

Vision 2020: Great Parks, Good Living



City of San Carlos

**Parks, Open Space, Buildings, and other Recreational
Facilities Master Plan 2009 - 2029**





CITY OF SAN CARLOS

PARKS, OPEN SPACE, BUILDINGS,
AND OTHER RECREATIONAL FACILITIES
MASTER PLAN 2009 - 2029

Accepted by the San Carlos City Council

August 11, 2008

Prepared by

Harris Design Landscape Architecture



with

**The Sports Management Group
Noll & Tam Architects
Robert Goldman
Strategic Research Associates**

ACKNOWLEDGEMENTS

City Council

Brad Lewis, Mayor
Bob Grassilli, Vice Mayor
Omar Ahmad
Matt Grocott
Randy Royce

Parks and Recreation Commission

Gordie Burton, Chair
Cecily Harris
Tom Johnstone
Raymond Merala
Carol Taylor

Steering Committee

Tom Johnstone, Parks and Recreation Commissioner
Barry Weiss, Director, Parks and Recreation Department
Donna Giampoli Dillard, Recreation Supervisor, Parks and Recreation Department
Guy Wallace, Parks Superintendent, Parks and Recreation Department

Consultants

HARRIS DESIGN LANDSCAPE ARCHITECTURE
Bill Harris, ASLA

THE SPORTS MANAGEMENT GROUP
Lauren Livingston

STRATEGY RESEARCH ASSOCIATES
Steven Dean

ROBERT GOLDMAN, PUBLIC FINANCE ECONOMISTS
Robert Goldman

Contents

1.0 INTRODUCTION.....	1
1.1 MASTER PLAN DESCRIPTION.....	1
1.2 SETTING AND CONTEXT.....	2
1.3 FUTURE IMPLEMENTATION PROCESS.....	4
2.0 INVENTORY.....	5
2.1 EXISTING PARK AND RECREATION FACILITIES.....	5
2.2 EXISTING PARK ACREAGE AND GOALS.....	8
2.3 NEIGHBORHOOD PLANNING AREAS.....	10
2.4 PROXIMITY TO LOCAL DEVELOPED PARKS.....	11
2.5 ACTIVE RECREATION FACILITIES.....	12
2.6 INVENTORY OF EXISTING FACILITIES.....	13
COMMUNITY PARKS.....	13
Arguello Park.....	13
Burton Park.....	15
Highlands Park.....	18
NEIGHBORHOOD PARKS.....	20
Chilton Park.....	20
Crestview Park.....	21
Laureola Park.....	23
North Crestview Property.....	24
Vista Park.....	25
MINI PARKS.....	26
Cedar Street Park.....	26
Hillcrest Circle Park.....	27
Laurel Street Park.....	28
San Carlos Avenue Neighborhood Park.....	29

Rosek Park	30
Big Canyon Park	31
Eaton Park	32
SPECIAL USE PARKS	33
City Hall Park	33
Heather Dog Exercise Area	34
BUILDINGS (COMMUNITY FACILITIES)	35
Burton Park Buildings	35
San Carlos Youth Center	39
Laureola Park Special Needs Building	41
Adult Community Center	43
Library	46
City Hall	47
San Carlos Museum Of History	48
City Corporation Yard	49
3.0 NEEDS ASSESSMENT	51
3.1 INTRODUCTION	51
3.2 NEEDS ASSESSMENT METHODOLOGY	51
3.3 PUBLIC PARTICIPATION	52
3.4 PUBLIC OPINION SURVEY	54
3.5 DEMOGRAPHICS	56
3.6 TRENDS ANALYSIS	58
3.7 COMPARABLE COMMUNITIES COMPARISON	67
3.8 SUMMARY OF DEMAND FOR PARKS AND RECREATION FACILITIES	71
4.0 ACTION PLAN	77
4.1 NEW PARKS	77
Park Land Acquisition	77
Off-Leash Dog Exercise Area	78
Skate Park	78
Sports Complex	78
4.2 COMMUNITY PARKS	78
Arguello Park	78
Burton Park	79

Highlands Park.....	81
4.3 NEIGHBORHOOD PARKS	82
Chilton Park.....	82
Crestview Park.....	83
Laureola Park.....	84
North Crestview Property.....	84
Vista Park.....	85
4.4 MINI PARKS.....	86
Cedar Street Park.....	86
Hillcrest Circle Park.....	86
Laurel Street Park.....	87
Rosek Park.....	87
San Carlos Avenue Neighborhood Park.....	87
4.5 SPECIAL USE PARKS.....	88
City Hall Park.....	88
Heather Dog Exercise Area.....	89
4.6 OPEN SPACE AND TRAILS	89
Big Canyon Park.....	90
Eaton Park.....	90
New Open Space.....	90
Open Space Recommendations.....	90
Trails.....	90
4.7 ACTIVE RECREATION FACILITIES	91
Sports Fields.....	91
Court Sports.....	93
4.8 COMMUNITY FACILITIES	93
Analysis.....	93
Aquatics Facility.....	94
Performing Arts Center.....	96
Community Center.....	97
Gymnasium For Adult Play.....	99
Existing Buildings.....	100
5.0 IMPLEMENTATION	102
5.1 PRIORITIES.....	102

5.2 PHASING	103
5.3 CAPITAL DEVELOPMENT COSTS.....	103
5.4 FUNDING STRATEGIES.....	106
5.5 FUNDING SOURCES.....	108
5.6 LAND ACQUISITION	117
5.7 OPERATION AND MAINTENANCE	117
APPENDIX A: ANITICIPATED CAPITAL DEVELOPMENT COSTS	A-1
APPENDIX B: COMMUNITY FACILITY PROGRAM OPTIONS.....	B-1
APPENDIX C: PUBLIC OUTREACH SUMMARIES	C-1
APPENDIX D: TRAILS CONNECTIONS PLAN	D-1
APPENDIX E: ARGUELLO PARK MASTER PLAN.....	E-1
APPENDIX F: EXISTING FACILITIES DIAGRAM	F-1

1.0

Introduction

1.1 MASTER PLAN DESCRIPTION

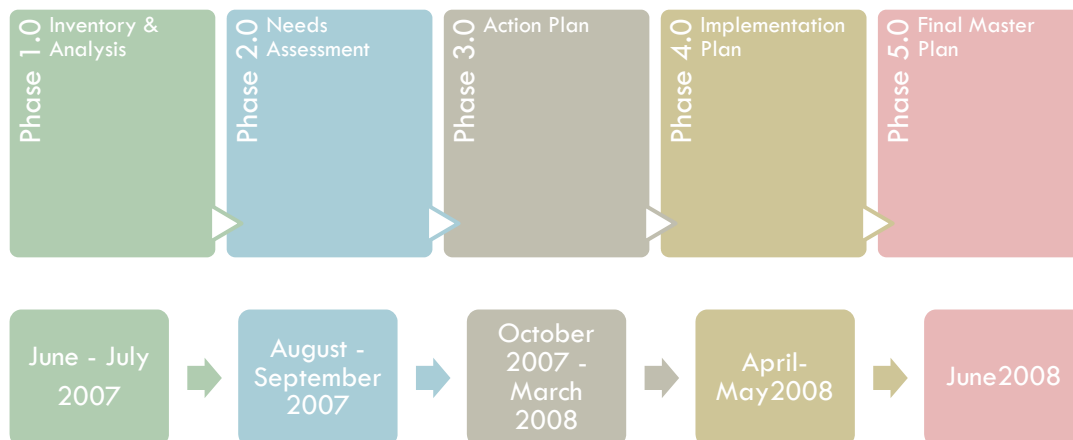
Purpose of the Master Plan

The purpose of the master plan is to provide the City with a long-term vision for its park system, by identifying needs and creating a plan of action to implement priority improvements, changes and additions to the existing parks system. The plan also provides a strategy for funding the capital improvements, and for ongoing operation and maintenance. The master plan defines a balanced system of city-wide facilities to serve the City's entire population. It is intended to be a "living document" that is regularly used by City Staff, Commissions, and Council as a tool for planning and decision making.

The Planning Process

The planning process included numerous opportunities for the community to take part, through public meetings, workshops, a public intercept event, focus groups, stakeholder interviews, website outreach, and a scientifically valid telephone survey.

The planning process was structured in five chronological phases:



Master Plan Components

The Master Plan has four components:

- Inventory and analysis of existing parks and recreation facilities.
- Needs analysis of current and projected demand for recreational facilities.
- Action plan recommendations to be implemented over a 15-year timeframe.
- An implementation plan that defines priorities, outlines phasing, quantifies anticipated costs, and describes funding opportunities for the development, operation, and maintenance of the parks system.

1.2 SETTING AND CONTEXT

Regional Setting

San Carlos is located on the San Francisco Peninsula, approximately half way between San Francisco and San Jose. It is one of a series of smaller, primarily residential, communities that extend along the Highway 101 corridor on the Peninsula. San Carlos is bordered by Belmont to the north, Redwood City to the south, Redwood Shores and the San Francisco Bay on the east, and unincorporated open space lands to the west. Topography ranges from level near the Bay to very steeply sloping hillsides and canyons in the western portion of the city.

Key Factors

San Carlos is a unique community. Several community characteristics (key factors) have a bearing on the formulation of the Master Plan recommendations.

- The citizenry is relatively affluent and highly educated, with a high level of expectation for municipal services.
- Community demographics are changing. The percentage of elderly citizens is decreasing, while the percentage of baby boomers and families with young children is increasing.
- While the City is largely built out, the population is expected to increase from 27,104 in 2007, to 34,264 in 2030, a 26% increase. The increase will arise primarily from infill residential development.
- Little if any vacant land is available to expand the parks system.
- The community is highly active in its recreational pursuits. There is a high degree of volunteerism and general support for the City's park and recreation system.

- The City has several distinct geographic zones: the hills, the level areas between Alameda de Las Pulgas and El Camino Real, and the area east of El Camino Real.
- San Carlos enjoys the availability of significant open space acreage within city limits. A large percentage of San Carlos residents actively engage in hiking and other outdoor pursuits.
- The city is situated in close proximity to an expansive system of open space areas managed by state, county, and federal agencies.
- The city is situated within a large metropolitan area that provides almost limitless opportunities for recreation of all types.
- The current economic climate is challenging the City's ability to provide as comprehensive level of municipal services as had been provided in the past decades.

The San Carlos Parks and Recreation Department

The San Carlos Parks and Recreation Department operates 15 parks, including two open space parks, totaling 144 acres; 1 Recreation Center, 1 Youth Center, 1 Special Needs Facility, 1 Senior Center, 12 tennis courts, 7 athletic fields, and hundreds of programs for families, youth and adults. Professionally trained staff manages the total year-round recreation activities. The Department is the custodian of the largest amount of land area in the City of San Carlos

The Department creates community through people, parks and programs. It strengthens community image and sense of place, supports economic development, strengthen safety and security, promotes health and wellness, fosters human development, increases cultural unity, protects environmental resources, facilitates community problem solving, and provides recreational experiences. The Department is organized into Administration, Recreation Programs Division and the Parks and Facilities Maintenance Division. The City Council recently approved multiple budget reductions, with one of the identified impacts being consolidation of the Parks and Recreation Commission, Arts and Culture Commission, and Senior Center Advisory Board into one commission. A Youth Advisory Council also joins other support and advisory groups providing valuable citizen input to the department's management.

The Parks and Recreation Department serves the residents of the City of San Carlos as well as visitors to the City. Departmental programs build the 40 Developmental Assets in City youth, promote health and wellness in youth and adults, develop independent living skills in disabled individuals, reduce health care costs for seniors, and facilitate personal and family development. The Department helps protect environmental resources using best practices of maintenance, landscaping and pest control. Chemicals are used only as a last resort following

the City's Integrated Pest Management policy. The Department also partners with more than 55 organizations to provide quality facilities, programs and services to our community.

1.3 FUTURE IMPLEMENTATION PROCESS

Additional precise planning and design will be required for implementation of the projects outlined within this 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. Many of the recommendations contained within this Master Plan involve basic upgrades to various facilities in existing parks. The planning and design process for these projects will be fairly straightforward. Other recommendations involve construction of major new facilities, and would likely require most or all of these steps.

- Secure project funding for design and construction
- Secure project funding for operation and maintenance
- Prepare master plan, park renovation plan, or preliminary design plan
- Prepare environmental documentation
- Prepare construction documents
- Construction
- Operation and Maintenance

Many improvement projects will require professional design and planning services. The planning sequence will be open to public review. The master plan and/or preliminary design phase will involve public participation to help determine overall direction and specific details. Compliance with the California Environmental Quality Act (CEQA) may be required. Approval by the Parks and Recreation Commission, the City Council, and possibly the Planning Commission and School Board will be required for many 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. Changes in key conditions that should be monitored include land availability, funding sources, and changes in construction costs and community preferences. The Master Plan should also undergo at least one update during the 20 year planning horizon.

Departmental Staff should provide an annual update to City Council to review milestones and priorities, with Council direction incorporated into plan updates.

2.0

Inventory and Analysis

2.1 EXISTING PARK AND RECREATION FACILITIES

San Carlos' inventory of park and recreation facilities includes 15 parks, four recreation buildings, and two undeveloped park sites. Six public schools provide additional potential recreation resources. A fold-out diagram of the existing park system is provided at the end of this document.

Park Classification System

The City's park system is composed of several categories of parks and recreational facilities, each with a distinct function:

COMMUNITY PARKS

Community parks are large parks with a recommended minimum size of 10 acres, and a desired size of 20 acres or more. Community parks serve the needs of people from several neighborhoods or the entire city. They typically contain a wide variety of facilities for active and passive recreation, organized sports, and night use. Burton and Highlands Parks include lighted ball fields. They also provide amenities typical of neighborhood parks for use by the surrounding residents. Parks smaller than 10 acres but that contain facilities that serve the entire city may be considered to be community parks. San Carlos' community parks include:

- Burton Park
- Highlands Park
- Arguello Park

NEIGHBORHOOD PARKS

Neighborhood Parks provide for the daily recreation needs of nearby residents, with primarily passive and informal recreation facilities. Neighborhood parks often include play areas, picnic areas, open turf areas or green space, basketball courts, and tennis courts. The neighborhood parks also may contain play fields. Several of the existing neighborhood parks include lighted ball fields. The desired size for a neighborhood park is 4 to 10 acres. Neighborhood parks in San Carlos include:

- Chilton Park
- Crestview Park

- Laureola Park
- North Crestview Property
- Vista Park

MINI PARKS

Mini parks are small parks, generally less than one acre in size, that accommodate the daily recreation needs of nearby residents. They typically include children's play areas, sitting areas, and limited green space, but are not large enough to contain play fields. San Carlos Mini Parks include:

- Cedar Street Park
- City Hall Park
- Heather Dog Park
- Hillcrest Circle Park
- Laurel Street Park
- San Carlos Avenue Park
- Rosek Park

SPECIAL USE PARKS

Special Use Parks provide unique recreational amenities and do not logically fall into other categories. San Carlos has two such parks:

- City Hall Park
- Heather Dog Park

OPEN SPACE AREAS

Open Space areas are lands set aside for preservation of significant natural resources, open space, and public education. Open space areas provide for passive recreation with trails, views, natural vegetation, wildlife, and environmental educational facilities.

San Carlos is fortunate to own two open space areas:

- Big Canyon Park
- Eaton Park

The areas surrounding the city offer large expanses of dedicated open space areas managed by governmental agencies. Several regional parks and open space preserves lie immediately adjacent to the city, with thousands of additional acres located throughout the San Francisco peninsula.

Also within the city limits are undeveloped lands that are privately owned.

SPECIAL FACILITIES

Special facilities are built structures that provide for indoor recreation, community education, cultural arts, social gathering, and other community needs. This category includes community centers, senior centers, teen centers, aquatic centers, and indoor gymnasiums.

The existing Special Facilities in San Carlos include:

- Adult Community Center
- Youth Center (in Burton Park)
- Kiwanis Building (in Burton Park)
- Laureola Park Special Needs Center

TRAILS

Trails and pathways serve multiple uses such as bicycling, walking, jogging, and rollerblading. The General Plan Chapter 8, Circulation and Mobility, proposes a system of on- and off-street bicycle trails to connect the entire city, as illustrated on the General Plan's "Trails and Pathways Map". The Open Space and Recreation Element of the General Plan requires the dedication of one mile of trail or three acres of trail corridor per 1000 population, whichever is greater.

REGIONAL PARKS

A regional park is a large park, organized around a significant geographical feature such as a lake, mountain, forest or coastline, which serves several communities within a one hour driving time. Regional parks are typically administered by the state, counties, or other park agencies rather than municipalities due to their large size and unique nature. A wide range of regional parks occur in the area. The City of San Carlos itself does not develop or operate regional parks. San Carlos is included in the Midpeninsula Regional Open Space District. San Carlos property owners pay an annual assessment which is used for open space acquisition and operations. The City has in the past contributed funds towards the acquisition of regional park land maintained in San Carlos – most notably the former Hassler Health Home Site.

SPORTS COMPLEX

A sports complex is a specialized type of Community Park that provides for active recreation only. It serves the entire community. Twenty acres is considered to be the minimum size to accommodate several ball fields, off-street parking, and related support facilities. San Carlos does not have a sports complex.

PUBLIC SCHOOL GROUNDS

Public schools may provide additional recreation resources to serve their local communities. The City of San Carlos enjoys a positive and productive relationship with the San Carlos School District. This relationship, formalized through a joint-use agreement, provides benefits to the entire community. The joint use agreement authorizes community use of School District facilities including play fields, gymnasiums, and multi-purpose rooms. It also defines the roles and responsibilities for capital improvements and maintenance of the facilities.

At the time of this writing, the City and School District have been unable to negotiate terms for the City to maintain and broker School District fields. The agreement for the City to maintain and schedule Heather School Field ended on June 30, 2008.

The following public schools are located in the City:

- Arundel Elementary School
- Brittan Acres Elementary School
- Central Middle School
- Heather Elementary School
- Tierra Linda Middle School
- White Oaks Elementary School

2.2 EXISTING PARK ACREAGE AND GOALS

Traditional Developed Parkland

One measure of community service is the amount of traditional parkland available to serve the population. For planning purposes, traditional developed parks are defined as community parks, neighborhood parks, and mini parks. The rationale for this definition is that these park categories constitute the recreation facilities that provide for everyday needs, and as such form the heart of the park system. Parkland is measured in acres of land per 1,000 city residents. This measure is useful in comparison with similar statistics available from other communities. The San Carlos General Plan refers to a planning goal of 2-1/2 acres of City-owned parks per 1000 residents.

While not included in the basic parkland ratio calculations, other park types such as open space areas, golf courses, regional parks, and school grounds are important components of the park system. These parks and facilities are analyzed elsewhere in this master plan and figure heavily into the Action Plan recommendations.

EXISTING POPULATION

San Carlos contains 62.5 acres of traditional developed parkland. Based on the current (Year 2007) estimated population of 27,104, this equals 2.3 acres for every 1,000 residents. This is very close to meeting the 2-1/2 acre standard. Table 2-1 quantifies the existing acreage and the additional acreage (“existing deficiency”) necessary to meet this goal.

Table 2-1: Current Acreage Deficiencies (based on the Year 2007 population of 27,104)

	Planning Goal Acres/1000	Acreage Goal	Existing Acreage	Existing Deficiency
Traditional Developed Parkland	2-1/2	67.8	62.5	5.3 acres

FUTURE POPULATION

By the year 2020, the population of San Carlos is expected to increase to 33,200 as a result of infill residential development (source: Association of Bay Area Governments). This will increase the goal by 15.2 acres. The total acreage required to serve the year 2020 population is presented in Table 2-2:

Table 2-2: Acreage Goal in Year 2020 (based on a projected population of 33,200)

	Planning Goal Acres/1000	Acreage Goal	Existing Acreage	Projected Deficiency
Traditional Developed Parkland	2-1/2	83.0	62.5	20.5 acres

Public School Grounds

School grounds provide recreational open space and indoor activity spaces that may be made available to the public after school hours on weekdays, and on the weekend. The City utilizes some school facilities currently under a joint use agreement. These facilities are a key ingredient in meeting the recreational and cultural needs of the community.

EXISTING POPULATION

The San Carlos public schools contain approximately 22.3 acres of recreation area. Combining the school ground acreage with the City’s existing parkland results in an increase from 62.5 to 84.8 acres. This provides a ratio of 3.1 acres per 1,000 residents for the existing population.

Table 2-3: Current Acreage Deficiencies – with Schools (based on the Year 2007 population of 27,104)

	Planning Goal Acres/1000	Acreage Goal	Existing Acreage	Existing Deficiency
Traditional Developed Parkland (City)	2-1/2	67.8	62.5	5.3 acres
School Recreation Areas	1-1/2	40.7	22.3	18.4
Total	4	108.5	84.8	23.7

FUTURE POPULATION

The combined City and School acreage of 84.8 acres, if unchanged, would result in a ratio of 2.55 acres per 1,000 residents in the year 2020.

**Table 2-4: Acreage Goal in Year 2020 - with Schools
(based on a projected population of 33,200)**

	Planning Goal Acres/1000	Acreage Goal	Existing Acreage	Projected Deficiency
Traditional Developed Parkland (City)	2-1/2	83.0	62.5	20.5 acres
School Recreation Areas	1-1/2	49.8	22.3	27.5
Total	4	132.8	84.8	48

2.3 NEIGHBORHOOD PLANNING AREAS

Provision of adequate park space within walking distance of community residents is a goal of park planning. Each neighborhood planning area ideally contains at least one neighborhood park, mini Park, or community Park within walking distance of each resident. The Master Plan organizes the city into seven defined neighborhood planning areas for the purpose of analyzing the park acreage available to residents within each area. The planning areas also make possible the forecasting of population on a neighborhood by neighborhood basis, which is necessary for planning the amount of park acreage required within each neighborhood. Table 1-5 provides an analysis of neighborhood, community, mini park, and total acreage provided within each neighborhood planning area.

**Table 2-5: Traditional Developed Parkland Requirements
(by neighborhood planning area)**

Neighborhood Planning Area	Existing Acres - City Parks (acres/1000)	Existing Acres - Schools (acres/1000)	Total Acres (acres/1000)	Existing Deficiencies		
				2007 Population	Goal in acres	Existing Deficiency (surplus)
1. Laureola	2.6	0	2.6	1,500	3.8	1.2
2. Arguello	22.1	9.6	31.7	5,500	13.8	(17.9 surplus)
3. Burton	11.9	3.8	15.7	4,200	10.5	(5.2 surplus)
4. White Oaks	0	1.5	1.5	6,400	16.0	14.5
5. Crestview	11.1	0	11.1	3,100	7.8	(3.3 surplus)
6. Highlands	14.8	3.4	18.2	3,300	8.3	(9.9 surplus)
7. Eaton	0	0	0	3,100	7.8	7.8
TOTAL	62.5	22.3	84.8	27,100	68.0	(12.8 surplus)

2.4 PROXIMITY TO LOCAL DEVELOPED PARKS

Most residential areas of the City are located within walking distance of a local park. The Existing Facilities map illustrates those areas that lie within the accepted standard service area of a 1/2mile radius from a traditional developed park.

1. Laureola Neighborhood

The Laureola neighborhood is located east of El Camino Real, and as such is separated from the remainder of the city by the railroad tracks and grade separation. This neighborhood is served by Laureola Park. The park is centrally located within the neighborhood, such that all residents are within ½ mile.

2. Arguello Neighborhood

The Arguello neighborhood is well served in terms of park acreage and proximity to local parks. It contains one community park, Arguello Park, and three smaller mini parks, Rosek Park, Cedar Street Park, and Hillcrest Circle Park. In addition, the playfields at Tierra Linda Middle School and Arundel Elementary School receive some public use. The western portion of this neighborhood is also located within walking distance of City Hall Park.

3. Burton Neighborhood

The Burton neighborhood is well served. One large community park, Burton Park, serves the residential portion of this neighborhood. Two small mini parks, City Hall Park and Laurel Street Park, provide urban and civic open space in the downtown area. Brittan Acres School and Central Middle School are also located in this neighborhood, and provide additional playfield space.

4. White Oaks Neighborhood

The White Oaks neighborhood does not contain any public parks. However, the northern half is located within walking distance of Burton Park. The southern portion is greater than a ten minute walk from Burton Park. This area is within walking distance of White Oaks School.

5. Crestview Neighborhood

Crestview is a planning area consisting of single family homes, condominiums, and townhouses on or near Crestview and Club Drives, the northern portion of Devonshire Hills (unincorporated San Mateo County), and single family homes situated west of San Carlos Avenue. The Crestview and Club Drive areas are served by Vista Park. An undeveloped parcel, North Crestview Park, is located across the street from Vista Park. An open space area (Big Canyon Park) provides additional recreational resources and is within walking distance of the single family homes on Crestview Drive. Although the Devonshire Hills portion of

this planning area is located within ½ mile of Vista Park, the change in elevation and limited pedestrian access make it such that walking to the park is impractical. The residents west of San Carlos Avenue are served by San Carlos Avenue Park, and are also within walking distance of Arguello Park. Chilton Park, an undeveloped park, also serves this area by providing an informal open space area.

6. Highlands Neighborhood

The Highlands neighborhood is well served by Highlands Park and the athletic field at Heather School. Highlands Park is centrally located within the neighborhood, and provides a good range of facilities for both active and passive recreation.

7. Eaton Neighborhood

An open space area (Eaton Park) is centrally located within this planning area. The Eaton neighborhood does not contain any developed public parks. However, the western half is located within walking distance of Crestview Park. The southern portion is greater than a ten minute walk from Burton Park. Residences in the southern and eastern portions of the Eaton neighborhood are not within walking distance from a traditional developed park nor from a public school.

2.5 ACTIVE RECREATION FACILITIES

San Carlos offers a variety of facilities for active recreation. Demand for active recreation in San Carlos and other California communities is very high. The national standards are somewhat outdated, and are provided for reference only. A detailed comparison of San Carlos with other comparable communities is presented in the Needs Assessment chapter.

Table 2-6: Active Recreation Facilities Inventory

Facility	Quantity	Service Ratio Population per facility (2007 population: 27,104)	National Standard Population per facility
Baseball/Softball Field	8	3,388	12,000 (adult) 5,000 (youth)
Soccer/Multi-Use Field	7	3,872	5,000
Tennis Court	12	2,259	2,000
Outdoor Basketball Court	5	5,421	5,000
Outdoor Volleyball Court	1	27,104	5,000
Indoor Gymnasium (youth use only)	1	27,104	(no standard)
Cricket Field	0	0	(no standard)
Lacrosse Field (may be played on a multi-use field)	0	0	(no standard)

2.6 INVENTORY OF EXISTING FACILITIES

The remainder of this section presents an inventory of existing parks, open space, and recreation buildings, organized by park category.

COMMUNITY PARKS

Arguello Park

Type: Community Park
Location: 260 Wellington Drive
Planning Area: 2: Arguello
Size: 21 acres



INVENTORY

- Open space with hillside trails
- Baseball Fields, unlighted – 1 (overlaps with soccer field)
- Soccer Field, unlighted – 1 (overlaps with baseball fields)
- Batting/pitching cages - 2
- Tennis Courts, lighted – 4
- Children’s play area – one area for all ages
- Restrooms
- Benches – 11
- Trash receptacles
- Picnic areas – 2
 - 8 tables

- 12 BBQ's

ADA COMPLIANCE

- Parking Yes
- Access within the site Yes
- Play areas Yes
- Picnic areas Yes
- Sports facilities Yes
- Restrooms Yes

PROGRAMMED ACTIVITIES

- Little League baseball
- A.Y.S.O soccer
- S.A.Y baseball
- Summer day camp

DESCRIPTION

Arguello Park is the largest and most uniquely diverse of San Carlos' developed parks. It combines a large, heavily used turf play area with trails and open space. The trails wind through the hillsides on three of the park's four borders. The turf area is used by Little League baseball in the spring for practices and games; A.Y.S.O. soccer and S.A.Y. Baseball in the fall for practices and games; and by the Parks and Recreation Department for the summer day camp program. The field house is used for Day Camp activities, Little League snack bar, and maintenance tool room.

Fire danger is an ever-present concern in the park with the extensive trees and foliage. Several efforts have been made over the years to reduce the most severe fire fuel areas, including neighborhood clean-up days and through use of the San Mateo County Work Furlough Program. Two privately owned lots exist within the park's boundary lines.

A Renovation Master Plan for the park was completed in 2003. Based on the approved plan, a first phase construction project was completed in 2006. The improvements in the first phase included trails and hillside stabilization; erosion control, new trailheads; athletic field improvements including drainage, irrigation with a new field and backstop; main picnic area renovation; play equipment; accessible pedestrian access and vehicular parking; and safety lighting and parking lot gates. The cost for construction was \$1.5 million.

Arguello Park received a statewide award from the California Park and Recreation Society for park design.

Burton Park

Type: Community Park
Location: 900 Chestnut Street
Planning Area: 3: Burton
Size: 10.3 acres

**INVENTORY**

- Baseball field, not lighted - 1
- Baseball/softball field, lighted - 1
- Soccer field, U-10 – 2, overlaid on baseball fields
- Basketball courts, 2, full courts, lighted
- Tennis courts – 3, lighted
- Picnic tables – 5
- Barbeques - 3
- Benches - 7
- Trash receptacles - 7
- Restrooms
- Horseshoe pits – 2
- Informal turf area
- Children’s play areas – 2, age separated
- Ball wall, 2-sided

- Community Center (Kiwanis Building)
- Youth Center

ADA COMPLIANCE

- Parking Yes
- Access within the site Yes
- Play areas Yes
- Picnic areas Yes
- Sports facilities Yes
- Restrooms Yes

PROGRAMMED ACTIVITIES

- Little League
- Adult softball
- Day camps
- Joe DiMaggio Baseball
- Pony Baseball
- Colt Baseball
- San Carlos United Soccer
- AYSO Soccer
- Sports Camps and Classes



DESCRIPTION

Burton Park is the oldest and best known of the City's developed parks. The central location and diversity of activities help to draw a wide spectrum of users. The park is heavily utilized year-round. It currently contains Madsen softball diamond, Flanagan baseball field, a large soccer field, a small soccer field, three lighted tennis courts, two full basketball courts, a tennis practice court, two horseshoe pits, the Kiwanis Recreation Building, the Youth Center, two children's play areas (one completely fence-enclosed and each with a play structure, slide, and swings), park benches, picnic tables, barbecue pits, and a turfed play area. The park has extensive landscaping throughout, including a number of mature trees.

Burton Park has been the location for both Hometown Days in the spring and the Concerts in the Park series in the summer. The Kiwanis Building hosts a variety of City-sponsored recreation classes and programs, youth group meetings and sign-ups, and private rentals.

The children's play area is currently being redesigned with significant community participation. The design calls for an inclusive play area with activities for all age groups, and includes a water spray feature.

Recently a new walking path was installed in the Park. The "Make Time for Fitness" walking program is in partnership with Sequoia Hospital, the San Francisco Giants and San Carlos Parks and Recreation. The path is one of several projects in partnership with Sequoia Health and Wellness Center and San Carlos Parks and Recreation to improve the health of the community. The path aligns with the existing park sidewalks, highlighting a desired route with measured distance. The path is designed to promote walking, with informational signs and distance measurements outlining a one-mile path.

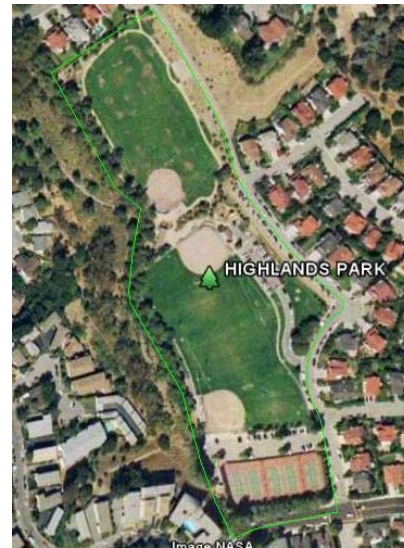


Highlands Park

Type: Community Park
 Location: 2600 Melendy Drive
 Planning Area: 6: Highlands
 Size: 11.3 acres

INVENTORY

- Baseball/softball fields – 3, (2 lighted)
- Soccer fields – 2, nearly full size, (1 lighted)
- Tennis courts – 5, lighted
- Picnic tables - 6
- Trash receptacles - 7
- Restroom/storage building
- Jogging path
- Children’s play area
- Parking – 96 cars
- Snack bar



ADA COMPLIANCE

- | | |
|--------------------------|-----|
| • Parking | Yes |
| • Access within the site | Yes |
| • Play areas | Yes |
| • Picnic areas | Yes |
| • Sports facilities | Yes |
| • Restrooms | Yes |

PROGRAMMED ACTIVITIES

- Little League baseball
- Adult softball
- AYSO Soccer
- San Carlos United soccer
- Tennis and sports camps

- Special events and tournaments
- Central and Tierra Linda Middle Schools soccer programs
- Pony baseball
- San Carlos Youth Softball (girls)

DESCRIPTION

Formerly the site of the athletic fields for San Carlos High School, this area was obtained in 1986 in a three-way negotiated deal with the City, the Sequoia High School District, and Whitecliff Homes. The complex is used for year-round athletic events, including baseball, soccer, softball, tennis and sports camps, as well as for neighborhood recreational activities. In 1991, the City completed the first phase of the project, which includes two lighted softball/Little League diamonds, a full-size soccer field, five lighted tennis courts, a restroom/storage facility, a jogging path, and two parking lots with a capacity of 96 vehicles.



A Vietnam Memorial was donated by the Vietnam Veterans of America, including the names of those San Carlos residents who lost their lives in the Vietnam and Desert Storm conflicts.

In 1995, Little League designed and constructed a concession stand/storage facility that provides fundraising opportunities for their organization as well as others. In 1998, Phase II construction, which included construction of the “Stadium Field” baseball diamond, removal of most of the old football bleachers, installation of children’s play area and landscaping throughout, was completed.

NEIGHBORHOOD PARKS

Chilton Park

Type: Neighborhood Park (undeveloped state)

Location: 48 Bayview Drive

Planning Area: 5: Crestview

Size: 1.6 acres

INVENTORY

- Undeveloped park site, open space
- Natural rock outcropping

ADA COMPLIANCE

- Parking No (on street)
- Access within the site No

PROGRAMMED ACTIVITIES

- None



DESCRIPTION

The site is a gently sloping, undeveloped hill area that can be reached from either Chilton Avenue, Sequoia Court, or from below, by way of Bayview Drive. From the western boundary there exists an elegant view of the canyon and surrounding area. From the middle of the property, one gets a great view of San Carlos and the East Bay. A major rock outcropping, a favorite climbing area for children, is located on the slope leading down to Bayview Drive. No park improvements have yet been developed on this site. Parks staff regularly abates the weed growth to minimize fire danger.

The City acquired part of this property in 1969 as a future park site due, in great part, to the efforts of Councilman Joe Judge. Additional parcels were added several years later as a result of the Bayview-Exeter development.

Crestview Park

Type: Neighborhood Park
 Location: Crestview Drive at Leslie Court
 Planning Area: 5: Crestview
 Size: 7 acres

INVENTORY

- Soccer field – 1 nearly full size
- Basketball courts – 1 full court
- Play area - 1
- Restrooms
- Volleyball court – 1
- Picnic tables – 2
- Trash receptacles - 5
- Drinking fountain - 1
- Benches
- Informal turf area
- Walking path
- Parking – 15 spaces



ADA COMPLIANCE

- | | |
|--------------------------|-----|
| • Parking | Yes |
| • Access within the site | Yes |
| • Play areas | No |
| • Picnic areas | Yes |
| • Sports facilities | Yes |
| • Restrooms | Yes |



PROGRAMMED ACTIVITIES

- AYSO soccer; San Carlos United soccer; Central and Tierra Linda Middle Schools soccer programs
- Sports camps and classes
- Star gazing classes



DESCRIPTION

Crestview Park, one of the newest of the City's park sites, has evolved into a well laid out, well-used facility. With the improved athletic field, it encounters virtually year-round soccer play. A.Y.S.O. schedules their upper division leagues here in the fall, C.Y.S.A. makes use of the field in the spring, Central Middle School plays games and conducts practices in the spring, and City soccer clinics and instructional classes are held year round. The basketball courts and children's play area is used significantly by the increasing number of families living nearby. The paved area also has stanchions that make it accessible for volleyball play. The sandbox area has several climbing apparatuses, as well as benches on the perimeter for seated observation. A large swale was created to divert rain runoff away from this area. The jogging path is frequented by walkers and joggers alike and has distance markers for serious exercisers.

Laureola Park

Type: Neighborhood Park
 Location: 503 Old County Road
 Planning Area: 1: Laureola
 Size: 2.6 acres

INVENTORY

- Baseball field
- Under 6 soccer field overlaid on baseball field
- Benches - 3
- Parking – 30 spaces
- Informal turf area
- Picnic tables – 5
- Restroom
- Children’s play areas – 2, age separated
- Community Center (used primarily for special needs and pre-school programming)



ADA COMPLIANCE

- | | |
|--------------------------|-----|
| • Parking | Yes |
| • Access within the site | No |
| • Sports facilities | No |

PROGRAMMED ACTIVITIES

- Little League
- AYSO soccer
- Special Needs Program
- Sports camps and classes



DESCRIPTION

This neighborhood park gets a variety of uses throughout the year. Little League baseball uses the field area in the spring, and A.Y.S.O. makes use of the entire turf area in the fall. In addition, residents utilize the turf, basketball court and the children's play area regularly, as this is the only City park east of El Camino Real. The Special Needs Program is the main tenant of the recreation building year-round, but the building is also used for pre-school, other special interest classes, and community groups. The park renovation received a statewide award from the California Park and Recreation Society for design.

North Crestview Property

Type: Neighborhood Park

Location: Crestview Drive

Planning Area: 5: Crestview

Size: 4.3 acres

INVENTORY

- Undeveloped park site, open space

ADA COMPLIANCE

- Parking No (on street)
- Access within the site No

PROGRAMMED ACTIVITIES

- None

DESCRIPTION

North Crestview is an undeveloped property located across the street from Vista Park. It was originally acquired by the City for development of a vehicular connection between Highway 280 and Crestview Drive, which was never constructed. The site is steeply sloping up from the street, thus making access difficult. The site offers magnificent views eastward across the Bay. It borders the open space area owned by the San Francisco Public Utilities Commission. Opportunities exist to connect to adjacent trail systems via the North Crestview site.



Vista Park

Type:	Neighborhood Park
Location:	401 Crestview Drive
Planning Area:	5: Crestview
Size:	3.8 acres

INVENTORY

- Pathway
- Picnic tables - 2
- Benches – 4
- Trash receptacle - 1

ADA COMPLIANCE

- | | |
|--------------------------|-----|
| • Access within the site | Yes |
| • Picnic area | Yes |

PROGRAMMED ACTIVITIES

- None

DESCRIPTION

Vista Park has a magnificent view of the Peninsula, Silicon Valley, San Francisco, the Bay, three bridges (the Bay, San Mateo and Dumbarton Bridges) as well as Mount Tamalpais to the north, Mount Diablo to the east and Mount Hamilton to the south. Its present use is by local resident walkers, pet owners and passive users.

Vista Park is the pilot site for a native species, pesticide free park. Integrated Pest Management (IPM) is used in all City parks. IPM calls for using the method least harmful to the environment and progressing to the use of chemicals only if there is no other viable alternative. Native landscape plants have been planted throughout the park.



MINI PARKS

Cedar Street Park

Type: Mini Park
 Location: 100 block of Cedar Street
 Planning Area: 2: Arguello
 Size: 0.7 acres



INVENTORY

- Children's play area – 1, tot lot only
- Informal turf area
- Basketball court – 1, small full court
- Picnic table – 1
- Barbeque - 1
- Benches – 2
- Drinking fountain - 1
- Trash receptacle - 1



ADA COMPLIANCE

- | | |
|--------------------------|----------------|
| • Parking | No (on street) |
| • Access within the site | Yes |
| • Play areas | No |
| • Picnic areas | Yes |



PROGRAMMED ACTIVITIES

- None

DESCRIPTION

The park is fenced on the Cedar Street side from north to south, immediately adjacent to the sidewalk. This allows maximum use of the area, allowing for the safety of small children who might run out into the street. There is a small turf area, a sand children's play site with swing set, an asphalt basketball court/multi-use section, park benches, a picnic table and barbecue pit. Trees and shrubs are sporadically intertwined throughout the acreage, providing scenery as well as screening for the bordering homes. A manual watering system is used throughout. A paved, gradually elevating pathway leads to a rear entrance onto Walton. A drinking fountain is also located in the lower portion of the park.

Hillcrest Circle Park

Type:	Mini Park
Location:	Hillcrest Road and Arundel Road
Planning Area:	2: Arguello
Size:	0.2 acres

INVENTORY

- Benches - 3
- Trash receptacles - 5
- Picnic tables - 7
- Children's play area, 1, tot lot only
- Swing set
- Basketball court – 1, half court
- Small turf area



ADA COMPLIANCE

- | | |
|--------------------------|----------------|
| • Parking | No (on street) |
| • Access within the site | Yes |
| • Play areas | Yes |
| • Picnic areas | Yes |

PROGRAMMED ACTIVITIES

- None

DESCRIPTION

Hillcrest Circle Park is a small park located in a circular island at the intersection of Hillcrest and Arundel Roads. It provides a high level of recreation value in such a small space, with a tot lot, picnic area, basketball court, trees, and turf area. The park was recently renovated and reopened to the public in 2005. Many neighbors and other community members donated money and time to help fund the improvements. The park renovation received two statewide awards from the California Park and Recreation Society for design and community support.

Laurel Street Park

Type: Mini Park
 Location: 700 block of Laurel Street
 Planning Area: 3: Burton
 Size: 0.3 acres

INVENTORY

- Benches - 5
- Picnic tables - 3
- Stage
- Trees and turf
- Planters
- Kiosk

ADA COMPLIANCE

- Parking Yes (on street)
- Access within the site Yes
- Picnic areas Yes

PROGRAMMED ACTIVITIES

- Art and Wine Festival
- Sister City Committee's "Taste of Italy"
- Concerts in the park
- Kiwanis Club's annual toy drive
- Hot Harvest Nights farmers market

DESCRIPTION

Laurel Street Park is a good example of economic development through parks and recreation. The park, with its relaxing lawn areas, planters, trees, attractive landscaping and night lighting, is utilized by shoppers as a resting spot before further shopping, and also by customers of adjacent restaurants. Parks staff provides regular maintenance and cleaning of the grounds. The park is used annually for a portion of the Chamber of Commerce Art and Wine Festival, the Sister City Committee's "Taste of Italy", Hot Harvest Nights, concerts in the park and the Kiwanis Club's annual toy drive.

At the entrance to the park is a kiosk which provides a place for community announcements and information about City program offerings, classes and facilities, and public notices.



San Carlos Avenue Neighborhood Park

Type: Mini Park
 Location: 2400 block of San Carlos Avenue
 Planning Area: 5: Crestview
 Size: 0.3 acres



INVENTORY

- Benches - 2
- Barbeque - 1
- Small turf area
- Drinking fountain - 1
- Tot play structure
- Sand play area



ADA COMPLIANCE

- | | |
|--------------------------|----------------|
| • Parking | No (on street) |
| • Access within the site | Yes |
| • Play areas | No |
| • Picnic areas | Yes |

PROGRAMMED ACTIVITIES

- None



DESCRIPTION

San Carlos Avenue Park attracts neighborhood children and adult chaperones. It is level in topography with a gradual upward slope to the rear. It contains a play structure, park benches, a barbecue pit, a small turf area, drinking fountain and climbing apparatus. It also contains tree and shrub landscaping on the north, south and west perimeters, as well as a post-and-rail fence with two openings on the San Carlos Avenue border. The play structure was installed in 2001.

Rosek Park

Type: Mini Park
 Location: 455 Elm Street
 Planning Area: 2: Arguello
 Size: 0.2 acres



INVENTORY

- Turf area
- Trees and landscaping
- Bench
- Drinking fountain

ADA COMPLIANCE

- Parking No (on street)

PROGRAMMED ACTIVITIES

- None

DESCRIPTION

This triangular-shaped parcel consists of a turf area with a large pine tree. It is bordered on all three sides by local streets. A park identification sign with seasonal flowers adorns the entry area. The park is occasionally used by neighborhood children for free play and by adults as a picnic or resting area. A new brick walkway and water fountain was installed in 2001 as an Eagle Scout project in conjunction with the neighborhood.

OPEN SPACE AREAS

Big Canyon Park

Type: Open Space Area
 Location: 3200 block of Brittan Avenue
 Planning Area: 5: Crestview
 Size: 16 acres



INVENTORY

- Open space with hillside trails

ADA COMPLIANCE

- Parking No (on street)
- Access within the site No (rustic hiking trails)

PROGRAMMED ACTIVITIES

- None

DESCRIPTION

The pathways through the park are rugged, hilly, and narrow, but the entire area remains one of the more beautiful and rustic places in town. The trail system offers a challenging and scenic 1.2 mile hike. The hillside at the park's eastern-most boundary boasts of a spectacular view over San Carlos across to the East Bay Area. Near the entrance is a large storm drain, which is maintained on a regular basis by the City Public Works Department. Across the street from the entrance to Big Canyon Park on Brittan Avenue, a sign can be seen pointing out the trail link with Eaton Park, thus providing a continuous trail through town this part of the City.



Eaton Park

Type:	Open Space Area
Location:	West end of Eaton Avenue
Planning Area:	7: Eaton
Size:	57.6 acres



INVENTORY

- Open space with hillside trails

ADA COMPLIANCE

- Parking No (on street)
- Access within the site No (rustic hiking trails)

PROGRAMMED ACTIVITIES

- None

DESCRIPTION

The park is a beautiful, natural open space with meandering trails, natural vegetation, and varied wildlife. It is undeveloped except for its natural trails, which wind up the hillside toward Loma Lane and down to Brittan Avenue. The views from the upper sections of the park are picturesque and allow the viewer to soak in the beauty of the numerous oak and madrone trees in the park below. The present site of the San Carlos 4-H Club, relocated from its Arguello Park location, is in the lower park area at the end of Oak Creek Lane. A fire access road winds its way to the top of the park, beginning at the end of Eaton Avenue, west of the McDonald property.

SPECIAL USE PARKS

City Hall Park

Type:	Special Use Park
Location:	Elm Street and San Carlos Avenue
Planning Area:	3: Burton
Size:	1.3 acres

INVENTORY

- Benches – 12
- Trash receptacles - 5
- Picnic tables – 4
- Walking path

ADA COMPLIANCE

- Parking No (on street)
- Access within the site Yes

PROGRAMMED ACTIVITIES

- Fall Festival of the Arts
- Holiday Tree Lighting Ceremony

DESCRIPTION

City Hall Park is an aesthetically pleasing, comfortable site, centrally located to the downtown area. It attracts mainly passive forms of recreation. Weddings, family picnics, and other private functions take place here. A variety of trees, shrubs and flowers are interspersed throughout. Some of the trees are originals, dating back as many as 40+ years, including a large, planter-enclosed Phoenix canariensis palm and the Hosmer Memorial Redwood Tree. In addition, several memorial trees and Arbor Day tree plantings exist in the park. There are park benches, picnic tables and streetlights that line the unpaved pathway through the park. Use of the park includes the fall Festival of the Arts program, and the Holiday Tree Lighting Ceremony.



Heather Dog Exercise Area

Type: Special Use Park

Location: 2700 block of Melendy Drive (west end of Heather School)

Planning Area: 6: Highlands

Size: 1.5 acres

INVENTORY

- Informal turf area for dog exercise

ADA COMPLIANCE

- Parking Yes
- Access within the site No

PROGRAMMED ACTIVITIES

- None



DESCRIPTION

The Heather Dog Exercise Area is used by dog owners and their pets. Most seem to utilize the flat area. However, more are realizing the value of the scenic and peaceful trail section in the southern part of the park. The paved circular path connects with an erosion control swale that leads down the hill to Portofino Drive (although it no longer goes all the way through to that street). With its magnificent view through the canyon, the entire area is appealing to even non-pet owners.

BUILDINGS (COMMUNITY FACILITIES)

Burton Park Buildings

KIWANIS BUILDING

Address: 1017 Cedar Street, San Carlos

Hours: Monday-Thursday 8:30 am-5:30 pm
Friday- 8:30 am-5:00 pm

The Kiwanis Building was originally built in 1953 by the Kiwanis Club of San Carlos, primarily as meeting place for Scout groups. The City contributed the land and the Kiwanis Club provided funding and in-kind services. The Kiwanis gave the building to the City and operated the building for a number of years. It has since been the headquarters for Parks and Recreation in San Carlos.



Due to FY 2008-2009 budget cuts the City Council has authorized leasing the building to a tenant whose usage of the building will be appropriate for the park setting. The name of the building will remain the Kiwanis Building and historical references in and on the building will also remain

The building is bounded on the South by two baseball fields, the North by three tennis courts, the East by parking, and the West by Cedar Street. The building is located across the parking lot from the City of San Carlos Youth Center. Burton Park also includes two playgrounds and open turf area. The 7,300 square foot facility has two small multi-purpose rooms, the Nissen Room and the Cedar Room. The Nissen Room has views to the fields, a fireplace, and linoleum flooring. The building was renovated in 1976 which to include new restrooms, central office/kitchen renovation, and additional storage. A small convenience kitchen provides service into the Nissen Room. The 115 square foot kitchen provides a sink, refrigerator, stove and limited counter space. The kitchen was not designed for food preparation or accommodating catered service. The Cedar Room provides views to the ball fields and the tennis courts. The flooring is laminate over concrete. Each of these rooms is available for rental with seating for 75 persons banquet style, and 100 persons assembly style. The Center also has a small lobby and reception area, one small office, a storage room, and restrooms.

Parking in Burton Park is very limited. There are 27 off-street spaces to serve the Kiwanis Building, Youth Center, and the remainder of the park.

The facility is one of four dedicated City-operated facilities available for programming classes and activities for the community. Currently, the facility is regularly open from 8:30 a.m. to 5:30 p.m. Monday through Thursday and 8:30 a.m. to 5:00 p.m. on Friday. The facility is open later and on weekends for classes, activities, and rentals. Programming at the Center includes art, fitness, and dance classes, as well as day camps and preschool.

PHYSICAL CONDITION

The Kiwanis Building was constructed of non-insulated concrete masonry units (CMU) with a wooden roof structure. A well-used facility, the Center has begun to show the signs of heavy use over the years. The finishes are clean and well-kept, however they look worn. The facility is lacking insulation in the walls. The fireplace, located in the largest room, was not tested, as staff indicated that it was not used. Additionally, staff indicated that the roofing had recently been replaced with a new 30-year roof.

A prominent feature of both large rooms is the ceiling. It is low and covered with square acoustical tiles which angle down to a beam every ten feet along the long dimension of the rooms. The tiles undoubtedly reduce noise, but the resulting visual effect is unusual and distracting, and calls attention to the low ceiling.

The building does not have an air conditioning cooling system; heat only is provided. It gets very hot in the activity rooms during the summer. The existing water main is currently leaking and will require replacement. There are no fire sprinklers in the building.

ADA COMPLIANCE

The facility is deficient in several major areas by current ADA standards. The restrooms, which were remodeled for accessibility in 1976, do not meet current accessibility standards. Specifically, the restrooms are lacking the required clearances around the doors, one of the restroom doors collides with the door into another room, and accessible toilet stalls are undersized (although they do have grab bars). The drinking fountain in the staff hallway lacks the clearance underneath required, and it is not protected by rails or recessed into a niche. Staff spaces including the office and kitchen are too small to accommodate adequate turn-around space, and none of the built-in casework has accessible features. The reception desk in the lobby lacks an accessible-height section for patrons and staff. The floor of the central core of the building (lobby, offices, restrooms, kitchen) is raised, which creates a small ramp at the interior entrance door into each of the large rooms. It is recommended that each of these slopes be measured to see if they are within ADA limits. Additionally, thresholds between the interior rooms and both exterior patios are too high, and hardware throughout the building does not meet current ADA standards.

Public access to the front entrance of the Kiwanis Building is problematic as well. There is accessible parking available in the parking lot on the East side of the facility; however, the access is along an asphalt path that is uneven and steep. Additionally, a porch post makes wheelchair access to the entry door difficult. The porch post does not create a code violation situation because the problem is solved operationally – in good weather the door is propped open with a toe-kick or there is a power-assist operator on the door that can be triggered from either the inside or outside if the door is closed.

CONCLUSIONS

The size and physical amenities of the building, in addition to the physical condition serve to limit the programming and utility as described below:

- Facility design makes participation difficult for those with disabilities; for example, the reception desk does not meet ADA requirements.
- Laminate flooring over concrete is inadequate and unsafe for dance and fitness classes.
- Residential kitchen is inadequate to service banquets in either of the multi-purpose rooms.
- Lack of storage limits the diversity in programming offered.
- Lack of dedicated space for the preschool inhibits the growth of the preschool and has an effect on the child's experience as the types of supplies and materials used and room set-up are dictated by the need to quickly transform the room to other uses at the end of the preschool day.
- Preschool use of multi-purpose room (9:00am to 12:00pm, Monday-Thursday) limits the number of general classes that can be offered to the public.
- Limited office space (currently two staff members share one office) decreases the efficiency and job satisfaction of employees.
- The minimal parking limits the size of events that can be offered at the facility.

RECOMMENDATIONS

If the building is to remain in the parks and recreation system as is, the following basic minimum code upgrades are recommended. Structural upgrade is typically voluntary if there is no major renovation or additions.

- Structural

Check existing condition of concrete masonry units (CMU) for proper reinforcement (rebar) and for seismic attachment of wall to roof.

If CMU walls are unreinforced, they should be retrofitted per a structural engineer's recommendation as soon as possible.

- Life Safety

Install code compliant fire alarm and fire sprinkler system

- ADA Upgrades

Check threshold slopes at all doors for ADA compliance. Slopes must be 1:12 maximum or change in floor elevation from one side of threshold to the other is 1/2" maximum.

Repair exterior paving and path of travel to the main entry to meet current ADA code.

Provide ADA compliant height of public reception desk, which is 34" maximum from the floor to top of desk.

Burton Park (miscellaneous structures)

In addition to the Kiwanis Building and the Youth Center, Burton Park includes three smaller structures: a historic adobe building, a restroom building, and a trash enclosure.

HISTORIC ADOBE

The Adobe Building, constructed in 1939 with WPA federal funding, sits on the northern edge of the athletic field located between the Kiwanis Building and the Youth Center. It was originally the site of Park and Recreation offices until they were moved to City Hall. It was then used extensively for recreation classes, programs, special events, meetings, and storage. In 1988, however, due to earthquake safety standards, both the Adobe and the Field House were deemed unsafe for public assemblage, and are now used only for storage for community youth sports organizations and park maintenance.

In 2002 the Adobe Building received a new roof, new gutters & downspouts and new exterior doors. Repairs were made to the windows and the porch wall. This work was paid by Cingular Wireless as part of their compensation for installing their base unit inside a corner of the building for a cellular antenna on the athletic field light pole next to the building.

The Burton Park Adobe Field house will remain as a part of the park in accordance to a previous agreement between the City and the San Carlos Historical Association. The building will be used for storage of program supplies by community sports organizations and City staff. An evaluation of the interior of this building did not take place, as it is beyond the scope of this study.

TRASH ENCLOSURE

The trash enclosure is noteworthy for its attractiveness; it has an integrated roof and ivy growing over the back.

PARK RESTROOMS

The park restroom is typical of the freestanding restrooms in many San Carlos parks. It was constructed from a kit, assembled on-site, and although its clearances, grab bars and so forth are all to code, the materials are beginning to show signs of wear, for example there is visible decay in some of the wooden parts of the exterior.

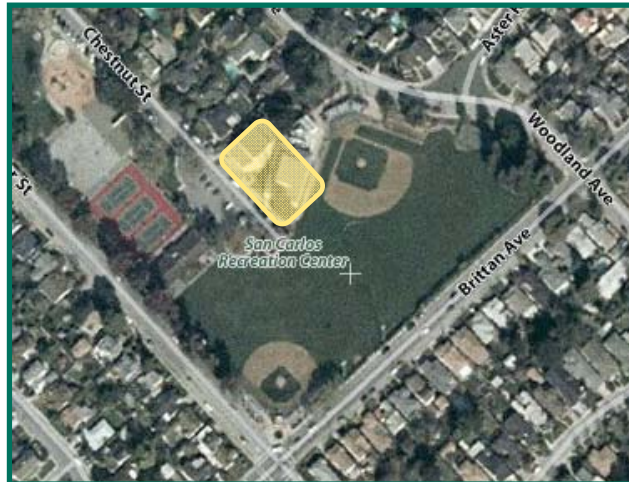
San Carlos Youth Center

Address: 1001 Chestnut Street, San Carlos

Hours: Monday-Friday 9:00 a.m.-7:00 p.m.

Saturday 12:00 noon - 5:00 p.m.

The San Carlos Youth Center, opened in 1999, was designed to serve the needs of pre-teens and young teens from San Carlos. Located on the edge of Burton Park, the Center is located to the north of the baseball fields and to the east of the parking lot. Single family homes lie to the north.



The 15,000 square foot Center features a gymnasium, activities/game room, a learning kitchen a dance studio, a homework center with

computers, an art room, a social lounge, recreation offices, and a small lobby. Center programs include drop-in hours for youth (aged 10-17) after school; a homework center with free tutoring; open gymnasium times; dances; day camps; nutrition programs; as well as art, dance, and fitness classes.

PHYSICAL CONDITION

The overall condition of this Center seems very good. The majority of its needs are matters of ordinary maintenance. The staff has expressed several wishes regarding the facility:

- Currently, the size of the arts and crafts room limits programming – staff mentioned that the ability to open the room to the adjacent patio would allow them more functional space in good weather and improve ventilation in the room.
- The lobby can be very noisy; staff mentioned a desire to have better acoustical materials in that space.

- At present, there is a lack of temporary storage for backpacks, skateboards, and scooters. The current solution is to place them in the lobby behind a red line of tape.

ADA COMPLIANCE

As a newer facility, this Center does not have any apparent non-compliance issues with ADA.

CONCLUSIONS

One of the newest City facilities, the San Carlos Youth Center is an outstanding facility that is a model for other cities throughout the state. The facility has approximately 25,000 visits per year. This number includes participants in all events, classes, and after school programs. The primary deficiencies in the building design include:

- Lack of office space for full- and part-time staff has an impact on staff efficiency.
- Lack of temporary storage space for participant backpacks leads to safety hazards.

RECOMMENDATIONS

- There are no immediate or code related recommendations for the Youth Center. The building is functioning very well and items cited by staff are few and relatively low priority.

Laureola Park Special Needs Building

Address: 503 Old County Road, San Carlos

Hours: Monday-Friday 9:00am-5:00pm

Built in 1959 by volunteer labor, the building at Laureola Park houses the City's preschool program in the morning and the City's special needs program in the afternoon.

PHYSICAL CONDITION

This is an uninsulated Concrete Masonry Unit (CMU) building with an exposed wooden ceiling. There are no architectural drawings on file at the City for this facility.

The facility consists of one main room that opens to the underside of the roof. There is a wooden sliding barrier that could be used to divide the room; however it is clear that it has not been recently used.

Although the building is clearly affectionately thought of by its users (there are paper decorations made by children posted throughout) and the main space is friendly and attractive, it has some serious physical issues. The building lacks insulation, air conditioning, and has an erratic heating system. These items and the single-glazed windows lead to a hot building in the summer and a cool building in the winter. The electrical system of the building is reportedly near capacity. The main room contains a fireplace that is no longer used. A significant issue affecting the use of this building is vehicular access. In order to drive to the small parking lot, patrons must pull into a heating supply company parking lot and drive down a hidden back alley, via a City easement.

ADA COMPLIANCE

The restrooms, drinking fountain, and small residential-style kitchen are completely inaccessible to patrons in wheelchairs. There is a relatively recent deck at the front door that is served by a wheelchair ramp that could be brought up to current code with minor alterations.

LAUREOLA PARK RESTROOMS

The park restrooms are pre-manufactured, of the same make and model as the Burton Park restrooms. As with the Burton Park restrooms, this facility is to code, however the materials are beginning to show signs of wear and decay.



CONCLUSIONS

The size and physical amenities of the building, in addition to the physical condition serve to limit the programming and utility as described below:

- Facility does not meet ADA requirements, making programming for a Special Needs Program very challenging.
- Lack of air conditioning and inconsistent heating can adversely affect both participants in the preschool and special needs program.
- Lack of storage limits the diversity in programming offered at the Building.
- Lack of dedicated space for the preschool inhibits the growth of the preschool and has an effect on the child's experience as the types of supplies and materials used and room set-up are dictated by the need to quickly transform the room to other uses at the end of the preschool day.
- Lack of breakout space for the special needs program and the preschool program limits the types of programs and activities that can be offered.
- Limited office space (currently three staff members share one office) decreases the efficiency and job satisfaction of employees.
- The minimal parking limits the size of events that can be offered at the facility.

RECOMMENDATIONS

Recommendations for the Laureola Park Building are similar to the Kiwanis Building. However, the Laureola building is in greater need of improvement and appears more outdated.

- **Structural**
Check existing condition of concrete masonry units (CMU) for proper reinforcement (rebar) and for seismic attachment of wall to roof. If CMU walls are unreinforced, they should be retrofitted per a structural engineer's recommendations as soon as possible.
- **Life Safety**
Install code compliant fire alarm and fire sprinkler system
- **ADA upgrades**
Since this building is used for "special needs" programs, accessibility compliance is even more critical throughout.
Improve existing restrooms and kitchen for ADA compliance.
- **Other items**
Improve the electrical service to the building.
Vehicular access into the park is narrow and limited; explore ways of improving access.

Adult Community Center

Address: 601 Chestnut Street, San Carlos

Hours: Monday-Friday 9:00 a.m. - 4:00 p.m.

The Adult Community Center (ACC) was constructed in 1982. At the time of construction, it represented the state-of-the-art in adult community center design. The ACC is approximately 17,000 square feet. It is located on the Civic Center block adjacent to the San Carlos City Hall and City Hall Park, and is proximate to the San Carlos Public Library.



The Center includes a community room, caterer's kitchen, social lounge, library, meeting room, computer lab, information and referral offices, health provider office, arts and crafts room, pool room, food pantry and staff offices.

The mission of the Adult Community Center is to promote healthy lifestyles, lifelong learning, and independence for adults 50 and over by providing opportunities for recreation, relationships, and resources. To achieve their mission the ACC offers a variety of programs including drop-in clubs, games, and activities; health talks; fitness, arts, music, and dance classes. Additionally, the ACC offers a lunch program on Mondays that serves approximately 70 people. The ACC regularly serves 150 seniors per day.

Like most communities throughout the United States, the "age wave" of baby boomers portends changes in the delivery of programs and services for the adult population. Adults are more health conscious and wish to stay active as they age. Facilities across the country are responding to this need by including the following spaces within their facilities: wood floor studios with resilient wood flooring for dance, yoga, and other group exercise activities, fitness equipment, and access to gymnasiums and walking tracks.

PHYSICAL CONDITION

The Center was state-of-the-art at the time of construction and remains an outstanding and well-loved facility; however, it has become dated over the past 25 years. It is generally in excellent repair and continues to be an attractive and welcoming place. The exposed wooden structure is in good condition but should be evaluated by modern standards for seismic performance.

Staff has indicated that improvements to the facility could include improved and more energy-efficient lighting throughout the building, as even on bright days very little light

penetrates the interiors of the building. Additionally, maintenance staff has indicated that the Heating, Ventilation, and Air Conditioning system (HVAC) is original and in need of upgrades.

ADA COMPLIANCE

The restrooms on the first floor have been made accessible with power-assist entry and exit through the doors, however the restrooms on the second floor would require reconfiguring to meet current standards. The elevator is likely too small by modern standards. Additionally, the kitchen and pantry areas are not accessible to those using wheelchairs.

There are also some issues of ADA access to the building from the surrounding site. There is no accessible access to the raised patio at the rear and the gravel pathway to City Hall is uneven. At the front of the building, there is a small amount of curbside accessible parking (but no curb ramps). If visitors do not park curbside they park in the underground parking structure next to the library. Many then choose to walk the sloping drive up to street level rather than take the stairs or elevator to the library. This results in an extremely dangerous situation. Serious consideration should be given to creating some sort of walk at the edge of the driveway up from the underground parking.

CONCLUSIONS

The physical amenities and condition of the building serve to limit the programming and utility as described below:

- Access to the facility from City Hall Park and the Library is not accessible by participants who are disabled.
- Poor lighting and an erratic HVAC system lead to poor experiences by participants.
- Lack of storage limits the usability of the multi-purpose room as tables and chairs must remain out. Additionally, lack of storage limits the diversity of programs that can be offered.
- Caterer's kitchen design inhibits the offering of cooking classes and cooking demonstrations.
- Linoleum flooring in the multi-purpose room limits the type of group exercise and dance classes and programs that can be offered.
- Computer room configuration limits teaching and lacks appropriate electrical connections resulting in tripping hazards.
- Current state-of-the-art facilities provide cardio fitness equipment (treadmills, elliptical machines, etc.) or public access to fitness equipment.
- Community room is used for community events when not used for senior activities but size limits the diversity of events.

RECOMMENDATIONS

In general, the Adult Community Center appears well constructed, but its finishes show age. All finishes should be evaluated and/or replaced in order to maintain the life of this well-loved facility.

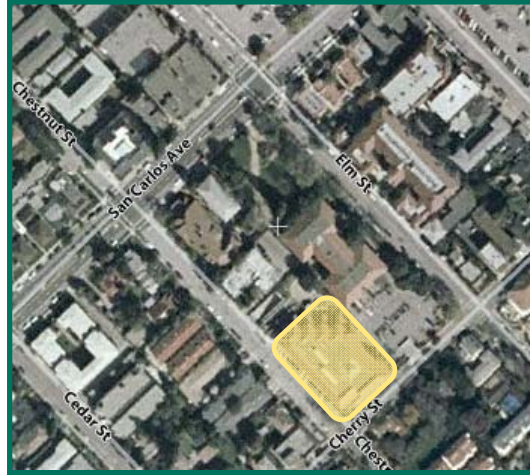
- Evaluate the existing building structure for current seismic code.
- Improve path of pedestrian access from adjacent underground parking garage.
- Provide ADA path of travel from access from City Hall, including ADA access to and from the outdoor patio.
- Provide ADA accessible rest rooms on the second floor.
- Improve the interior lighting.
- Replace the current HVAC system with a more energy efficient variable air volume (VAV) mechanical system.
- Refurbish interior finishes.

Library

Address: 610 Elm Street, San Carlos

The 21,000 square foot library opened in 1999. The first floor of the building houses the library, while the second floor of the building has lease space for non-profits and other organizations associated with the City as well as large community meeting rooms.

The City owns the building, the Parks and Recreation Department maintains it, and the County operates the library. The Parks and Recreation Department has the ability to offer classes in the community meeting rooms.



PHYSICAL CONDITION

Based on the date of construction and on a brief visual survey, the library appears to be ADA compliant. Based on discussions with building maintenance personnel, the primary physical needs to be addressed at the library are:

- Improvements to the security system (there are a number of doors that open to outdoor patios that can be easily reached by the public and are not easily supervised).
- Dissatisfaction with the energy management system. This is a concern system-wide, not just at this building.

RECOMMENDATIONS

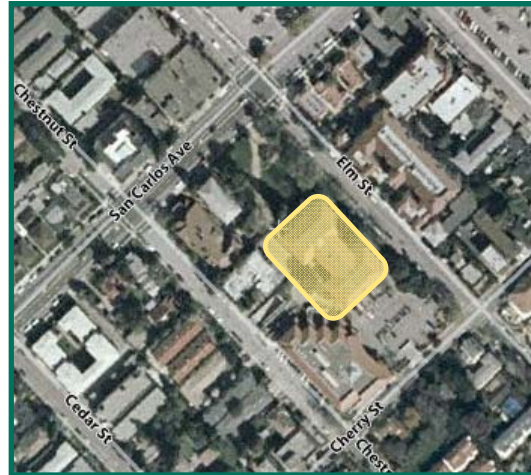
Recommendations are for the community meetings rooms only since these spaces are used for Parks and Recreation programs.

- Replace flooring and other finishes with more durable finishes.
- Consider replacing tables and chairs with more durable tables and chairs.
- Provide a built-in public announcement (PA) system for public hearings in the community rooms.
- Evaluate the current security of these rooms.
- Improve the HVAC system at tenant spaces.

City Hall

Address: 600 Elm Street, San Carlos

City Hall is the administrative center of the City of San Carlos. A variety of departments are housed in the building. The Council Chambers and several smaller conference and meeting rooms are available to City Departments as well as citizen's groups and clubs. Additionally, City Hall serves as an Emergency Operations Center, if necessary. The City owns the building, and the Parks and Recreation Department maintains it.



PHYSICAL CONDITION

This building was built in 1968, and is still quite handsome and in good condition. Currently, the most significant maintenance concerns about the building involve upgrades to the HVAC system (see additional maintenance notes in Appendix B). Over the years, as City departments grow and shift there have been a number of changes to interior partition walls. This produces a potentially negative impact on the efficiency of the HVAC system. A remodeling project for the first floor is currently being planned.

Special features of the building include the wooden doors into the Council Chambers, and the magnificent original wooden paneling inside the Chambers. The wood paneling is made of 16-foot single boards running vertically around the entire room. These features could not be produced today, and any work to the building should be careful to preserve them.

The restrooms on the first floor appear to have been recently remodeled and are likely to be compliant with ADA. The restrooms on the second floor, however, are non-compliant. The restrooms have the original knob door handles, inadequate clearances around the doors, lack of accessible toilet stall, and the height of the lavatory surface and associated mirror are too high. Additionally, between the doors to the second floor restrooms there is a non-compliant drinking fountain.

The main elevator appears small, when compared to compliance requirements; it is recommended that measurements be taken and a code analysis of the elevator be done.

RECOMMENDATIONS

Other than rectifying the current ADA deficiencies, no recommendations are noted.

San Carlos Museum of History

Address: 533 Laurel Street, San Carlos

Hours: Saturdays, 1:00 p.m. - 4:00 p.m.

The newly renovated Museum is housed in a rebuilt firehouse attached to the existing Fire Station built in 1995, and an original tower, currently not used. It contains historical displays about local history, including the police and fire departments, the Indian and Spanish eras, and early San Carlos families. The museum is owned by the City, maintained by Parks and Recreation, and operated by a non-profit group.



PHYSICAL CONDITION

The museum is housed in a small, very simple wood-frame building with Concrete Masonry Unit walls, attached to the side of the fire station. It has an exposed wooden tongue and groove ceiling, no insulation, and no evidence of any seismic retrofitting.

The building has no cooling and a forced air furnace for heat. The building appears to be in good condition, with the possible exception of the expansion joint over the entry door, which shows evidence of leaking.

The entrance is through the fire station entry tower. The interior is a single room, with restrooms at the rear. There is a wooden overhead garage-style door in the front of the building. There are two restrooms, each single-occupancy, and too small to be made compliant to current code. Additionally, there is non-compliant door hardware, and a non-compliant drinking fountain.

RECOMMENDATIONS:

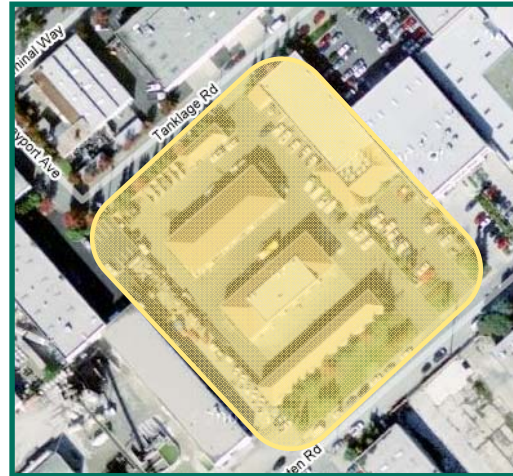
- Assess the structural system for seismic capacity.
- Consider adding a fire sprinkler system.
- Consider one ADA compliant rest room and ADA compliant entry hardware.

City Corporation Yard

Address: 1000 Bransten Road, San Carlos

PHYSICAL CONDITION

The majority of buildings and yards at the City Corporation Yard are spacious and well-suited to their use. The buildings house offices for the Public Works streets and sewers staff and parks and building maintenance staff. The staff break room in Building 1 is also a back-up Emergency Operations Center (EOC). The buildings are owned by the City and maintained by the Parks and Recreation Dept.



The primary maintenance concern for all the buildings except Building 1, which houses the administrative offices, is the need for structural evaluation to determine the building's status as a result of rust on the roof supports due to leaking internal gutters.

Building 1 was constructed with a different roof than the other buildings and has not suffered any structural rust. It has, however, suffered past leaks in its HVAC system that have caused degradation to internal finishes such as flooring, ceiling tiles, and paint.

ADA COMPLIANCE

ADA clearances in the restrooms seem mostly acceptable, although the counters at the lavatories are too high and the lavatory apron too deep. The attached shower rooms, however, are much too small by current code, and the lavatory counter in the locker rooms is too high and has no knee space underneath.

RECOMMENDATIONS

- Inspect gutters at parking bays
- Assess the existing staff break room for use as an EOC- check emergency power and HVAC, assess structure, etc.
- Inspect concrete tilt-up exterior wall finish for excessive weathering and exposure of aggregate.

3.0

Needs Assessment

3.1 INTRODUCTION

An assessment of demand is a key component in defining an effective and responsive array of community services. 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 underused resources.

Identification of the community's needs for park and recreation services is the first step in formulation of the Action Plan recommendations. Information gathered from the Needs Assessment will be used to identify the supply and demand for parks and recreation facilities and services. The demand is measured against the capacity of the market to serve that demand. Once the needs have been identified, a preliminary list of facilities to serve the unmet demand will be developed. The facility options will provide order of magnitude of the capital costs with projections of the operating costs and revenue potential for the annual operation of the new or improved facilities.

3.2 NEEDS ASSESSMENT METHODOLOGY

A comprehensive range of techniques was employed to determine demand. Outreach to the community has been a cornerstone of the needs assessment process. The following components were used to determine community needs:

- Inventory of existing supply of park and recreation facilities
- A benchmark study of comparable communities
- A statistically valid public opinion survey
- Review of current programming and participation
- Analysis of demographic trends
- Analysis of available recreation trends surveys
- Review of General Plan standards
- Review of National Park and Recreation Society standards

- Public involvement workshops
- Stakeholder focus group meetings
- A public intercept event at Hot Harvest Nights
- Written comment sheets
- Interactive web site
- Meetings with Parks and Recreation Department staff, City Manager, Assistant City Manager, and other key City staff
- Individual interviews with the Mayor and each of the City Council members
- Presentations by Parks and Recreation Commissioners and Department Staff to community groups
- Professional judgment

3.3 PUBLIC PARTICIPATION

Opportunities for meaningful public participation have been provided at key points in the planning process. The public will continue its involvement during the remainder of the process.

Community Workshops



COMMUNITY WORKSHOP #1

The first citywide workshop session was held on September 5, 2007. The purpose of the workshop was to introduce the 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 40 persons. A summary of the workshop is included in Appendix C.

COMMUNITY WORKSHOP #2

The second citywide workshop session was held on December 5, 2007. In this workshop, the results of the needs assessment were presented, along with a preliminary discussion of potential action plan initiatives. The meeting was attended by approximately 28 members of the public. A summary of the workshop is included in Appendix C.

COMMUNITY WORKSHOP #3

A third citywide workshop was held at the regularly scheduled meeting of the Parks and Recreation Commission on April 5, 2008. At this meeting, the Draft Action Plan recommendations were presented for public review and comment.

City Web Site Questionnaire

The Parks and Recreation Department included a Master Plan page on the departmental web site. A link was provided so that interested individuals may send in their comments via email. A summary of comments received is included in Appendix C.

Comment Sheets

Comment sheets were distributed at each meeting to enable participants to submit informal written comments. A summary is included in Appendix C.

Youth Advisory Commission Workshop

A Youth Advisory Council (YAC) workshop was held on September 12, 2007 at the San Carlos Youth Center. Nine students aged 13 to 17 attended the meeting along with Supervisor Jeri Fujimoto and a member of the library staff. The purpose of the workshop was to inform the YAC about the Parks Master Plan, engage them in the process of creating a Master Plan, and collect information as part of the Master Planning process. A summary of the workshop is included in Appendix C.

Hot Harvest Nights Intercept Event



The City hosted a booth at the Hot Harvest Nights farmers' market on August 2, 2007. Informative exhibits were displayed, along with several interactive exhibits upon which people could provide their input. A summary of this event is included in Appendix C.

Community and Stakeholder Group Outreach

The planning process engaged numerous stakeholder groups, including several presentations at key intervals to obtain additional input. Presentations included the Senior Citizen's Advisory Board, Youth Advisory Commission, and the Cultural Arts Commission.

3.4 PUBLIC OPINION SURVEY

In April of 2007, the City of San Carlos Parks and Recreation Department commissioned the Harris Design consultant team to conduct a survey of a randomized sample of 400 (+/- 4.9% margin of error at 95% confidence level) San Carlos residents regarding their opinions of existing and future park and recreation facilities and about their willingness to fund potential improvements. Harris Design and The Sports Management Group assisted the advisory committee in the design of the questionnaire. Strategic Research Associates executed the survey and developed a comprehensive report entitled, “The San Carlos Parks and Recreation Department: Perceptions among City Residents in 2007 about Park Facilities and Potential Improvements,” which includes a companion volume of cross tabulated results. The following is a summary of the major findings from that report. A detailed synopsis, graphic summaries, the questionnaire, and respondent data are included in the original report by Strategic Research Associates. The full report available is available for review at the Parks and Recreation Department office and on the Master Plan web page.

Use and Perceptions about San Carlos Parks and Recreation Facilities

- A majority (87%) had visited at least one San Carlos park facility within the last six months. Almost half (48%) visited four or more times a month.
- The average number of visits per household was three times a month.
- Younger to middle-aged respondents, those with children, and the more affluent visit more often than others. The presence of children in the household helps drive the use of park facilities. The average for households with children 17 or younger (3.9 trips per month) was almost twice that for others.
- Those who did not visit the parks (13%) gave personal reasons for the lack of interest rather than a reason related to the parks.
- Respondents indicated that a good community park system should have cleanliness/good maintenance/aesthetics (27%), children’s areas (21%), athletic fields (17%), and aquatics (14%).
- Both frequent and infrequent park users cited a swimming pool as the most desired improvement to the city’s park system. A pool was named by 17%, but no other item was cited by more than 7%. An additional 4% cited water-play features as the most desired improvement.

Interest In and Willingness to Fund Twelve Specific Improvement Options

- Respondents were more interested in the trail system, an outdoor community pool, an indoor aquatic center, and a performing arts center than the others. Between 48% and 53% said they would likely favor taxes to support these improvements.
- There was average interest in and an average willingness to fund: additional athletic fields, a new community center, more gym space for adults, a sports complex with night lighting, and a dog park.
- The lowest ranked in interest and in taxation support were a sports complex without night lighting, an outdoor skateboard park, and more tennis courts.
- Younger to middle-aged respondents, those with children, and frequent park users were most likely to favor the idea of additional taxes for improvements.

Good Voters Interest In and Willingness to Fund Specific Improvements

- Among the 400 respondents, 249 were identified as “good voters”—those who claimed to “always” vote in municipal elections.
- Significantly more respondents favored than opposed improvements to the trail system, an outdoor recreational pool, and an indoor aquatic center.
- Significantly more respondents opposed rather than favored improvements of a dog park, a sports complex without night lighting, a skateboard park, and additional tennis courts. “Good voters” would not likely support these improvements in an election.

Desirability of Features Associated with Specific Improvements

- Respondents who were interested in an aquatic center, a community center, athletic fields, and a performing arts center were then asked to rate their interest in specific features of those facilities.
- Of nine features in an aquatic center, 296 respondents desired a fitness or lap swimming pool, a family recreational pool with water-play features, and an outdoor aquatic facility the most.
- Of eight features in a community center, 239 respondents desired aerobic group exercise classes (including yoga and Pilates). Fitness equipment and group exercise classes were the most frequently cited.

- Of eight options for athletic field space, 273 respondents desired playgrounds for smaller children, soccer fields, and night lighting for extended hours of use the most.
- Of four features in a new performing arts center, 262 respondents desired a location near downtown San Carlos, space for music and dance concerts, space for a children’s theater, and space for an adult community theater the most.

Summary- Survey Findings

The survey provides statistically projectable measures of resident interests, attitudes, and support for the parks, open space, trails, and other community facilities and programs. The survey results are consistent with information that has been gathered from the community through a public outreach process, public meeting, previous surveys, and the estimate of current demand. The conclusion is that the City of San Carlos has a deficiency of facilities that are needed to serve the community interest.

3.5 DEMOGRAPHICS

The population of the City of San Carlos has remained relatively unchanged from a population of 26,528 in 1990 to an estimated population of 27,104 in 2007. This is an increase of less than five percent¹. However, over the next 25 years the City’s population is expected to grow at a higher rate as the City approves and develops in-fill projects. By 2030, the population is expected to reach 34,264—a 26.4 % increase from 2007.

Although the total population of San Carlos is not changing dramatically, there will be a shift in the age of the residents within the City according to the Association of Bay Area Governments (ABAG). More specifically, there will be a dramatic increase in the population of residents age 65 and older. This marked increase is a result of the Baby Boomer population aging. Figure 2-1 illustrates the population, and estimated population, by age group for years 2000 through 2030.

Figure 3-1: Projected Population Increase by Age Group

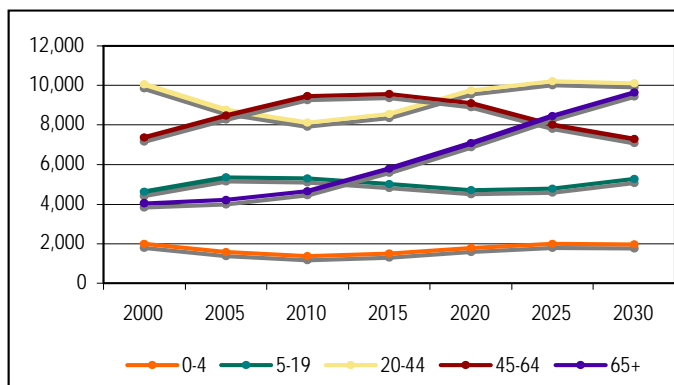
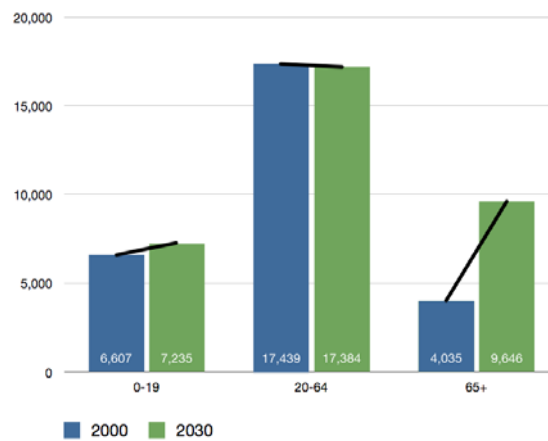


Figure 2-2 illustrates the population, and estimated population, by age group for years 2000 and 2030. While the figure indicates a only a slight increase in population for the 0-19 age group, the Director of Parks and Recreation reports a rapid increase in Parks and Recreation participation for this group.

Figure 3-2: Projected Population Increase by Age Group from 2000 to 2030



Baby Boomers (born 1946 – 1964) account for the increase in the 65 and older age group and the impact they will have on the community is significant. Boomers are unlike any generation before them. They are health-conscious and active overall and will exercise, work, and live longer than any previous generation. As they age, Baby Boomers will likely have increased interest in participating in fitness activities and enrichment classes that are designed for them.

There are currently 11,085 households in San Carlos. Of this number, approximately 30 percent have children under the age of 18ⁱⁱ. This indicates that there will be a high interest in activities for youth as well as activities and facilities that serve families.

The median household income within the City of San Carlos is \$98,817. This is 23 percent higher than the San Mateo median household income of \$80,265, and 75 percent higher than the median household income in California of \$56,379ⁱⁱⁱ. This indicates that most San Carlos residents have greater ability to pay for recreation services with discretionary income than those in the County or the State. Additionally, children from higher income families are more likely to participate in many different activities including before- and after-school programs, summer camps, school extracurricular activities, and sports/recreation programs.

Approximately 80 percent (14,983) of those over age 25 who reside in San Carlos have at least some college, an Associates, Bachelors, or Graduate degree^{iv}. Education has been highly correlated to participation in parks and recreation activities including fitness and enrichment classes – the higher a community’s education level, the more interest there will be in parks and recreation activities^v. Additionally, those who are highly educated tend to have diverse parks and recreation interests when compared to those who are not as highly educated. This indicates a need to provide a variety of classes, activities, and facilities.

3.6 TRENDS ANALYSIS

State and national social, economic, and environmental trends will have an impact on the demand and the delivery of parks and recreation services in the City of San Carlos. The most significant trends are the aging of the boomer population (born 1946-1964), the pandemic of childhood obesity, and the economic conditions that have placed a strain on the General Fund of most mature cities in California.

Baby Boomers

The impact of the aging of the population is having a tremendous impact at both a national and state level. The Association of Bay Area Governments (ABAG) projects a 139% growth in the San Carlos 65 and over population between 2000 and 2030. Boomers are unlike any generation before them because they have a more positive concept of age as well as different fitness interests, retirement and work expectations, social connection desires, and health and wellness needs. With these changing interests and needs, traditional concepts for parks and recreation are being adapted to better serve this age cohort.



CHARACTERISTICS OF THE BABY BOOMERS

Today's seniors have a youthful self-concept as over 63 percent of baby boomers state that they feel younger than they are.^{vi} Several studies have indicated that feeling younger is a state of mind – and attitude is key. It has also been reported that feeling young is about good health and exercising to stay in good shape. Most boomers report they are not afraid of aging and as such expect to live longer. Many of today's older adults will age in place. A study by the National Association of Home Builders reports that annually, only 5 percent of people age 55 and up will relocate and 50 percent of those staying in the same county and 75 percent staying in the same state. Many of today's boomers are part of the “sandwich generation.” Approximately 1 in 8 are raising a child and providing financial assistance to parents.

A study completed by AARP of Boomers born in 1946 indicated that almost all of those who participated in the study want to make a substantial life change – 87 percent want to take better care of their physical health; 72 percent plan to spend more time on their interests and hobbies; and 47 percent want to do more volunteering.^{vii} Parks and recreation departments can actively participate in facilitating Boomers needs as they apply to physical health, interests, hobbies, and volunteering. A recent study indicates that older adults seem to prefer moderate activity and intellectual pursuits as a part of their leisure activities.^{viii}

RETIREMENT AND WORK

As baby boomers approach what was formerly retirement age, most do not plan to retire like the generations before them. A recent study found that 7 in 10 Americans plan to working following retirement from their career. An additional 14 percent plan to continue their work as volunteers.^{ix} Further evidence of this trend is a statistic released by the Bureau of Labor Statistics – the number of workers age 55 years and older is expected to grow by nearly 50 percent between 2002 and 2012. This number far exceeds the increases in the number of workers age 16 to 54.^x However, the types of employment are changing – 16.4 percent of those aged 50+ are self-employed. Of these, one in three started their self-employment after age 50.^{xi} Those who are retiring have a new set of expectations as they want to participate in meaningful volunteering, have time for recreation and exercise, and would like to pursue special interests or participate in a hobby.

The impact of adults working longer will impact delivery methods for traditional “senior” services. Traditionally, senior/adult community center hours were during the workday. Often, classes or activities for this population were also held during the workday. As more seniors continue in the work force, it will be important for the Parks and Recreation Department’s programs, activities, and facility hours to be adapted. This could include lengthening the hours of operation at the Adult Community Center or offering more adult classes that target this population in the evening or on weekends. Additionally, it will be important to offer job/volunteer seekers information regarding meaningful work opportunities. The types of programs and activities offered will also have to adapt to the more active hobbies and interests of the boomer population. Like most communities across the country, San Carlos is faced with the challenge of attracting boomers to a “senior center”. Adult community centers and multigenerational community centers are replacing traditional senior centers.

To better serve the needs and interest of the San Carlos boomer population it will be necessary to offer more services, programs, and activities that target this population. This will include fitness and sports programs, adventure travel, environmental programs and activities, and a wide range of special interest classes and hobbies. The new multigenerational center, rather than the traditional senior center, must be contemporary, active, service oriented, and dynamic in its offerings. Boomers have blurred the separation of age and the activities of adult life. Education, work, recreation, leisure are lifelong activities span the entire continuum of adult life. Recreation must prepare to meet the needs of today’s 40-year olds for the next 50+ years. The multi-generational approach is also relevant in light of the City of San Carlos limited fiscal ability to build and operate more than one community center.

HEALTH / PHYSICAL ACTIVITY

Over the last decade, California has experienced one of the fastest rates of increase in adult obesity of any state in the nation.^{xii} As of 2001, 19 percent of all adults in California were obese. This is in contrast to the 43.2 percent that reported a healthy weight.^{xiii} As Boomers began to turn 60, AARP conducted a national survey of adults born in 1946. From this survey, researchers found that the area of their lives that 60 year olds want to improve the most over the next five years is their physical health.^{xiv} To increase their physical health, many will turn to physical activity. For many, this will include exercise walking, as it has become the most popular activity for Americans over age 45.^{xv} To facilitate this, San Carlos should continue to provide safe parks and trails for exercise walking.



In addition to exercise walking, seniors may participate in fitness activities at a health club. As of 2005, adults 55 and older are the fastest growing health club group. Additionally, adults 45 and older represent 51 percent of personal training clientele. Although many adults 55 and older are joining health clubs, in general, the boomer population is more comfortable participating in health and wellness activities at a community facility rather than commercial facilities. Community facilities tend to promote a sense of belonging and community that has been found to be important for adults as they age. The newest trend has been to incorporate fitness equipment room and wood floor studios into of senior/adult centers to provide a wide range of physical activity classes and programs.

In addition to physical activity, health planning will play an increasingly important role in the lives of today's seniors. As boomers age the importance of providing access to health and wellness programs and information will become very important. It is recommended that centers include offices for visiting health care professionals and services in addition to offering diagnostic screening, wellness monitoring, or an online virtual doctor's office. It will also be important for centers to provide information and referral services.

Youth

Over the past five years, the recognition of the youth obesity crisis in the United States has become widespread. In the past two decades, obesity rates have doubled in children (aged 6-11) and tripled in adolescents (aged 12-17). Currently, 30 percent of children in the United States over age 6 are overweight. Of these children, one in three born after the year 2000 will develop diabetes.

This trend is directly impacted by the loss of free time that children have. Over the past two decades, children have lost 12 hours of free time a week, including eight hours of unstructured play and outdoor activities. Two recent studies have reported alarming trends – 43 percent of adolescents watch more than 2 hours of television each day,^{xvi} and on a typical day, a child is six times more likely to play a computer game than ride a bike.^{xvii} The health consequences for children resulting from the disappearance of play are already apparent and include greater risks of lung disease, diabetes, asthma, and cancer.^{xviii,xix} If current trends in obesity and physical inactivity continue, today’s youth will be the first generation in this nation’s history to face a shorter life expectancy than their parents.^{xx}



Over the past two decades, participation in organized sports has doubled; however, sports participation does not ensure the necessary levels of physical activity required for health and physical fitness. Additionally, there has been a negative trend in youth sports that has been attributed to the win-at-all-costs competition. The July 2004 cover story for U.S. News and World Report stated the following:

- Drop-out rate for children in youth sports is 70 percent by the age of 13
- 44 percent of parents say their children dropped out because it made them unhappy
- Children are beginning sports too young, even when experts say child stars are not created by starting early in sport^{xxi}

Eloisa Gonzalez of the LA County Health Department reported that, “Communities should support and coordinate youth sports and recreation programs that provide a variety of sports and recreational activities that meet the needs of all young people regardless of age, sex, race/ethnicity, or ability. Programs that offer a limited set of team sports and do not also provide noncompetitive, lifetime fitness and recreational activities do not adequately serve the many young people who are less skilled, less physically fit, or not attracted to team sports.”^{xxii}

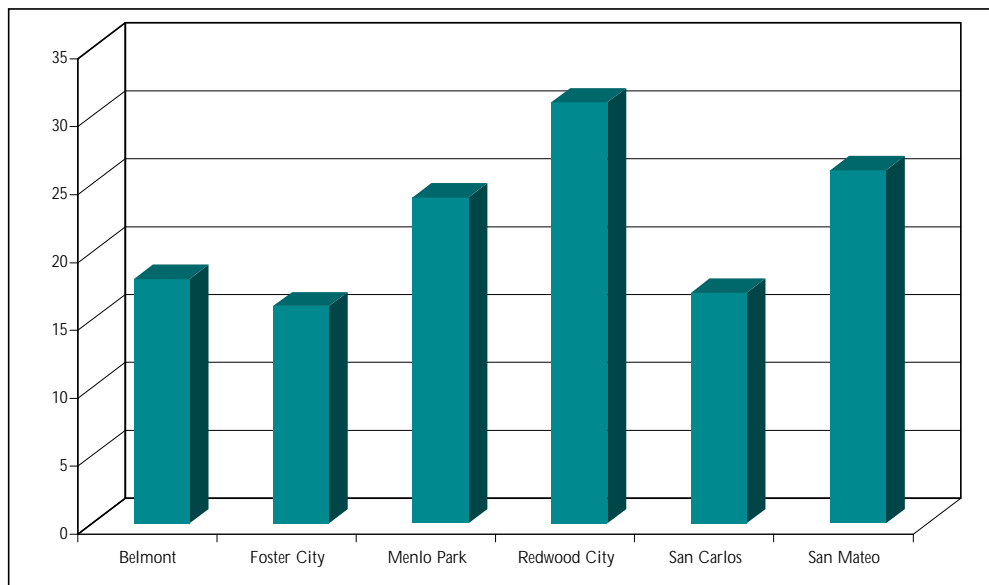
Surgeon General David Satcher noted recently, “Communities can help when it comes to health promotion and disease prevention. When there are no safe places for children to play, or for adults to walk, jog, or ride a bike, that’s a community responsibility.”^{xxiii}

Studies indicate that children and adolescents are more likely to become physically active and fit if they have a wide range of accessible, safe, and affordable recreation opportunities. Additionally, to sufficiently motivate the children and youth to increase their level of

physical activity, the experiences must be enjoyable. This includes providing a wide range of sports and recreational activities, and the instruction of necessary skills by competent, knowledgeable, and supportive adults. Programming trends for children and adolescents include programs that are designed to engage children in physical activity, introduce children to leisure activities, and to teach skills that they will maintain throughout their adult life. It matters less about the specific activity and more about the opportunity and access to these programs.

During the 2003-2004 school years, 17 percent of fifth, seventh, or ninth graders in San Carlos were considered overweight^{xxiv}. Figure 2-3 below illustrates how the number of overweight youth in San Carlos compares to other Cities in the area.

Figure 3-3: Percent Overweight Youth



The San Carlos Youth Center and Youth Development Staff are tremendous assets for the City of San Carlos in addressing these needs, and it is important that the Youth Development Staff can continue to be proactive in the health and well being of the community's children.

Each year there are over 25,000 participations at the Youth Center and each participant is involved in the Center's program for reducing obesity and improving health through a variety of physical activity options by offering only nutritious foods and creating policy which doesn't allow for unhealthy options.

Additional Trend Impacts

Other state and national trends will affect the design and delivery of parks and recreational services in the City of San Carlos. These include community planning and design, environmental design, and recreation trends in the design of aquatic facilities.

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^{xxv}. Until recently the relationship between community design and public health was not well researched and not a discussion point within parks and recreation. The first proactive solutions related to research about public health and community design related to “constructing sidewalks, transit facilities, recreation facilities, and greenways closer to people’s home^{xxvi}.” However, the Project for Public Spaces (PPS) believes that to be successful in forging the connection between community design and public health the strategies need to focus on creating social, public spaces that are available by many modes of transportation including walking, bicycling, or driving. Research has shown that psychologically, thriving public spaces give residents a strong sense of community. Additionally, thriving public spaces promote the familiarity and social bonds that make neighborhoods safer and healthier.

The City of San Carlos has worked proactively to provide a sense of place and community identity through the revitalization of its downtown and events that bring the residents together such as the Summer Concert Series. The Chamber of Commerce and community groups also seek a sense of place and community identity, providing opportunities through events such as Hot Harvest Night, Hometown Days, and the Chicken’s Ball. San Carlos has the opportunity to create thriving public spaces by designing parks that promote social gatherings. Burton Park plays an important role in the community by providing this type of space; however, with limited available land for the development of additional facilities, it is also frequently mentioned as a potential site for further development of recreational facilities. Reinforcing the downtown and creating a central gathering space for the community suggests that planning efforts should focus on the downtown as the best site for a multigenerational community center and focal point for community gatherings.

ENVIRONMENTAL DESIGN

Park and recreation departments have a long history of stewardship of the environment. However, the concept of environmental design has revolutionized the design and construction of parks and recreation facilities. Green building components can be included in almost any facility or park. These components and designs can have a significant impact

on the cost to operate the facility. Typically, facility operators report savings over 30 percent in the areas of energy, water use and waste cost^{xxvii}.

Facilities that are designed to be “green” can be certified as a Leadership in Energy and Environmental Design (LEED) facility. The standards set forth to reach this certification is the leading building rating system in the country. Standards are assigned to one of the following categories:

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources
- Indoor environmental quality
- Innovation and design process

Within recreation facilities, components of green building could include:

- Integrating of onsite storm water management
- Using of native plants in landscaping
- Using recycled and renewable resources
- Using local materials
- Using natural ventilation and light strategies
- Locating site proximate to alternative transportation

Green parks typically use green building techniques to minimize the ecological costs of construction and ongoing use. Additionally, green parks may use native, non-invasive, and environmentally appropriate plants, enhance the environment, enhance wildlife habitat, and promote alternative forms of transportation^{xxviii}.

The San Carlos Youth Center was the first business and facility in San Carlos to become a Certified Green Business under the Bay Area Green Business Program operated by the Association of Bay Area Governments. San Carlos can continue its leadership role in parks and recreation through leadership in environmentally friendly and sustainable design and materials. Facility improvements and new facilities should incorporate the best practices of environmental design and serve as a model for the community. California has been an early

adopter of the initiatives to mitigate and reverse the damage to the environment and parks and recreation play a key role in this critical endeavor.

Consistent with its role as stewards of the environment, the City of San Carlos is committed to sustainable design principles and applying those principles to all projects it undertakes. To fulfill the City's commitment to the environment, all design and construction projects use sustainable design principles to provide facilities that: a) optimize energy efficiency, b) promote user productivity and health, c) utilize construction techniques and materials that promote resource conservation and environmental responsibility using the following guidelines: durable, recyclable, recycled content, locally available, minimize construction waste, and d) can be easily modified as user needs change.

AQUATICS

Trends

According to national surveys, swimming is second only to walking as the most popular form of exercise, with more than 368 million annual visits to swimming pools. A variety of surveys and studies provide evidence of the importance of swimming as a leisure activity. In response to this tremendous demand, aquatic facilities and programming have changed dramatically in recent years to better serve the public.

Water Exercise

Not only is swimming popular but there is increasing demand for water exercise. Water exercise is reported to have a higher percentage of growth in participation than all other forms of water activity. Water exercise is just that--exercise performed in the water. Exercises can be performed with or without pool equipment (such as float devices), and in differing depths of water. With water supporting up to 90% of one's body weight, persons of all ages and abilities can achieve movement in the water. Further, since exercises can be performed in shallow or deep water, it encourages non-swimmers to participate.

The benefits of water exercise have long been known among physicians, pain clinics, athletic trainers and other healthcare professionals. Studies have demonstrated the benefits of water exercise for rehabilitation, injury prevention and pain management. Arthritis patients, as an example, have an increased range of motion and more flexibility in water that allows them to improve their physical condition. For San Carlos's aging population the benefits of water exercise can be immeasurable. In order to better serve this aging population and to provide aquatic therapy programs, community facilities have developed pools with warm-water areas designed to support these programs. Often the area for therapy is incorporated into the leisure pool, which typically is maintained at a water temperature suitable for aquatic therapy. Older adults and persons in need of therapy are not the only residents that can

benefit from water exercise. There is also a growing trend to extend the appeal to younger fitness enthusiasts by offering a variety of programs such as Water Boxing and Deep Water Walking and Running.

Aquatics Facility Trends

As cities across country face increase costs for services and declining revenues, many park and recreation agencies are being directed to reduce, and in some cases eliminate, operational subsidies for services. This has forced recreation departments to make changes in the delivery of recreation services. This is especially true of aquatic programs, which historically required substantial operating subsidies. To lower operating costs, cities across the country are consolidating resources into larger, all-inclusive aquatic facilities. These regional aquatic centers can provide greater services for less operating cost. This centralization of facilities is seen not only with new facilities that are being developed nationally, but also with the number of renovations that remove a traditional pool and replace it with a two or three pool complex. Examples in California include but are not limited to the addition of a leisure pool to the Roseville 50-meter pool complex, and new multi-pool complexes in the cities of Newark, Brentwood, Elk Grove, El Monte, Commerce, Brisbane, Folsom, Morgan Hill, Livermore, Santa Monica, El Cerrito, Coronado, Santa Maria, Galt, Miramar, and Davis completed in recent years.

Family Aquatic Centers

The origins of the “family aquatic center” in the United States can be traced to the early 1980’s. Around that time, communities began rethinking the traditional pool that is a rectangular body of water, possibly with a diving well, bordered by a thin ribbon of concrete and encircled by a tall fence. The family aquatic center responded to a need for increased and more varied programming and accessibility and decreased density. Features such as a zero-depth (beach) entry, water slides, leisure and activity areas, and interactive water play features provide the attraction. These features are critical to the annual participation and the financial success of the facility. It is the entertainment value that attracts users and drives the frequency of use.

Today, the increasing aquatic recreational needs and interests of the public are pushing these concepts further. Public facilities are adding elements that a decade ago were found only in commercial water parks. Elements such as lazy rivers, themed activity structures, wave pools and raft rides are commonplace in regional family aquatic centers. The state-of-the-art family aquatic center incorporates picnic areas, birthday party rooms and packages, shade structures, an array of play features and conveniences for families including ample deck or lawn for families and groups to spend a day at the pool. The family recreation pool is a social gathering place for the community.

Spraygrounds

Perhaps the newest trend in providing aquatic recreation is the sprayground. These water playgrounds incorporate various types of water elements. Elements are composed of a relatively flat surface covered with colorful resilient surfacing and interactive water sprays emanating from the ground as well as vertical play elements. The treated water drains off the deck and is recirculated through the filtration system rather than the storm drain.

Spraygrounds are located in parks and within the larger aquatic complex. Spraygrounds embody the current approach toward accessibility, safety, innovation and affordability.

3.7 COMPARABLE COMMUNITIES COMPARISON

San Carlos compares favorably with other Peninsula cities in parks and recreational services provided for its population. In the table below, one notices the dramatic comparison between Roseville, a city located in the rapidly developing Sacramento area, and the other communities that are all located on the San Francisco peninsula. Roseville is a city that has experienced significant growth over the past decade-plus. In rapidly growing communities such as Roseville, new development provides the needed funding for creation of new parks and recreation facilities.

In contrast, the cities located on the San Francisco peninsula are mature, built out communities. These cities experienced dramatic growth in the post-WWII years. The creation of parks during this time occurred at a more modest pace. During this era, it was a common park planning practice to construct parks next to school sites so as to leverage the public investment in open space. Partially dependent upon the open space reserves of the local school districts, local municipalities constructed less park acreage than is the current practice in areas undergoing rapid growth.

Parks and Open Space Resources

With these limitations in mind, San Carlos can be proud of the system it has built over the years. Table 3-1 (following page) provides comparative statistics between San Carlos and several comparable communities.

Table 3-1: Existing Park Resources

	San Carlos	Menlo Park	Foster City	Belmont	Palo Alto	San Mateo	Redwood City	Roseville
2007 Population	27,104	35,000	30,000	26,000	62,000	95,510	75,402	105,000
Parkland Acres per 1,000	63 2.30	61 1.74	117 3.90	31 1.19	159 2.56	195 2.04	130 1.72	1,480 14.10
Open Space Acres per 1,000	74 2.73	15 0.43	60 2.00	302 11.62	3,983 64.24	262 2.74	52 0.70	4000 38.10
Miles of Trails Residents per mile	8.7 4,023	15 2,300	8 3,800	10 2,700	41 1,500	Not Available	Not Available	12 8,800
Baseball/Softball Fields Residents per Field	8 3,500	8 4,400	9 3,333	7 3,700	8 7,800	14 6,800	10 7,500	29 3,600
Soccer/Multi- Purpose Residents per Field	7 4,000	9 3,900	11 2,727	5 5,200	19 (a) 3,300	2 47,800	9 (b) 8,400	17 (c) 11,700
Bocce Courts Residents per Court	0 0	0 0	2 15,000	0 0	0 0	6 15,900	2 37,700	1 105,000
Cricket Fields Residents per Field	0 0	0 0	0 0	0 0	0 0	0 0	0 0	1 105,000
Lacrosse Fields Residents per Field	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Dog Parks Residents per Park	1 28,000	2 17,500	1 30,000	1 26,000	3 20,700	1 95,500	1 75,400	3 35,000
Skate Parks Residents per Park	0 0	1 35,000	1 30,000	0 0	1 62,000	2 47,800	1 75,400	1 105,000
Tennis Courts Residents per Court	12 2,300	17 2,100	12 2,500	4 6,500	26 2,400	16 6,000	14 5,400	12 8,800
Indoor Basketball Courts Residents per Court	1 28,000	2 17,500	0 0	0 0	0 0	1 95,500	2 37,700	1 105,000
Outdoor Basketball Courts Residents per Court	3 9,300	3 11,700	7 4,300	4 6,500	8 7,800	9 10,600	3 25,100	29 (D) 3,600

Footnotes:

(a) 17 natural fields, 2 synthetic

(b) 2 natural fields, 7 synthetic

Indoor Recreational Facilities

In contrast to its provision of park resources, San Carlos tends to fall within the middle to lower end of the Peninsula communities averages for indoor recreation facilities. In the community center category, San Carlos ranks last of the cities included in the survey. In contrast, San Carlos leads the field in square footage of dedicated senior center space. San Carlos also holds a dramatic margin over the other cities in the provision of dedicated youth center space.

Table 3-2: Existing Indoor Recreation Resources

	San Carlos	Menlo Park	Foster City	Belmont	Palo Alto	San Mateo	Redwood City	Roseville
2007 Population	27,104	35,000	30,000	26,000	62,000	95,510	75,402	105,000
Year 2020 Population	33,200	35,000	30,000	26,000	62,000	114,400	109,400	105,000
Population Age 50+	9,958	10,370	10,187	8,806	10,178	31,322	20,974	33,428
Population Age 5-17	4,660	5,066	4,536	3,748	5,083	14,150	12,548	19,219
Aquatics								
Total Square Feet of Water Surface	0	16,624	0	6,150	7,500	7,970	10,048	21,600
Square Feet per 1,000 Persons	0	470	0	240	120	80	0130130	210
Community/Recreation Centers								
Number of Facilities	2	3	2	2	3	4	5	2
Total Square Feet of Community / Recreation Center Space	10,600	31,293	42,500	28,933	162,000	50,600	76,519	47,000
Square Feet per 1,000 Persons	390	890	1,420	1,110	2,620	530	1,015	450
Program in non-City owned facilities	Yes - Schools, Private	No	No	Yes - Schools	Yes - Schools, Non-Profit, Private	Yes - Schools, Private	Yes - Schools	Yes - Schools

Table 3-2: Existing Indoor Recreation Resources (continued)	San Carlos	Menlo Park	Foster City	Belmont	Palo Alto	San Mateo	Redwood City	Roseville
Senior Centers / Adult Community Center								
Number of Facilities	1	1	1	1	0 (a)	1	2 (b)	1 (c)
Total Square Feet of Senior Center Space	17,000	11,000	9,500	7,933	0	14,100	33,794	16,000
Square Feet per 1,000 Adults Age 50+	1,710	1,060	930	900	0	450	1,161	480
Cultural or Performing Arts Facilities								
Total Square Feet of Cultural/Performing Arts Space	0	0	0	20,000	49,595	0	(d)	0
Square Feet per 1,000 Residents	0	0	0	770	800	0		0
Youth and/or Teen Centers								
Number of Facilities	1	0	1	1	1	0	1	18
Total Square Feet of Youth/Teen Center Space	15,000	0	5,040	450	3,000	0	5,000	(e)
Square Feet per 1,000 Youth Age 5-17	3,218	0	1,110	120	590	0	398	
Program in non-City owned facilities	Yes - Schools	No	Yes - Schools	No	Yes - Schools	Yes - Schools, Private	Yes - Schools	No

Footnotes:

(a) City contributes \$420,000 to Non-profit to Operate Senior Center

(b) City provides space at Fair Oaks Community Center for Family Service Agency and Senior Services

(c) A wing in the Community Center has been designated as a Senior Wing

(d) Theater space is associated with the Senior Center

(e) Standard is to provide one child care or teen center on every elementary or middle school campus; size varies depending on site

3.8 SUMMARY OF DEMAND FOR PARKS AND RECREATION FACILITIES

The City of San Carlos has a strong commitment to providing high quality parks and recreation facilities and programs for the entire community. The California Parks and Recreation Society has honored the excellence of the Department with 15 statewide and 48 district awards over the past six years. Parks and recreation make a significant contribution to the quality of life within San Carlos.

In order for the Parks and Recreation Department to fulfill its vital role and commitment to the community it is necessary to address the deficiencies in the inventory and quality of public parks and recreation facilities. Facility deficiencies that result in program and service deficiencies are attributable to (1) aging infrastructure (2) facilities that are inadequate for their intended purpose, (3) an insufficient inventory of space to meet current and projected demand, and (4) the lack of public facilities to serve the demand.

To fulfill the City's commitment to provide high quality facilities and programs two issues must be addressed. The first is facilities, and the second, equally as important, is sufficient funding for staffing and maintenance. Staffing levels must be maintained to provide high quality programs, classes, events, activities and customer service. Adequate funding is necessary to maintain facilities and enhance the users experience, ensure user safety, and maintain civic pride that is integrally associated with public parks and public places.

The Needs Assessment has identified the range of improvements and additions to the City's physical recreational facilities needed to provide for the community's recreation needs over the next 10 to 15 years:

- Expand System of Hiking Trails
- Community Swimming Pool/Aquatic Center
- Performing Arts Center
- Additional Athletic Field Space
- New Community Center/Community Gathering Space
- Indoor Gymnasium Space Available to Adults
- Dog Park
- Outdoor Skate Park
- Playground Upgrades

- Improvements and Upgrades to Existing Parks

In the coming months, the needs will be prioritized and an action plan created to guide implementation, funding, and maintenance of the new improvements.

These improvements are further described in the remainder of this chapter.

Hiking Trail System

San Carlos has 8.7 miles of trails within its open space areas. Much of this system has been implemented through the dedicated volunteer efforts of the Sierra Club, San Carlos-Belmont Regional Group/Loma Prieta Chapter. The San Carlos Trails Committee is active in planning for the improvement and expansion of the hiking trail system. Improving the City's hiking trail system was the highest ranked of the 12 specific improvements tested in the survey. In addition to increasing the amount of trails within the City's open space areas, establishing connections to the local and regional trail systems in open space areas adjacent to the City is a top priority.

Aquatics

The City of San Carlos does not own or operate a pool. The nearest pool providing public access is located on the campus of Carlmont High School in the City of Belmont. The primary function of the 25-yard x 25-meter pool is to serve high school instructional programs and team aquatics (swimming and water polo). During the summer (when school is not in session) the Belmont Parks and Recreation Department offers public recreation in the pool that includes open recreation, lap swim, and swim lessons. The entrance fee for open recreation and lap swim is \$4 daily and the cost for lessons vary based on the type and frequency of the lessons. San Carlos residents are charged at the non-residents rate for swim lessons. All classes and lessons are booked on a first-come, first-served basis.

Publicly owned and operated pools are available in San Mateo, Palo Alto, Menlo Park, and Redwood City. There are also private clubs and not-for-profit membership facilities with pools in neighboring communities. The larger facilities with swimming pools include the Pacific Athletic Club in Redwood Shores, the Jewish Community Center in Foster City, the YMCA in Redwood City, and the YMCA in San Mateo.

The National Recreation and Park Association (NRPA) recommends that cities provide sufficient water surface to accommodate a minimum of 3 percent of their population in an aquatic facility at any one time. Each participant should have a minimum of 15 square feet, however 25 square feet per person is preferred. To meet this standard for the 2007 estimated population of 27,100 the City of San Carlos would need to provide approximately 12,200 to 20,300 square feet of water surface. Additionally, the National Recreation and Park

Association recommends that municipalities have at least one public aquatic facility for every 20,000 residents.

Over the years, residents have expressed an interest in the development of a public swimming pool located in San Carlos. In 2001, the Community Pool Sub-Committee of the San Carlos Quality of Life Steering Committee conducted a study to assess resident interest and support for the development and funding of a public pool. The study proposed a 25-meter L shaped lap pool and a children's pool. There were two phases of the study: (1) focus group discussions, and (2) a convenience survey of residents.

From this initial work came the recommendation to conduct a statistically valid survey. In March 2002, a telephone survey was completed of residents of San Carlos. A total of 500 interviews were conducted among a randomly selected sample of San Carlos residents who had lived in San Carlos for at least 2-years and who had voted in at least 3 of the past 4 elections. Results from the survey indicate that 67 percent of respondents are either very interested or somewhat interested in having a community pool in San Carlos. Additionally 62 percent indicated they would vote yes if the pool initiative were placed on the ballot. Approximately 20 percent would vote "no" on a pool initiative.

According to the 2002 survey results, residents would support an initiative to construct the pool. However, the study did not measure the level of support when tied to a specific amount of tax support required per household.

The 2007 survey prepared as part of this master plan indicates that an aquatics facility is the most-desired new recreational facility. A greater preference for an outdoor pool over an indoor pool was expressed.

Performing Arts Center

The San Carlos community has expressed a high level of interest in local performing arts.

Children's theater programming was first begun by the Parks and Recreation staff in the 1980's. The San Carlos Children's Theater (SCCT) was established as a non-profit organization in 1990. The goal of the organization is to provide children of the community the opportunity to participate in acting classes and stage productions. Since 1990 the SCCT has provided 64 shows with over 400 performances with participation by over 2000 children.

The SCCT does not have a permanent facility in which to offer its classes or stage productions. SCCT President Debra Fowler has expressed the desire of the organization to develop a venue dedicated to the theater program and has made a request to the City that it give serious consideration to building a children's theater. The SCCT has expressed its desire to work in partnership with the City of San Carlos Parks and Recreation Department. The

City and the SCCT have met with the San Carlos School District and have discussed sharing a school multi-purpose room and school facilities in the past as an option to host the SCCT.

The survey indicates an above-average level of interest in a performing arts facility. Desirable features cited in the survey include a downtown area location, space for music and dance concerts, space for a children's theater, and space for an adult community theater.

Athletic Fields

A comprehensive study of athletic field needs was commissioned by the City in 2000. The Field Use and Agronomic Specifications prepared by Mark M. Mahady and Associates, Inc. It noted that some athletic fields were being used at 200% - 300% of capacity at the time of the report. The report concluded that the number of hours requested for scheduled sports (soccer, baseball, adult softball, and football) would require approximately 31 acres of sports fields (20 sports fields measuring 1.5 acres each). The City currently has approximately 7 fields covering 15 acres. Clearly, additional fields are necessary to serve existing demand. Even more demand will be created if the population increases by 7,000 as projected by ABAG. The survey indicates an above average level of interest in new athletic fields. Desirable features cited were playgrounds for small children, night lighting, and soccer fields over softball, baseball, football, and lacrosse fields.

Community Indoor Gathering Space/Community Center

The City of San Carlos does not have a large public indoor space for residents and organizations to gather, to celebrate, to fundraise, or to host civic events. Residents and City events must go outside the City or use inadequate or undersized school cafeteriums. Although planning standards do not exist for this type of space, it is typical of a community the size of San Carlos to provide one public community hall with a minimum seating capacity of 300 at round tables. A catering kitchen and outdoor patio space are provided adjacent to the community hall. These rooms are most often included in community centers and include other types of public spaces. The dining room at the Adult Community Center with seating for 150 and the Kiwanis building with indoor seating for 100 are the City's only public gathering spaces. Neither is adequate to meet the demand of organizations, residents, or public events. The survey indicated average interest in a new community center. Desirable features include classes for yoga, Pilates, and other aerobic activities; fitness equipment; group exercise classes; and a gymnasium.

Dog Park

San Carlos has one dog exercise area, located at Heather Park. Many residents desire a more formalized dog park that would be fenced-in and provide additional amenities. The survey indicated an average level of interest in a new dog park.

Skate Park

San Carlos lacks a dedicated skate park. The survey indicated a below-average level of interest in a new skate park.

Indoor Gymnasium Space for Adults

The City operates one indoor gymnasium located at the Youth Activity Center. Although significant demand exists for adult play, the Youth Activity Center gym may only be used by youth. Consequently, the gym is unused for significant periods of time. The City currently operates adult basketball and volleyball programs at several local school gymnasiums. An additional city-owned gym would likely be well used. Another possibility would be to reduce the restriction on the use of the Youth Center gym to allow adult use. Additional indoor gym space for adults received an average level of interest in the survey.

Playground Upgrades

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). The City is moving toward making playgrounds “inclusive” where disabled children can access at least 70% of all features. As budgets allow, the upgrade process will provide the opportunity to improve the adjacent areas so that a more modern and pleasant setting is created. This is as opposed to a simple replacement of the equipment in a particular play area. Such holistic improvements may include seating, walkways, improved accessibility, planting, seating, and other amenities.

Improvements and Upgrades to Existing Parks

Each of the City’s existing parks has been inventoried and analyzed for desired improvements. Specific recommendations for the individual parks will be included in the action plan.

Endnotes, Section 3.0

ⁱ Claritas. (2007). *Demographic Trend Report*. Retrieved June 20, 2007, from www.sitereports.com

ⁱⁱ Claritas. (2007). *Demographic Trend Report*. Retrieved June 20, 2007, from www.sitereports.com

ⁱⁱⁱ Claritas. (2007). *Demographic Trend Report*. Retrieved June 20, 2007, from www.sitereports.com

^{iv} Claritas. (2007). *Demographic Trend Report*. Retrieved June 20, 2007, from www.sitereports.com

^v American Sports Data, Inc. and the International Health, Racquet, and Sportsclub Association. (2000). *IHRSA/ASD Health Club Trend Report*. Hartsdale, NY: American Sports Data, Inc.

^{vi} AARP. (2004). *Baby Boomers Envision Retirement II – Key Findings: Survey of Baby Boomer’s Expectations for Retirement*. Retrieved July 6, 2007 from

<http://www.aarp.org/money/careers/employerresourcecenter/trends/a2004-08-10-envisionret.html>

^{vii} AARP. (2006). *Boomers Turning 60*. Retrieved July 6, 2007 from

- ^{viii} Leisure Lifestyle Consulting. (2007). *Trend Scan Parks and Recreation*. Retrieved July 6, 2007 from www.cprs.org
- ^{ix} John J. Heldrich Center for Workforce Development, Rutgers, The State University of New Jersey Center for Survey Research and Analysis, and the University of Connecticut. (2005). *Work Trends: Americans Attitudes about work, employers, and government*. Retrieved July 6, 2007 from <http://www.heldrich.rutgers.edu/Resources/Publication/192/WT16%20Press%20Release.pdf>
- ^x John J. Heldrich Center for Workforce Development, Rutgers, The State University of New Jersey Center for Survey Research and Analysis, and the University of Connecticut. (2005). *Work Trends: Americans Attitudes about work, employers, and government*. Retrieved July 6, 2007 from <http://www.heldrich.rutgers.edu/Resources/Publication/192/WT16%20Press%20Release.pdf>
- ^{xi} Karoly, L. and Zisimopoulos, J. (2004). *Self-Employment and the 50+ Population*. Retrieved July 6, 2007 from <http://www.aarp.org/research/work/employment/aresearch-import-844-2004-03.html>
- ^{xii} Center for Disease Control. (2001). *Prevalence of Obesity among US Adults by State Behavioral Risk Factor Surveillance System*. Retrieved July 6, 2007 from www.cdc.gov/nccdphp/dnpa/obesity/trend/prev_reg.htm
- ^{xiii} Luund, L., Sugerman, B., and Foerster, S. (2001) *Prevalence of Obesity and Healthy Weight in California Counties*. Sacramento, CA: State of California
- ^{xiv} AARP. (2006). *Boomers Turning 60*. Retrieved July 6, 2007 from
- ^{xv} The Consilience Group. (2006). *Global Aging and Sports: The Impact of Aging of the World's Population on the World of Sports*. Princeton, NJ: SBRnet
- ^{xvi} Health Link. (2002). *The Surgeon General's Call to Action to Prevent and Decrease Overweight and Obesity*. Retrieved July 6, 2007 from http://www.surgeongeneral.gov/topics/obesity/calltoaction/fact_adolescents.htm
- ^{xvii} Elkind, D. (2007). *The Power of Play: How Spontaneous, Imaginative Activities Lead to Happier, Healthier Children*. Cambridge, MA: Da Capo Press.
- ^{xviii} California Center for Public Health Advocacy. (2002). *An Epidemic: Overweight and Unfit Children in California Assembly Districts*. Retrieved July 6, 2007 from http://www.publichealthadvocacy.org/policy_briefs/study_documents/Full_Report1.pdf
- ^{xix} Elkind, D. (2007). *The Power of Play: How Spontaneous, Imaginative Activities Lead to Happier, Healthier Children*. Cambridge, MA: Da Capo Press.
- ^{xx} National Institutes of Health. (2005). *Obesity Threatens to Cut U.S. Life Expectancy, New Analysis Suggests*. <http://www.nih.gov/news/pr/mar2005/nia-16.htm>.
- ^{xxi} Cary, P. (2004, June 7). *Fixing Kids Sports*. Retrieved July 18, 2007 <http://www.usnews.com/usnews/news/articles/040607/7sports.htm>.
- ^{xxii} Eloisa Gonzalez, MG, MPH La County Department of Public Health.
- ^{xxiii} Health Link. (2002). *The Surgeon General's Call to Action to Prevent and Decrease Overweight and Obesity*. Retrieved July 6, 2007 from http://www.surgeongeneral.gov/topics/obesity/calltoaction/fact_adolescents.htm
- ^{xxiv} California Center for Public Health Advocacy. (2004). *The Growing Epidemic: Child Overweight Rates in California's Cities and Communities*.
- ^{xxv} Project for Public Spaces. (2006). *Health and Community Design, Project for Public Places*. Retrieved July 18, 2007 from http://www.pps.org/info/placemakingtools/issuepapers/health_community
- ^{xxvi} Project for Public Spaces. (2006). *Health and Community Design, Project for Public Places*. Retrieved July 18, 2007 from http://www.pps.org/info/placemakingtools/issuepapers/health_community
- ^{xxvii} U.S. Green Building Council. (n.d.) *Organization Power Point*. Retrieved July 18, 2007 from www.usgbc.org
- ^{xxviii} Cranz, g. (2005). *Sustainable parks*. Retrieved July 18, 2007 from http://www.horseshoefarm.org/sustainable_parks.htm

4.0

Action Plan

This Action Plan is the heart of the Master Plan. The Action Plan recommendations are rooted in an extensive public participation process. They respond to the findings of the Needs Assessment, which were based on numerous public meetings, workshops, focus groups, a statistically-valid phone survey, a demographics analysis, and benchmark comparisons with comparable communities. The Action Plan translates the community's vision into achievable improvement projects that will be implemented over the next 20 years.

The Action Plan recommendations address all of San Carlos' parks, buildings, open space, and other recreational facilities. The recommendations are presented for the following categories of facility improvements, presented in the following order:

- 4.1: New Parks
- 4.2: Community Parks
- 4.3: Neighborhood Parks
- 4.4: Mini Parks
- 4.5: Special Use Parks
- 4.6: Open Space and Trails
- 4.7: Active Recreation Facilities
- 4.8: Community Facilities

4.1 NEW PARKS

Park Land Acquisition

San Carlos is a mature community, with little vacant land available for park development. Any expansion in park acreage would need to adopt a creative approach. To address this issue, in 2005 the Park Land Acquisition Task Force, an ad hoc committee composed of two City Council members and two Park and Recreation Commission members, evaluated opportunities for land acquisition for development of new parks and recreation facilities. Going forward, City Staff and Decision Makers should continue to monitor opportunities to increase parkland acreage and/or obtain suitable sites for construction of community facilities such as an aquatics complex or community center. As potential sites are identified, comprehensive cost/benefit analyses should be prepared to determine the viability of acquiring any additional land for parks and recreation uses.

Off-Leash Dog Exercise Area

Space for exercise is becoming increasingly important in our urban areas. City policy precludes off-leash dog use of the City's parks and sports fields. The City maintains one off-leash dog exercise area which currently on City-owned land adjacent to Heather School. The area has several inadequacies, including sloping topography, lack of shade and water, and is location down slope and out of sight from the parking area. One or two additional dog exercise areas should be developed. Possible locations include:

- Vista Park: There is an open area on the benched topography below the main park area that would be suitable. This would satisfy demand from residents in the western hills area of the city.
- Caltrain Right of Way: CalTrans may permit the City use of the narrow level area between the elevated railroad tracks and El Camino Real between Brittan and Howard Avenues for community use. The area would need to be enclosed with a secure fence to minimize the hazards of traffic on El Camino Real. Traffic studies would need to be performed. A small off-street parking area would also be needed, along with water, benches, and the other typical dog park amenities.

Skate Park

Many communities have addressed the demand for teenage recreation with the addition of a skate park. Nearby cities with skate parks include Redwood City, Menlo Park, Foster City, Palo Alto, and San Mateo. It is recommended the City give consideration to the development of a skate park. Land availability is an issue with this facility. Possible locations include an expanded Laureola Park, Burton Park, or the industrial area. A site located in the industrial area may involve site cleanup costs (depending on which sites in the area are considered), and assembly costs and challenges (most properties are individually held). The costs of land acquisition are unknown and the sources of funds for operating and maintaining such a facility are unknown today in light of the City's General Fund Budget problems.

Sports Complex

See section 4.7 for a discussion of active recreation facilities.

4.2 COMMUNITY PARKS

Arguello Park

Arguello Park is San Carlos' largest park. It provides a balanced array of active and passive recreational experiences. A renovation master plan was prepared in 2003. The first phase was constructed in 2006.

RECOMMENDATIONS

Construct second phase master planned improvements, to include:

- Additional play equipment with climbing wall
- Water play feature
- Trail repair and expansion
- Hillside stabilization
- Amphitheater renovation
- Deck and overlook at “the rocks” with interpretive signage
- Renovation of the BMX bicycle course
- Tennis court area improvements, with user input
- Baseball concession stand with score booth (currently being planned for implementation with Little League funding and construction)

Other recommendations, not described in the Arguello Park master plan :

- Add a green waste stockpile area and dumpster
- Repave access road to tennis courts
- Little League is working on plans for a storage/concession building to be located on the third base side of the field
- Add bollards at lower parking lot to prevent vehicles from damaging field

Burton Park

Burton Park is considered to be the Central Park of San Carlos. Given that the typical community park is at least 20 acres in size, a tremendous amount of recreational value has been concentrated into Burton Park’s 10.3 acres. The park’s facilities serve the local neighborhood as well as the entire community.

ELEMENT	ANALYSIS	RECOMMENDATIONS
Park Planning		Update the 1994 master plan to address Kiwanis Building and area currently occupied by tennis courts, basketball courts, ball wall, and horseshoe pits
Accessibility	All facilities are accessible	Playground upgrade to be completed in 2008 will be inclusive with at least 70% of the activities accessible

ELEMENT	ANALYSIS	RECOMMENDATION
Athletic Fields	Native soil-based turf; sheet drains west to east, eastern field (Flanagan Field) can be wet	Consider adding lighting and improve drainage on Flanagan Field. Consider installing synthetic turf infields for improved multi-use
Basketball Courts	Concrete paving is not an ideal court surface and is in need of repaving	Rebuild courts; replace goals; replace lighting
Drainage	North turf area poorly drained; Flanagan Field has some drainage problems	Improve turf drainage in concert lawn and Flanagan Field
Equipment Storage		Add a roll-up door in the concession room in gymnasium building for access to equipment storage
Horseshoe Pits	The two horseshoes pits are worn	Renovate
Informal Turf Area	North lawn is used heavily for community events including concerts in the park	Drainage improvements
Kiwanis Building	See Community Facilities section for analysis	See Community Facilities section for recommendations; possible expansion of building would impact tennis and basketball courts
Landscaping	Mature trees are valuable for shade	Implement phased replacement of eucalyptus with more desirable species
Parking	Parking is adequate for normal use; however is inadequate when park is used for large community events.	No recommendations
Picnic Areas		North End: renovation, improve drainage, replace furniture Basketball Court Area: Replace furniture; add paving around tables; install accessible tables and BBQ's
Play Areas	Two new inclusive play areas and water spray feature will be installed in 2008/2009	No recommendation
Practice Wall		New surfacing
Restrooms	Accessible; prefabricated structure	Replace within next five years
Site Furniture – Benches, Tables, Bicycle Racks	Somewhat worn condition	Implement phased replacements of benches and picnic tables; add several bicycle racks
Tennis Courts	In need of reconstruction for safety	Rebuild courts; replace lighting; replace fencing.
Youth Center	See Community Facilities section for analysis	See Community Facilities section for recommendations
Additional Elements		As part of master plan process, consider adding unique elements to enhance the "central park" character

Highlands Park

Highlands Park provides a mix of neighborhood- and community-serving facilities. Future improvements should continue to serve the neighborhood as well as community-wide active recreation needs.

ELEMENT	ANALYSIS	RECOMMENDATIONS
Park Planning		Design process for any changes to the athletic fields and play area will require neighborhood and community participation
Accessibility	All areas accessible except play area	Renovate play area to inclusive status
Athletic Fields		Renovate Stadium Field turf, drainage and irrigation; consider installation of synthetic turf Renovate lower field turf and infields; consider installation of synthetic turf Renovate infields for better drainage Close gaps in field fencing to prevent vehicle access onto lower field; use bollards, offset fencing, or other method that will not preclude public access
Athletic Field Lighting	Stadium Field is not lighted	Add lighting to Stadium Field for night soccer and baseball play
Athletic Field Support Facilities	Little League has storage in the concession building	No recommendation
Parking	Adequate, park has the greatest number of off-street parking spaces of all City parks	No recommendation
Pathways		Maintain walking path around perimeter of park and fields
Picnic Areas		Enhance picnic area next to park entrance on Aberdeen Drive with additional picnic tables, shade trees, and disabled access
Play Areas		Upgrade children's play area to be in conformance with access and safety regulations and to inclusive status
Restrooms	Adequate	No recommendation
Security Lighting	Adequate	No recommendation
Site Furniture – Benches, Tables, Bicycle Racks	Adequate	Replace tables and furnishings as needed. Consider adding adult fitness equipment.
Tennis Courts	Lighting too dim for quality night play; existing system uses parking lot light fixtures	Install appropriate tennis court lighting fixtures with light levels for recreational play; thin overhanging trees to reduce shade on courts

4.3 NEIGHBORHOOD PARKS

Chilton Park

Chilton Park provides visitors with a unique, natural environment. Chilton Park could be an “environmental” park, similar to Vista Park, which emphasizes preservation of the natural environment, environmental education, and sustainable landscape development. Future development should be compatible with the existing setting. Any new improvements should be low intensity enhancements focused on unstructured play and informal, passive use. The existing natural features, such as the rock outcropping and views, are important determinants of the park’s character. These should be used as positive features. This is an example of a park that does not require a great deal of physical improvement in order to serve the neighborhood well.

ELEMENT	ANALYSIS	RECOMMENDATION
Park Planning		Prepare a park design plan with neighborhood and community participation
Accessibility	Park currently has no pathways	Install accessible pathways
Drinking Fountains		Install drinking fountain
Experiential Quality	Natural setting provides unique experience for a city park	Maintain and enhance natural setting
Landscaping		New planting should emphasize drought tolerant Mediterranean and native plants; Consider a meadow of native grasses and wildflowers instead of manicured turf as the central open space of the park
Pathways		Install pathways, benches
Signage		Add park signage Opportunity for interpretive signs or other exhibits
Site Furniture		Install pathways, benches

Crestview Park

Crestview Park serves the neighborhood, and also provides a field for active recreation.

ELEMENT	ANALYSIS	RECOMMENDATION
Park Planning		Prepare a park renovation plan with neighborhood and community participation
Accessibility	Play, courts, and picnic area not accessible	Remodel play and picnic, and court area for accessibility
Athletic Fields		Renovate the turf field with new drainage; or consider installing synthetic turf
Basketball Courts		Renovate the picnic, volleyball, and basketball court areas as appropriate in conjunction with the play area renovation; add lighting
Drainage	Field drainage poor	Renovate field
Experiential Quality	Exposed and windy	Plant additional trees around perimeter
Parking	Insufficient number of off-street spaces for game parking	No recommendation - no opportunity exists for expanding parking without removing field space
Pathways		Widen perimeter walking park and convert decomposed granite surface to an all weather surface; improve neighborhood entrance from Leslie Drive
Picnic Areas		Renovate the picnic, volleyball, and basketball court areas as appropriate in conjunction with the play area renovation Add shade structure(s) to the play/picnic areas
Play Areas		Modernize; bring into compliance with access and safety regulations; upgrade to inclusive status; include a water play feature Add shade structure(s) to the play/picnic areas
Site Furniture – Benches, Tables, Bicycle Racks		Increase number of tables and benches
Volleyball Courts	Concrete surface; not well used	Renovate the picnic, volleyball, and basketball court areas as appropriate in conjunction with the play area renovation; consider sand volleyball surfacing

Laureola Park

Laureola Park was remodeled in 2000, and is in need of little improvement. Of note, the children’s play area was remodeled in the early 1990’s with volunteer labor from the immediate neighborhood.

ELEMENT	ANALYSIS	RECOMMENDATIONS
Park Planning		Plan improvements to children’s play area with community participation
Athletic Fields		Drainage improvements for the ball field
Athletic Field Support Facilities		Add shade for bleachers
Community Building	Special Needs Building	Building in need of complete remodel. See Inventory and Needs Assessment sections for evaluation.
Drainage	Field drainage poor	Improve field drainage
Parking	Off street parking lot has insufficient number of spaces	Increase parking if additional property is acquired.
Play Areas		Renovate the two children’s play areas to be in compliance with access and safety regulations to inclusive status and to provide modernized equipment. Incorporate water play feature and shade structure.
Restrooms	Prefabricated	Replace within next five years

North Crestview Property

The North Crestview property was acquired by the City to be used in a project to connect Crestview Avenue with Highway 280. This project is no longer under consideration by the City and the property is now surplus. The site had previously been a candidate for sale by the City for potential residential development.

The site has been suggested for development of a new community center to take advantage of the views, and for new tennis courts. This site is not an ideal location for a community center. The remote location away from the majority of the City’s population base would require more vehicle trips than would a central location, and would tend to limit access by many members of the community. Potential impacts on the residential neighborhood would also need to be analyzed.

The logic of developing the North Crestview site as a traditional neighborhood park is lessened by the presence of Vista Park directly across the street. The site’s steep topography would also make the development of a traditional park difficult.

One potential use of this property is as an undeveloped open space area that would provide a potential connection to the open space lands to the west. The property could have a low-impact pathway system with benches that would allow people to enjoy the expansive views to the east. A new pathway up the steep slope from the street would need to be engineered for disabled access. The site may be able to serve as a trailhead leading into the adjacent public open space lands if an agreement for public access and new trail development could be achieved.

RECOMMENDATIONS

- Prepare park master plan to determine ultimate uses of this property
- Minimal development as an open space area with pathways and benches
- Explore the possibility of creation of a trail connection with the adjacent open space

Vista Park

Vista Park is San Carlos' native species, pesticide free park.

ELEMENT	ANALYSIS	RECOMMENDATION
Accessibility	Decomposed granite pathways are appropriate for the natural setting	Maintain pathways to ensure accessibility
Experiential Quality	Expansive views in a natural setting	Retain natural setting
Landscaping	Native vegetation garden	Continue to eradicate invasive species and add to the native plantings
Pathways	Decomposed granite pathways are appropriate for the natural setting	Maintain pathways to ensure accessibility
Signage		Add interpretive signage
Site Furniture	Picnic tables not accessible	Add accessible picnic tables
Additional Elements		Add dog park to the lower bench area; consider adding restrooms

4.4 MINI PARKS

Cedar Street Park

This small park functions primarily as a tot lot and sitting area for the immediate neighborhood. The park is in need of an overall renovation.

ELEMENT	ANALYSIS	RECOMMENDATION
Park Planning		Prepare a park renovation plan with the participation of the neighborhood and community
Accessibility	Play area inaccessible	Renovate play area
Basketball Courts	Asphalt area takes up too much space in center of park; area is underutilized	Consider removal and replacement with green space
Informal Turf Area	Small	Consider rearranging basketball court as a half-court and expanding turf area
Landscaping	Hillside somewhat bare	Repair hillside erosion
Pathways	Paving in poor condition	
Picnic Areas		Renovate picnic and seating areas; provide new tables and benches
Play Areas	Not accessible, deteriorated wooden curbing	Renovate play area to inclusive status
Site Furniture		Renovate picnic and seating areas, provide new tables and benches

Hillcrest Circle Park

This park was renovated in 2006, and needs minimal improvements.

ELEMENT	ANALYSIS	RECOMMENDATION
Experiential Quality	Location in traffic circle is exposed	Add shade trees for buffer
Landscaping		Complete planned landscaping
Play Areas	Wood chips and sand tend to wash out of play area and into street	Construct small retaining wall or curb to contain material
Site Furniture		Add three benches

Laurel Street Park

Laurel Street Park is an example of how parks and recreation can support economic development in the community. It is also an example of how a successful fundraising campaign can make new park resources available to the community. The park is in excellent condition.

ELEMENT	ANALYSIS	RECOMMENDATION
Site Furniture	Fabric shade cover over stage is deteriorating, will need replacement in next 5 years	Replace shade cover

Rosek Park

Rosek Park is a small landscaped island maintained by the City. No recommendations are made.

San Carlos Avenue Neighborhood Park

San Carlos Avenue Park functions primarily as a tot lot and sitting area for the immediate neighborhood. The park is in need of an overall renovation.

ELEMENT	ANALYSIS	RECOMMENDATION
Park Planning		Prepare a park renovation plan with the participation of the neighborhood and community
Accessibility	Play area is not accessible	Renovate play area to inclusive status
Experiential Quality	Pleasant setting, hillside provides buffer	
Landscaping		Repair erosion on slope Make entrance more inviting by removing overgrown shrubs and replacing chain link fence with a more aesthetically-pleasing fence Improve visibility into the park from the street by removing overgrown evergreen shrubs along the sidewalk
Picnic Areas	Picnic tables not accessible	Renovate picnic and seating areas, provide new tables and benches Consider terracing the lower portion of the slope for additional seating and picnic area, freeing up the existing picnic area for use as an expanded play area and open space
Play Areas	Play area has equipment for toddlers only	Renovate children's play area to be in compliance with access and safety regulations; modernize and expand range of equipment
Site Furniture	Somewhat worn	Renovate picnic and seating areas, provide new tables and benches

4.5 SPECIAL USE PARKS

City Hall Park

City Hall Park's central location and proximity to City Hall, the library, and the Adult Community Center make it an important civic space. Improvements should be designed to improve the park's ability to serve as a community gathering space for festivals. A low intensity amphitheater, gazebo or festival lawn with stage would support gatherings. The park is somewhat isolated from the adjacent civic buildings. This is due to the presence of two apartment buildings that intervene between the park and the Adult Community Center, and the design of City Hall which lacks an indoor/outdoor relationship.

ELEMENT	ANALYSIS	RECOMMENDATION
Park Planning		Prepare a park renovation plan with community participation
Accessibility	Decomposed granite pathways are considered to be accessible, but are difficult to negotiate when wet	Pave pathways with a firm surface
Drainage	Turf is poorly drained	Improve drainage
Experiential Quality	Serene setting	Enhance relationship with adjacent buildings
Informal Turf Area	Poorly drained	Improve drainage
Landscaping	Irrigation system in poor condition	Replace irrigation as part of park remodel; consider removal of large palm tree which occupies the center of the park, so that the central area may function as an open space
Pathways	Decomposed granite material erodes when wet, is tracked into civic buildings	Add walkways from the Adult Community Center to Elm Street and to City Hall Repave existing decomposed granite walkways with concrete to reduce maintenance costs
Picnic Areas	Scattered tables, not accessible	Provide accessible picnic tables if they are incorporated into a redesign
Security Lighting	Only one tall fixture in park	Replace single pole light with decorative pathway lights; provide security lighting on pathway leading to ACC
Site Furniture – Benches, Tables, Bicycle Racks		Replace tables and benches as needed; consider tables with game board inlays and movable chairs
Additional Elements	To be determined by master plan process	Consider adding group gathering facilities, such as a gazebo or stage area

Heather Dog Exercise Area

The dog exercise area next to Heather School is used extensively by the community. The area is in dilapidated condition. The following improvements are recommended:

- Rebuild steps
- Build ADA accessible ramp
- New dog exercise area surfacing
- New walkway paving
- Benches and picnic table
- Shade structure
- Domestic water source

4.6 OPEN SPACE AND TRAILS

San Carlos is fortunate to have significant areas of dedicated open space in the City's park system. These resources are highly valued by the community. Many would like to see the open space acreage expanded.

The statistically-valid community phone survey indicated that 76% of respondents are interested in expanding and improving the City's trail system. This was the highest ranking recreational amenity of those surveyed. Trail improvements also received the highest level of "good voter" (defined as moderate to high propensity voters) support for funding, with 55% in favor of additional taxes for trails.

The City has two open space parks with well-developed trail systems and trailside amenities. These are largely the result of volunteer efforts led by the San Carlos-Belmont Chapter of the Sierra Club.

Recommendations for the open space areas are modest. The most important recommendation is to maintain these areas in open space in perpetuity. This is followed by the recommendation to expand and enhance the trail system. Trail use is an issue of concern to many users. The recommendations below include addressing this issue in an open space management plan.

Big Canyon Park

RECOMMENDATIONS

- Enhance pedestrian entrance on Brittan with improved park signage, additional seating, drinking fountain, and buffer adjacent residence with native vegetation
- Construct new trails in eastern portion of the park
- Create trail connection to Heather School
- Continue to maintain and improve trails using best practices, with particular attention to soil erosion and trail drainage.
- Widen selected trails for multi-use

Eaton Park

RECOMMENDATIONS

- Continue to maintain and improve trails using best practices, with particular attention to soil erosion and trail drainage.
- Widen selected trails for multi-use

New Open Space

Interest has been expressed in acquisition in title or in open space easement of the undeveloped, privately-owned canyon land located east of Crestview Drive within City limits, and also in the Devonshire Canyon area of unincorporated San Mateo County immediately below (see discussion under “Park Land Acquisition” earlier in this chapter).

Open Space Recommendations

- Implement the Council-approved Trails Connection Plan (Appendix D)
- Prepare an Open Space and Trails Management Plan to address trails, wildlife, vegetation, geology and unstable soils, erosion, sensitive environmental resources, views, relationship with adjacent residences, parking, signage, interpretive programs, trails, and other aspects of responsible land management and public benefit of the open space areas.
- As part of the management plan, address trail use by and potential conflicts among hikers, bicyclists, and equestrians.

Trails

This Master Plan makes recommendations for trails improvements in Big Canyon and Eaton Parks. It also recommends implementation of the Council-approved Trails Connections Plan. This plan, which is presented in Appendix D, describes a prioritized list of new trails that will connect the City trail system with adjacent open space and trails.

Initial contact has been made with other agencies, all of whom have expressed an interest in connecting with San Carlos. Discussions also may occur with private property owners in San Carlos regarding easements on their property. The committee will return, in the future, to the City Council through the Parks and Recreation Commission with formal recommendations for specific connections requiring easements or permission as required.

It is recommended under “Open Space Recommendations” above that the City prepare an Open Space Management and Trails Master Plan to address the trails within the open space areas in more detail.

TRAILS RECOMMENDATIONS

- Implement the Council-approved Trails Connection Plan
- Extend and improve trails in Big Canyon and Eaton Parks

4.7 ACTIVE RECREATION FACILITIES

Sports Fields

The demand for sports fields is high in San Carlos, just as it is in the Bay Area, California, and the nation. The City currently has over 8,000 sports field users. The City has experienced more demand than can be accommodated by the existing number of fields for many years. The Parks and Recreation Department has reduced the hours of field use in an effort to protect the turf from overuse.

However, land for field development is in short supply. The existing parks do not have excess space that may be used for new fields, and little if any suitable land is available for purchase in the City of San Carlos.

In response to this demand, the City commissioned a study in September 2000 entitled *The City of San Carlos Parks and Sports Fields Field Use and Agronomic Specifications*, prepared by Mark M. Mahady & Associates in October 2001. The study found that 20 fields of 1-1/2 acres each would be required to accommodate the number of hours of recreational play requested by the various sports groups in the year 2001. Currently the City has seven multipurpose fields for soccer and baseball/softball, and one soccer-only field. Several of these fields are overlaid such that only one sport may be played at a given time.

STRATEGY

The Mahady report outlined a strategy for increasing the availability of fields. This strategy has generally been accepted, and implementation plans are proceeding. The strategy focused on four points:

1. Improve the wear tolerance of existing fields by converting to synthetic turf.

2. Determine creative ways to expand and acquire new acreage for sports fields, including conversion of rooftops to sports field use, converting asphalt parking area into a dual purpose field surface, and improving the fields at Central Middle School.
3. Protecting investment in existing natural turf fields, with improved maintenance equipment, increased resources, and limiting access to wet fields.
4. Limit program growth to reduce impact on fields.

The addition of night lighting would also be beneficial in providing for an increased number of hours of play per year. This would reduce the need to build additional fields by maximizing the utility of existing fields.

SPORTS COMPLEX

A sports complex has been discussed as a way to satisfy the demand. A six-to eight-field sports complex would require at least 20 acres of land to include necessary parking, circulation, restrooms, concessions, and other supporting amenities. Within the City limits, suitable level land for a sports complex of this size might only be found in the industrial area east of El Camino Real, which would come at the expense of lessening the City's tax base. The cost of land acquisition and sports complex development would be significant.

CITY/SCHOOL DISTRICT JOINT USE

The City and School District enjoy a beneficial relationship for the joint use of school facilities for community recreation. Due to the built-out nature of many Bay Area communities, joint use agreements have proven themselves invaluable in maximizing the utility of existing public lands for the community's benefit. One example is San Leandro, where the partnership between the City and the San Leandro Unified School District has made possible the construction of several new athletic fields, including a synthetic surface field and all-weather track at a local middle school.

Since the primary function of school open space is to provide for active recreation, improving sports fields at schools makes sense. Community use in the evenings, on weekends, and during summer and other vacation periods provides an increased benefit to the public. Available land for construction of new fields is limited or non-existent in San Carlos. Therefore, capital improvements to the existing school grounds are critical to increasing the amount of playing time in the City of San Carlos. Every effort should be made by the City and School District to continue their effective partnership.

OTHER FIELD SPORTS

Many communities provide field space for other sports including lacrosse, flag football, and cricket. Lacrosse and flag football may be played on soccer fields, as the size requirement is

similar. Cricket requires a somewhat larger field. The improvements recommended for soccer and ball fields would benefit these other sports as well.

RECOMMENDATIONS

- Continue to improve existing fields through the City/School District joint use agreement
- Add synthetic turf and lighting at selected existing fields to increase the number of playable hours per year
- Acquire additional land

Court Sports

San Carlos provides a satisfactory level of service for outdoor court sports including tennis, and basketball. Comparisons with the comparable community benchmark study are favorable:

TENNIS

- San Carlos 1 court per 2,229 residents (12 courts total)
- Average of seven comparable communities: 1 court per 4,778 residents

BASKETBALL

- San Carlos 1 court per 9,035 residents (5 courts total)
- Average of seven comparable communities: 1 court per 10,210 residents

RECOMMENDATIONS

- Maintain current inventory of sports courts
- Replace courts in other locations in the event they are displaced by redevelopment of existing parks

4.8 COMMUNITY FACILITIES

Analysis

Over the years, the San Carlos community has expressed an interest in many community recreation facilities viewed as desirable additions to the City's offerings. These have included a swimming pool, a community performing arts center, a community center, an expanded adult community center, adult gymnasium space, and a lighted sports complex. These facilities are "big ticket" items that carry significant costs for initial capital development, and for ongoing operation and maintenance.

Apart from the cost, availability of land for new construction is limited. It has been suggested that these facilities could simply be “added” to existing parks. However, none of the existing parks has free space for new facilities. 100% of all existing park space is occupied by valuable recreation facilities. Any new construction in the existing parks would require the elimination of ball fields, children’s play areas, sports courts, or other park elements.

However, if the community is supportive, these facilities may be achievable over the long term. The Implementation Plan outlines a strategy for funding such improvements. (Note to reader: the Implementation Plan will be included in the Draft Master Plan document.)

Following are the action plan recommendations for community facilities.

Aquatics Facility

There are currently no public swimming pools in the City of San Carlos. Residents have limited access to the Carlmont High School pool for public swim only during the summer. The City Parks and Recreation Department offers swim excursions with summer camp programs for youth; however teen nights, water exercise, recreational swim teams, and learn to swim programs for youth and adults cannot be offered by the City due to limited access to the pool.

Residents of San Carlos have expressed a significant interest in the development of a public swim facility located within the City of San Carlos. This interest has been expressed over a period of years through public surveys and public process seeking citizen input regarding recreational needs and interest. The October 2007 survey reinforced that interest with 67% of the public indicating they are very or moderately interested in an outdoor pool(s) and 65% moderately or very interested in a new indoor pool(s). The survey demonstrated an interest in both a lap pool and a family recreation pool with water play features, including a water slide. The survey also indicated that 52% of “good voters” (defined as moderate to high propensity voters) would support additional taxes for the construction of an outdoor community recreational pool. For reference, various taxing measures require either a majority (50% + one), or 67% voter approval, depending on the taxing vehicle.

The construction of an aquatics facility would require a minimum of 3 acres of land to accommodate the pool(s), support facilities, and parking. It would also require additional maintenance staff and operating costs. Most stand-alone aquatic facilities require an operating subsidy ranging from 40% to 60% of the annual operating cost, depending on the type and size of the pool(s). For outdoor pools, the amount of the subsidy is also impacted by the number of months and hours a day the facility remains open. An indoor aquatic facility operates year round and can generate significant revenue; however, year round operation also results in higher operating costs. To maximize revenue of an aquatic facility in San Carlos, the City would need to market heavily to non-resident users and swim teams. To

successfully market the facility, the site would need to be easily accessible to both residents and non-residents and located where traffic and parking will not negatively impact neighbors.

This analysis studied three aquatic center options. Option 1 includes an outdoor 8-lane lap pool and a separate outdoor recreational pool. Option 2 includes an outdoor family recreation pool only. Option 3 includes a single outdoor recreation pool with a section for lap swimming.

RECOMMENDED OPTIONS

- Purchase land and construct an outdoor aquatics facility. The cost of acquiring and developing a 3-acre site might be \$9 million to \$18 million, based on a potential cost of \$3 to \$9 million for land purchase, and \$6 to \$9 million for million for construction. If it is the desire of the City Council to develop an aquatics facility at a future date when land, capital and operational funding is available, the City should define the site criteria for an aquatics facility and actively assess sites that may become available for purchase or a land trade. The land could then be banked for future development when funding is in place. This information should be communicated to the public.
- Create increased access to the pool at Carlmont High School. Explore the possibilities for expanding hours of use and securing additional time for youth and adult lessons, swim teams, water aerobics, and other desired City offerings.

OPTIONS CONSIDERED AND DETERMINED NOT DESIRABLE

- Construct an aquatics facility in an existing park. Apart from the obvious drawback of eliminating existing valuable recreation resources, locating the facility in an existing park is considered undesirable for the following reasons:
 - *Burton Park:* A previous study determined that with the relocation of the tennis courts and the basketball courts, a small lap pool, with limited deck area and 42 parking spaces could be located in Burton Park. While this plan is physically feasible for the Burton Park site, this 2008 Master Plan has determined this option to be undesirable for the following reasons:
 - A small lap pool cannot adequately respond to the public's interest as expressed in the recent survey
 - A small lap pool cannot meet the current trends in public pool design, or generate the revenue so that it is financially viable for the City to operate
 - Construction of the 42-space parking lot would remove park space
 - Traffic impacts on the neighborhood would be a significant concern.

- *Arguello Park*: The completed master plan for Arguello Park does not include an aquatics facility at this site.
- *Highlands, Laureola, and Crestview Parks*: Requires the elimination of fields and/or would locate the facility in a neighborhood.
- *Cedar Street, City Hall, Chilton, Hillcrest Circle, Laurel Street, San Carlos Avenues, Rosek and Vista Parks*: These parks have insufficient acreage and/or are located in residential neighborhoods.

Performing Arts Center

The October 2007 survey indicated that 66% of the public was very or moderately interested in a new community performing arts center. The survey also indicated that 44% of “good voters” would support additional taxes for such a facility. For reference, various taxing measures require either 51% or 67% voter approval.

Performing arts centers range from flat floor spaces with a stage and limited back stage support space, to multi-purpose black box theaters, to raked seating with a proscenium stage and a 40 foot fly loft for set staging.

Community and children’s theater generally requires an operating subsidy ranging from 60% to 80% of annual operating costs depending on the number and type of events held in the theater. Funding is typically generated by non-profit organizations raising funds through grants, endowments, fundraising, and limited event revenue. With just over 30,000 residents, a San Carlos theater would need to be aggressively marketed to residents as well as non-residents. A downtown location for a theater is desirable in order to have access to restaurants, be conveniently located for both local and out-of-town patrons, and to avoid impacts on neighborhoods.

RECOMMENDED STRATEGY

- Construct a stage with backstage support facilities that can be used for children’s theater and theater programs in a community center. The large community hall space would be appropriate for this dual use.

OTHER OPTIONS

- Increase community use of an existing public school facility
- Construct an outdoor theater in association with a new community center
- Future Action: If it is the desire of the City Council to develop a stand-alone performing arts center at a future date when land, capital and operational funding is available, the facility type and site selection criteria must be developed. Sites that may become

available for purchase or a land exchange should be assessed against the criteria. The land could then be banked for future development when funding is in place.

- Commit City staff to work with non-profit organizations to build their organizational strength to develop their own capital campaign to fund community theater groups. This may include rental, lease, or acquisition of a building for remodeling into a community playhouse.

OPTIONS CONSIDERED AND DETERMINED NOT DESIRABLE

- Construction of a regional performing arts center. A regional center may not be economically viable given that several nearby communities have regional performing arts centers.
- Construct a performing arts center in an existing park:
 - *Burton Park*: Construction of a new performing arts center in the park would negatively impact the park's existing recreational facilities by requiring demolition of the Kiwanis Building, tennis courts, outdoor basketball courts, and/or the ball fields.
 - *Arguello Park*: The completed master plan for Arguello Park does not include a performing arts facility at this site.
 - *Highlands, Laureola, and Crestview Parks*: Requires the elimination of fields and/or would locate the facility in a neighborhood.
 - *Cedar Street, City Hall, Chilton, Hillcrest Circle, Laurel Street, San Carlos Avenues, Rosek and Vista Parks*: These parks have insufficient acreage and/or are located in residential neighborhoods.

Community Center

The October 2007 citizen survey indicated that 59% of the public is very or moderately interested in a new community center. The survey also indicated that 38% of “good voters” would support additional taxes for such a facility. For reference, various taxing measures require either 51% or 67% voter approval.

This analysis studied two community center options. Option 1 provides a large social gathering room and kitchen and provides some meeting and classroom space. Option 2 is an expansion of Option 1 into a “full service” community center. This option adds a stage and rehearsal space to the large community room, community recreation components including fitness, gymnasium and short-term child watch for facility participants, and preschool classrooms and space for the special needs program. These two options represent the widest

range of options and there are many combinations of options that could be developed between Options 1 and 2.

Option 1 is a 23,400 square foot building and Option 2 is a 61,300 square foot building. The facility development could be phased and constructed as funding becomes available. If phasing is selected, the final building size needs to be considered when selecting a site.

The construction of a community center would require a minimum of 3 to 7 acres of land to accommodate the activity space, support facilities, and parking. Most community centers require an operating subsidy ranging from 10% to 40% of its annual operating costs depending upon the space components, marketability of rentals, and the mix of recreational components that create a demand for annual passes attractive to the market. To maximize revenue, the community center would need to be marketed heavily to residents and neighboring communities.

OPTIONS

- Purchase land and build a new community center.
- Purchase land and expand the Adult Community Center to create a multigenerational community center.
- Construct a community center on the former Black Mountain Springs property. An analysis of this site should be prepared to determine its feasibility for development given the steep topography and presence of springs. The cost of acquisition is unknown. Should the property be developed for residential use, the City would receive a portion of the site, or fees-in-lieu thereof, through the City's Quimby Act ordinance.

OPTIONS CONSIDERED AND DETERMINED NOT DESIRABLE

- Develop an addition or raze and reconstruct the community center on the Kiwanis Building site:
 - The demolition of the Kiwanis Building, basketball courts, and tennis courts would not create sufficient space for either Option 1 or Option 2 with the required parking and service access. Demolishing the children's play area or the athletic fields to make room for the facility is not a reasonable option. Potential traffic impacts on the neighborhood would also be a concern.
 - Construct a community center in another existing park. Apart from the obvious drawback of eliminating existing valuable recreation resources, locating the facility in an existing park is considered undesirable for the following reasons:
 - *Arguello Park:* The completed master plan for Arguello Park does not include a community center at this site.

- *Highlands, Laureola, and Crestview Parks*: Requires the elimination of fields and/or would locate the facility in a neighborhood.
- *Cedar Street, City Hall, Chilton, Hillcrest Circle, Laurel Street, San Carlos Avenues, Rosek and Vista Parks*: These parks have insufficient acreage and/or are located in residential neighborhoods.

Gymnasium for Adult Play

The City owns and operates a full-size gymnasium at the Youth Center; however City policy prohibits adult use of the facility. There are no full-size indoor courts available for adult play within the City. The October 2007 survey found that 55% of the public is very or moderately interested in access to a gymnasium for court sports play. The survey also indicated that 34% of “good voters” would support additional taxes for “making available more gym space for adults”. The City currently operates adult basketball programs at two middle school gymnasiums, neither of which are full size.

The construction of a two-court gymnasium would require approximately 1.5 acres of land to accommodate the gymnasium and parking. A stand-alone gymnasium is costly to operate, has limited revenue potential, and typically requires an annual operating subsidy ranging from 40% to 60% of its operating cost. The trend in facility design consolidates program spaces such as a gymnasium within a larger, multi-faceted facility to optimize operational efficiencies and revenue, thereby reducing the subsidy for the gymnasium activity.

RECOMMENDED OPTION

- Explore mitigation strategies to address neighborhood concerns regarding potential traffic and parking impacts resulting from adult use of the gymnasium at the Youth Center. If neighborhood concerns can be adequately addressed, seek a change in City policy regarding adult use of the gymnasium.

OTHER OPTIONS

- Include a gymnasium component in future planning for the development of a full service community recreational center.

OPTIONS CONSIDERED AND DETERMINED NOT DESIRABLE

- **Purchase land to build a stand-alone gymnasium:** A stand-alone gymnasium will require an annual subsidy for its operation that will burden the City’s General Fund. Gymnasium development in conjunction with other recreational facilities is considered more viable because joint development will reduce the operating costs and increase the revenue generation from the gymnasium component of a recreational facility.
- **Construct a gymnasium in an existing park:**

- *Burton Park*: Constructing a new gymnasium in close proximity to an existing one would only be logical if community demand warranted a doubling of indoor gymnasium space, and if land for new construction was available. Neither of these conditions exists. New construction would negatively impact the park's existing recreational facilities by requiring demolition of the Kiwanis Building, tennis courts, outdoor basketball courts, and/or the ball fields.
- *Arguello Park*: The completed master plan for Arguello Park does not include a gymnasium at this site. Insufficient level space exists within the park.
- *Highlands, Laureola, and Crestview Parks*: Requires the elimination of fields and/or would locate the facility in a neighborhood.
- Cedar Street, City Hall, Chilton, Hillcrest Circle, Laurel Street, San Carlos Avenues, Rosek and Vista Parks: These parks have insufficient acreage and/or are located in residential neighborhoods.

Existing Buildings

The existing buildings will likely continue in service until such time as new or replacement buildings can be developed. Following are the recommendations for improvements to each building:

ADULT COMMUNITY CENTER

- Seismic Study
- Seismic retrofit
- Pedestrian access improvements (exterior)
- ADA restrooms on second floor
- ADA ramp at on-street parking space
- Interior lighting improvements
- HVAC conversion to VAV
- Fitness room with equipment (remodel existing billiards room)
- Aerobics floor in main hall
- Kitchen remodel
- Lobby remodel
- Interior finishes refurbishment

KIWANIS BUILDING

- Seismic Study
- Seismic retrofit
- New HVAC system
- New doors, windows

- Kitchen remodel
- Fire alarm/fire sprinkler system
- ADA upgrades

LAUREOLA PARK BUILDING

- Seismic Study
- Seismic retrofit
- Fire alarm/fire sprinkler system
- New flooring
- Kitchen remodel
- New windows
- Bathroom renovations
- New HVAC system
- Interior lighting improvements
- Electrical service upgrade

SAN CARLOS MUSEUM OF HISTORY

- Seismic Study
- Seismic retrofit
- Fire alarm/fire sprinkler system
- ADA restroom

5.0

Implementation

This section summarizes the priorities for improvements that emerged during the planning process. It itemizes anticipated capital development costs for the projects as defined in the Action Plan, and provides a recommended implementation sequence over the 20 year planning horizon. Funding sources are described and tied to each project recommendation. Finally, it provides a rough estimate of the financial impact of additional capital development projects on operation and maintenance costs.

The Project Implementation tables provided in this section include priority, estimated capital development cost, and recommended sequencing for each identified project

5.1 PRIORITIES

The planning process identified a wide range of needs and wishes for new and improved parks and recreation facilities. San Carlos residents are highly active and engaged in the community. When asked to dream about future recreational opportunities, local residents were easily able to envision a comprehensive set of improvements that would increase their everyday enjoyment, physical fitness, emotional well being, and that would increase the quality of life in the city.

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. Recognizing that these resources are limited, a successful outcome to the master planning process requires prioritization of the capital development program that reflects community and decision maker consensus. The priorities defined by the Master Plan are directly reflective of the Needs Assessment. Each capital project was assigned a high, medium, or low priority (A, B, or C priority). Priority designations are provided in the tables included in Appendix A. In general, the higher priority projects respond to the following factors:

- Maximizing the use of existing resources.
- Protection of public health, safety, and welfare: Examples include children's play equipment replacement to meet current safety standards and analysis of existing buildings for seismic safety.
- Preliminary steps to a larger goal: Further planning is necessary for implementation of many projects.

- Projects with a ready source of funding.
- Fundraising efforts to cover land acquisition, construction and ongoing operations and maintenance costs: Many of the larger projects will require substantial fundraising efforts including some sort of voter initiative, a process that requires substantial time and effort.
- Projects identified as high priority by the Community Survey and other Needs Assessment findings.
- Projects that support the community benefits of parks and recreation: encouraging economic development, alleviating social problems, increasing environmental sustainability, and creating community.

5.2 PHASING

A suggested implementation sequence is provided in Tables 5-1 and 5-2. Suggested phasing is also indicated in the detailed cost and phasing tables included in Appendix A. The phasing is generally reflective of the priorities, but does not correspond precisely. For example, construction of a high priority project such as an aquatics complex will not likely be feasible for a decade or more due to the high capital costs and lack of suitable land for development. We optimistically include the aquatic complex, community center, and sports complex in the third phase (FY 2016/17 – 2019/20), fully realizing that these projects may not be realized until sometime after 2020. Conversely, early sequencing of some lower-priority projects may be desirable. Examples include “low-hanging fruit” projects that are low cost or that have a ready source of funding, such as additional planting and signage in existing parks.

5.3 CAPITAL DEVELOPMENT COSTS

Capital development costs were estimated for each identified project to establish order-of-magnitude budgetary estimates. Several caveats must be made regarding the estimated costs:

- Cost are expressed in 2008 dollars and do not include escalation. Actual construction costs should be monitored based on the Engineering News Record construction cost index and in light of local market conditions. Individual project budgets should be escalated to reflect changes between the date this master plan was prepared and the actual implementation date.
- Unless specifically itemized separately, the costs include both “hard” construction costs, and “soft” costs. The soft costs were estimated at 25% of construction cost. These include costs for planning, design, engineering, permitting, construction administration, testing, inspection, fixtures/furnishings/equipment, and other necessary project costs.
- The estimated costs are based on programmatic requirements and reflect the master plan level of detail.

- The estimated amounts are based on reference data taken from actual construction bids for comparable projects and the author's professional judgment.

Summary of Anticipated Capital Development Costs

Table 5-1 presents a summary of estimated capital development costs for new, expanded, or improved community facilities. Table 5-2 presents anticipated capital costs for the remainder of the action plan proposals, encompassing parks, trails, and open space. The reader is referred to Appendix A for a more detailed breakdown of anticipated costs, and the priorities assigned to each improvement project.

COMMUNITY FACILITIES - NEW		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
CF1	Aquatics Complex			\$9,125,950 to \$10,871,280	\$ 12,126,000 to \$13,872,000
CF2	Community Center			\$19,080,000 to \$50,020,000	\$19,080,000 to \$50,020,000
CF3	Sports Complex			\$25,000,000 to \$75,000,000	\$25,000,000 to \$75,000,000
Total New Community Facilities - Low					\$56,206,000
Total New Community Facilities - High					\$138,892,000
COMMUNITY FACILITIES – EXISTING BUILDING IMPROVEMENTS		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
CF4	Adult Community Center	\$1,585,000			\$1,585,000
CF5	Laureola Park Building	\$425,000			\$425,000
CF6	Kiwanis Building	\$471,000			\$471,000
	Youth Center (no improvements recommended)	\$0			\$0
CF7	Library	\$847,000			\$847,000
CF8	Museum of San Carlos History	\$62,000			\$62,000
Total Community Facilities – Existing Building Improvements					\$3,390,000
COMMUNITY FACILITIES – EXISTING BUILDING EXPANSION		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
CF4	Adult Community Center			\$9,206,000	\$9,206,000
Total Community Facilities – Existing Building Expansion					\$9,206,000
COMMUNITY FACILITIES – EXISTING BUILDING REPLACEMENT		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
CF5	Laureola Park Building			\$2,253,300	\$2,253,300
CF6	Kiwanis Building			\$1,740,000	\$1,740,000
Total Community Facilities – Existing Building Replacement					\$2,253,300
TOTAL COMMUNITY FACILITIES Note: Because Table 5-1 presents several optional improvement scenarios, some of which are mutually exclusive, a grand total is not provided.					

COMMUNITY PARKS		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
CP1	Arguello Park	\$12,500	\$1,875,000	\$2,440,000	\$4,340,000
CP2	Burton Park	\$575,000	\$675,000	\$2,450,000	\$3,700,000
CP3	Highlands Park	\$605,000	\$2,700,000	\$2,470,000	\$5,775,000
Total Community Parks		\$1,192,500	\$5,250,000	\$7,090,000	\$13,815,000
NEIGHBORHOOD PARKS		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
NP1	Chilton Park	\$35,000	\$250,000		\$285,000
NP2	Crestview Park		\$2,470,000		\$2,470,000
NP3	Laureola Park	\$660,000	\$275,000	\$75,000	\$1,010,000
NP4	North Crestview Property	\$120,000			\$120,000
NP5	Vista Park	\$25,000	\$275,000	\$45,000	\$345,000
Total Neighborhood Parks		\$840,000	\$2,995,000	\$205,000	\$4,040,000
MINI PARKS		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
MP1	Cedar Street Park	\$750,000			\$750,000
MP2	Hillcrest Circle Park	\$50,000			\$50,000
MP3	Laurel Street Park	\$400,000			\$400,000
MP4	San Carlos Avenue Neighborhood Park	\$750,000			\$750,000
Total Mini Parks		\$1,950,000			\$1,950,000
OPEN SPACE & TRAILS		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
OS1	Open Space Management Plan	\$150,000			\$150,000
OS2	Big Canyon Park	\$150,000	\$100,000	\$100,000	\$350,000
OS3	Eaton Park	\$50,000	\$50,000	\$50,000	\$150,000
OS4	Trails Projects	\$100,000	\$100,000	\$100,000	\$300,000
Total Open Space and Trails		\$450,000	\$250,000	\$250,000	\$950,000
SPECIAL USE PARKS		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
SP1	Heather Dog Exercise Area	\$240,000			\$240,000
SP2	City Hall Park			\$795,000	\$795,000
Total Special Use Parks		\$240,000		\$795,000	\$1,035,000
NEW PARKS		FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20	Total
NPI.1	Off-Leash Dog Exercise Area – Caltrain property		\$400,000		\$400,000
NP2	Skate Park			\$500,000	\$500,000
Total New Parks			\$400,000	\$500,000	\$900,000
TOTAL PARKS, TRAILS, and OPEN SPACE		\$4,672,500	\$8,895,000	\$8,840,000	\$22,690,000

5.4 FUNDING STRATEGIES

The Parks and Recreation Department seeks to create a more stable and sustainable financial framework through short- and long-term actions. Economic conditions at the time of this writing are very challenging. This Master Plan is a long range planning document that anticipates changing economic conditions over time, with at least one up and one down cycle likely over the next 20 years. Several conceptual funding strategies to increase the likelihood of successful plan implementation are outlined herein. Note that detailed information on the full range of specific funding mechanisms is provided later in this section.

- Private Sector Fundraising

The City will continue to build on the success of the Alternative Fund Development Program to increase revenues from private organizations and individuals. The Department has aggressive leadership that is considered on the cutting edge by parks professionals nationally and has community support which is essential in fundraising. The leadership recognized the potential amount of private sector monies available to public agencies. The Parks and Recreation Foundation was organized as the key vehicle for raising funds from the private sector. It has recently concluded a successful campaign for implementing the new playground at Burton Park. The Foundation's efforts represent a potential major source of funding that will be essential during the present time of municipal financial stress.

Individual components of the City's program include:

- Legacy Endowments
 - Park & Recreation Discretionary Endowment
 - Corporate Naming Rights
 - Corporate Program Sponsorships
 - Private Foundation Grants
- Voter Initiatives

High-cost projects such as the major community facilities will most likely require some form of voter-approved or landowner-approved initiative, such as a bond or tax assessment. The City of San Carlos had success in passing voter approved financing for the development of the San Carlos Library and Measure G during the 1990's. In recent years, the City was unsuccessful in attempting to pass measures to fund Fire Department and Citywide Shuttle programs.

Although the current economic conditions would not seem to bode well for voter-approved financing, this is the time to begin laying the groundwork by developing a strategy, selecting a preferred mechanism, and beginning the planning process.

- City – School District Cooperation

The City and School District have established a successful joint-use program for shared use of multi-purpose rooms and gymnasias. The availability of public school grounds is of special importance in San Carlos due to the limited amount of park acreage available in the City’s public park system. Maintaining and maximizing opportunities available under the joint-use agreement is a key component of this implementation plan.

- Government Grant Funding

Governmental grants have historically provided a substantial 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.

- Leverage Resources

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

- Increase 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 could 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. The City should also analyze the current Development Impact Fee (Fund 27) to evaluate the fee amount in relation to the cost of the proposed park system improvements, and to explore imposing the fee upon residential additions and commercial land uses. Many municipalities in San Mateo County and elsewhere are finding that their resident populations—and hence their need for park facilities—are increasing as a result of the expansion of existing houses. The extension of development

impact fees to these additions provides the financial means to provide these improvements and to avoid a deterioration of service.

5.5 FUNDING SOURCES

Introduction

Like most municipalities in California, the City of San Carlos 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 one percent of the assessed value of that property. Proposition 13 also limited annual assessed value increases to 2 percent 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 measures were passed during the late 1980's and early 1990's, the measure that has had the most widespread impact since Proposition 13 was passed in 1996 as Proposition 218. This measure adds Articles XIIC and XIID to the state constitution. Proposition 218 does the following:

- 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
- Limits fees and charges to the cost of providing the service and establishes that such fees and charges may not be imposed for general governmental services that are generally available to the public

Potential Funding Sources

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

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

- Quimby Act Dedication and Fees

Section 66477 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 Quimby Act allows a city or county to require such a dedication at the park land standard that was in effect at the time of adoption of the implementing ordinance to a maximum of 5.0 acres per 1,000 resident population. The City has a Quimby Act ordinance in place.

- Development Impact Fees (DIF's)

These are fees that are paid by a developer at or near the time of development to pay for various public improvements that are required to serve the new development. Such fees are required as conditions of approval of a proposed development and are required under 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 agency that establishes, increases or imposes a development impact fee as a condition of development approval to do the following:

- Identify the fee's purpose
- Identify the fees's uses
- 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.

It is recommended that the City update its park development impact fee to impose the fee on residential additions, remodels, and renovations that increase the number of residents likely to be residing in a dwelling unit. Many jurisdictions on the Peninsula and in the South Bay (including Redwood City) have done this in order to ensure that resources are available to pay for new park improvements required to maintain existing levels of service.

Park improvements serve the daytime population of the City as well as those who reside within the City. Employees of local firms and institutions often use these facilities at lunchtime as well as before and after work. The City should conduct a nexus study to determine the extent of such use and evaluate the desirability of extending development impact fees to cover such new development.

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 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 Landscaping and Lighting Act of 1972 (and amended in 1984) provides 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 improvement, 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.

Because the City's financial ability to operate and maintain park and recreation facilities is under pressure now and is likely to be under increasing pressure in the future, it is recommended that the City identify new and continuing revenue sources that will be able to protect its investment in public improvements and the quality of life for its citizens and businesses. The formation of one or more LLMD's has been undertaken by many California cities as an effective way operate and maintain parks, recreation and open space areas.

- General Obligation Bond

General Obligation bonds may be issued by cities, counties and certain other local government entities to finance specific projects. Debt service for GO bonds is provided by an earmarked property tax above the one percent 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". The proceeds from GO bonds can be used to finance the acquisition, construction and improvement of real property, but cannot be used to pay for equipment, supplies, operations or maintenance costs. 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.
- 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 are authorized under the Proposition 13 provision that allows special taxes to be adopted by the 2/3 majority.

- Measure G, adopted by City voters in the November 1999 election, is a parcel tax of \$6.00 per year for a period of 10 years, whose proceeds are dedicated exclusively to the long-term capital improvement of City parks and recreation facilities. The measure was passed with a 76.25 % majority. The parcel tax generates slightly over \$60,000 per year and the City matches this with a contribution from the General Fund. Measure G will expire within two years and the City will have to decide if, when, and for how much a successor measure will be brought forward.
- Special Sales Tax

Under some circumstances, a special sales tax can be imposed with voter approval and its revenues earmark for special purposes. The imposition of such a tax typically requires special state legislation as well as a 2/3 approval by the electorate. Measure O, which appeared on the June 2008 ballot in San Mateo County was such a measure. If successful, it would have authorized the imposition of a 1/8 cent sales tax on all sales of taxable merchandise within the County for a period of 25 years, with funds to be allocated to the County of San Mateo, each city within the county and the three park and recreation special districts within the county. Measure O received a majority approval, however did not receive the 2/3 approval required for its passage.

PRIVATE FUNDRAISING ACTIVITIES

San Carlos Parks and Recreation has faced an increase in demand for services, and at the same time the prospect of dwindling funding for those services. In an effort to be proactive in securing greater funding for the future improvements, programs and services, the Department created an Alternative Fund Development Program.

The Parks and Recreation Department realizes that there is a tremendous 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. Additionally, nearly all grants and gifts available are not available to entities that are politically supported and run. Most foundations and individuals will not give monies to government entities.

The Parks and Recreation Department recognizes, as well, that many facilities and strategic programs lend themselves to corporate sponsorships that involve short-term naming rights. Sponsorships for community projects, programs, and facilities have become culturally accepted and widely practiced.

The Alternative Fund Development Program has several components:

- Establishment of the new Parks and Recreation Foundation of San Carlos January 2007. This action allows Parks and Recreation Department to be eligible for grants for which

government agencies are not eligible; it 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.

- Memorandum of Understanding (MOU) between the City of San Carlos and the Parks and Recreation Foundation of San Carlos. This MOU ensures the efforts of the Foundation are solely to support San Carlos Parks and Recreation and proper controls are in place to ensure Foundation actions meet City values, mission and guidelines.
- City Council approved Legacy Naming and Corporate Naming policies and strategy for the Parks and Recreation Foundation of San Carlos to use in solicitation of donations from individuals and foundations. The new Burton Park Playground is a successful example of securing private sector donations via naming opportunities through the Parks and Recreation Foundation of San Carlos.
- Presentation Sponsorships allows 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., Arguello Park, presented by XYZ Company).
- Corporate Program Sponsorships strategy including a marketing plan clarifying the benefit derived from each level of giving and providing a specific marketing plan to approach potential sponsors.
- Exclusive Vendor/Official Sponsor contracts to maximize our revenue.
- A “Wall of Fame” to 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.

The City supported and encouraged the creation of the San Carlos Parks & Recreation Foundation as the key vehicle for private fund raising efforts on behalf of parks and recreation enhancements. The Foundation has begun functioning, defined major program elements and worked with the City to identify and adopt policies on how it will work with the City.

The Foundation has recently completed its first capital fund raising effort for the new Burton Park Playground which was successful in raising over one quarter of a million dollars by selling naming rights. This Foundation has built a strong base for future fund raising efforts.

Beyond these elements, there are significant opportunities for park and recreation funding from private foundations. Many private foundations provide support for public park and recreation programs and facilities. 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.

STATE AND FEDERAL GRANTS

Both the state and federal governments have historically provided substantial grant resources to municipal governments for park and recreation improvements. 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. The recently-completed Arguello Park improvements were funded in great part from Proposition 12 and 20 funds. In 2002 State voters passed Proposition 40 which also included funds for local park and recreation assistance. Both of these programs are now completed. In 2006, State voters approved Proposition 84 which will include some local assistance funds, but at the time of this writing program eligibility and criteria have not yet been established.

Federal grant sources that have been used in some communities to support park and recreation land acquisition and improvements have historically included the Land and Water Conservation Fund (LWCF), Community Development Block Grants (CDBG), and components of various transportation funding acts (ISETEA, TEA-21 and SAFETEA). While these programs still exist and should be explored as part of the City's implementation of the Master Plan, current levels of support for these programs are under budgetary pressure and competition among applicants is strong.

COST RECOVERY PROGRAM

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 to close the funding gap for active use activities. It is recommended that Parks and Recreation be included in all formal City analyses of cost recovery fees in the future.

GENERAL REVENUES

General revenues are revenues that the City receives that may be used for any valid municipal purpose. General revenues flow into the City's General Fund. 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.

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 City can extend the availability and use of community space. In several California municipalities, cities have partnered with private firms to construct and operate sports fields.

CERTIFICATES OF PARTICIPATION

Certificates of Participation (COP's) are a form of lease purchase agreement that does not constitute indebtedness under the State constitutional debt limit and does not require voter approval. In a typical case, a local government entity decides to acquire a new or renovated public facility. This facility is purchased or constructed by a vendor corporation, and the local government signs a lease agreement with the corporation to use the facility. An underwriting firm then buys the lease obligation from the vendor corporation, and breaks it up into small units called "COP's". Each COP represents a share of the lease payment revenue stream. The underwriter then places the COP issue with a bank, which in turn sells the certificates to individual investors. The local government makes the lease payments to the bank, which in turn makes payments to the certificate holders. At the end of the lease period, title to the facility passes to the local government entity at nominal cost. Interest paid to the certificate holders is tax-exempt.

A COP does not itself generate an income stream that will be used to make the required periodic payments. It is, rather, a way to capitalize an already existing income stream or to create the wherewithal to purchase or construct an income producing public improvement.

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 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. It

could be used for park and recreation improvements that are included in redevelopment plan.

VOLUNTEERISM

Volunteers can provide a significant level of support for municipal park and recreation systems. San Carlos has a history of volunteerism that has been of great benefit. For example, play equipment was installed at Laureola Park by neighborhood volunteers. The City's trails system was created almost entirely by volunteers, who provide most of the trail maintenance as well.

Recommended Funding Sources

Table 5-3 presents funding sources recommended for capital development and operation and maintenance, broken down by category of improvements.

Funding Sources	Improvement Categories						
	Operation and Maintenance	Improvements to Serve New Development	New Sports Fields and Courts	Existing Community Parks	Existing Neighborhood Parks	Open Space and Trails	Community Facilities
Landscape and Lighting Maintenance District	X						
Cost Recovery Program	X						
General Fund	X	X	X	X	X	X	X
Quimby Act Fees		X					
Development Impact Fees		X					
Special Tax – Measure G or Successor			X	X	X	X	X
Sales Tax Override (Special Tax)			X	X	X	X	X
Individual and Business Donations			X	X	X	X	X
Private Foundation Grants			X	X	X	X	X
State and Federal Grants			X	X	X	X	X
Special Benefit Assessment			X				X
General Obligation Bond			X				X

5.6 LAND ACQUISITION

Acquisition of additional land would be necessary for implementation of new recreation facilities including the aquatics complex, community center, and sports complex. Additional land for park space and open space would also be of benefit. The Action Plan section discusses possible land acquisitions and the associated issues.

Estimating costs of real estate acquisition is a difficult and imprecise task. For the purpose of future planning, the cost of land for the recreation facilities has been estimated at \$2 million per acre. Actual costs will vary, with San Carlos real estate currently estimated at \$1 to \$3 million per acre.

The City should monitor real estate conditions on an on-going basis in order to identify potential acquisitions. The Parks and Recreation Commission could play a significant role in this process.

5.7 OPERATION AND MAINTENANCE

Adequate funding for ongoing operation and maintenance of the City's park system is essential to the delivery of high-quality community services. Consistent attention to maintenance needs creates the foundation for protection of the City's capital assets and ensures a safe, pleasant user experience. Looking ahead during this time of economic stress, the City should continue its innovative strategy of forming beneficial partnerships to help provide necessary resources. The Department should also continue its efforts to identify new and better methods for maintaining the park system.

The City of San Carlos and the Parks and Recreation Department have developed high standards of maintenance, aesthetics, and appearance for city parks as practice and policy. The San Carlos park system is one of the most respected and admired in the state. This was accomplished with prudent and efficient use of staff, financial resources, and the support of City Council, City Manager and the community. The parks infrastructure over the past ten years has seen an increase of maintainable landscaped park acreage to approximately 161 acres.

The Parks Division maintains approximately 144 acres of parks & open space, 15 acres of medians and 3 sites of non-conforming open space parcel remnants at a high standard. The estimated annual attendance in the City's park facilities approaches one million. Current standards are reflected in facilities that are kept manicured and attractive, healthy and user-friendly, safe, and valued. Staff responds to concerns immediately and communicates effectively with patrons. Trash is disposed of promptly, ball fields are professionally prepared, turf is mowed, edged, and cared for regularly, twelve restrooms are cleaned daily,

and infrastructure renovations are completed promptly. Staff is well trained and supports community events.

San Carlos parks maintenance staff consists of 7 Parks Maintenance Professionals, 2 Senior Maintenance Workers and one Superintendent. They are responsible for 161 acres or 16.1 acres per person. By comparison Foster City parks maintenance staff of 20 is responsible for 124 acres or 6.2 acres per person. It should be noted the Parks Superintendent is also responsible for maintenance of all 7 City owned and operated buildings. The general standard of maintenance that parks maintenance personnel can maintain with existing staff is outlined as follows:

- Turf: maintain color, height, density, texture, edging, and full utility.
- Pesticides & herbicides: approved pesticides and herbicides applied whenever it is deemed necessary by licensed applicators.
- Ball fields: all fields are to be kept in a safe, playable condition.
- Irrigation and drainage: sprinkler systems kept operational. All plants needing water will be supplied by a sprinkler system. All areas will drain properly and all drains will be kept clean and operational. Irrigation systems will be monitored by a central computer system that will alert the operator to problems.
- Lighting: all park lighting will be kept in working order -- rust free, painted, and in repair. All timers will be reset at least monthly. Trees and plants will be pruned when needed to maintain free light flow.
- Walkways: walkways will be kept smooth and free of tripping hazards.
- Gardens: garden areas will be kept free of debris, appropriately planted for low maintenance, pleasing to view, properly edged, effectively irrigated and fertilized.
- Trees: trees will be kept pruned and free from disease. Emphasis will be on public safety and good-neighbor relations. Major tree pruning will be contracted out for trees above 30 feet tall.
- Apparatus areas: playground apparatus areas will be checked for safety hazards formally each week under the playground safety policy guidelines and repairs will be made when necessary. Sand and other playground surface materials will be kept in the proper areas and level according to design. Apparatus will be repainted when needed. Areas will be kept litter, weed, and graffiti free.
- Medians: medians will be kept according to their design, weed free, and pruned with sensitivity toward safety and vision.

- Benches and tables: benches and tables will be structurally maintained, properly painted or refinished, graffiti-free, and placed in appropriate places.
- Fences: fences will be structurally maintained, properly painted or refinished, graffiti-free, attractive, and functional.
- Litter and garbage: all litter will be picked up within two days and garbage cans will be emptied as needed. High litter areas will receive additional garbage cans. Garbage cans will not be unattractive or interfere with the aesthetics of an area. Recycling containers will be placed where appropriate.
- Buildings and bathrooms: buildings will be well maintained structurally, attractively painted, and free of hazards, litter and graffiti inside and out. Bathrooms will be cleaned at least once per day and plumbing will be kept in repair. Shop and storage areas will be kept clean and well organized. Locks on all buildings will be kept in repair and meet the lock policy standards.
- Signage: signs will be placed appropriately where needed and kept in good repair. They will be legible, graffiti-free, and easy to read.
- Staff training: continuous as required to maintain certification and as needed to develop other applicable competencies.
- Equipment: the appropriate equipment will be available to park maintenance staff and will be kept in good working condition. All equipment will be inventoried quarterly.
- Response to public needs: the parks division staff will respond to any public or interdepartmental request within two days
- Non-conforming open space – parcel remnants: maintain vegetation in a safe and aesthetically pleasing condition

Fiscal Impact of New Improvements on Operations and Maintenance

New park and recreation improvements carry with them additional costs for operating and maintaining the facilities. Some improvements, however, have the potential to decrease maintenance costs by requiring less labor and/or materials. For example, a synthetic turf sports field will require less cost for water, fertilizer, mowing, thatching, and other operations than a comparable natural turf field. The estimated impacts on operation and maintenance costs are presented in Table 5-4 (next page). The purpose of this analysis is to itemize the change in costs the City would incur by proceeding with the various improvement projects. The table includes only those improvements that have the potential to create quantifiable

increases or decreases in operation and maintenance costs. Therefore, the table does not provide a complete projection of maintenance costs for the entire park system.

As shown in the table, the anticipated operation and maintenance costs for the proposed community facilities (community center, aquatics complex, and sports complex) vary widely. The annual operating cost of these facilities is dependent on a number of factors, including the type and size of the facility, features, staffing structure, hours of operation, and programming priorities, all of which can vary widely. City policy also significantly impacts operational costs, depending upon the amount of internal recharges, depreciation funding employee benefits and, insurance. To accurately determine the operating costs for a specific facility, a detailed analysis is required.

Similar to operating cost, revenue potential varies depending on the facility and its features, hours of operation, pricing structure, and the City's cost recovery objectives. Location of the facility and its proximity to the target market all significantly impact revenue generation. As with operating costs, a thorough revenue analysis is necessary to project revenue potential.

This Master Plan has identified three aquatics program options and two options for a new community center. The estimates in Table 5-4 are based on facilities similar in type and size and in communities similar to San Carlos, and they should not be interpreted as actual projections for the City of San Carlos.

Table 5-4

Anticipated Increased or Decreased Annual Operation and Maintenance Costs

COMMUNITY FACILITIES - NEW		Quantity	x Cost/unit	= Annual Cost	- Cost Recovery	= Net Annual Cost
CF1	Aquatics Complex – assume 60% to 100% cost recovery	1	\$800,000	\$800,000	\$800,000 to \$480,000	\$0 to \$320,000
CF2	Community Center – assume 60% cost recovery					
	Option 1 - 17,600 Assignable SF (23,400 SF gross)					
	Building – assume 75% cost recovery	17,600 net SF	\$40.00 to \$48.00/ net SF	\$700,000 to \$850,000	\$525,000 to \$637,500	\$175,000 to \$212,500
	Site	3 acres	\$15,000	\$45,000	\$0	\$45,000
	Option 2 - 46,100 Assignable SF (61,300 SF gross)					
	Building – assume 85% cost recovery	46,100 net SF	\$40.00 to \$48.00/ net SF	\$1,850,000 to \$2,200,000	\$1,572,500 to 1,870,000	\$277,500 to \$330,000
	Site	5 acres	\$15,000	\$75,000	\$0	\$75,000
CF3	Sports Complex – assume 25% cost recovery (Note: Cost recovery would vary depending on management model selected. Privatization could decrease City's share of costs.					
	Option 1 - 10 acres	10 acres	\$20,000	\$200,000	\$50,000	\$150,000
	Option 2 - 20 acres	20 acres	\$20,000	\$400,000	\$100,000	\$300,000
	Option 3 - 30 acres	30 acres	\$20,000	\$600,000	\$150,000	\$450,000
COMMUNITY FACILITIES – EXISTING BUILDING EXPANSION		Quantity	x Cost/unit	= Annual Cost	- Cost Recovery	= Net Annual Cost
CF4	Adult Community Center – assume 65% cost recovery	15,000 net SF	\$40.00 to \$48.00/ net SF	\$600,000 to \$720,000	\$390,000 to \$468,000	\$210,000 to \$252,000
TOTAL for NEW COMMUNITY FACILITIES						\$580,000 (low) \$1,427,000 (high)
COMMUNITY PARKS					Increased (Decreased) Annual Costs	
CP1.5	Arguello Park - Phase 2 Master Plan Implementation					\$35,000
CP2	Burton Park					
	CP2.8	Master Plan Update Implementation			Unknown, depending on scope of improvements	
	CP2.10	Synthetic infield at Madsen and Flanagan Fields			(\$5,000)	
	CP2.11	Lighting at Flanagan Field			\$12,000	
CP3	Highlands Park					
	CP3.5	Stadium Field synthetic turf			(\$30,000)	
	CP3.6	Stadium Field lighting			\$12,000	
	CP3.7	Lower field synthetic turf			(\$30,000)	

APPENDIX A

Anticipated Capital Development Costs

Tables A1-1 through A1-4 present anticipated costs of development for community facilities.

Tables A1-5 through A1-10 present anticipated costs of development for parks, trails, and open space improvements.

Table A-1.1							
ANTICIPATED DEVELOPMENT COSTS		Priority	Estimated Capital Costs			Subtotal	Total
COMMUNITY FACILITIES - NEW			FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20		
CF1	AQUATICS COMPLEX	A					
Option 1 - Outdoor 8-lane Lap Pool with Recreational Pool							
	Design, Administration, other Soft Costs (41.5%)				\$2,183,000	\$ 2,183,000	
	Land Acquisition (3 acres)				\$6,000,000	\$ 6,000,000	
	Construction				\$5,260,000	\$ 5,260,000	
Total Option 1							\$13,443,000
Option 2 - Outdoor Family Recreation Pool							
	Design, Administration, other Soft Costs (41.5%)				\$1,796,000	\$1,796,000	
	Land Acquisition (3 acres)				\$6,000,000	\$6,000,000	
	Construction				\$4,330,000	\$4,330,000	
Total Option 2							\$12,126,000
Option 3 - Outdoor Recreation Pool with Lap Lanes							
	Design, Administration, other Soft Costs (41.5%)				\$2,308,000	\$2,308,000	
	Land Acquisition (3 acres)				\$6,000,000	\$6,000,000	
	Construction				\$5,564,000	\$5,564,000	
Total Option 3							\$13,872,000
CF2	COMMUNITY CENTER	A					
Option 1 - 17,600 Assignable SF (23,400 SF gross)							
	Design, Administration, other Soft Costs (29.5%)				\$2,410,000	\$2,410,000	
	Land Acquisition (3 acres)				\$6,000,000	\$6,000,000	
	Construction				13,677,000	\$13,677,000	
Total Option 1							\$22,087,000
Option 2 - 46,100 Assignable SF (61,300 SF gross)							
	Design, Administration, other Soft Costs (29.5%)				\$10,390,000	\$10,390,000	
	Land Acquisition (5 acres)				\$10,000,000	\$10,000,000	
	Construction				\$34,630,000	\$34,630,000	
Total Option 2							\$55,020,000

Table A-1.1 continued							
ANTICIPATED DEVELOPMENT COSTS COMMUNITY FACILITIES - NEW		Priority	Estimated Capital Costs			Subtotal	Total
			FY 2008/09 - 2011/12	FY 2012/13 - 2015/16	FY 2016/17 - 2019/20		
CF3	SPORTS COMPLEX	C					
Option 1 - 10 acres (4 fields)							
	Land Acquisition (10 acres)				\$20,000,000	\$20,000,000	
	Design, Administration, other Soft Costs (25%)				\$1,000,000	\$1,000,000	
	Construction				\$4,000,000	\$4,000,000	
	Total Option 1						\$25,000,000
Option 2 - 20 acres (8 fields)							
	Land Acquisition (20 acres)				\$40,000,000	\$40,000,000	
	Design, Administration, other Soft Costs (25%)				\$2,000,000	\$2,000,000	
	Construction				\$8,000,000	\$8,000,000	
	Total Option 2						\$50,000,000
Option 3 - 30 acres (12 fields)							
	Land Acquisition (30 acres)				\$60,000,000	\$60,000,000	
	Design, Administration, other Soft Costs (25%)				\$3,000,000	\$3,000,000	
	Construction				\$12,000,000	\$12,000,000	
	Total Option 3						\$75,000,000
Total New Community Facilities - Low						\$59,213,000	
Total New Community Facilities - High						\$143,892,000	

Table A1-2							
ANTICIPATED DEVELOPMENT COSTS		Priority	Estimated Capital Costs			Subtotal	Total
COMMUNITY FACILITIES – EXISTING BUILDING IMPROVEMENTS			FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		

CF4	ADULT COMMUNITY CENTER						
	Seismic Study		\$15,000			\$15,000	
	Seismic retrofit		unknown			unknown	
	Pedestrian access improvements (exterior)		\$38,000			\$38,000	
	ADA restrooms on second floor		\$78,000			\$78,000	
	ADA ramp at on-street parking space		\$16,000			\$16,000	
	Interior lighting improvements		\$77,000			\$77,000	
	HVAC conversion to VAV		\$293,000			\$293,000	
	Fitness room with equipment (remodel existing billiards room)		\$57,000			\$57,000	
	Aerobics floor in main hall		\$82,000			\$82,000	
	Kitchen remodel		\$571,000			\$571,000	
	Lobby remodel		\$73,000			\$73,000	
	Interior finishes refurbishment		\$285,000			\$285,000	
	Total Adult Community Center						\$1,585,000

CF5	LAUREOLA PARK BUILDING						
	Seismic Study		\$7,500			\$7,500	
	Seismic retrofit		unknown			unknown	
	Fire alarm/fire sprinkler system		\$38,000			\$38,000	
	New flooring		\$65,000			\$65,000	
	Kitchen remodel		\$73,000			\$73,000	
	New windows		\$35,000			\$35,000	
	Bathroom renovations		\$78,000			\$78,000	
	New HVAC system		\$66,000			\$66,000	
	Interior lighting improvements		\$7,000			\$7,000	
	Electrical service upgrade		\$63,000			\$63,000	
	Total Laureola Park Building						\$425,000

Table A1-2 continued							
ANTICIPATED DEVELOPMENT COSTS							
COMMUNITY FACILITIES – EXISTING BUILDING IMPROVEMENTS		Priority	Estimated Capital Costs			Subtotal	Total
			FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		
CF6	KIWANIS BUILDING						
	Seismic Study		\$10,000			\$10,000	
	Seismic retrofit		unknown			unknown	
	Exterior lighting		\$25,000			\$25,000	
	New HVAC system		\$110,000			\$110,000	
	New doors, windows		\$102,000			\$102,000	
	Kitchen remodel		\$106,000			\$106,000	
	Fire alarm/fire sprinkler system		\$45,000			\$45,000	
	ADA upgrades		\$73,000			\$73,000	
	Total Kiwanis Building						\$471,000
YOUTH CENTER (no improvements recommended)							
CF7	LIBRARY						
	New carpeting in conference rooms		\$52,000			\$52,000	
	Public Address system		\$61,000			\$61,000	
	HVAC in tenant spaces		\$734,000			\$734,000	
	Total Library						\$847,000
CF8	MUSEUM OF SAN CARLOS HISTORY						
	Seismic Study		\$7,000			\$7,000	
	Seismic retrofit		unknown			unknown	
	Fire alarm/fire sprinkler system		\$20,000			\$20,000	
	ADA restroom		\$35,000			\$35,000	
	Total Museum of San Carlos History						\$62,000
	Total Community Facilities Existing Building Improvements						\$3,390,000

Table AI-3							
ANTICIPATED DEVELOPMENT COSTS							
COMMUNITY FACILITIES – EXISTING BUILDING EXPANSION		Priority	Estimated Capital Costs			Subtotal	Total
			FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		
CF 9	Adult Community Center						
	Design, Administration, other Soft Costs (29.5%)				\$2,006,000	\$2,006,000	
	Construction (17,000SF @ \$400/SF)				\$6,800,000	\$6,800,000	
	Parking and Site Improvements				\$400,000	\$400,000	
	Acquire two Apartment Buildings				unknown	unknown	unknown
	Total Adult Community Center Expansion						\$9,206,000
	Total Community Facilities – Existing Building Expansion				\$9,206,000	\$9,206,000	\$9,206,000

Table AI-4							
ANTICIPATED DEVELOPMENT COSTS							
COMMUNITY FACILITIES – EXISTING BUILDING REPLACEMENT		Priority	Estimated Capital Costs			Subtotal	Total
			FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		FY 2008/09 – FY 2011/12
CF 10	Laureola Park Building						
	Design, Administration, other Soft Costs (29.5%)			\$513,300		\$513,300	
	Construction (4350 SF @ \$400/SF) Note: Existing building is 3,300 SF. Estimate assumes addition of 1050 SF at rear of building			\$1,740,000		\$1,740,000	
	Total Laureola Park Building Replacement						\$2,253,300
CF 10	Kiwanis Building						
	Design, Administration, other Soft Costs (29.5%)			\$908,600		\$908,600	
	Construction (7,700SF @ \$400/SF)			\$3,080,000		\$3,080,000	
	Total Kiwanis Building Replacement						\$3,988,600
	Total Community Facilities – Existing Building Replacement				\$6,241,900	\$6,241,900	\$6,241,900

Table AI-5							
ANTICIPATED DEVELOPMENT COSTS - COMMUNITY PARKS			Priority	Estimated Capital Costs			Subtotal
				FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20	
CP1	ARGUELLO PARK						
	Renovation						
	CP1.1	Green waste container	B	\$2,500			\$2,500
	CP1.2	Bollards	B	\$10,000			\$10,000
	Capital Projects						
	CP1.3	Phase 2 Master Plan Implementation	B		\$1,875,000	\$2,000,000	\$3,875,000
	CP1.4	Reconstruct tennis courts; pave access road & parking area	C			\$440,000	\$440,000
	Total Arguello Park			\$12,500	\$1,875,000	\$2,440,000	\$4,340,000
CP2	BURTON PARK						
	Planning						
	CP2.1	Master Plan Update	A	\$40,000			\$40,000
	Renovation						
	CP2.2	Concert lawn drainage improvements	A	\$100,000			\$100,000
	CP2.3	Angle parking on Cedar and Woodland	B		\$25,000		\$25,000
	CP2.4	Site furniture replacements	B		\$100,000		\$100,000
	CP2.5	Resurface basketball courts	A	\$75,000			\$75,000
	CP2.6	Resurface ball wall court	A	\$30,000			\$30,000
	Capital Projects						
	CP2.7	Master Plan Update Implementation (cost unknown)	A			\$2,200,000	\$2,200,000
	CP2.8	Restroom replacement	A			\$250,000	\$250,000
	CP2.9	Synthetic turf at Madsen and Flanagan infields	A		\$250,000		\$250,000
	CP2.10	Lighting at Flanagan Field	A		\$300,000		\$300,000
	CP2.11	Rebuild tennis courts	A	\$330,000			\$330,000
	Total Burton Park			\$575,000	\$675,000	\$2,450,000	\$3,700,000
CP3	HIGHLANDS PARK						
	Renovation						
	CP3.1	Bollards at fence gaps	A	\$5,000			\$5,000
	CP3.2	Picnic area enhancements	C			\$50,000	\$50,000
	CP3.3	Tennis court resurfacing (not full reconstruction)	C			\$220,000	\$220,000
	Capital Projects						
	CP3.4	Play area safety and inclusive access upgrades	A	\$600,000			\$600,000
	CP3.5	Stadium Field synthetic turf	A		\$2,200,000		\$2,200,000
	CP3.6	Stadium Field lighting	A		\$500,000		\$500,000
	CP3.7	Lower field synthetic turf	A			\$2,200,000	\$2,200,000
	CP3.8	Walking path	A	\$80,000			\$80,000
	Total Highlands Park			\$605,000	\$2,700,000	\$2,470,000	\$5,775,000
TOTAL COMMUNITY PARKS				\$1,272,500	\$5,250,000	\$7,090,000	\$13,612,500

Table AI-6								
ANTICIPATED DEVELOPMENT COSTS NEIGHBORHOOD PARKS			Priority	Estimated Capital Costs			Subtotal	Total
				FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		FY 2008/09 - FY 2011/12
NP1	CHILTON PARK							
	Planning							
	NP1.1	Park master plan	A	\$35,000			\$35,000	
	Capital Projects							
	NP1.2	Master plan implementation	B		\$250,000		\$250,000	
	Total Chilton Park			\$35,000	\$250,000		\$285,000	\$285,000
NP2	CRESTVIEW PARK							
	Renovation							
	NP2.1	Pathway paving around field	C		\$85,000		\$85,000	
	Capital Projects							
	NP2.2	Play area	A	\$660,000			\$660,000	
	NP2.3	Basketball/volleyball courts	C		\$100,000		\$100,000	
	NP2.4	Basketball court lighting	C		\$100,000		\$100,000	
	NP2.5	Picnic area	A		\$50,000		\$50,000	
	NP2.6	Grading, pathways, landscape	C		\$250,000		\$250,000	
	NP2.7	Tree planting	C		\$25,000		\$25,000	
	NP2.8	Synthetic turf on multiuse field	A		\$1,100,000		\$1,100,000	
	NP2.9	Pathway lighting	C		\$100,000		\$100,000	
	Total Crestview Park			\$660,000	\$1,810,000			\$2,470,000
NP3	LAUREOLA PARK							
	Renovation							
	NP3.1	Ball field drainage	C			\$75,000	\$75,000	
	NP3.2	Shade structure at bleachers	C		\$25,000		\$25,000	
	Capital Projects							
	NP3.3	Restroom replacement	B		\$250,000		\$250,000	
	NP3.4	Play area	A	\$660,000			\$660,000	
	Total Laureola Park			\$660,000	\$275,000	\$75,000		\$1,010,000

Table AI-6 continued								
ANTICIPATED DEVELOPMENT COSTS NEIGHBORHOOD PARKS			Priority	Estimated Capital Costs			Subtotal	Total
				FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		FY 2008/09 - FY 2011/12
NP4	NORTH CRESTVIEW PROPERTY							
	Planning							
	NP4.1	Park master plan	A	\$20,000			\$20,000	
	Capital Projects							
	NP4.2	Trail connection, pathways, steps, benches	B	\$100,000			\$100,000	
	Total North Crestview Property			\$120,000				\$120,000
NP5	VISTA PARK							
	Renovation							
	NP5.1	Additional furniture	C			\$35,000	\$35,000	
	NP5.2	Additional planting	C	\$10,000	\$10,000	\$10,000	\$30,000	
	Capital Projects							
	NP5.3	Interpretive signage	C	\$15,000	\$15,000		\$30,000	
	NP5.4	Off leash dog exercise area	B		\$250,000		\$250,000	
	Total Vista Park			\$25,000	\$275,000	\$45,000		\$345,000
TOTAL NEIGHBORHOOD PARKS				\$1,500,000	\$2,335,000	\$205,000		\$4,040,000

TABLE A1-7								
ANTICIPATED DEVELOPMENT COSTS			Priority	Estimated Capital Costs			Subtotal	Total
MINI PARKS				FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		
MP1	CEDAR STREET PARK							
	Capital Projects							
	MP1.1	Park renovation	B	\$750,000			\$750,000	
	Total Cedar Street Park			\$750,000				\$750,000
MP2	HILLCREST PARK							
	Capital Projects							
	MP2.1	Shade trees and landscaping	C	\$5,000			\$5,000	
	MP2.2	Retaining wall at play area	C	\$25,000			\$25,000	
	MP2.3	Benches	C	\$20,000			\$20,000	
	Total Hillcrest Circle Park			\$50,000				\$50,000
MP3	LAUREL STREET PARK							
	Renovation							
	MP3.1	New shade structure	C	\$25,000			\$25,000	
	Total Laurel Street Park			\$25,000				\$25,000
	ROSEK PARK (no improvements recommended)							
MP4	SAN CARLOS AVENUE NEIGHBORHOOD PARK							
	MP5.2	Park renovation	B	\$750,000			\$750,000	
	Total San Carlos Avenue Neighborhood Park							\$750,000
TOTAL MINI PARKS				\$1,575,000				\$1,575,000

TABLE A1-8								
ANTICIPATED DEVELOPMENT COSTS – OPEN SPACE & TRAILS			Priority	Estimated Capital Costs			Subtotal	Total
				FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		FY 2008/09 - FY 2011/12
OS1	OPEN SPACE MANAGEMENT AND TRAILS MASTER PLAN							
	OS1.1	Open space management and trails master plan	A	\$150,000			\$150,000	\$150,000
OS2	BIG CANYON PARK							
	OS2.1	Brittan entrance improvements	C	\$50,000			\$50,000	
	OS2.2	Additional trail construction	A	\$100,000	\$100,000	\$100,000	\$300,000	
	OS2.3	Resource enhancement and wildland fire hazard reduction	A				\$ unknown	
	Total Big Canyon Park			\$150,000	\$100,000	\$100,000		\$350,000
OS3	EATON PARK							
	OS3.1	Additional trail construction	A	\$50,000	\$50,000	\$50,000	\$150,000	
	OS2.3	Resource enhancement and wildland fire hazard reduction	A				\$ unknown	
	Total Eaton Park			\$50,000	\$50,000	\$50,000		\$150,000
OS4	TRAILS PROJECTS							
	OS4.1	Trails Connections Plan Implementation	A	\$100,000	\$100,000	\$100,000	\$300,000	\$300,000
Total Open Space and Trails				\$450,000	\$250,000	\$250,000		\$950,000

TABLE A1-9

ANTICIPATED DEVELOPMENT COSTS SPECIAL USE PARKS	Priority	Estimated Capital Costs			Subtotal	Total
		FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20		

SP1	HEATHER DOG EXERCISE AREA							
	Capital Projects							
	SP1.1	Stairway replacement	A	\$50,000			\$35,000	
	SP1.2	Dog exercise surfacing	A	\$25,000			\$25,000	
	SP1.3	Walkways	A	\$30,000			\$30,000	
	SP1.4	Benches and tables	A	\$15,000			\$10,000	
	SP1.5	Water source	A	\$25,000			\$25,000	
	SP1.6	Shade structure	A	\$20,000			\$10,000	
	SP1.7	ADA ramp	A	\$75,000			\$45,000	
	Total Heather Dog Exercise Area			\$240,000				\$240,000

SP2	CITY HALL PARK							
	Planning							
	SP2.1	Park renovation master plan	C			\$45,000	\$45,000	
	Capital Projects							
	SP2.2	Renovation plan implementation	C			\$750,000	\$750,000	
	Total City Hall Park					\$795,000	\$795,000	\$795,000

Total Special Use Parks				\$240,000		\$795,000		\$1,035,000
--------------------------------	--	--	--	------------------	--	------------------	--	--------------------

ANTICIPATED DEVELOPMENT COSTS NEW PARKS		Priority	Estimated Capital Costs			Subtotal	Total
			FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20	FY 2008/09 - FY 2011/12	
NP1	OF-LEASH DOG EXERCISE AREA	A					
	Vista Park (see NP5.4)						see NP5.4
	NP1.1 Caltrain property			\$400,000		\$400,000	
NP2	SKATE PARK	C					
	NP2.1 New skate park				\$500,000	\$500,000	
Total New Parks							\$900,000

SUMMARY TABLE ANTICIPATED DEVELOPMENT COSTS PARKS, TRAILS, AND OPEN SPACE	FY 2008/09 - FY 2011/12	FY 2012/13 - FY 2015/16	FY 2016/17 - FY 2019/20	TOTAL
Community Parks	\$1,272,500	\$5,250,000	\$7,090,000	\$13,895,000
Neighborhood Parks	\$1,500,000	\$2,335,000	\$205,000	\$4,040,000
Mini Parks	\$1,575,000	\$0	\$0	\$1,575,000
Open Space and Trails	\$450,000	\$250,000	\$250,000	\$950,000
Special Use Parks	\$240,000	\$0	\$795,000	\$1,035,000
New Parks	\$0	\$400,000	\$500,000	\$900,000
Total Parks, Trails, and Open Space	\$5,037,500	\$8,235,000	\$8,840,000	\$22,112,000

APPENDIX B

Community Facility Program Options

Opinion of Total Project Costs

Community Center - Option A

February 21, 2008

Program Spaces	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
A. Building Support Space			
A.01 Lobby	500		
A.02 Reception / Service Counter	300		
A.03 Facility Manager Office	140		
A.04 Reception / Service Counter	300		
A.05 Program Assistant / Reception / Reservations	110		
A.06 Staff Office (for 3 persons)	300		
A.07 Workroom / Storage / Coffee Bar	300		
A.08 Restrooms	1,000		
A.09 Maintenance Workshop / Receiving	600		
A.10 General Storage	400		
Subtotal Building Support Space	3,950	\$435	\$1,718,000
B. Community Spaces			
B.01 Pre-Function Space	2,000		
B.02 Community Hall (Seating for 300)	5,400		
B.03 Community Hall Storage (Tables and Chairs)	600		
B.04 Community Hall Storage (Programs)	300		
B.05 Catering Kitchen	1,100		
B.06 Kitchen Storage	150		
B.07 Multi-Purpose Meeting Room	1,000		
B.08 Multi Purpose Meeting Room Storage	300		
B.09 Small Conference Room	400		
B.10 Dressing Room / Bride's Changing Room	250		
Subtotal Community Spaces	11,500	\$435	\$5,003,000
C. Activity Spaces			
C.01 Wood Floor Studio	1,800		
C.02 Wood Floor Studio Storage	350		
Subtotal Community Spaces	2,150	\$435	\$935,000
Net Assignable Building Square Footage	17,600		\$7,656,000
Building Grossing Factor (75% Efficiency)	6,000	\$435	\$2,610,000
Subtotal Support Building - Rounded	23,600		\$10,266,000

	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
Site Costs			
Auto Parking (150 spaces)	52,500	\$10	\$525,000
Site and Infrastructure Allowance (10% of Construction)			\$1,027,000
Shade Structures	1,500	\$50	\$75,000
Subtotal Site Amenities Cost			\$1,627,000
Construction Costs			
Preliminary Construction Cost (Building and Site)			\$11,893,000
Estimating and Design Contingency (15%)			\$1,784,000
Subtotal Preliminary Construction Costs (Building, Site and Contingency)			\$13,677,000
Soft Costs			
A&E and Consultant Fees (12%)			\$16,000
Printing, Testing, Survey, Permits Expenses (3.5%)			\$479,000
Furniture, Fixtures and Equipment Allowance (6%)			\$821,000
Owner Contingency (5%)			\$684,000
Project Administration (3%)			\$410,000
Subtotal Soft Costs			\$2,410,000
Estimated Magnitude of Project Community Center Option A			\$16,087,000

All costs shown in 2008 dollars and rounded to the nearest thousand. Escalation costs not included.

Opinion of Total Project Costs

Full Service Community Center - Option B

February 21, 2008

Program Spaces	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
A. Building Support Space			
A.01 Lobby	600		
A.02 Reception / Service Counter	300		
A.03 Café / Juice Bar	400		
A.04 Facility Manager Office	140		
A.05 Administrative Assistant	110		
A.06 Program Staff Offices (3 @ 120 offices)	360		
A.07 Staff Office (Group office for 4 persons @ 100sf each)	400		
A.08 Workroom / Storage / Coffee Bar	300		
A.09 Restrooms for Community Hall	1,000		
A.10 Locker Rooms / Toilets / Showers - Men and Women	1,000		
A.11 Maintenance Workshop / Receiving	600		
A.12 General Storage	400		
Subtotal Building Support Space	5,610	\$435	\$2,440,000
B. Community Spaces			
B.01 Pre-Function Space	2,000		
B.02 Community Hall	5,400		
B.03 Community Hall Stage	1,000		
B.04 Backstage / Costume / Sets	500		
B.05 Community Hall Storage (Tables and Chairs)	600		
B.06 Community Hall Storage (Programs)	300		
B.07 Dressing Room / Bride's Changing Room	200		
B.08 Rehearsal Room	1,100		
B.09 Catering Kitchen	1,100		
B.10 Kitchen Storage	150		
B.11 Multi-Purpose Meeting Room / Classroom	1,000		
B.12 Multi Purpose Meeting Room Storage	300		
B.13 Small Conference Room	400		
B.14 Special Needs Classroom	1,200		
B.15 Special Needs Classroom Storage	200		
B.16 Special Needs Restrooms (2)	140		
B.17 Preschool Entry / Sign In	100		
B.18 Preschool Classroom (2 @ 1,000 sf each)	2,000		
B.19 Preschool Restrooms (2 @ 50 sf each)	100		
B.20 Preschool Kitchen	150		
B.21 Preschool Storage	200		
B.22 Rascal Room for Childwatch	1,000		
Subtotal Community Spaces	19,140	\$435	\$8,326,000

Program Spaces	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
C. Activity Spaces			
C.01	Wood Floor Studio	1,800	
C.02	Wood Floor Studio Storage	350	
C.03	Gymnasium (2 -50' x 74' basketball courts)	12,400	
C.04	Gymnasium Storage	600	
C.05	Multi-Purpose Activity Room	1,200	
C.06	Multi-Purpose Activity Storage	300	
C.07	Fitness Room	4,500	
C.08	Fitness Room Repair / Storage	200	
Subtotal Community Spaces		21,350	\$9,287,000
Net Assignable Building Square Footage		46,100	\$20,053,000
Building Grossing Factor (75% Efficiency)		15,213	\$6,618,000
Subtotal Support Building - Rounded		61,300	\$26,671,000
Site Costs			
Auto Parking (200 spaces)		70,000	\$10
Site and Infrastructure Allowance (10% of Construction)			\$700,000
Shade Structures		1,500	\$50
Subtotal Site Amenities Cost			\$2,667,000
			\$75,000
			\$3,442,000
Construction Costs			
Preliminary Construction Cost (Building and Site)			\$30,113,000
Estimating and Design Contingency (15%)			\$4,516,950
Subtotal Preliminary Construction Costs (Building, Site and Contingency)			\$34,630,000
Soft Costs			
A&E and Consultant Fees (12%)			\$4,156,000
Printing, Testing, Survey, Permits Expenses (3.5%)			\$1,212,000
Furniture, Fixtures and Equipment Allowance (6.5%)			\$2,251,000
Owner Contingency (5%)			\$1,732,000
Project Administration (3%)			\$1,039,000
Subtotal Soft Costs			\$10,390,000
Estimated Magnitude of Costs for Community Center Option B			\$45,020,000

All costs shown in 2008 dollars. Land acquisition not included. Escalation costs not included.

CITY OF SAN CARLOS AQUATICS CENTER - OPTION 1: Outdoor 8-Lane Lap Pool with Recreation Pool

Opinion of Total Project Costs

Aquatics Center

February 20, 2008

Potential Program Spaces	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
A. Building Support Space			
A.01 Sales Booth and Access Control	300	\$375	\$113,000
A.02 Aquatic Manager's Office	100	\$375	\$38,000
A.03 Administrative Assistant / Bookkeeper / Files	100	\$375	\$38,000
A.04 Aquatic Workroom / Open Offices	300	\$375	\$113,000
A.05 Lifeguard Breakroom	300	\$375	\$113,000
A.06 Changing Rooms (Men and Women)	2,400	\$475	\$1,140,000
A.07 Family Changing Room (4 @ 90sf)	360	\$475	\$171,000
A.08 Concessions / Snack Bar	500	\$375	\$188,000
A.09 First Aid Room	80	\$375	\$30,000
A.10 Outdoor Furniture Storage	400	\$300	\$120,000
Subtotal Building Support Space	4,840		\$2,064,000
Building Grossing Factor (85% Efficiency)	871	\$375	\$326,700
Subtotal Support Building - Rounded	5,700		\$2,390,700
B. 8-Lane Lap Pool with Teach "L"			
B.01 Pool (Water Surface Area 5,000 sf)		\$165	\$825,000
B.02 Deck (Surface Area 2,000 sf)		\$6	\$12,000
B.03 Pool Mechanical Room	1,000	\$300	\$300,000
B.04 Chemical Rooms (2 x 65 sf each)	130	\$300	\$39,000
B.05 Storage	200	\$300	\$60,000
Subtotal 25-Yard x 25-Meter Pool	1,330		\$1,236,000
C. Family Recreation Pool			
C.01 Family Pool (Water Surface Area 5,000 sf)		\$125	\$625,000
Waterslide		\$150,000	\$150,000
Wet Play Elements		\$75,000	\$75,000
C.02 Deck (Surface Area 2,300 sf)		\$6	\$14,000
C.03 Pool Mechanical Room	1,000	\$300	\$300,000
C.04 Chemical Rooms (2 x 65 sf each)	130	\$300	\$39,000
C.05 Storage	400	\$300	\$120,000
Subtotal Family Pool	1,530		\$1,323,000
Total Gross Building Area (Rounded)	8,600	\$	3,260,700

Opinion of Total Project Costs

Aquatics Center

February 20, 2008

Potential Program Spaces	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
Auto Parking (100 spaces)	40,000	\$10	\$400,000
Site Allowance			\$1,500,000
Shade Structures	2,000	\$50	\$100,000
Subtotal Site Amenities Cost			\$2,000,000
Preliminary Construction Cost (Building and Site)			\$5,260,700
Soft Costs			
A/E, Aquatics, Food Service Consultant Fees (10%)			\$526,000
Printing, Testing, Survey, Permits Expenses (3.5%)			\$184,000
Furniture, Fixtures and Equipment Allowance (5%)			\$263,000
Owner Contingency (5%)			\$263,000
Project Administration (3%)			\$158,000
Construction and Design Contingency (15%)			\$789,000
Subtotal Soft Costs			\$2,183,000
Estimated Magnitude of Costs for Aquatics Center Project			\$7,443,700

All costs shown in 2007 dollars. Escalation costs not included.

CITY OF SAN CARLOS AQUATICS CENTER - OPTION 2: Outdoor Family Recreation Pool

Opinion of Total Project Costs

Aquatics Center

February 20, 2008

Potential Program Spaces	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
A. Building Support Space			
A.01 Sales Booth and Access Control	300	\$375	\$113,000
A.02 Aquatic Manager's Office	100	\$375	\$38,000
A.03 Administrative Assistant / Bookkeeper / Files	100	\$375	\$38,000
A.04 Aquatic Workroom / Open Offices	300	\$375	\$113,000
A.05 Lifeguard Breakroom	300	\$375	\$113,000
A.06 Changing Rooms (Men and Women)	2,400	\$475	\$1,140,000
A.07 Family Changing Room (4 @ 90sf)	360	\$475	\$171,000
A.08 Concessions / Snack Bar	400	\$375	\$150,000
A.09 First Aid Room	80	\$375	\$30,000
A.10 Outdoor Furniture Storage	400	\$300	\$120,000
Subtotal Building Support Space	4,740		\$2,026,000
Building Grossing Factor (85% Efficiency)	853	\$375	\$319,950
Subtotal Support Building - Rounded	5,600		\$2,345,950
B. Family Recreation Pool			
B.01 Family Pool (Water Surface Area 6,000 sf)		\$125	\$750,000
Waterslide		\$150,000	\$150,000
Wet Play Elements		\$75,000	\$75,000
B.02 Deck (Surface Area 2,500 sf)		\$6	\$15,000
B.03 Pool Mechanical Room	1,200	\$300	\$360,000
B.04 Chemical Rooms (2 x 65 sf each)	130	\$300	\$39,000
B.05 Storage	300	\$300	\$90,000
Subtotal Family Pool	1,630		\$1,479,000
Total Gross Building Area (Rounded)	7,200	\$	3,074,950

Opinion of Total Project Costs

Aquatics Center

February 20, 2008

Potential Program Spaces	Net Assignable Sq. Ft.	Sq. Ft. Cost	Total Cost
Auto Parking (70 spaces)	28,000	\$10	\$280,000
Site Allowance			\$900,000
Shade Structures	1,500	\$50	\$75,000
Subtotal Site Amenities Cost			\$1,255,000
Preliminary Construction Cost (Building and Site)			\$4,329,950
Soft Costs			
A/E, Aquatics, Food Service Consultant Fees (10%)			\$433,000
Printing, Testing, Survey, Permits Expenses (3.5%)			\$152,000
Furniture, Fixtures and Equipment Allowance (5%)			\$216,000
Owner Contingency (5%)			\$216,000
Project Administration (3%)			\$130,000
Construction and Design Contingency (15%)			\$649,000
Subtotal Soft Costs			\$1,796,000
Estimated Magnitude of Costs for Aquatics Center Project			\$6,125,950

All costs shown in 2007 dollars. Escalation costs not included.

CITY OF SAN CARLOS AQUATICS CENTER - OPTION 3: Outdoor Recreation Pool with Lap Lanes

Opinion of Total Project Costs

Aquatics Center

February 20, 2008

Potential Program Spaces		Net		Total Cost
		Assignable Sq.		
		Ft. Sq.	Ft. Cost	
A. Building Support Space				
A.01	Sales Booth and Access Control	300	\$400	\$120,000
A.02	Aquatic Manager's Office	100	\$400	\$40,000
A.03	Administrative Assistant / Bookkeeper / Files	100	\$400	\$40,000
A.04	Aquatic Workroom / Open Offices	300	\$400	\$120,000
A.05	Lifeguard Breakroom	300	\$400	\$120,000
A.06	Changing Rooms (Men and Women)	2,400	\$475	\$1,140,000
A.07	Family Changing Room (4 @ 90sf)	360	\$475	\$171,000
A.08	Concessions / Snack Bar	400	\$475	\$190,000
A.09	First Aid Room	80	\$400	\$32,000
A.10	Outdoor Furniture Storage	400	\$300	\$120,000
Subtotal Building Support Space		4,740		\$2,093,000
Building Grossing Factor (85% Efficiency)		853	\$400	\$341,280
Subtotal Support Building - Rounded		5,600		\$2,434,280
B. Family Recreation Pool				
B.01	Family Pool with Lap Lanes (Water Surface Area 8,000 sf)		\$125	\$1,000,000
	Waterslide		\$150,000	\$150,000
	Wet Play Elements		\$75,000	\$75,000
B.02	Deck (Surface Area 2,900 sf)		\$6	\$17,000
B.03	Pool Mechanical Room	1,600	\$300	\$480,000
B.04	Chemical Rooms (2 x 65 sf each)	130	\$300	\$39,000
B.05	Storage	300	\$300	\$90,000
Subtotal Family Pool		2,030		\$1,834,000
Total Gross Building Area (Rounded)		7,600	\$	3,268,280

Auto Parking (80 spaces)	32,000	\$10	\$320,000
Site Allowance			\$900,000
Shade Structures	1,500	\$50	\$75,000
Subtotal Site Amenities Cost			\$1,295,000

Preliminary Construction Cost (Building and Site) \$5,563,280

Soft Costs

A/E, Aquatics, Food Service Consultant Fees (10%)			\$556,000
Printing, Testing, Survey, Permits Expenses (3.5%)			\$195,000
Furniture, Fixtures and Equipment Allowance (5%)			\$278,000
Owner Contingency (5%)			\$278,000
Project Administration (3%)			\$167,000
Contingency (Design and Estimating 15%)			\$834,000
Subtotal Soft Costs			\$2,308,000

Estimated Magnitude of Costs for Aquatics Center Project \$7,871,280

All costs shown in 2007 dollars. Escalation costs not included.

APPENDIX C

Public Outreach Summaries

MEETING SUMMARY – PUBLIC WORKSHOP #1

Date of Meeting: 9/5/07

Purpose of the Meeting

A public workshop was held on September 5, 2007, as part of the regularly-scheduled Parks and Recreation Commission meeting. The purpose of the workshop was to engage the community in the planning process by providing the opportunity to discuss the planning issues and express opinions regarding the future improvement of the City's parks and recreation system. Approximately 40 members of the public were in attendance.

Meeting Process

After being introduced by Commissioner Tom Johnstone, the consultants presented a project overview. The objectives of the master plan, project schedule, and steps in the planning process were explained. An overview of the existing parks, open space areas, and recreational buildings was presented, followed by a discussion of the City's demographics, anticipated trends, and key factors that will have a bearing on the formulation of the plan's recommendations.

The meeting then shifted to an interactive session of small group discussion and exercises. Participants were divided into six tables and given worksheets for recording their ideas and suggestions for the City's park system. Upon completion of the small group exercises, the entire group convened to hear a reporting of the small groups' results. The meeting ended with a general discussion of issues that affect parks and recreation.

Small Groups

Participants were first asked to think individually about the ways in which they benefit from local parks and recreation services. They then listed their top priorities, again on an individual basis. They were also asked to think about not only what types of opportunities they wanted, but also those they might be inclined to support financially. Once each participant had recorded his or her thoughts, the entire table discussed their ideas, and arrived at a consensus for the table's top three indoor and outdoor recreation opportunities.

Table 1

INDOOR

- More parking at Adult Community Center
- More meeting space
- Indoor putting course

OUTDOOR

- Outdoor pool
- Skate park
- Stargazing area
- Community garden

Table 2

INDOOR

- Indoor swimming pool
- Adult evening and weekend recreation programs
- Multi-purpose theater

Outdoor

- Outdoor pool
- Community gardens
- Dog park – we would be willing to pay user fees for this

Table 3

INDOOR

- Indoor swimming pool
- Exercise facility – with climbing wall, table tennis, exercise machines, etc.
- Multi-purpose theater

OUTDOOR

- Outdoor pool
- Outdoor performance space/stage/amphitheater
- Dog park that is safe and well-lighted
- Interpretive programs for buildings and parks
- More adult sports leagues

Table 4

INDOOR

- Community center – with a theater for 400, classroom space, space for meetings, etc.

- Upgrade the Kiwanis Building
- Pool with a retractable roof

OUTDOOR

- “Incremental sports space” (sports complex)
- More events and fairs, tie into shopping
- Parks that are dedicated for various uses, including dog parks and skate parks

Table 5

INDOOR

- Community center for classes
- Multi-purpose theater/children’s theater – perhaps located at Holly and Industrial
- Acquire more land for parks – Black Mountain Spring Water property

OUTDOOR

- Open space for wildlife (not for recreation)
- Open space for recreation – hiking, picnicking, biking, dog park, skate park
- Create buffer zones around existing parks to protect neighbors from noise, and parking impacts

Table 6

INDOOR

- Performance space/community theater with seating for 200 - 300
- More parking and better parking at all parks
- Updated classroom space

OUTDOOR

- Outdoor pool with spray/splash pools for kids
- Improve the existing trails
- Dog park – should be fenced in

Large Group Discussion and Wrap-Up

- Concerned about parks impact on the neighbors
- Concerned that we have a lack of park availability for non-scheduled uses
- The existing dog park is not safe
- Put new parks and facilities east of the Caltrain tracks – less impact on neighborhoods
- Existing hours of use are from 6:30 a.m. to 10:00 p.m. –creates too much noise
- Need places for recreational bike riding, like Sawyer Camp Trail

- Tricycle race tracks
- The community needs to know the costs in order to make decisions about what to build
- Fund parks with corporate sponsorships
- Year round farmers' market

MEETING SUMMARY – PUBLIC WORKSHOP 2

Date of Meeting: 12/5/07

Purpose of the Meeting

A public workshop was held on December 5, 2007, as part of the regularly-scheduled Parks and Recreation Commission meeting. The purpose of the workshop was to present the results of the Inventory and Needs Assessment phase of the master plan, and to provide the opportunity to discuss the planning issues and express opinions regarding the future improvement of the City's parks and recreation system. Approximately 28 members of the public were in attendance.

Meeting Process

Director Barry Weiss gave a summary of the master plan process and purpose, and then introduced the consultants. The consultants presented a project overview, followed by a summary of the Inventory and Needs Assessment, including the public opinion survey results.

The meeting was then opened up for comments from the public. This was followed by discussion of the Commission members. The following is a summary of the public's comments.

TRAILS

- Trails that join parks give the user a greater sense of being in park land.
- Need bike trails and corridors, especially to provide safe routes to schools for children.
- Postman's Path – a City easement that was formerly a trail but has been closed due to concerns from adjacent residents. Can it be reopened?
- Do not develop trails in the open space areas – disturbs wildlife and impacts residents living adjacent to the open space areas. People are trespassing now into the wildlife preserve, cutting fences and going through. Potential for criminal activity on trails.

ADDITIONAL PARK LAND

- The General Plan calls for a target of 4 acres per 1000 residents. The City currently has approximately 2.5 acres of active park land per 1000.
- #1 priority is to acquire new park land. Suggestions included:
- The east side of El Camino Real
- Acquire the Black Mountain Water property and develop as a new park.

- Acquire the self storage units north side of Holly for a new park.
- Convert the San Carlos Airport into a park. (County owns this land; therefore this might not be feasible.)

SWIMMING POOL

- Swim pools are for adults, too.

ATHLETIC FIELDS

- More fields are needed.
- Some existing fields are dangerous, turf is in poor condition.
- Put in synthetic turf fields.
- Neighborhood parks are impacted by too much sports use.

DOG PARKS

- Need a dog park.
- A dog park would be an improvement that would be fairly easy to do, and it would show progress. “Low hanging fruit”.
- Try the railroad easement between Brittan and Howard.
- Dog parks are good for non-dog owners as well, since they reduce conflicts from off-leash dogs in the parks.
- Should be natural grass, not synthetic or dirt.

OTHER IDEAS

- Park planting and maintenance should use sustainable gardening principals.
- Master plan should include offset of impact of parks on climate (global warming impacts).
- The priority should be on spending money to improve what we have now, not on new things.
- Sand volleyball court.
- Bring back S.C.O.O.T.

OPEN SPACE AND NATURAL RESOURCES

- Preserve Devonshire Canyon open space (currently in private ownership).
- Use the North Crestview park site for astronomy classes.
- Refer to the winter 2005 report prepared by the Natural Resources Task Force for detailed recommendations for open space.

FACILITIES

- Need to improve the walkway between the San Carlos Adult Community Center and City Hall.

- The Adult Community Center does not seem to be open nights and weekends for community use. (Clarification made: the center is open for classes week nights, and for rentals on the weekends.)

FUNDING

- Start a fund now, and let it grow for future land acquisition.
- The County will be putting forth a tax measure in the next election titled “Parks for the Future”. This is another attempt to pass the measure that was narrowly defeated in 2007. The measure calls for a 1/8 cent sales tax increase with all funds going to Parks and Recreation agencies in the County.
- Evaluate the feasibility of selling some of the small City-owned land parcels and using the money to buy more suitable park land.
- Should any recreational facilities be provided by the private sector? What is the City’s policy? Director Weiss responded that the City analyzes what is provided by the private sector and seeks to avoid duplication focusing on services not sufficiently provided by the private sector.

PUBLIC OUTREACH SUMMARY - HOT HARVEST NIGHTS INTERCEPT EVENT

Date of Event: 8/2/07

Description of the Event

The Parks and Recreation Department hosted a booth at the Harvest Nights market. The purpose of the event was to publicize the parks master plan, generate interest, encourage participation in the planning process, and gather input from the passersby. An estimated 75 people stopped by. Handouts were given out, including a sign-up sheet for the parks master plan e-notify, and a flyer describing the process and how people can become involved in the process. The booth contained several informative displays (reduced versions are attached). Three of the displays were interactive. The comments received on two of the displays are summarized below.

Park Ideas

This display board contained spaces for each park and building, in which people could record their suggestions for the facilities.

ARGUELLO

- Get the waterfall working

BURTON

- Fix the tennis courts
- Better tennis backboard (x2)

- Water feature
- Pool

CITY HALL PARK

- Playground

HEATHER

- Good turf (natural)

BIG CANYON

- Dog accessible

EATON

- Better trail construction and maintenance

HIGHLANDS

- Update equipment, make playground inclusive

LIBRARY

- Coffee bar

YOUTH CENTER

- Pool (x2)

SPECIAL NEEDS CENTER

- Classes for under 5's

OTHER IDEAS

- Pool (x3)
- Bocce
- Off-leash dog area (not a dog park)
- Mountain bike trails
- Golf course
- Driving range
- Quiet space
- Recycling containers everywhere
- Café in the park

Kids' Korner

This display posed three questions to encourage children's input.

I LIKE PARKS BECAUSE.....

- I like to run around
- They are centrally located
- There are things for all ages to do

- They are natural habitats for animals
- Swings and slides
- Monkey bars
- Friends
- I like to play on the playgrounds
- I like to go on the slides
- They are nice places to go to
- Fun places to play around with friends
- Gathering places for everyone

MY FAVORITE PARK IS

- Burton (8 mentions)
- Laureola
- Chilton
- Crestview

I WANT A NEW.....

- Waterslides with a pool
- Children's' theater
- Park (Chilton)
- Poop picker upper
- Pool
- Play structure
- Park for mountain biking or trails in Edgewood Park
- Scoreboard at Burton
- Climbing ropes like at Palo Alto
- Rose garden
- Outdoor basketball courts

- End -

MEETING MINUTES – RECREATION STAFF WORKSHOP

Date of Meeting: 7/17/07

Participants: Barry Weiss, Director

Donna Dillard, Recreation Superintendent

Jean Archbold, Recreation Coordinator
(Pre-school/Contract Classes)

Mike Becker, Recreation Coordinator (Youth/Teens)

Jeri Fujimoto, Recreation Coordinator (Youth/Teens)

Janet Leus, Recreation Coordinator (Special Needs)

Jennifer Moore, Recreation Coordinator (Athletics)

Donna Becht, Healthy Cities Project Coordinator

Bill Harris, Harris Design

Lauren Livingston, The Sports Management Group

Heather Bransford, The Sports Management Group

Master Plan Overview and Goals

The parks master plan will provide a blueprint for the continuing development and operation of the City's parks and recreation system over the next decade-plus. It will clearly identify the benefits of parks and recreation to the San Carlos community and then translate the benefits into specific recommendations for improvement of the physical facilities that support the recreational programs. The planning process is designed to generate the public support necessary for implementation of the recommendations. The definition of priorities and strategies for funding is the key to immediately implementing a series of achievable projects.

Master Plan Schedule

1. Planning Process
 - A. Phase 1.0: Inventory and Existing Conditions Analysis
 - a. Establishes baseline foundation of existing conditions.
 - B. Phase 2.0: Needs Assessment
 - a. A benchmarking survey of nearby cities will be completed. Cities include Belmont, San Mateo, Foster City, Redwood City, Menlo Park, and Palo Alto.

- b. There will be 3 focus groups that will occur in the next three to four weeks.
- c. A scientific community survey will be the final step in the Needs Assessment Process. The survey will focus on the benefits the community receives from parks and recreation rather than a wish list.
- C. Phase 3.0: Action Plan
 - a. This phase will establish the plan's recommendations for improvements and modifications of the City's park system.
- D. Phase 4.0: Implementation Plan
 - a. This phase will include estimated costs, development of a funding strategy, and development of an operation and maintenance strategy.
- E. Phase 5.0: Final Master Plan
 - a. This phase will refine and finalize the master plan for decision-maker review and approval.
- F. Community Outreach
 - a. Throughout the plan there will opportunities for community input. The first will be at a community intercept event on August 2 at the Farmer's Market.
 - b. In the near future a website with information regarding the project will become "live" on the City of San Carlos website.
 - c. Barry added information about the Master Plan to his letter in the Activity Guide.

City of San Carlos Demographic Trends

1. A brief overview of the demographic trends in San Carlos indicated the following:
 - A. The total population of approximately 27,000 has remained relatively unchanged since 1990.
 - B. Mature adults represent a large percentage of the population and are increasing as a percentage of the population. This population will have a significant impact on the community
 - C. Children and teens represent approximately 25 percent of the population. This age group is facing a significant health epidemic, obesity. Parks and recreation programs can combat this trend.
 - D. The San Carlos population is highly educated and this correlates to diverse interests in parks and recreation activities.
 - E. The increase in the Asian and Hispanic population could have an impact on program offerings as some racial and ethnic groups have recreational interests that are specific to their culture.

Current Service Delivery

1. Current Facilities
 - A. A discussion of facilities used by the city will include schools and the library as they are used for the tutoring program. A distinction will be made regarding spaces programmed by the city versus cooperative programming.

- B. All parks will be added to the list of City programming facilities.
 - C. Jean offered to review the list.
2. The Best Current Attributes of the System
- A. Youth Center – the facility as well as for the programming offered
 - B. Sports Field – the maintenance is great
 - C. All facilities are well maintained
 - D. The number and diversity of programs offered
 - E. Ability to respond to constituent wants and needs
 - a. Often hear that “San Carlos offers the best programs”
 - b. Many non-residents use programs, again because of quality.
 - F. The special needs program
3. Facility Needs
- A. Fields
 - a. Currently a lack of field space to meet community needs
 - b. Programs are being offered because of lack of field space
 - c. Limited adult leagues are currently offered. The City is currently able to serve only those leagues that have been in existence for many years
 - d. Girls softball has experienced significant growth, as have soccer and baseball
 - 1. Soccer tends to balance itself, new teams forms as others leave
 - 2. Softball needs are growing
 - a. The program is very well-run
 - b. Previously used only school fields, now use City fields as well
 - c. This decreased the amount of space available to Little League
 - d. Program volunteers are reaching out to Redwood City and Belmont to increase their program and reduce the burden on the San Carlos program
 - B. Pre-school
 - a. Could grow but have no dedicated space
 - b. Currently the program is held four mornings a week at Laureola and Kiwanis
 - c. At Kiwanis all equipment must be stored at the end of every day. Labor intensive and not optimal for program.
 - d. At Laureola there is insufficient storage so some pre-school items are left out
 - e. To serve current needs would require two classrooms or one large divisible room

C. Gymnastics

- a. Could use the gym at the youth center for gymnastics however there is no place to store the equipment when not in use
- b. Storage
- c. Many of the facilities have been designed as multi-use spaces
- d. Lack of storage for the facilities to be multi-use spaces

D. Gymnasiums

- a. No true adult gym
- b. Currently three gyms in use – one at each of the middle schools and one at the youth center
- c. Gym in youth center cannot be used by adults
- d. Gyms at the middle schools are not full size, however, the lack of court space forces adult use for volleyball and basketball
 - 1. Adults play from 7 pm or 8 pm until 10 pm or 10:30 pm
 - 2. Volleyball for adults is one night a week, basketball for adults is twice a week
 - 3. Serious basketball players leave the City to play
 - 4. Most who play in San Carlos enjoy the consistency of the program
- e. Youth needs are impacted but not as much as the adults
 - 1. Recreation sports programs serve those in grade school, the middle and high school age are served by the schools

E. Tutoring Program

- a. No dedicated space
- b. Moved around the schools (a lot)
- c. Relocations can be hard for senior citizen volunteers
- d. Tutoring has been offered outside, back of the stage, in the library
- e. It would be great to have a dedicated mentoring room at each school site

F. Group Exercise

- a. Room at the Adult Community Center (ACC) is linoleum over concrete, which is hard on joints.
- b. Kiwanis Center is a little better with laminate flooring over concrete.
- c. Instructors would like to see mirrors and spring loaded wood floors

G. Special Needs Program

- a. Currently conducted at Laureola Park

- b. Would be great to have a dedicated facility (currently share with preschool)
- c. Need additional storage
- d. Ideal building:
 1. 2 stories with offices on upper floor
 2. Dedicated preschool section
 3. One large divisible multi-purpose room or several smaller room
 4. Restroom large enough to change diapers in
 5. At least 2 offices
 6. Air conditioning / heating
- e. Being part of a larger center has its pros and cons

H. Banquet Space

- a. 200+ people
- b. AYSO banquet has 400-500 attendance and currently uses Kiwanis indoor and outdoor
- c. The North Crestview property would be great for a banquet facility (views), however, access creates challenges for development
- d. Need a kitchen for cooking classes, currently use ACC
- e. Is there a need for a dedicated ceramics room? (Foster City and the community colleges have one)

I. Aquatics Space

- a. There is a deficit of public aquatics facilities in the community
- b. The Quality of Life Committee for the City indicated that the addition of a pool would be a positive addition
- c. Concern about location
- d. Majority of people want a place to splash and play and a shade area
- e. Current pools used are Carlmont High School, Jewish Community Center, and Pacific Athletic Club

J. Adult Community Center (ACC)

- a. Update the facility
- b. HVAC system has issues that must be resolved
- c. Would be great to have a demonstration kitchen
- d. Dance floor

K. Other Outdoor Facilities

- a. An outdoor rubber track would be great
- b. Dog park

Your Vision for 2020

1. What would you like the department to be in 2020? What would people say about the department?
 - A. Vision realized - we create community through people parks and programs.
 - B. Master plan project goals realized
 - C. Customer service compliments
 - D. Demand in the community for activities has been addressed with resources
 - E. A strong maintenance plan is in place
 - F. Preventive maintenance is a high priority
 - G. Reserve fund to remodel buildings is in place
 - H. Facilities will have been updated
 - I. San Carlos will be on the cutting edge of programs and facilities

- End -

MEETING SUMMARY – YOUTH ADVISORY COUNCIL

Date of Meeting: 9/12/07

Purpose of the Meeting

A Youth Advisory Council (YAC) workshop was held on September 12, 2007 at the San Carlos Youth Center. Nine students aged 13 to 17 attended the meeting along with Supervisor Jerri Fujimoto and a member of the library staff. The purpose of the workshop was to inform the YAC about the Parks Master Plan, engage them in the process of creating a Master Plan, and collect information as part of the Master Planning process.

Meeting Process

Given the anticipated group dynamics, child development and the large age range of youth expected at the workshop, a structured workshop format based on voluntary sharing was planned. The workshop agenda included an interactive and educational Keynote presentation on the Master Plan; a questionnaire; and time for sharing responses.

The questionnaire contained four open-ended questions. Two questions were related to the Inventory and Analysis phase of the master planning process, and two questions were related to the Needs Assessment phase.

The first two questions asked attendees to evaluate the Youth Center, or more specifically what they liked about the Youth Center or wanted to improve. The last two questions asked the participants to identify desired outdoor and indoor recreation opportunities that are not currently available. These last two questions were intentionally kept the same as those questions asked in the September 5, 2007 community workshop to allow for a comparison of answers.

Written Exercise

When students were asked what they liked best about the Youth Center the majority responded that they liked the activities or mentioned specific activities offered. Two students responded that they liked the gymnasium and one student responded “staff”. When asked what they liked least or what they would like to improve, students stated a need for an increased variety of activities. Specifically mentioned were musical and outdoor activities. Two students stated their desire for extended hours of operation. One stated no improvements, and one left the question blank.

When asked what outdoor recreational activity they would like in San Carlos that they do not currently have, the students answered the following: skate park (5), community pool (5), volleyball courts (5), movie theatre (1), concerts (1), ropes course (1), basketball courts (1)

basketball courts at Highland park (1), a synthetic turf field (1), and a rock climbing wall (1). Four students did not list a minimum of three answers.

When asked the same question regarding indoor recreational activities, students answered: a performing arts theatre (5), indoor soccer/power play (5), recording studio/place to play music (4), a better community center (3), indoor rock climbing wall (2), rock climbing gym (2), card tournaments (1), bowling alley (1), and a track (1). Four students did not list a minimum of three answers.

As shown by their responses to the questionnaire, the youth were initially conservative in their replies. Further, the number of blank answers may indicate that the youth are generally satisfied with their recreational facilities and programs.

Group Discussion

In the discussion following the completion of the questionnaire, students were given an opportunity to share answers and discuss their responses. Many youth were very interested in the master planning process and in having some say in the final plan.

Initially, as with the questionnaire answers, the participants were very reserved and practical in their discussion. When instructed that they need not be so practical in this point of the process, that this was in part an ideas generating session, the youth began to speak-out, even mentioning the desire for a “San Carlos World” amusement park. Overall, it was the observer’s sense that their needs were minimal. There wasn’t much youth initiated discussion regarding new facilities specifically. There was discussion and comments about the lack of places for youth to go downtown in the evening. The movie theatres are in different towns and not accessible to them without transportation and the once operating bowling facility was razed. In terms of improvements they requested basketball hoops/courts and musical programs.

- End -

INFORMAL QUESTIONNAIRES

Two additional opportunities for public input were provided. An interactive email questionnaire was made available on the City's web site, and a printed comment sheet was distributed at public meetings and made available at City buildings. The purpose of the questionnaires was to provide additional opportunities for public input into the master plan. The findings from this questionnaire are not intended to be statistically projectable, but rather serve as general input into the planning process. The following comments were received:

Your Favorite Parks

- Burton (9)
- Chilton (6)
- Arguello (6)
- Highlands (5)
- Crestview (2)
- Eaton (2)
- Laureola (1)
- Big Canyon (1)

Recreation Programs You Use

- Youth sports (9)
- Festivals and concerts (3)
- Adult sports (2)
- Young children's programs (1)
- Arts camp (1)
- Wine classes (1)
- Youth classes (1)

APPENDIX D

Trails Connections Plan

POTENTIAL SAN CARLOS TRAIL CONNECTIONS
November 2, 2006

FIRST PRIORITY

1. **CRESTVIEW TO PULGAS RIDGE OPEN SPACE PRESERVE AND SAN FRANCISCO WATERSHED LANDS.** This connection provides access from San Carlos to Pulgas Ridge Open Space Preserve as well as the San Francisco Watershed lands. The Mid Peninsula Regional Open Space District has a plan that places a trail within 100 yards of Crestview Drive. The proposed East Ridge Trail in the County of San Mateo's trail plan passes here as well. The East Ridge Trail would connect to the existing County of San Mateo Cross Country Course, Sheep Camp County trail and the Belmont City Trail system. Parking would be available on Crestview drive at an existing gate on Crestview.
2. **UNIMPROVED CITY OWNED PARCEL ON CRESTVIEW (ACROSS CRESTVIEW DRIVE FROM VISTA PARK) TO SAN FRANCISCO WATER SHED LANDS.** This will provide a second connection to the San Francisco Watershed lands, City of Belmont trails, San Mateo County trails and Pulgas Ridge Open Space Preserve from the City owned Parcel on Crestview Drive. A future trail from Devonshire Canyon through Vista Park will help complete a future multi jurisdictional "loop" trail and would connect to existing Sheep Camp trail and other county trails, the Belmont trail system (north), Pulgas Ridge Open Space Preserve, Edgewood Park and county trails (south).
3. **DEVONSHIRE TRAIL SYSTEM TO CRESTVIEW.** This connection would lead to the improvement of the existing trail from Devonshire/Oakley to Crestview via an existing easement connecting top of trail with Crestview. A new easement should be requested of developer at Devonshire and Oakley in the canyon. This is an important extension from No. 1.
4. **HIGHLAND AREA/HEATHER PARK TO BIG CANYON/EATON TRAIL SYSTEM.** This connection would allow for connection between the Devonshire Canyon system and Big Canyon/Eaton Parks and would expand Big Canyon Park trails. This connection has the benefit of much currently city owned land and trails. Permission would be needed from 3-4 property owners across steep hillside portions of their properties. The Sierra Club had mapped a trail from Big Canyon Park to the edge of City Property. Consider expanding Big Canyon Park to include all the City owned land on the North Side of Brittan Ave and Eaton Park on the South Side.
5. **LYNTON/OAKLEY AVE TO CLUB DRIVE TO WITHERIDGE RD. TO BELMONT TRAIL SYSTEM.** This connection would connect the proposed Devonshire trail system to Belmont's existing trail system and beyond. Will likely require consent of property owners in the area utilizing steep undevelopable portions of their property.
6. **END OF BRITTAN TO PULGAS RIDGE OPEN SPACE PRESERVE.** This connection would allow access from Big Canyon and Eaton trails to Pulgas Ridge Open Space Preserve via Crestview Park, currently connecting walkways and city land. This is also within approximately 100 yards of a proposed trail in Pulgas Ridge Open Space Preserve.

7. **CRANFIELD AVENUE TO CLUB DRIVE TO WITHERIDGE IN BELMONT**

This is a paper street, currently overgrown and is a trail listed by the Trails Center. It is not used by South County Fire.

8. **EATON PARK TO CITY OWNED PARCEL OFF LA MESA DRIVE VIA LOMA ROAD TO EDGEWOOD PARK.**

This potential connection would use some existing access roads and seek permission from private landowners to provide a more direct connection to the Eaton Park, Big Canyon systems from Edgewood Park and Pulgas Ridge Open Space Preserve. The terminus at the lower portion of Crestview would be close to Pulgas Ridge Open Space Preserve and across the street from the Edgewood Park entrance.

SECOND PRIORITY

9. **OAKLEY/DEVONSHIRE TO CRESTVIEW DRIVE AND VISTA PARK.**

This connection links upper Devonshire Blvd to Crestview Drive at Vista Park (potential new trail) and near Normandy Drive (via existing unimproved trail) See No. 3 above.

10. **LANDS OF ROSA FLORES VIA CHESHAM TO PROPOSED DEVONSHIRE TRAIL SYSTEM.**

Currently a fire access road exists to access the open space easements existing in the Rosa Flores subdivision over large areas of Devonshire Canyon, providing another access into the lower end of the proposed system.

11. **LANDS OF ROSA FLORES VIA WINDING WAY TO PROPOSED DEVONSHIRE TRAIL SYSTEM.**

Currently a fire access road exists to access the open space easements existing in the Rosa Flores subdivision over large areas of Devonshire Canyon, providing another access into the lower end of the proposed system. A current development proposal will provide a trail access easement off Winding way and a grant of \$25,000.

12. **EXISTING TRAIL FROM HIGHLANDS PARK TO WINDING WAY.**

Many paper pathway easements existing in the county area have the potential to connect with #10 and 11 above more directly. Access currently is on City/County streets.

13. **ALAMEDA TO DUNDEE AND HIGHLAND PARK ACROSS BLACK MOUNTAIN PROPERTY TO BELL/LUPIN AVE.**

This is on the Midpeninsula Regional Open Space District plan as a conceptual access into District lands. Some of this area is currently in open space easements or could be with future development. An existing trail damaged in 1983 could be rebuilt and improved. Would be easternmost access point into system.

14. **LOWER CRESTVIEW DRIVE TO PULGAS RIDGE OPEN SPACE PRESERVE.**

This connection would allow for more direct access to the preserve and avoid having to travel on Edmonds road.

SAN CARLOS POTENTIAL TRAIL CONNECTIONS

Department of Parks and Recreation November 16, 2006

Top Priority

1. **Top Priority** - Potential trail connections that are located within the city limits and are adjacent to existing trails or parks.
2. **High Priority** - Potential trail connections that are located within the city limits and are adjacent to existing trails or parks, but are not adjacent to a park or trail.
3. **Medium Priority** - Potential trail connections that are located within the city limits and are not adjacent to existing trails or parks.
4. **Low Priority** - Potential trail connections that are located within the city limits and are not adjacent to existing trails or parks, but are located in areas with high potential for future development.
5. **Very Low Priority** - Potential trail connections that are located within the city limits and are not adjacent to existing trails or parks, but are located in areas with low potential for future development.
6. **Outside City Limits** - Potential trail connections that are located outside the city limits and are adjacent to existing trails or parks.
7. **Outside City Limits** - Potential trail connections that are located outside the city limits and are adjacent to existing trails or parks, but are not adjacent to a park or trail.
8. **Outside City Limits** - Potential trail connections that are located outside the city limits and are not adjacent to existing trails or parks.
9. **Outside City Limits** - Potential trail connections that are located outside the city limits and are not adjacent to existing trails or parks, but are located in areas with high potential for future development.
10. **Outside City Limits** - Potential trail connections that are located outside the city limits and are not adjacent to existing trails or parks, but are located in areas with low potential for future development.
11. **Outside City Limits** - Potential trail connections that are located outside the city limits and are not adjacent to existing trails or parks, but are located in areas with high potential for future development.
12. **Outside City Limits** - Potential trail connections that are located outside the city limits and are not adjacent to existing trails or parks, but are located in areas with low potential for future development.
13. **Outside City Limits** - Potential trail connections that are located outside the city limits and are not adjacent to existing trails or parks, but are located in areas with high potential for future development.
14. **Outside City Limits** - Potential trail connections that are located outside the city limits and are not adjacent to existing trails or parks, but are located in areas with low potential for future development.

Heather School

The following city maintained alignments to be designated as trails:
 Vista Dr to Hillcrest Rd at 5th Hillcrest Rd
 400 Syracuse Street to 315 Hillcrest Rd
 7th Orange Ave to 1807 Elizabeth Street

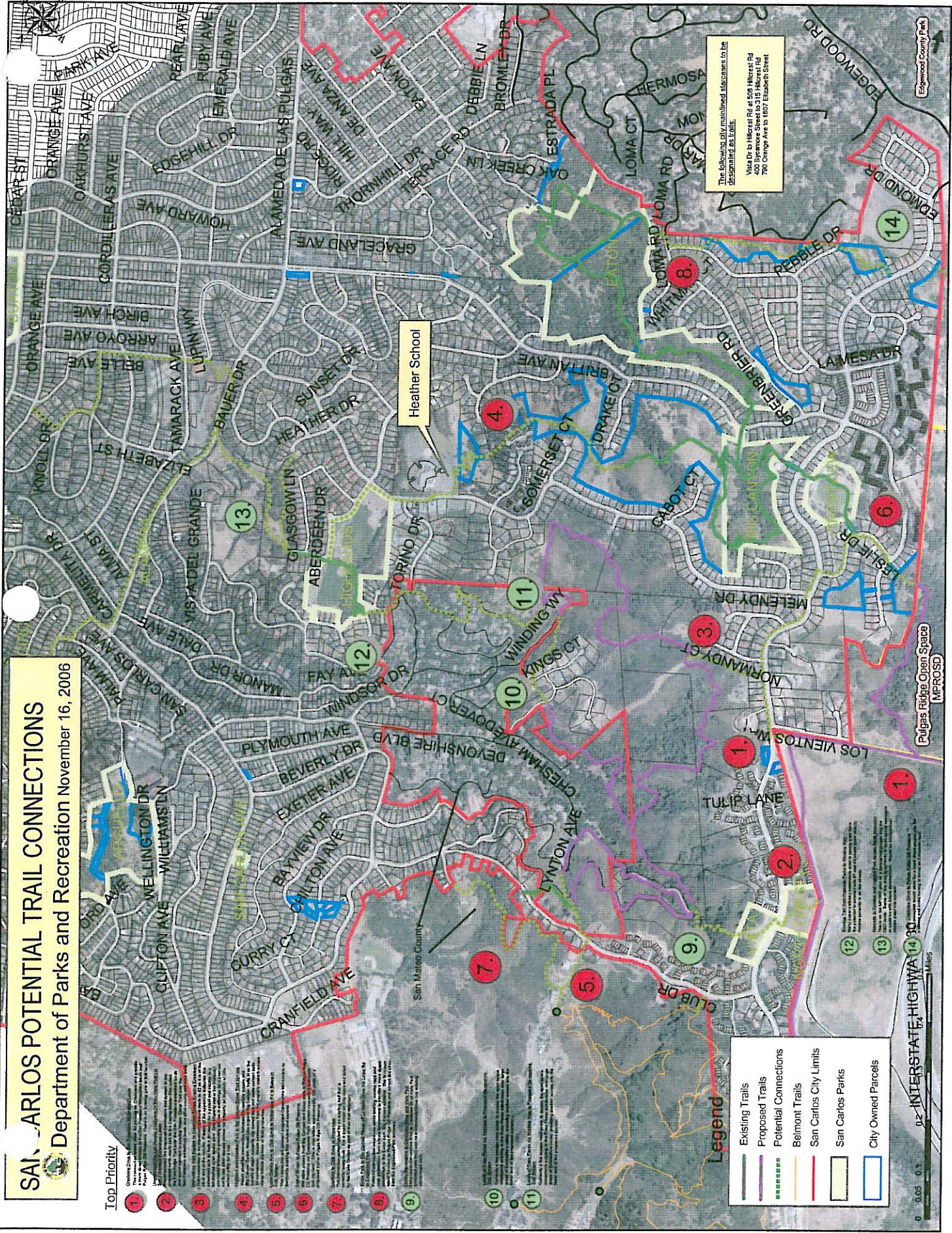
Legend

- Existing Trails
- Proposed Trails
- Potential Connections
- Belmont Trails
- San Carlos City Limits
- San Carlos Parks
- City Owned Parcels



Pulgas Ridge Open Space IMPROVED

Edgewood County Park



APPENDIX E

Arguello Park Master Plan



ARGUELLO PARK MASTER PLAN REPORT



CITY OF SAN CARLOS
PARKS and RECREATION
DEPARTMENT

JUNE 2002

Arguello Park Master Plan

Prepared for:

City of San Carlos
Parks and Recreation Department



RRM DESIGN GROUP

Creating Environments People Enjoy

131 South Second Avenue • Oakdale, CA 95361

Ph: 209/847-1794 • Fax: 209/847-2511 • www.rrmdesign.com

V. Montgomery, Architect *c12090 • J. Michael, RCE *j36895, LS *6276 • J. Ferber, LA *2844

TABLE OF CONTENTS

I. PROJECT BACKGROUND..... Page 1

II. MASTER PLANNING PROCESS..... Page 1

III. AREA DESCRIPTIONS..... Page 2

Area One—Existing BMX Bike Course 2

Area Two—Overlook Deck 2

Area Three—Trail System and Hillside Stabilization..... 3

Area Four—Trail Heads..... 3

Area Five—Amphitheater 3

Area Six—Existing Upper Picnic Area..... 4

Area Seven—Baseball Diamond..... 5

Area Eight—Existing Upper Parking Lot 6

Area Nine—Picnic Areas 6

Area Ten—Water Feature 7

Area Eleven—Children’s Play Area..... 9

Area Twelve—Accessible Parking 9

Areas Thirteen and Fourteen
 Lower Parking Area and School Play Area..... 10

Area Fifteen—Tennis Courts 10

Area Sixteen—Restroom with Storage 10

Area Seventeen—Entry Gates..... 10

Area Eighteen—Sheldon Emergency Vehicle Turnaround 11

IV. MASTER PLAN BUDGET SUMMARY Page 11

V. MAINTENANCE AND OPERATION..... Page 12

I. PROJECT BACKGROUND

Arguello Park is nestled into the western hills of the City of San Carlos, surrounded by narrow roads and established neighborhoods. It encompasses 21 acres along a drainage ravine and the adjacent hillsides. As such it has very steep terrain and a significant cover of native live oaks.

The park is a "diamond in the rough", providing a naturalistic haven for the community that overlooks it. The current the park facilities include an extensive trail system, an inoperable man-made waterfall, a well-worn little league baseball diamond/soccer field, a "homemade" BMX course, and tennis courts. The park has served its community well, although its modest facilities are run down and over utilized. Because of the steep terrain, ADA-compliant access is extremely limited.

The purpose of this master plan is to develop a long-term, phased plan for redevelopment of the park. Specific issues addressed include upgrading most of the existing facilities, adding a large multi-faceted play area, improving ADA compliance, increasing park security, reducing the fire hazard, and stemming erosion of the hillside. In doing this, the "diamond" will be restored to its former luster.

II. MASTER PLANNING PROCESS

The master planning process involved extensive, pro-active public input in the form of key stakeholder interviews and multiple public workshops and presentations. An analysis of the physical opportunities and constraints of the site was prepared and presented as a means of helping the public understand development potential of this site. Based on this analysis and public input, three alternative development programs were developed and illustrated in diagrammatic form. These alternatives were presented and discussed at a public meeting.

Through this process, a thorough understanding and consensus was reached regarding the desired extent and character of improvements. Additional discussions with key City staff guided preparation of a preferred alternative program and a refined concept plan, which was presented to the public at a Park and Recreation Commission meeting. Input received at this meeting, and at meetings with the City Council, City staff, and the school district were the basis for the master plan presented in this report.

Eighteen improvement areas are defined by the master plan. The illustrative on the following page identifies these areas and lists the general improvements for each area. Section III describes each area in more detail and provides a budget range for the proposed improvements.



III. AREA DESCRIPTIONS

The following sections describe each of the proposed improvement areas as defined on the Master plan graphic. The intent of these descriptions is to enhance the readers' understanding of the graphic and to clarify the design intent. Further, these descriptions provide some information on proposed construction materials and methods upon which the budget for each area is based. The proposed budget range for each area is listed in the Section IV of this report. To present a more complete picture, maintenance needs and costs are also presented in Section IV.

Area One—Existing BMX Bike Course ("The Rocks")

General Description:

This area is located at the highest point in the park at the corner of Dartmouth and Northam. Neighborhood children have sculpted a BMX track under the existing live oaks along the easterly edge of this area. The track itself will be retained as is, with work limited to shaping-up the grades and adding some storm drainage facilities to help stabilize the area. Other improvements proposed in this area include enhancing the native landscape, adding a path of decomposed granite that loops through the area leading to a proposed overlook deck and trail heads (project areas 2 and 4 respectively).

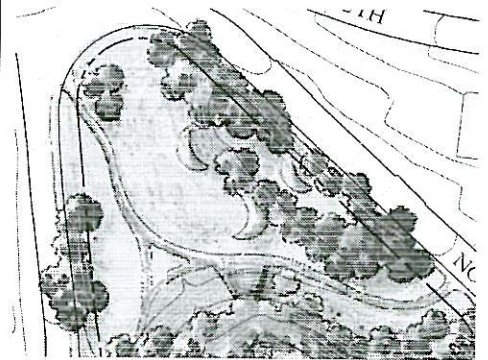
Site Furnishings and Equipment:

Benches, picnic tables, a drinking fountain, trash receptacles, and recycling receptacles will be added to this area. A heavy timber rail fence is proposed along the top of the steep bank on the southerly edge of the space to improve safety as well as to help limit points of access to the hillside. Low intensity safety lighting is to be implemented as appropriate.

Area Two—Overlook Deck (optional)

The proposed overlook deck is located at the southern edge of the "Rocks", Area One. This is the highest point in the park and is on a precipice above the drainage ravine. The views from this point are magnificent. They overlook the hillside of the park in the foreground and extend to the houses and hills in the distance. The proposed deck is approximately 400 square feet in size and would be positioned such that it projects out over the slope. The proposed construction system is a composite recycled synthetic material deck and rail system (similar to the Trex material) secured to either a steel or timber structural frame, which would be anchored into the hillside with concrete piers.

The deck will have interpretive signs integrated into the safety rail system, which will provide educational information about the ecosystem of the park and the surrounding area.



Area Three—Trail System and Hillside Stabilization

Trails:

The existing trail system will be renovated by abandoning and rerouting existing trails that are too steep, redundant, or aligned such that they are contributing to excessive and severe erosion. Abandonment will consist of obliterating graded or worn grades by hand and then installation of erosion control matting and surface barriers such as small logs and rocks to discourage continued use. Some new trails will be constructed and existing trails that are to remain will be rebuilt to a cross-section that will help control and limit erosion. Typical construction will generally include grading to establish a trail surface 2 feet wide cross sloped to the uphill side. A swale to carry run-off will be located on the uphill side. Culverts will be installed at switch backs, crossings, and discharge points in the trail system. Erosion control matting will be installed on all disturbed soil. Coarse bark or wood chips is proposed for the surfacing material.

Revegetation and Stabilization:

Hillside stabilization will consist of clearing under brush to reduce fire fuel, minor pruning of existing trees, and reseeding with naturalized grasses and wild flowers.

Signage:

Ten interpretive signs are allocated for placement throughout the system. Also, 25 trail markers are anticipated for placement at trail junctions to provide direction to users.

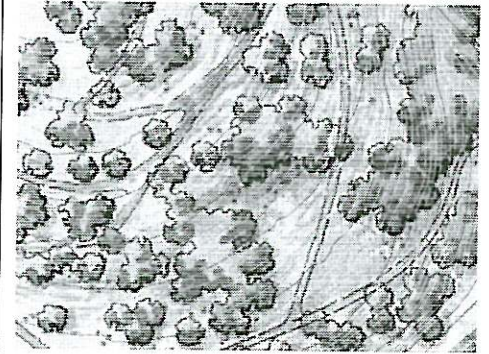
Area Four—Trail Heads

A minimum of 4 trail heads are proposed in the master plan. The typical trail head will consist of an area of about 10' by 10' that is graded reasonably level and surfaced with either stabilized decomposed granite or stabilized crusher fines. Amenities at each location will include an informational sign, a bench, a trash receptacle, and a recycling receptacle where access by local recycling agency allows. Also, one solar powered safety light is proposed at each location.

Area Five—Amphitheater

General Description:

The existing amphitheater area is nestled amongst the live oaks along Sheldon Road. Renovation of this feature includes constructing new bench seating contoured with the natural grades and working around the existing trees. A small stage/deck is proposed but there will be no stage backdrop. A heavy timber rail fence is proposed behind the stage area to help define the amphitheater space. The existing native landscape will be enhanced with native and naturalized plantings to further define the amphitheater space.

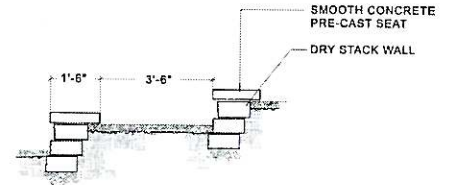


Site Furnishings and Equipment:

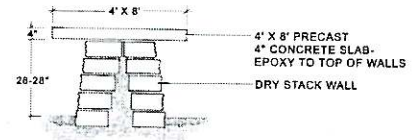
In addition to the amphitheater seating and stage, propose site amenities include concrete work tables for use as outdoor classroom work surfaces flanking each side of the stage area, interpretive signs, a drinking fountain, a hose bib, and electrical power outlets where appropriate.

Construction Materials:

In keeping with the natural setting, the construction materials should have a rustic character yet be durable. Split-faced masonry dry-stack units with a smooth, pre-cast concrete cap are proposed for the amphitheater seats. The worktables are proposed to be of similar construction. A deck constructed of composite synthetic planks (Trex) on a wood frame is proposed for the stage.



Amphitheater Seating



Work Table

Area Six— Existing Upper Picnic Area (optional)

General Description:

The existing picnic area has been well used over the years and has a rustic character that should be preserved. Renovation of this area entails working with the existing fixed improvements such as the rock walls and BBQ structure while replacing the tables and benches. Although the BBQ structure may be restored as part of this work, it should not be restored for use as a BBQ. Rather, barbecuing in this area should be prohibited because of the high potential of fire in this area. To improve accessibility, the ground surfacing material will be upgraded and a minor step/ramp system is proposed to accommodate the grade change from Sheldon Road down into the picnic area.

Site Furnishings and Equipment:

New picnic tables, trash receptacles, and the rebuilt "BBQ/food prep" counter are the primary amenities proposed for this area. Water service will be extended from the amphitheater improvements when that area is developed. Likewise, electrical service can be extended from the amphitheater area if desired.

Construction Materials:

Existing stone work will be repaired where it economical to do so. New improvements will be constructed of materials similar to those selected for the amphitheater. Split-faced masonry dry-stacked units will be used for walls and steps as well as for constructing the pedestals for new picnic tables. The table and bench tops will be smooth pre-cast concrete slabs. As in the amphitheater area. The ground surfacing should be stabilized decomposed granite.

Area Seven—Baseball Diamond

General Description:

The baseball diamond is proposed to be completely reconstructed and in the process, it will be shifted north and rotated a few degrees clockwise. This repositioning will orient it more away from the proposed play area. Reconstruction will include complete re-grading and installation of area drains to improve surface drainage; however, a subdrainage system under the field is not currently programmed into the budget. The renovated baseball diamond will meet little league dimensional standards with the possibility of an outfield fence. Even with an outfield fence, the outfield turf area is large enough to accommodate U-8 soccer league play (50 yards by 25 yards per AYSO standards). Additionally, the outfield areas can easily accommodate soccer practice for two U-8 or U-10 teams.

Site Furnishings and Equipment:

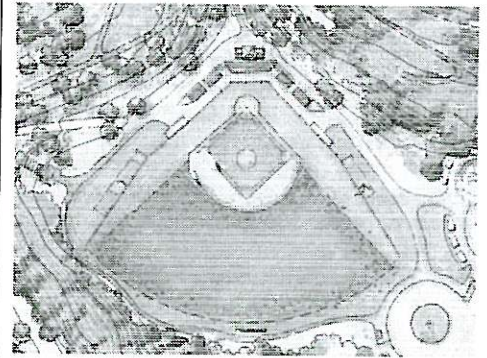
The master plan configuration accommodates 6 sets of bleachers, which will easily accommodate over 300 spectators. A concession stand of approximately 450 square feet with a 10' x 10' second story press box is also shown on the master plan.

Permanent fencing for backstops, dugouts, bullpens, and a batting cage will be installed. A removable fence is planned for the outfield so the irrigation system will need to be designed to avoid conflicts with this element. Other appurtenant baseball equipment is included in the master plan budget; and, to top off the baseball diamond scene, an electric score board is proposed for center field.

Construction Materials:

For the sports-oriented facilities and equipment, standard, serviceable materials such as vinyl-clad chain link fencing, aluminum bleachers, and vinyl-clad dugout benches are proposed. Benches, tables, drinking fountains, and other site furnishings will be more ornamental so that the area behind the bleachers and concession stand can be designed as a plaza. Stabilized decomposed granite or other similar material is proposed for the paving within this plaza area so that the natural character of the park setting is maintained. Other walkways throughout this area are proposed to be constructed with compacted decomposed granite but not stabilized.

The concession building itself is envisioned as a concrete masonry unit (CMU) block wall structure similar to the restroom building that has just been completed.



Area Eight—Existing Upper Parking Lot

General Description

The primary objectives in this area are to rejuvenate the access road and parking lot paving, and to establish a safe pedestrian connection to the baseball diamond some 32 feet below. The existing access road from the parking lot to the baseball diamond area will remain, but having a slope of over 20%, it is not suitable or recommended to continue to rely on it for pedestrian access.

Rejuvenating the road and parking lot will consist of patching and re-sealing the asphalt paving and then re-striping the parking lot. No curbing or additional edge treatment is proposed as part of this master plan.

Achieving safe pedestrian access to the baseball diamond without undergoing significant re-grading for ramps can only be accomplished with a step system.

Site Furnishings and Equipment:

Minimal site furnishings and equipment are proposed for this area as items such as benches and tables are accounted for in adjacent trail heads and picnic areas. However, the budget anticipates installing benches at a couple of the intermediate landings of the step system. In addition to providing a rest spot for the climb, these locations provide a nice overlook to the baseball diamond.

An "Arguello Park" entry monument sign is proposed for the entry drive. Also other directional signage is anticipated along the access roads and within the parking area.

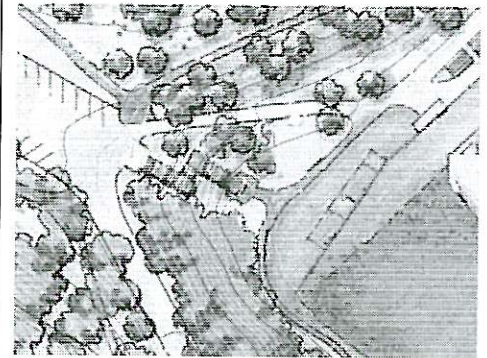
Construction Materials:

The most significant construction component in this area is the step system. The budget for this item should be sufficient for it to be constructed of either cast-in-place concrete or a Trex decking system or some combination thereof.

Area Nine—Picnic Areas

General Description:

The master plan identifies five picnic areas. Four areas are located around the perimeter of the baseball diamond area and one is above the existing upper parking area. They are envisioned simply as picnic tables on decomposed granite surfacing. ADA-compliant access will be provided to at least one table at each of the four picnic areas around the baseball diamond. In anticipation of needing to solve some grading issues, the budget allows for low retaining walls along approximately half of each picnic area perimeter.



Site Furnishings and Equipment:

Basic amenities at each location include 2 to 4 tables and a trash receptacle. The sites around the perimeter of the baseball diamond area will have potable water plumbed to them as possible.

Construction Materials:

As noted above, the ground surfacing will be decomposed granite or a similar material. Where ADA access is intended, the decomposed granite will be stabilized. Retaining walls, if any, should be constructed with dry-stacked, split-faced, masonry units similar to what is proposed elsewhere in the park.

Area Ten—Water Feature (optional)

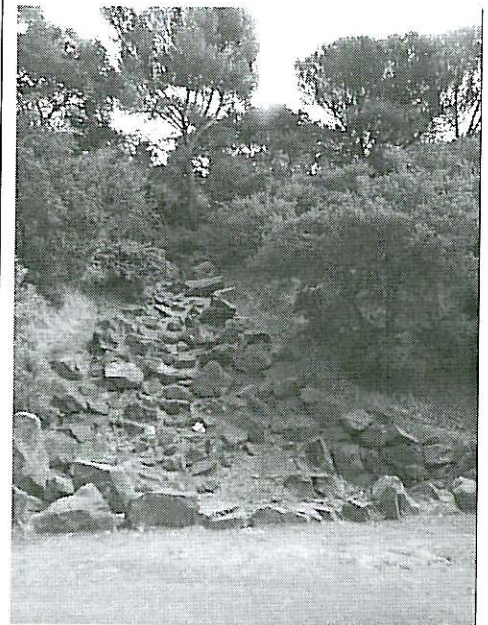
General Description:

The existing water feature originally, built in 1959, has great sentimental value in that volunteers from the community designed and constructed it. It is currently inoperable. However, the neighborhood residents have indicated that they would like it renovated and perhaps turned into a water play feature. This was identified as a top priority through citizen input. In response to this sentiment, the master plan proposes to restore the upper portion of the water fall; however, recognizing that certain operational and safety issues need to be properly addressed, the master plan also proposes to replace the lower pool with a separate water play feature. The waterfall and the water play areas would be two separate systems.

Renovation of Existing Waterfall:

This effort will generally consist of removing the bottom one-third of the waterfall; constructing a new collection pool at a higher elevation; installing all new plumbing, pumping, and filtration systems; repairing leaks in the watercourse; and, enhancing the landscaping around the perimeter to help "settle" the waterfall into the hillside. One significant variable at this time is the integrity of the watercourse lining—does it hold water? This cannot be determined until it is thoroughly tested and inspected. Once this issue is investigated, it may be determined that removal and reconstruction in the "spirit" of the original design is the best option. Because of this and other significant variables, the master plan budget is based on a square-foot cost allowance rather than attempting to complete a detailed item-by-item cost analysis of this feature. Determining what can be accomplished within this budget is more appropriately made during the design develop phase.

Other key issues that will be addressed in developing the design of this feature include safety, operational and maintenance impacts, the potential for using solar power, and the attractiveness of the waterfall when it is turned off.



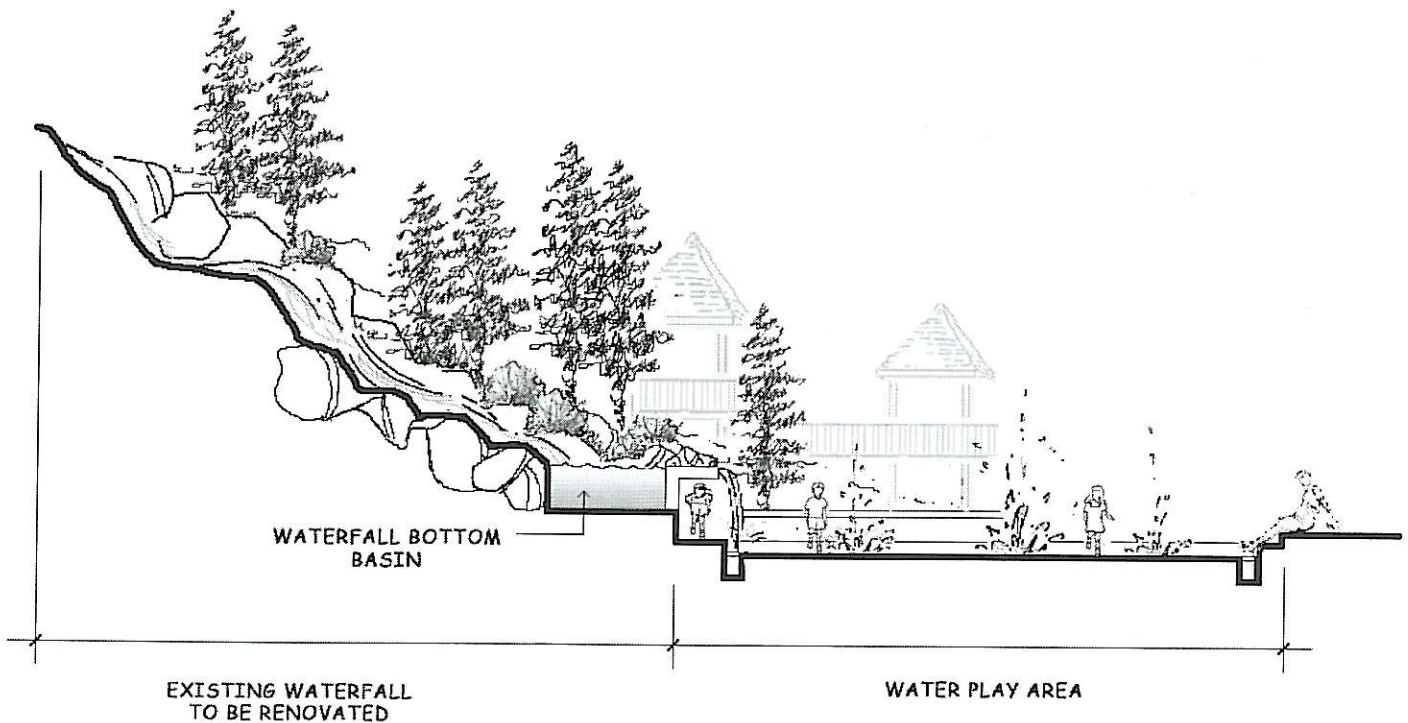
Existing Waterfall

Water Play Area:

This element is a zero-depth water feature that consists of water spraying vertically out of nozzles recessed in the pavement and down from "sculptural" elements in varying patterns. The pavement surfacing is proposed to be a colorful rubberized material similar to what is used in play areas. The system is designed such that the water does not build up on the pavement, rather it drains directly to channel drains along the perimeter of the area and is then filtered and re-circulated. The concept for this element is to integrate it into the "adventure" theme of the overall play area by creating a water wall for the children to walk behind, under, and possibly through.



*Water Play Feature
Graceda Park, Modesto, CA*



Conceptual Section Through Waterfall and Water Play Area

Area Eleven—Children’s Play Area

General Description:

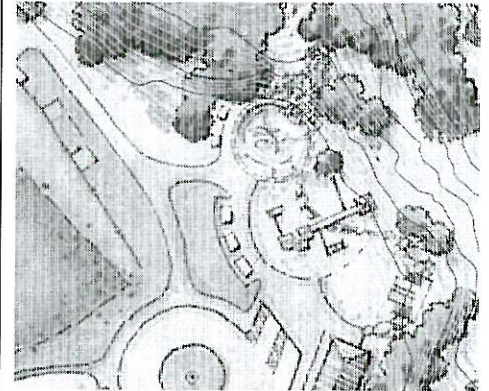
As noted above, the concept for the children’s play area is to have an "adventure" theme. The approach is to design it into the hillside taking advantage of the potential for integrating natural grade changes into the design. To accomplish this it is anticipated that significant lengths of retaining walls 4’ to 8’ in height will be required. Further, a combination of prefabricated and custom designed play elements and extensive accessible resilient surfacing are proposed. These items increase the cost of this area substantially and will need to be evaluated in detail during design development.

Site Furnishings and Equipment:

In addition to the play equipment described above, this area will have several benches, a couple of small tables, trash receptacles, recycling receptacles, a drinking fountain with a lockable hose bib, and bicycle racks.

Construction Materials:

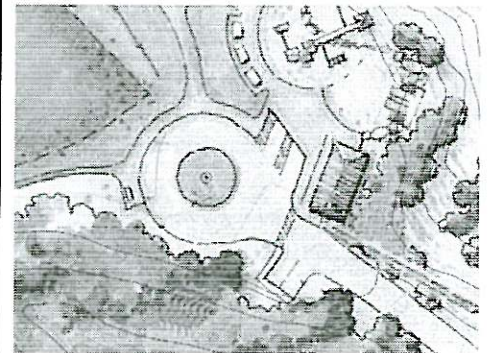
Selection of materials for construction of this area will be highly dependent on the final design. The retaining walls could be cast-in-place concrete, timbers, CMU, or possibly even boulders for rock climbing. Paving immediately surrounding the play area should be concrete to withstand the intense use. It should be colored to fit into the character of the site. The fall attenuation surfacing in the play area itself is proposed to be a combination of a loose fill material and a colorful rubberized resilient surfacing to the extent the budget allows.



Area Twelve—Accessible Parking

Accessibility is a major issue at Arguello Park. The steep terrain precludes ADA-compliant access to a majority of the site. The most intensely developed portions of the site, the baseball diamond and play area, have no ADA-compliant access at this time. Gaining access from the upper parking area to the baseball diamond would require approximately 450 feet of ramping at the maximum allowable slope of 1’ in 12’. Access from the tennis court parking would require an even longer ramp, and access from the lower parking lot at the school to the new restroom area would require over 750 feet of ramping.

These heights and distances should not be considered reasonable if another alternative can be found. To that end, the master plan proposes to establish two ADA-compliant parking spaces near the new restroom. The baseball diamond, play area, and picnic areas can all be accessed from this location. A drop-off/pick-up area is proposed as part of this parking area. This feature will allow for unloading and loading of sports equipment and picnic supplies close to those facilities. Also, many parents will appreciate the option of dropping their children off for sports team practices at this turnaround where they can visually confirm the presence of the coach before leaving.



Additionally, this area provides for maintenance and emergency vehicle access to the active play fields.

Site Furnishings and Equipment

The only furnishings and equipment proposed for this location are a few benches at the drop-off area, removable bollards for controlling access to the maintenance vehicle route, appropriate traffic control signage, and a flagpole at the center of the turnaround.

Construction Materials:

Construction of the elements in this area will be typical of roadway and parking improvements—asphaltic concrete pavement and concrete curbs. To help it fit into the setting better, rolled curbs and colored concrete are proposed. Because of the intense foot traffic this area will receive, the walkways immediately surrounding the turnaround and over to the play area should be constructed of colored concrete.

Areas Thirteen and Fourteen

Lower Parking Area and School Play Area

Conceptual designs were developed for these areas early in the master planning process. These designs improved parking and vehicular circulation and included an all-weather athletic field and a new restroom/storage facility on the school grounds. The intent was to establish a joint use agreement with the Arundel School; however, the school district's desire to reduce the proposed field size made these expensive enhancements not cost efficient. Because of this, the master plan shows no new improvements in these areas.

To help improve safety along Phelps and in the parking area, a series of speed bumps may be installed until such time as the area can be redeveloped in its entirety.

Area Fifteen—Tennis Courts

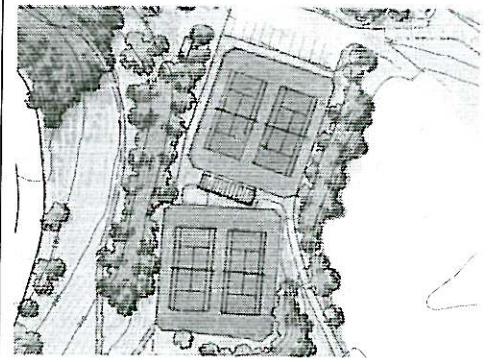
The tennis court area is in reasonably good condition at this time. A new lighting system was recently installed and the courts are a very popular facility. The focus of improvements proposed for this area is to enhance the waiting area between the courts by adding a shade structure, benches, a couple of picnic tables and appurtenant paving. The existing gravel parking lot will be paved with asphalt and striped.

Area Sixteen—Restroom with Storage

This element has been completed. Over the past year the City designed and constructed a new restroom and storage building near the proposed play area.

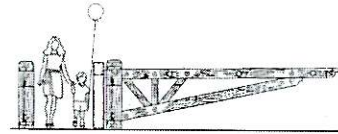
Area Seventeen—Entry Gates

Controlling vehicular access to the park was the subject of much discussion during the master planning process. Security was another clear priority identified through citizen input. The primary issue discussed was how vehicular access could be limited to daytime hours while still allowing easy 24-hour access for public safety vehicles, and



in the process not make the park look locked-down. The proposed solution is to install a gate at the end of Sheldon Road; and as an option, gates could be installed at the Wellington parking lot entrance and on Phelps Road. Staff has indicated a strong preference to have all of the proposed gates installed to increase safety and security.

The gates should be designed to fit into the landscape character, and where feasible and appropriate, they should be positioned so pedestrians can easily walk around them to get into the park. The gates would be equipped with motorized openers and would have a remote control feature similar to what is used on garage doors so that public safety vehicles could open them without taking time to stop. The details of such a system must be coordinated with the affected agencies.



*Example Entry Gate with
Pedestrian Access*

Area Eighteen—Sheldon Emergency Vehicle Turnaround

Sheldon Road is a fire road that traverses the site at about mid slope and extends about 1600 feet into the site to a dead-end. There is currently insufficient room to turn around at the end so a "hammerhead" is proposed to facilitate this maneuver. This is an important feature in that in addition to fire protection vehicles, it will be useful to the police, other emergency vehicles, and maintenance personnel. Construction of this turnaround will require construction of 8'-10' retaining walls on the down hill side to create sufficient room for turning. Dry stacked masonry units are proposed for the retaining walls and a heavy timber safety rail along the top edge is proposed to improve safety. This area will be paved with decomposed granite, crusher fines, or base rock.

IV. MASTER PLAN BUDGET SUMMARY

Budgeting at the Master Plan level is a combination of art and science. There is usually very little in the way of design detail to use as a basis for actually calculating probable costs. Hence, the primary objective in establishing a budget at this stage of the design process is to establish a probable cost range within which it is reasonable to expect that the vision of the master plan can be achieved. This is typically accomplished by the "science" of calculating probable costs of reasonably defined known elements in combination with the "art" of establishing allowances for other less defined elements based on experience with other projects.

At this stage in the design process, there are many variables that come into play. Selections of furnishings and equipment, proposed construction materials, and construction phasing are just a few of these variables. The questions that come to bear with these variables include—will the furnishings and equipment be "off-the-shelf" or custom designed, will the materials be readily available or unique, and will some of the areas be constructed out of phase requiring extraordinary ancillary costs associated with providing basic infrastructure and preparing the construction site?

Some of these variables were qualified to the extent possible in the many of the area descriptions presented in Section III.

The following table summarizes a probable low to high budget range for each of the areas.

Budget Range Summary

<i>Area #</i>	<i>Description</i>	<i>Low Range</i>	<i>High Range</i>
1	Existing BMX Bike Course ("The Rocks")	\$85,000	\$115,000
2	Deck Overlook (optional)	\$36,000	\$50,000
3	Trail System and Hillside Stabilization	\$275,000	\$350,000
4	Trail Heads	\$80,000	\$104,000
5	Amphitheater	\$120,000	\$160,000
6	Existing Upper Picnic Area (optional)	\$50,000	\$65,000
7	Baseball Diamond		
	a. Basic Improvements	\$475,000	\$606,000
	b. Concession Stand/Press Box	\$110,000	\$150,000
8	Existing Upper Parking Lot	\$141,000	\$181,000
9	Picnic Areas	\$73,000	\$93,000
10	Water Feature (optional)		
	a. Renovate Existing Waterfall	\$105,000	\$140,000
	b. Water Play Feature	\$135,000	\$175,000
11	Children's Play Area	\$440,000	\$570,000
12	Accessible Parking	\$115,000	\$150,000
13	Lower Parking Area	\$5,000	\$10,000
14	School Property (No Work Proposed)	\$0.00	\$0.00
15	Tennis Court Area	\$165,000	\$218,000
16	New Restroom with Storage (Completed June 2002)		
17	Entry Gates		
	a. Gate at Sheldon Road	\$7,500	\$10,000
	b. Gates at Phelps and Wellington Entries (optional)	\$22,500	\$30,000
18	Sheldon Turnaround	\$38,000	\$50,000
	Totals	\$2,478,000	\$3,227,000

V. MAINTENANCE AND OPERATION

Proper consideration of long-term maintenance and operational costs is an important aspect in planning any public improvement. Even though Arguello Park is an existing facility and the City already incurs some level of maintenance and operational costs, the improvements proposed in the master plan will most certainly require an increase in this cost. Evaluating the potential maintenance and operational costs at the master planning level is similar to establishing the budget. Basic assumptions must be formulated and typical broad-brush estimates applied accordingly.

Annual park maintenance costs typically range from \$8,000 to \$16,000 per developed acre. This range is influenced strongly by local expectations

with regard to level of care and priorities with regard to public spending. Of the 21 acres at Arguello Park, only about 5 acres would be considered as fully developed. The other 16 acres or so is the natural hillside and trail system for which significantly less maintenance is anticipated. Applying the typical cost range to the developed acreage at Arguello Park would imply an annual maintenance and operating cost ranging from \$40,000 to \$80,000. Allowing \$2,500 to \$4,5000 annually per acre for maintaining the hillside acreage amounts to \$40,000 to \$72,000 increasing the total annual cost to a possible range of \$80,000 to \$152,000. These costs typically include Park Department staff, contractors, materials, vehicles, utilities, interdepartmental charges, and overhead. These operational costs are currently in the budget.

The cost of maintaining and operating special and unique features should be added to the above. Operating and maintaining the two water features would fall into this category. Costs associated with operating and maintaining these features include labor for cleaning, inspections, and repairs; utilities (water and electricity); periodic equipment replacement; and, consumable materials such as filtration and sanitation materials.

Time of operation is a big variable in establishing budgets for each of these elements. For the purposes of this report, the following scenarios were applied (note: summer is considered as May-Oct and winter is considered as Nov-April):

Waterfall Proposed Operating Hours

	Days per week	Weeks per Year	Hours per Day
Summer Weekdays	5	26	6
Summer Weekends	2	26	12
Winter Weekdays	1	26	4
Winter Weekends	2	26	8

Water Play Feature Proposed Operating Hours

	Days per week	Weeks per Year	Hours per Day
Summer Weekdays	5	26	12
Summer Weekends	2	26	12
Winter Weekdays	0	0	0
Winter Weekends	0	0	0

Based on the above it is anticipated the annual operating cost for the waterfall could be as much as \$25,000 and the water play features should be around \$15,000 for a total increase of \$40,000.

Given the above scenario, the total maintenance and operating budget for Arguello Park should be in the range of \$120,000 to \$192,000. It should be noted that actual operation and maintenance costs will depend greatly on the final design of the park and a more accurate assessment of these costs should be generated during the design development phase of the process.



Arguello Park Master Plan

KEYED AREA DESCRIPTIONS

- 1 EXISTING BMX BIKE COURSE**
 - REFINE AND ENHANCE
- 2 DECK OVERLOOK (OPTIONAL)**
 - PROVIDE INTERPRETIVE PANELS
- 3 TRAIL SYSTEM**
 - REALIGN SOME TRAILS TO MITIGATE EROSION
 - REVEGETATE HILLSIDE WITH NATURAL GRASSES (NON-IRRIGATED)
 - IMPLEMENT DRAINAGE AND EROSION MANAGEMENT SYSTEMS
 - THIN UNDERBRUSH TO REDUCE FIRE HAZARD
 - ESTABLISH INTERPRETIVE SIGNAGE PROGRAM THROUGHOUT TRAIL SYSTEM (PDA'S DELETED)
- 4 TRAIL HEAD**
 - PROVIDE OVERVIEW OF TRAIL SYSTEM
 - PROVIDE INSTRUCTIONS FOR USE OF PDA BASED INTERPRETIVE SIGNS
- 5 AMPHITHEATER**
 - RENOVATE EXISTING AMPHITHEATER
 - PROVIDE WIDE SEAT WALLS FOR CLASSROOM TABLES AND SEATING
 - PROVIDE INTERPRETIVE PANELS
- 6 UPPER PICNIC AREA (OPTIONAL)**
 - RENOVATE EXISTING SPACE. NEW TABLES, IMPROVED SURFACING
- 7 BASEBALL DIAMOND**
 - REDEVELOP: SHIFT NORTHERLY AND ROTATE ALIGNMENT TO MAXIMIZE SAFETY ZONE
 - PROVIDE PRESS BOX / CONCESSION STAND / STORAGE BUILDING
 - ADD PEDESTRIAN / MAINTENANCE AND SAFETY VEHICULAR ACCESS BEHIND BLEACHERS
 - PROVIDE OUTFIELD FENCE AND SCOREBOARD
 - POTENTIAL FOR U-8 SOCCER FIELD PER AYSO STD (50 YDS X 25 YDS)
 - DECOMPOSED GRANITE PEDESTRIAN SURFACING
- 8 EXISTING UPPER PARKING LOT**
 - PROVIDE STAIRWAY TO FACILITATE SAFE PEDESTRIAN ACCESS TO BALL FIELD
 - PROVIDE SECURITY / MAINTENANCE ACCESS POINT
 - REPAIR / RESURFACE AS NEEDED
 - PROVIDE SIGNAGE AT ENTRIES
- 9 PICNIC AREAS**
 - PROVIDE ADA COMPLIANT ACCESS FROM ADJACENT AREAS
 - RENOVATE EXISTING SPACE. NEW TABLES, IMPROVED SURFACING, TRIM TREES
 - PROVIDE NEW PICNIC AREAS FLANKING PROPOSED STAIRWAYS FROM UPPER PARKING LOT
- 10 WATER FEATURE (OPTIONAL)**
 - RETAIN AND ENHANCE UPPER PORTION OF WATERFALL
 - REDESIGN LOWER POOL AREA TO PROVIDE WATER PLAY AND INTEGRATE INTO CHILDREN'S PLAY AREA
 - ADDRESS COST, SAFETY, AND LIABILITY ISSUES
- 11 CHILDREN'S PLAY AREA**
 - DEVELOP MULTILEVEL SPACE WITH FORT THEME EXTENDED ONTO HILLSIDE
 - INTEGRATE WATER PLAY FEATURE AND CONNECTION TO WATERFALL
 - DEVELOP SLIDES, "ROCK" CLIMBING, AND CAVE NICHES IN HILLSIDE
 - PROVIDE PICNIC TABLES, BENCHES
 - TRASH RECEPTACLES, WATER FOUNTAIN W/ LIMITED HOSE BIB ACCESS, AND OTHER RELEVANT SITE FURNISHINGS
- 12 ACCESSIBLE PARKING**
 - PROVIDE ADA COMPLIANT CAR AND VAN PARKING SPACES (2 TOTAL)
 - PROVIDE DROP-OFF / TURNAROUND LOOP
 - PROVIDE SECURITY / MAINTENANCE ACCESS POINT
- 13 LOWER PARKING AREA**
 - TO REMAIN AS IS, WITH THE ADDITION OF SPEED BUMPS AS NEEDED
- 14 SCHOOL PLAY AREA**
 - TO REMAIN AS IS
- 15 TENNIS COURTS**
 - PROVIDE GAZEBO/ SHADE STRUCTURE
 - ENHANCE LANDSCAPING/ PICNIC TABLES
- 16 NEW RESTROOM W/ STORAGE**
 - PROVIDE CITY MAINTENANCE AND PROGRAM STORAGE
- 17 ENTRY GATES**
 - PROVIDE TIMER CONTROLLED / KEYLESS REMOTE GATES AT VEHICLE ENTRANCES TO PARK
 - OPTIONAL ENTRY GATES: WELINGTON DRIVE PARKING LOT PHELPS ROAD
- 18 SHELDON EMERGENCY VEHICLE TURNAROUND**
 - DEVELOP HAMMER HEAD TURN AROUND AT END OF SHELDON

MISCELLANEOUS IMPROVEMENTS

- PROVIDE LIGHTING AT KEY LOCATIONS
- INCREASE PARK SECURITY PATROL
- PROVIDE NEW RECYCLE AND GARBAGE PROGRAMS



NORTH

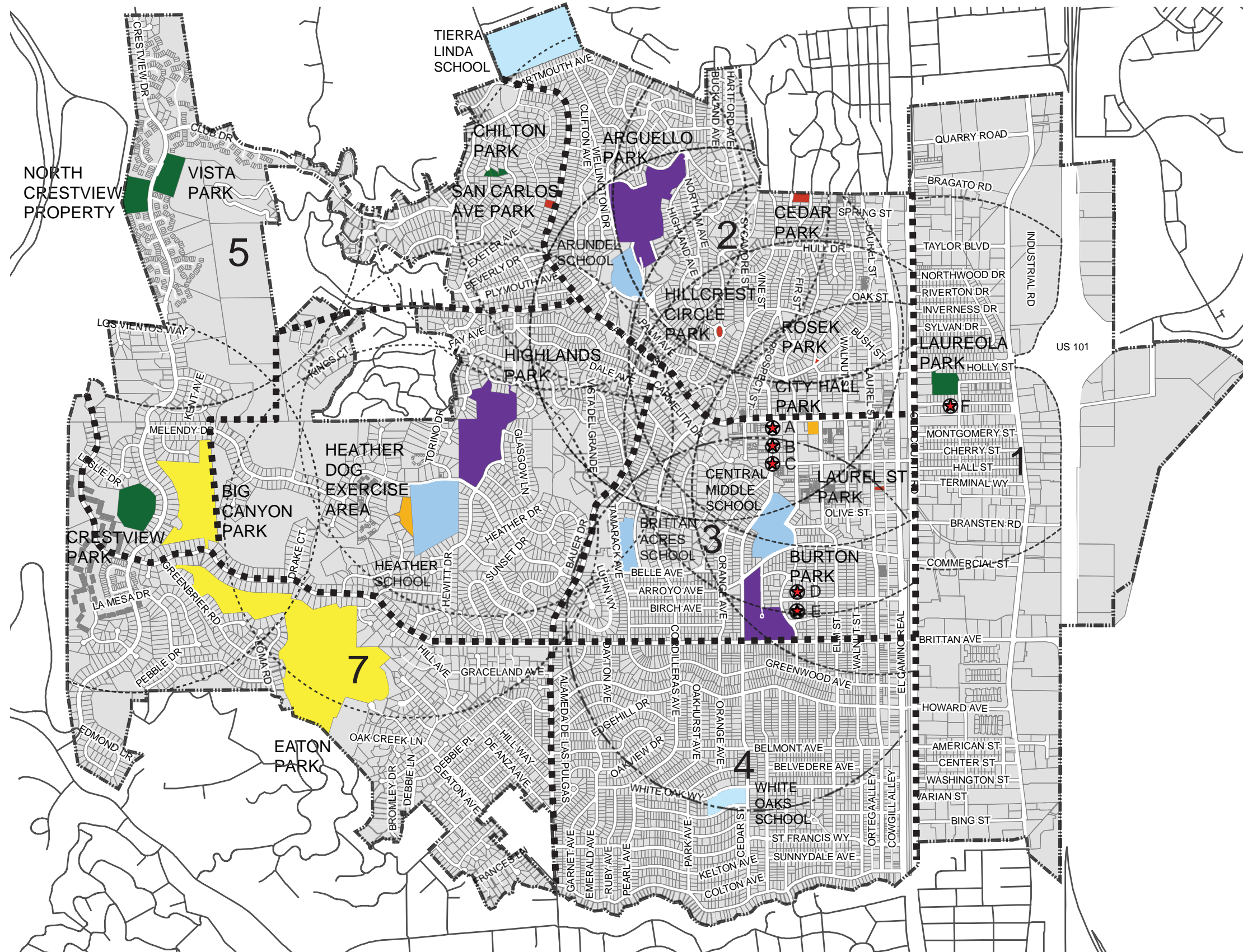
JUNE 2002



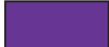









R.E.M. DESIGN GROUP
 1400 University Ave., Suite 200
 Berkeley, CA 94702
 Phone: 415.863.1111
 Fax: 415.863.1112
 www.remgroup.com

APPENDIX F

Existing Facilities Diagram



LEGEND

-  COMMUNITY PARK
-  NEIGHBORHOOD PARK
-  MINI PARK
-  SPECIAL USE PARK
-  OPEN SPACE
-  PUBLIC SCHOOL
-  1/2 MILE RADIUS SERVICE AREA
-  CITY LIMITS
-  1
2
3
4
5
6
7
-  SPECIAL FACILITIES
- A LIBRARY
- B CITY HALL
- C ADULT COMMUNITY CENTER
- D KIWANIS BUILDING
- E YOUTH CENTER
- F SPECIAL NEEDS FACILITY

VISION 2020

Great Parks, Good Living



City of San Carlos
Master Plan for Parks, Open Space, Buildings
and other Recreational Facilities

**EXISTING PARKS
AND RECREATION
FACILITIES**

