

CAPITAL IMPROVEMENT PROGRAMS FISCAL YEAR 2026 - 2027 and 5-year Plan

NEW PROJECT NARRATIVES

1. Blackberry Farm Golf Course Pro Shop Renovation
2. Blesch Property Improvements
3. Memorial Park Pickleball Sound Attenuation
4. Sports Center Courts Resurfacing
5. SCB/SR 85 Northbound Ramp Intersection improvements

Blackberry Farm Pro Shop Renovation

Proposed FY26-27 City Funding	\$ 120,000
Total Funding	\$ 120,000
City Funding FY26-27	\$ 120,000
External Funding	\$ 0
Remaining Funds (Feb 2026)	N.A.
Funding Source	Capital Reserve/GF
Approved [Master] Plan	N.A.
Project Category	Facilities
Project Type	Construction
Origin of Request	Parks and Recreation
FY Initiated	FY 26-27 (pending)











Project Description

The Blackberry Farm Golf Course Pro Shop serves more than 40,000 golfers annually and is central to the visitor experience. However, the facility has not been comprehensively renovated in many years and is now outdated, inefficient, and out of alignment with current accessibility and building standards. This project proposes a full renovation to improve functionality, safety, and customer service, including a new service counter, replacement of worn finishes, ADA upgrades, and modernization of the existing electrical system to meet current code requirements.

Project Justification

Renovating the pro shop is necessary to bring the facility up to the City's ADA, electrical, and safety standards, improve functionality for staff, and enhance the overall experience for golfers. The proposed upgrades will address deferred maintenance, reduce operational and safety risks, and ensure the pro shop reflects the level of service and accessibility expected of a City-owned facility. It is important to note that the pro shop was not included in the 2018 Facility Condition Assessment Report.

Prioritization			
	Health & Safety	4	The facility is in poor condition and requires electrical upgrades. The outdated systems will be modernized to meet current code and operational needs.
	Regulatory / Legal Mandate	3	ADA and electrical upgrades are needed.
	Asset Condition & Infrastructure Risk	5	The antiquated pro shop requires significant renovation, including electrical upgrades. Planned improvements include a new service counter, replacement of worn flooring and ceiling materials, and ADA accessibility upgrades.
	Climate Resilience & Sustainability	0	N.A.
	Strategic Alignment	0	The facilities at the Golf Course, including the Pro Shop, were not included in the 2018 Facility Condition Assessment Report.
	Community Benefit & Equity	4	The Blackberry Farm Golf Course Pro Shop serves over 40,000 golfers annually and is central to the visitor experience, but staff regularly receive complaints about its deteriorating condition.
	Financial Leverage & Cost Effectiveness	2	Facility improvements will decrease operational time and effort.
	Project Readiness	2	Scope schematically defined. RFP/Bid procurement process required to secure contractor to complete the work.

Operating Budget Impacts
No anticipated impact to operating budget

Funding Information
No grant funding

External Funding					
	2026-27	2027-28	2028-29	2029-30	2030-31
Grants	\$ 0				
Other External Sources	\$ 0				

Expenditure Schedule/5-year Plan Information						
Annual Expenditures (GL#)	2025-26 Actual	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected	2030-31 Projected
T.B.D.	N.A.	\$120,000				

Projected Schedule/5-year Plan Information		
This is an ongoing program, funded annually, to improve accessibility at all public facilities throughout the City.		
Item/Phase	Timeline for Completion	Notes
Project Initiation	July 2026	Renovation work can be completed within one FY
Consultant Procurement	September 2026	
Planning/Pre-Design	November 2026	
Design	October 2026	
Permitting & Environmental Clearance	December 2026	
Construction Bid	January 2027	
Contract Award and Contracting	March 2027	
Construction	April 2027	
Post-Construction/Close-out	May 2027	

Project Location	
22100 Stevens Creek Boulevard	

Proposed FY26-27 City Funding	TBD
Total Funding	TBD
City Funding FY26-27	TBD
External Funding	TBD
Remaining Funds (Feb 2026)	N.A.
Funding Source	Capital Reserve/GF
Approved [Master] Plan	General Plan
Project Category	Parks
Project Type	Construction
Origin of Request	Public Works, Council
FY Initiated	FY 26-27 (pending)



Project Description
 Demolition of the existing residential building to be replaced with minimal grading, natural habitat and modest pathway[s]. The initial phase will develop preliminary cost estimates for demolition of the existing structure, conceptual planning, design and engineering of the site, and construction of the improvements.

Project Justification
 The Blesch property is an approximately 28,000 square foot parcel, currently developed with a single-family residence. While the structure has been used for auxiliary City purposes since acquisition, it is not suitable for use as a public facility. Significant repairs, accessibility improvements and reconfiguration would be required for any public use. Additionally, the site is located within the Federal Emergency Management Agency (FEMA) Flood Zone AE, with more than half of the property situated within the designated floodway. Being in a FEMA designated floodplain results in constraints which substantially limit the feasibility of maintaining or constructing vertical structures on the site and impose additional regulatory requirements, review timelines, and costs for any building construction.

Prioritization			
	Health & Safety	5	The facility is in poor condition and unsuitable for public use.
	Regulatory / Legal Mandate	1	Removing the residential building from the flood plain will bring the parcel in compliance with FEMA and CMC zoning.
	Asset Condition & Infrastructure Risk	5	Removing the structure will improve maintenance requirements for the property.
	Climate Resilience & Sustainability	5	Decreasing the built environment and increasing the natural habitat will provide climate resilience and decrease flood liability.
	Strategic Alignment	5	The PRSMP notes this site is a “pollinator garden” opportunity.
	Community Benefit & Equity	3	The planned improvements will make the site available to the public.
	Financial Leverage & Cost Effectiveness	1	The Site improvements will decrease operational time and effort.
	Project Readiness	0	Scope is under development.

Operating Budget Impacts

True impact is presently unknown. Facility maintenance will decrease while Grounds maintenance will increase. The plantings will require more maintenance and diligence in the first five to ten years, but the goal is to decrease maintenance requirements significantly.

Funding Information

No information at this time.

External Funding

	2026-27	2027-28	2028-29	2029-30	2030-31
Grants	TBD				
Other External Sources	TBD				

Expenditure Schedule/5-year Plan Information

Annual Expenditures (GL#)	2025-26 Actual	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected	2030-31 Projected
T.B.D.	N.A.	TBD				

Projected Schedule/5-year Plan Information

This is an ongoing program, funded annually, to improve accessibility at all public facilities throughout the City.

Item/Phase	Timeline for Completion	Notes
Project Initiation	July 2026	
Consultant Procurement	August 2026	
Planning/Pre-Design	October 2026	
Council review of Scope and Budget	January 2027	
Design and Engineering	January - June 2027	
Construction Bid	July 2027	
Contract Award and Contracting	September 2027	
Construction	January 2028	
Post-Construction/Close-out	September 2028	

Project Location

22050 Stevens Creek Boulevard



Memorial Park Pickleball Sound Attenuation









Proposed FY26-27 City Funding	\$ 150,000	
Total Funding	\$ 150,000	
City Funding FY26-27	\$ 150,000	
External Funding	\$0	
Remaining Funds (Feb 2026)	N.A.	
Funding Source	Capital Reserve/GF	
Approved [Master] Plan	N.A.	
Project Category	Facilities	
Project Type	Construction	
Origin of Request	Public Works	
FY Initiated	FY 26-27 (pending)	

Project Description

Provide sound attenuation measures at the Memorial Park Pickleball courts. The sound panels will require a new reinforced fence.

Project Justification

Neighboring residents have concerns about the degradation of the acoustic environment of their residences. Pickleball is very popular and generates great community. By providing sound attenuation to mitigate the noise, we hope to create a better environment for all.

Prioritization			
	Health & Safety	4	Sound dampening measures will provide acoustic improvement for the neighboring residences..
	Regulatory / Legal Mandate	3	Increasing the structural capacity of the fence is required to hold the sound panels.
	Asset Condition & Infrastructure Risk	3	The facilities are in good shape, but the sound quality is not addressed/.
	Climate Resilience & Sustainability	0	N.A.
	Strategic Alignment	0	Master Plans do not prescribe this work - this is a facility improvement that has an engineering component.
	Community Benefit & Equity	4	By providing sound attenuation to mitigate the sound of the pickleball play, we hope to create a better environment for residents and players.
	Financial Leverage & Cost Effectiveness	1	The improvements will reduce risk.
	Project Readiness	2	Cost estimates have been obtained.

Memorial Park Pickleball Sound Attenuation

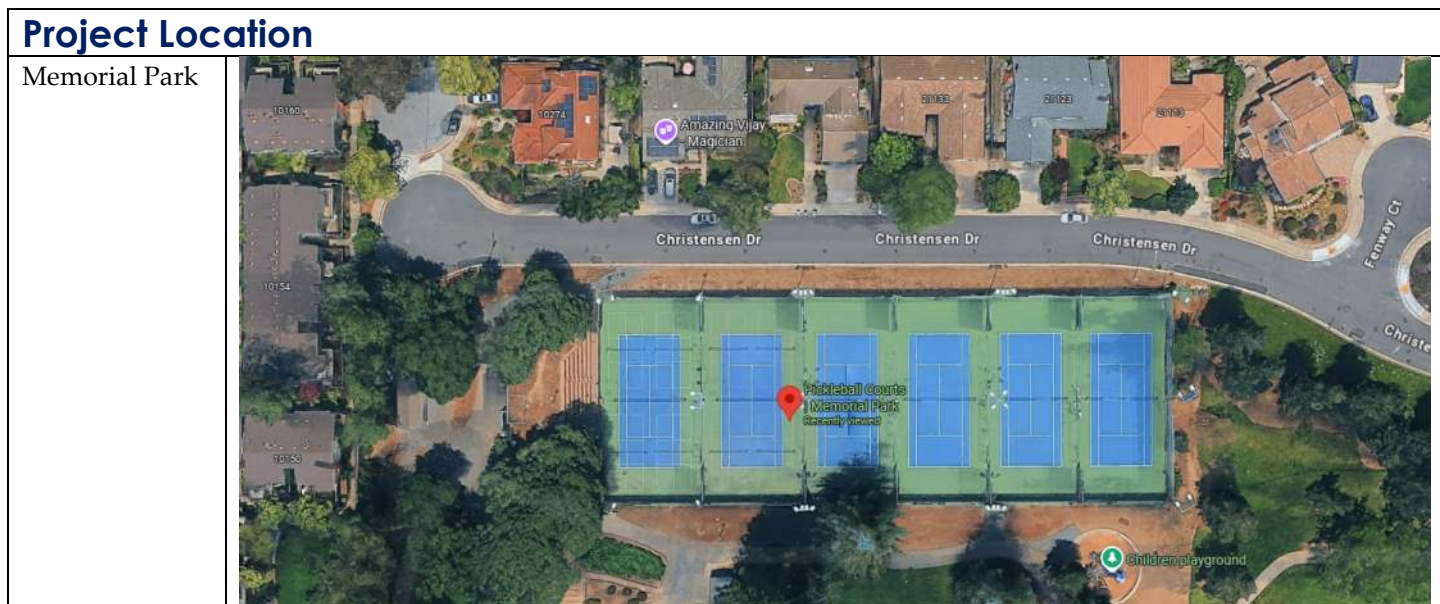
Operating Budget Impacts
No anticipated impact to operating budget

Funding Information
No grant funding

External Funding	2026-27	2027-28	2028-29	2029-30	2030-31
Grants	\$ 0				
Other External Sources	\$ 0				

Expenditure Schedule/5-year Plan Information						
Annual Expenditures (GL#)	2025-26 Actual	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected	2030-31 Projected
T.B.D.	N.A.	\$ 150,000				

Projected Schedule/5-year Plan Information		
This is an ongoing program, funded annually, to improve accessibility at all public facilities throughout the City.		
Item/Phase	Timeline for Completion	Notes
Project Initiation	July 2026	Work can be completed within the fiscal year.
Consultant Procurement	N.A.	
Planning/Pre-Design	N.A.	
Design	N.A.	
Permitting & Environmental Clearance	N.A.	
Construction Bid	August 2026	
Contract Award and Contracting	November 2026	
Construction	February 2027	
Post-Construction/Close-out	May 2027	



Sports Center Courts Resurfacing

Proposed FY26-27 City Funding	\$210,000
Total Funding	\$210,000
City Funding FY26-27	\$210,000
External Funding	\$0
Remaining Funds (Feb 2026)	N.A.
Funding Source	Capital Reserve/GF
Approved [Master] Plan	N.A.
Project Category	Facilities
Project Type	Construction
Origin of Request	Parks and Recreation
FY Initiated	FY 26-27 (pending)



Project Description
Resurface all tennis courts and Sport Court at the Sports Center to maintain a suitable and safe playing environment.

Project Justification
The tennis court surfaces have deteriorated due to extended use and weather exposure and are now beyond their typical five- to seven-year lifespan (last resurfaced in 2016). Resurfacing will prevent further damage, reduce liability, and avoid more costly repairs in the future.

Prioritization			
	Health & Safety	4	While the courts are not currently unsafe, these conditions create uneven playing surfaces that may pose a tripping hazard if allowed to worsen. Timely resurfacing will mitigate these emerging risks and preserve safe, consistent playing conditions for the community.
	Regulatory / Legal Mandate	3	Courts must be maintained to meet safety standards.
	Asset Condition & Infrastructure Risk	5	The tennis courts have not been resurfaced in approximately ten years and are showing signs of surface fatigue, including cracking that has continued to develop and expand.
	Climate Resilience & Sustainability	0	N.A.
	Strategic Alignment	0	Master Plans do not prescribe this work - this is required maintenance that has an engineering component.
	Community Benefit & Equity	4	Staff have observed an increase in user complaints related to cracking and surface conditions on multiple tennis courts. Feedback indicates growing concern about playability and surface consistency, particularly as cracking becomes more noticeable over time.
	Financial Leverage & Cost Effectiveness	2	Timely resurfacing will assist in keeping resurfacing and maintenance costs down. As courts continue to degrade (e.g. worsening/deepening and developing cracks) repair and resurfacing becomes more expensive.
	Project Readiness	2	Scope defined. RFP/Bid procurement process required to secure contractor to complete the work.

Operating Budget Impacts

No anticipated impact to operating budget

Funding Information

No grant funding

External Funding

	2026-27	2027-28	2028-29	2029-30	2030-31
Grants	\$ 0				
Other External Sources	\$ 0				

Expenditure Schedule/5-year Plan Information

Annual Expenditures (GL#)	2025-26 Actual	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected	2030-31 Projected
T.B.D.	N.A.	\$210,000				

Projected Schedule/5-year Plan Information

This is an ongoing program, funded annually, to improve accessibility at all public facilities throughout the City.

Item/Phase	Timeline for Completion	Notes
Project Initiation	July 2026	Resurfacing work expected to be completed within a month
Consultant Procurement	N.A.	
Planning/Pre-Design	N.A.	
Design	N.A.	
Permitting & Environmental Clearance	N.A.	
Construction Bid	August 2026	
Contract Award and Contracting	November 2026	
Construction	December 2026	
Post-Construction/Close-out	January 2027	

Project Location

21111 Stevens Creek Boulevard

Stevens Creek Blvd/State Route 85 NB Ramp Intersection Improvements

Proposed FY26-27 City Funding	\$ 0
Total Funding	\$ 600,000
City Funding FY26-27	\$ 0
External Funding	\$ 600,000
Remaining Funds (Feb 2026)	N.A.
Funding Source	Westport cond. of dev., Dev. In-Lieu
Approved [Master] Plan	BTP
Project Category	Transportation
Project Type	Design and Construction
Origin of Request	Public Works
FY Initiated	FY 26-27 (pending)



Project Description

The project includes design, construction, and project management for improvements at the Stevens Creek Boulevard/northbound SR-85 on-ramp intersection. Improvements include a separated Class IV bike lane, a tightened right-turn on-ramp, and traffic signal upgrades providing protected movements for vehicles, bicyclists, and pedestrians. The project will retain a civil engineering consultant to finalize design and obtain necessary Caltrans approvals.

Project Justification

The existing high-speed on-ramp creates safety risks for bicyclists and pedestrians. Proposed improvements include a tighter ramp turn, dedicated signal phasing, a separated bike lane, and a protected pedestrian crossing to significantly improve safety. These improvements were required as part of the Westport development, but Caltrans Permitting delays prevented their completion, leading the City to collect in-lieu funds to complete the project. The project now requires final design completion and Caltrans permit approval before proceeding.

Prioritization			
	Health & Safety	3	The project reduces known safety issues for drivers, bicyclists and pedestrians.
	Regulatory / Legal Mandate	0	This project is not code-required.
	Asset Condition & Infrastructure Risk	2	Improvements to the multimodal crossings at the intersection are overdue.
	Climate Resilience & Sustainability	1	Minor efficiency improvements in equipment.
	Strategic Alignment	4	The 2016 Bicycle Transportation Plan identified improvements on Stevens Creek Boulevard as the highest priority.
	Community Benefit & Equity	3	This intersection is heavily trafficked, and improvements will have a positive impact on all modes of transportation through it.
	Financial Leverage & Cost Effectiveness	5	The project is funded entirely by the Westport development project's Developer In-Lieu fees.
	Project Readiness	4	Design is substantially complete, but Caltrans approval and permitting are still required.

Stevens Creek Blvd/State Route 85 NB Ramp Intersection Improvements

Operating Budget Impacts

No anticipated impact to operating budget

Funding Information

The project is funded entirely by the Westport development project's Developer In-Lieu fees.

External Funding

	2026-27	2027-28	2028-29	2029-30	2030-31
Grants	\$ 0	\$0			
Other External Sources	\$ 150,000	\$ 450,000			

Expenditure Schedule/5-year Plan Information

Annual Expenditures (GL#)	2025-26 Actual	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected	2030-31 Projected
T.B.D.	N.A.	\$ 150,000	\$ 450,000			

Projected Schedule/5-year Plan Information

This is an ongoing program, funded annually, to improve accessibility at all public facilities throughout the City.

Item/Phase	Timeline for Completion	Notes
Project Initiation	September 2026	Renovation work can be completed within two years.
Consultant Procurement	September 2026	
Planning/Pre-Design	September 2026	
Design	October 2026	Substantial Design completed (Feb. 2026)
Permitting & Environmental Clearance	September 2027	Approval and permitting from Caltrans is required since Caltrans owns the right-of-way where these improvements are being planned.
Construction Bid	November 2027	
Contract Award and Contracting	February 2028	
Construction	March – June 2028	
Post-Construction/Close-out	June 2028	

Project Location

Intersection of Stevens Creek Boulevard and State Route 85, Northbound Ramp

