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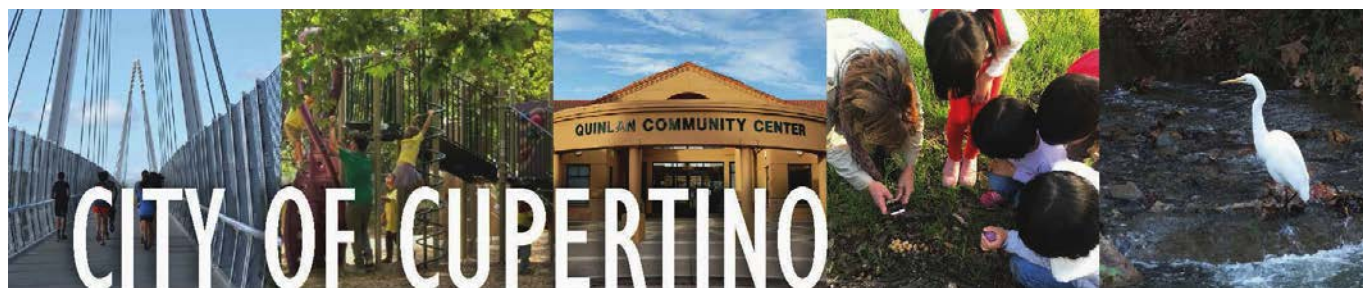
Inclusive Playground Feasibility Study

EXISTING PARKS & FACILITIES REVIEW, RANKING AND CONCLUSIONS

Final May 29, 2018



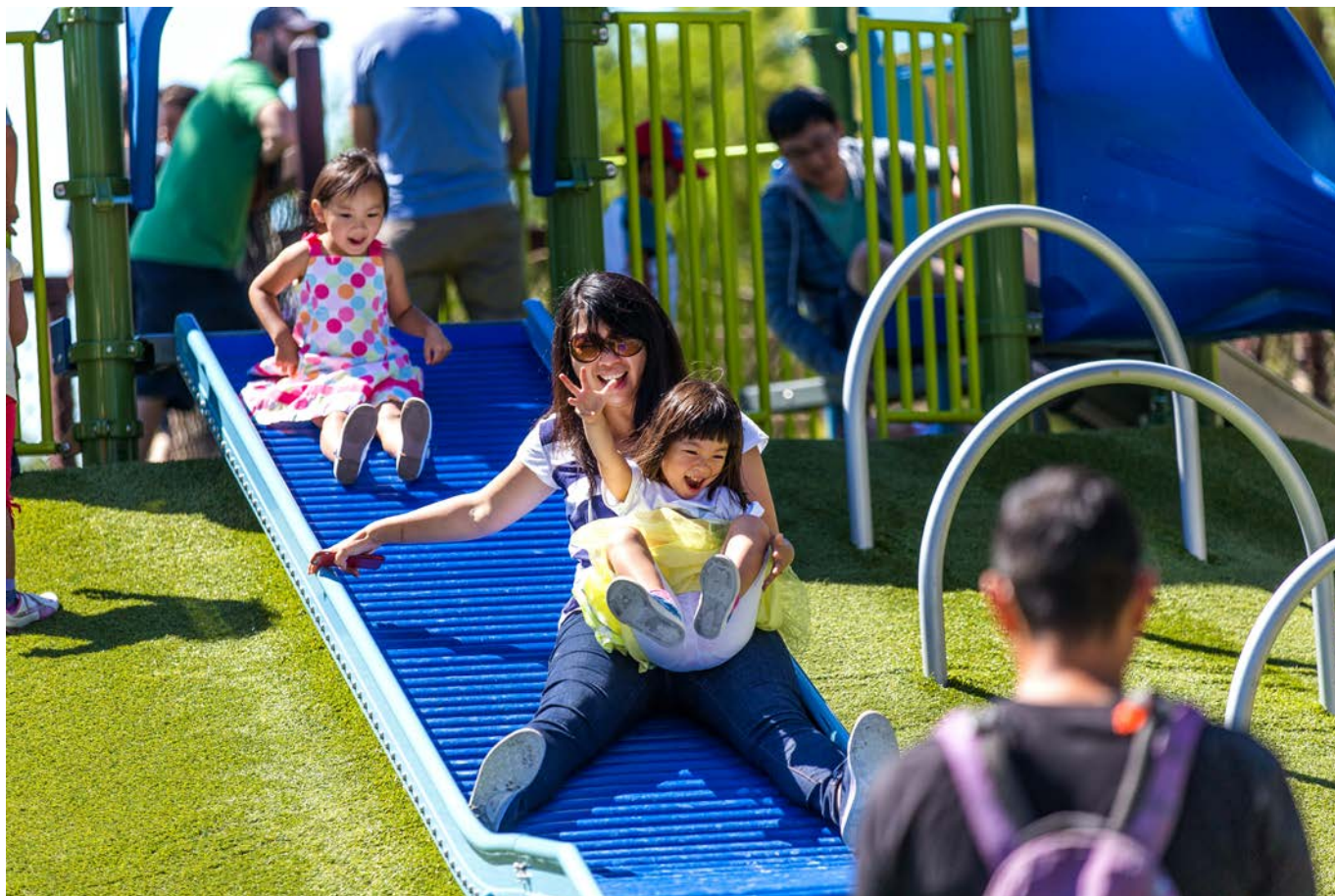
CUPERTINO



All Inclusive Playground Feasibility Study

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
INTRODUCTION	4
EXISTING PARKS AND RECREATION FACILITIES MAP.....	6
CONSIDERATIONS FOR AN ALL-INCLUSIVE PLAYGROUND	7
PARK SITE REVIEWS	18
SITE COMPARISONS AND RANKING	45
CONCLUSIONS	52
CONCEPTUAL PLANS	56
PRELIMINARY COST ESTIMATES	XX



EXECUTIVE SUMMARY

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As part of the City of Cupertino's work on the Parks & Recreation System Master Plan, staff looked at outdoor facilities projects. One of the facilities that has been targeted by the city is an all-inclusive playground. The city's understanding of an all-inclusive playground is "a universal play area that provides the opportunity for recreational play for all ages regardless of ability including: a well-designed site that supports child development, integrated play and social opportunities for children as well as family members with mobility, visual, hearing, sensory, social/emotional, communication, cognitive and other impairments. Special consideration given, but not limited to shade, surfaces, seating, and providing parallel play with varied levels of challenge.

The City of Cupertino Department of Recreation and Community Services is working with Verde Design to prepare a Feasibility Study to identify city park sites where an all-inclusive playground could be located.

The feasibility study includes three primary tasks:

Task One will be the description and requirements of all-inclusive playgrounds, their integration into existing park sites, evaluation of the four park sites selected for this study based upon their size and their proximity to arterial or collector streets: Memorial Park, Creekside Park, Jollyman Park and Monta Vista Park. Each park will be vetted through a matrix of infrastructure needs and siting conditions. These findings will be used to rank each site to determine the most appropriate park site(s) in which to incorporate an inclusive playground.

Task Two will utilize the park site evaluation information to develop two preliminary conceptual plans and draft cost estimates. These conceptual plans will be site specific diagrams that graphically represent spatial relationships and connections of the facilities that make up the playground, and with the existing site. Once completed, these concepts will be presented to the Parks and Recreation Commission and other groups as directed.

Task Three will be to provide materials to support grant applications and related fund seeking purposes.

The City will be involved in each task as well as have the final review and approval prior to the next step being started.

This study will identify the positive and negative aspects of having an all-inclusive playground at each of the four sites and outline the rationale for the recommendation of the top all-inclusive playground location(s). The exact siting location, size, and refined shape of the playground will be determined during the future design phase of the project.

This feasibility study is intended to be a supporting document to the city's Parks & Recreation System Master Plan. The conclusions and recommendations of this study are to give direction while assisting to fulfill the community's vision of a cohesive strategy and action plan to help guide the future development, renovation, and management of the City's parks and recreation facilities.



INTRODUCTION

INTRODUCTION

Four park sites were selected to be visited, reviewed and assessed for their suitability for receiving an all-inclusive playground. The selection was based on site attributes including:

1. Being within the geographical city limits.
2. Evaluation of adjacent park site land use and development of surrounding properties that are conducive to playground users of all ages and abilities.
3. Proximity to major arterial or collector access streets with easy vehicular access and proximity to public transportation (bus system).
4. The ability to dedicate 0.6 to 1.0 acres or more within the city park for an inclusive playground
5. Topography and site challenges of developing an inclusive playground including ADA compliant access routes and requirements of the play use areas.
6. The existing uses and possible future uses of the park land being appropriate to be near an inclusive playground.

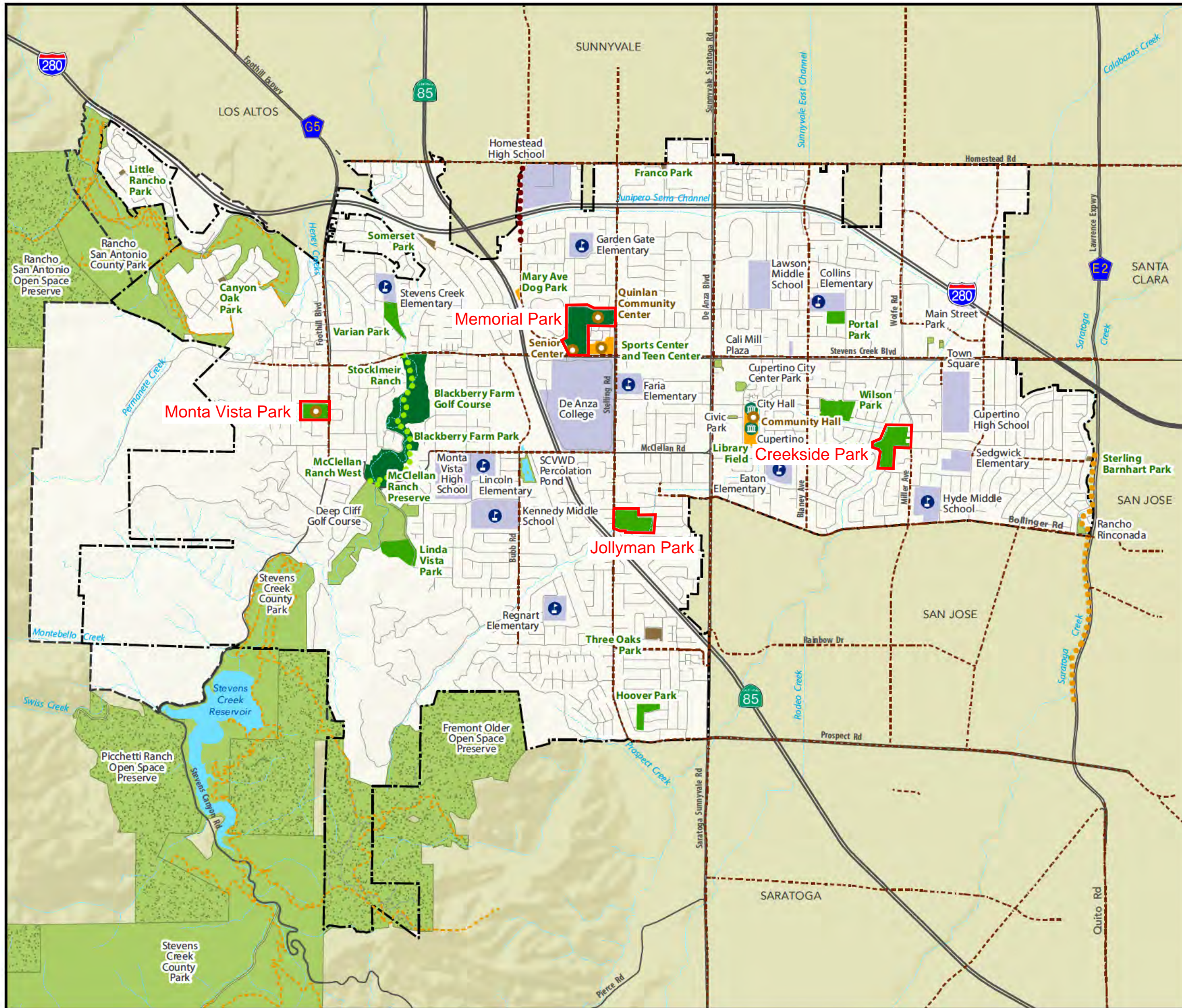
The four park sites selected; Memorial Park, Creekside Park, Jollyman Park, and Monta Vista Park were walked by city and consultant staff. Each site was photographed and reviewed based on an assessment matrix. (See pages 18 through 44).

Each of the park sites has its own personality and character which can be recognized by the designated uses, the existing built facilities and support infrastructure, the location of parking and circulation paths, as well as the general health of the trees and landscaping,

The city has developed exceptional parks for the community. The recreational uses, social uses, and the support facilities, are well thought out and maintained to a high level. Each of the four parks visited have areas that could be considered for the location of an inclusive playground. However, not all sites have the desirable area (0.8 acres or more), or, all the amenities that would create a positive environment for the specific user group we are considering.

The two conceptual designs will meet the identified objective of showing the sample siting and sample layouts suitable for an appropriate park location, while being suitable for all ages and abilities. The playground concept can be integrated into the existing park as recommended in this study.

The following map locates each of the selected parks and other city recreational facilities.



EXISTING PARKS AND RECREATION FACILITIES MAP

Selected Feasibility Study Parks

Park and Recreation Facilities

Cupertino Parks and Recreation Facilities

- Community Parks
- Large Neighborhood Parks
- Small Neighborhood Parks
- Special Use Sites

Other Recreation Resources

- Park & Recreation Resources
- Open Space Preserves
- Schools and Colleges

Trail Corridors

- Don Burnett Bicycle-Pedestrian Bridge & Homestead Rd. to Mary Ave. Trail
- Stevens Creek Trail
- Saratoga Creek Trail

Trails and Bike Facilities

- Park/Open Space Trails
- Class II Bike Lane

Recreation Centers/Fields

- Recreation Centers/Facilities
- Other Facilities
- School Sport Fields Managed by City

Base Map Features

- Cupertino City Boundary
- Cupertino Sphere of Influence*
- Creeks and Channels
- Water Bodies





CONSIDERATIONS FOR AN ALL-INCLUSIVE PLAYGROUND

CONSIDERATIONS FOR AN ALL-INCLUSIVE PLAYGROUND

The following considerations that have been used to evaluate each of the four park sites being considered for an all-inclusive playground.

SIZE AND FOOTPRINT

1. Overall Playground Area

- a. The typical sized for an all-inclusive playground can start at 0.6 to 1.0 acres, but a minimum size of 0.8 and larger is desirable.
- b. The area can vary based on the programming of the playground, the targeted age groups, the theme, and the number of features. If it is intended to address specific multiple ages, the footprint will be larger.
- c. The available area and other uses will help determine where the inclusive playground is located.
- d. If cost is a driving factor, the construction budget will also determine the size and footprint of the project.

EXPECTED USAGE

1. Estimated Visitorship

Based on two all-inclusive playgrounds on the peninsula, the expected visitorship at the Cupertino all-inclusive playground could peak at 200 on a busy day, 500 visitors on a busy weekend (Saturday and Sunday), and possibly between 1,880 and 2,000 visitors per month.

2. Visitors would come to enjoy the playground from local Cupertino neighborhoods as well as from the surrounding region. It is anticipated that the residents of Cupertino would make up approximately 85% of the users, with the remainder coming from other areas outside of Cupertino. Palo Alto's Magical Bridge playground currently receives over 50% nonresident use. However, it is anticipated that as additional inclusive play areas develop nearby, that nonresident percentages will drop, and resident percentages will rise.
3. There are currently two popular all-inclusive playgrounds built within Santa Clara County, Magical Bridge in Palo Alto and Rotary PlayGarden in San Jose, with six others currently being planned in the County. Planned inclusive playgrounds include sites in Mountain View, Sunnyvale, Morgan Hill, two more in San Jose, and an additional Palo Alto location at Addison Elementary, as well as another one in Redwood City in San Mateo County that is currently in construction. The playgrounds within the County may see some drop in regional visitorship once these playgrounds are constructed.

PARKING

1. For a 0.6 to 1.0 acre all-inclusive playground, providing a minimum of 5 to 6 accessible parking stalls is recommended. A ratio developed for a comparable site involved 23 parking stalls per acre of playground footprint, inclusive of ADA stalls. ADA standards require 1 accessible stall per 25 standard stalls. However, given the nature of inclusive play area visitorship and likely higher use by visitors of varied abilities, a recommended minimum quantity for the size of playground being considered is 5-6 ADA stalls (rather than a single stall).

ACCESS

1. Vehicular Access Types
 - a. When considering vehicular access, automobile and van access is necessary. The airporter sized vans or small school buses should also be considered when looking at road width, curb radii, parking stall sizes, and drop-off areas.
2. Public Transportation Access
 - a. The location of bus stops should be considered. However, buses are not necessarily a prime mode of transportation to all-inclusive playgrounds by the physically challenged community.
3. Pedestrian, Bicycle, Non-vehicular Access
 - a. Pedestrian, ADA compliant, access is mandatory from city streets, vehicular parking areas, drop-off areas, and throughout the park to the playground.
 - b. Bicycle access is an important feature to provide for the public, as this will be an all-inclusive playground that will attract users of all abilities. Some users would be children and adults that prefer to ride a bike to the park instead of driving. Ideally bike racks should be within sight of the playground.

PLAYGROUND ELEMENTS

1. Play Use Areas
 - a. The elements of an all-inclusive playground are specifically designed to allow for play and growth experiences that encourage users of all abilities to play by themselves or with others. The elements can be in single areas to allow for focused play, resting or quiet social interaction, or they can be grouped to provide overlapping interactions with spatial relationships of walking or crawling under and over, strolling or running through and around. Each area would be developed to engage the senses of sound, sight and touch with color, textures, movement and the opportunity to respond to the elements or be responsible for creating the feature's activity.

- b. The type, number, shape and size of play use areas will depend on the available site area for the playground, the communities input on the types of activities and features, and the City's construction budget.
- c. Typical use areas:
 - 1) Entry Area
 - 2) Swing Area
 - 3) Spinner Area
 - 4) Slide Area
 - 5) Climbing Area
 - 6) Tot Area
 - 7) Sound and Tactile Area
 - 8) Quiet Area
 - 9) Observation Areas
 - 10) Picnic Areas
 - 11) Wheel Chair and Stroller Parking Areas

2. Play Features

- a. Swing Area:
 - 1) Biggo Swing
 - 2) Sway Glider
 - 3) Wheelchair Swing
 - 4) Expression Swing
 - 5) Bucket Swing
- b. Spinner Area:
 - 1) Spinner Bowl
 - 2) Dish Spinner
 - 3) Cozy Cocoon
 - 4) Integration Carousel
 - 5) Net Spinner
- c. Slide Area
 - 1) Roller Slide
 - 2) Tunnel Slide
 - 3) S Slide
 - 4) Double Slide
 - 5) Waterfall Slide
- d. Climbing Area
 - 1) Rock Climber
 - 2) Climber Net
 - 3) Climber Wall
 - 4) Loop Climbers
 - 5) Climbing Eagles Nest
- e. Sound and Tactile Area
 - 1) Laser Harp
 - 2) Chimes
 - 3) Tuned Drums
 - 4) Kettle Drum
 - 5) Pulse Table Tennis
- f. Tot Area
 - 1) Tot Slide
 - 2) Expression Swings
 - 3) Play House
 - 4) See-Saw
 - 5) Kinder Bells

3. Specialty Elements

- a. Specialty elements can include, but are not limited to:
 - 1) Donor wall, paving or site features
 - 2) Play House
 - 3) Amphitheater/Outdoor Classroom
 - 4) Restroom

SWING AREA



Biggo Swing



Sway Glider



Wheelchair Swing



Expression Swing



Bucket Swing

SPINNER AREA



Spinner Bowl



Dish Spinner



Cozy Cocoon



Integration Carousel



Net Spinner

SLIDE AREA



Roller Slide



Tunnel Slide



S Slide

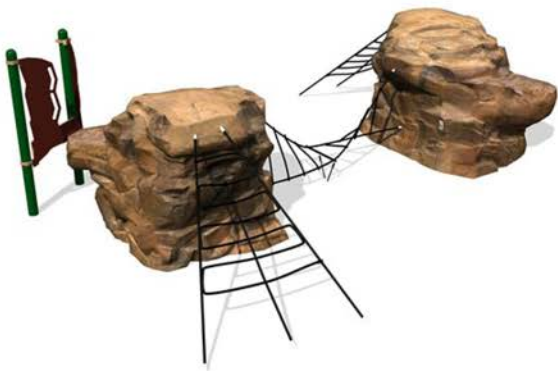


Double Slide



Waterfall Slide

CLIMBING AREA



Rock Climber



Climber Net



Climber Wall



Loop Climbers



Climbing Eagles Nest

SOUND AND TACTILE AREA



Laser Harp



Chimes



Tuned Drums



Kettle Drum



Pulse Table Tennis

TOT AREA



Tot Slide



Expression Swing



Play House



See-Saw



Kinder Bells

MAINTENANCE DEMAND

1. Maintenance Needs

- a. The maintenance needs of an all-inclusive playground are similar to that of a standard playground of the same materials. But, frequency of maintenance is based on higher usership of inclusive play sites versus conventional play sites. This would include restroom servicing and maintenance.
- b. During the design of the playground, the layout of paths, walls and equipment, and the selection of materials, it is recommended that the maintenance staff be involved so the city staff and design team understand the maintenance personnel's needs.
- c. It is also advantageous to have the maintenance staff involved in the process, so they understand the design, materials, codes, and provide feedback relative to the expectations for the overall maintenance of the playground.

2. Maintenance Protocols

- a. Due to a higher user population, the play elements and surface materials do tend to wear more rapidly and will need to be monitored for needed touchup, repairs or replacement to ensure the playground remains safe, clean, and up to code.
- b. With the higher than normal use of the site features and play elements, it is recommended that a cleaning protocol be established and frequency scheduling to ensure the health, safety and welfare of those using the playground. The protocol would include:
 - 1) Washing of all play equipment surfaces
 - 2) Washing of all tables, benches and seating areas
 - 3) Vacuuming and rinsing of all resilient rubber surfaces
 - 4) Collecting and disposing of all man-made and natural debris from the site
 - 5) Emptying trash and recycling receptacles as needed
 - 6) Reporting site and facility areas of concern to maintain ADA compliance
 - 7) Inspection and frequency protocol
 - 8) Other Best Practices:
 - Inspecting seams of surfacing materials
 - Inspecting for wear and facility maintenance needs
 - Pruning plant material
 - Dead heading plant blooms



PARK SITE REVIEWS

PARK SITE REVIEWS

Each site was walked and reviewed using the following conditions assessment criteria. The criteria are items that were considered for locating an all-inclusive playground within a park.

Following the Infrastructure Needs and Siting Conditions, are the Existing Conditions Assessments, including site aerials and photographs to further illustrate how each site is adapted to incorporate the proposed all-inclusive playground.

INFRASTRUCTURE NEEDS

1. Accessible Restroom

- a. All-inclusive playgrounds are heavily used, and it is important to have an ADA compliant restroom building close enough that it allows for quick and easy responses by playground users of all abilities.
- b. If a restroom is installed due to the addition of an all-inclusive playground, two ADA compliant, non-gender, stalls would be the minimum.
- c. If the playground is being located near an existing restroom building, the building should be assessed for its ADA compliance and items not in compliance updated as required.

2. Shade

- a. Prolonged exposure to direct sun is an issue at all parks, but to inclusive playgrounds there is a tendency to stay and play longer. This and the rising concern over skin cancer makes it necessary to provide shade areas within and as part of the playground.
- b. Shade can be provided by shade structures, and/or mature trees.
- c. When there is a desire that shade ultimately be provided by trees, an option can be that large trees are planted at construction, along with shade structures that are located in such a manner that in time, when the trees mature and offer the desired shade, the structures can be removed if desired.

3. Lighting

- a. Most of the city's parks are currently only open for use during daylight hours until one hour after sunset. The parks are not lit for night use.
- b. Each of the four parks reviewed have security lighting provided in the parking lots and along the pedestrian pathways, including the locations being considered for a playground.

- c. During the design process, it should be determined if the existing lighting is sufficient to get people to and from the new playground location safely. The lighting level and needs within the playground will also need to be determined and designed accordingly.
- d. Memorial Park hosts evening events and its softball field and tennis courts are illuminated for evening use.

4. Amenities: Drinking Fountains and Seating

- a. Drinking fountains are a necessary component of playgrounds with active users.
- b. The new recommended standard for drinking fountains are ADA compliant fountains with water bottle fillers.
- c. Drinking fountains should be located either within the playground, adjacent to, or near the playground entrance.
- d. If there is not an ADA compliant drinking fountain close to a chosen playground location, one should be added.
- e. Seating should be provided close to the play areas for parents/guardians, family members and other users.

5. Utilities

- a. Utilities required for the installation of an all-inclusive playground typically include:
 - 1) Domestic Water – for restroom, drinking fountains and irrigation.
 - 2) Sanitary Sewer – for restroom and drinking fountains.
 - 3) Electricity – for restroom, additional lighting, security system, sound features and irrigation controller.
 - 4) Storm Drainage – for hardscape, landscape, in and around the playground.
 - 5) Irrigation – for water conserving planting in and around the playground.
- b. Working with the city as well as the community, the playground design and site components will be developed. The final design will determine what utilities are needed and to what level.
- c. The new utilities required will depend on what site utilities and features are existing at the chosen site. For example, if a restroom and a drinking fountain currently exists and they are deemed close enough, new water and sanitary sewer would not be required.
- d. The four city parks reviewed appear to have most of these utilities on site, but not necessarily in close proximity to the proposed playground location. Using the city's as-built plans, it can be determined how close and what size the existing utilities are, and which utilities will need to be installed, once the final site is selected.

6. Parking

- a. The ADA minimum required ratio between accessible stalls to standard stalls in a parking lot is a 1 ADA stall for every 25 standard stalls. Each of the park sites reviewed are in compliance with this requirement.
- b. It is important to locate all-inclusive playgrounds relatively close to ADA parking. Each of the of the park sites reviewed meet this goal.

7. Circulation

- a. ADA compliant circulation is mandatory and needs to be available from the parking lot's accessible ramp to the playground. It is preferable that the playground be located close to, or at a reasonable distance from the lot's accessible ramp. Though not required, this circulation, if possible, should be provided by a minimum 6' wide path to enable ease of wheelchair use with pedestrian use.
- b. ADA compliant circulation from the playground to the rest of the park is also an important consideration. The all-inclusive playground will be a major draw to persons needing accessible circulation, but this access needs to be provided to the rest of the park to allow all users to use all the park. Families will often have some kids playing sports while others are enjoying the playground. The interface between all activities and the playground should be accessible to all.

8. Adjacent Facilities

- a. It is important to review adjacent activities and facilities to determine if there are any conflicts in area uses with the all-inclusive playground.
- b. Conflicts to consider would be loud noises, yelling, repetitive sounds, errant balls, and other issues that would disturb or deter from the safe environment of the playground for the mentally and emotionally challenged users.

SITING CONSIDERATIONS

1. Acoustics

- a. Acoustics play an important part in locating an all-inclusive playground. Sounds from both outside and from inside the playground can have negative effects on both users and neighbors.
- b. Loud noises, yelling and repetitive sounds can disturb or deter from the safe environment of the playground for the mentally and emotionally challenged users.
- c. Noises from outside the playground can come from busy streets, sports fields, sports courts, adjacent high use properties, can be problematic for sensitive user.

- d. By their nature, All-inclusive playgrounds are highly used and can generate a higher level of noises than a non-inclusive playground that can have an impact on adjacent neighbors or businesses.
- e. Locating the playground should consider providing a buffer distance of 20' to 50' from residential property lines. The distance depends on the playground design and activities orientation. Other considerations would be to include berms, screen planting and sound walls in the design when in close proximity of residential or other populated property uses.

2. Visibility

- a. Visibility is key to actual safety and perceived safety of the playground users. When siting an all-inclusive playground there should be open and clear visibility from adjacent streets, parking lots and public use areas. This should allow for surveillance of the playground and adjacent areas.
- b. The design of the playground should maintain an open feel without areas to hide in or be behind and out of site. All areas of the playground should be visible from two or more directions of observation and have access paths that provide the opportunity for parents, or guardians, to let their children play on their own while being easily and constantly seen.

3. Mature Trees

- a. Playgrounds are constructed of materials that can stand up to excessive use and abuse. While these materials create an environment of color, texture, movement and safety, mature trees provide both a natural, "living," aspect to an otherwise manmade space. They also provide shade to what can be a very hot, bright and uncomfortable place.
- b. Keeping and utilizing existing mature trees in the siting and design of an all-inclusive playground is beneficial for the overall comfort of the playground, as well as to the physical and mental health of the users.
- c. The condition of the existing trees should be assessed by an Arborist to determine the health and longevity of each tree. The suitability of each tree, and the tree species, should be a driving factor of the playground location, design, and if the trees can remain or need to be removed from the proposed built environment.

PARK SITES - EXISTING CONDITIONS ASSESSMENTS

MEMORIAL PARK – PLAY AREA A

34,950 S.F. - 0.8 ACRE

SITE FEATURE	YES/NO	QUANTITY	COMMENTS
INFRASTRUCTURE NEEDS			
Accessible Restroom			
1. Unisex			
2. No. of Accessible Stalls	Yes	2	380' from possible playground area, too far away
3. No. of Male Stalls	Yes	1	
4. No. of Female Stalls	Yes	2	
Shade			
1. Structures	No		
2. Trees	Yes	2	1 south and 1 west of the possible play area
Lighting			
1. Night Use	Yes		Night use - softball field north of possible play area
2. Security	Yes		Security lighting of paths and parking lot
Drinking Fountain			
1. Standard	Yes		380' away at restroom building
2. ADA Compliant	Yes		380' away at restroom building
Utilities			
1. Drainage	Yes		If pond drainage system is utilized
2. Water	No		No apparent domestic water close to play area
3. Sewer	No		No apparent sewer close to play area
4. Electrical Service	Yes		At amphitheater
5. Irrigation	Yes		Adjacent landscaping
Parking			
1. Standard Stalls	Yes	79	47 in east lot, 32 in west lot
2. Accessible Stalls	Yes	4	2 in east lot, 2 in west lot
3. Bicycle Parking	No		

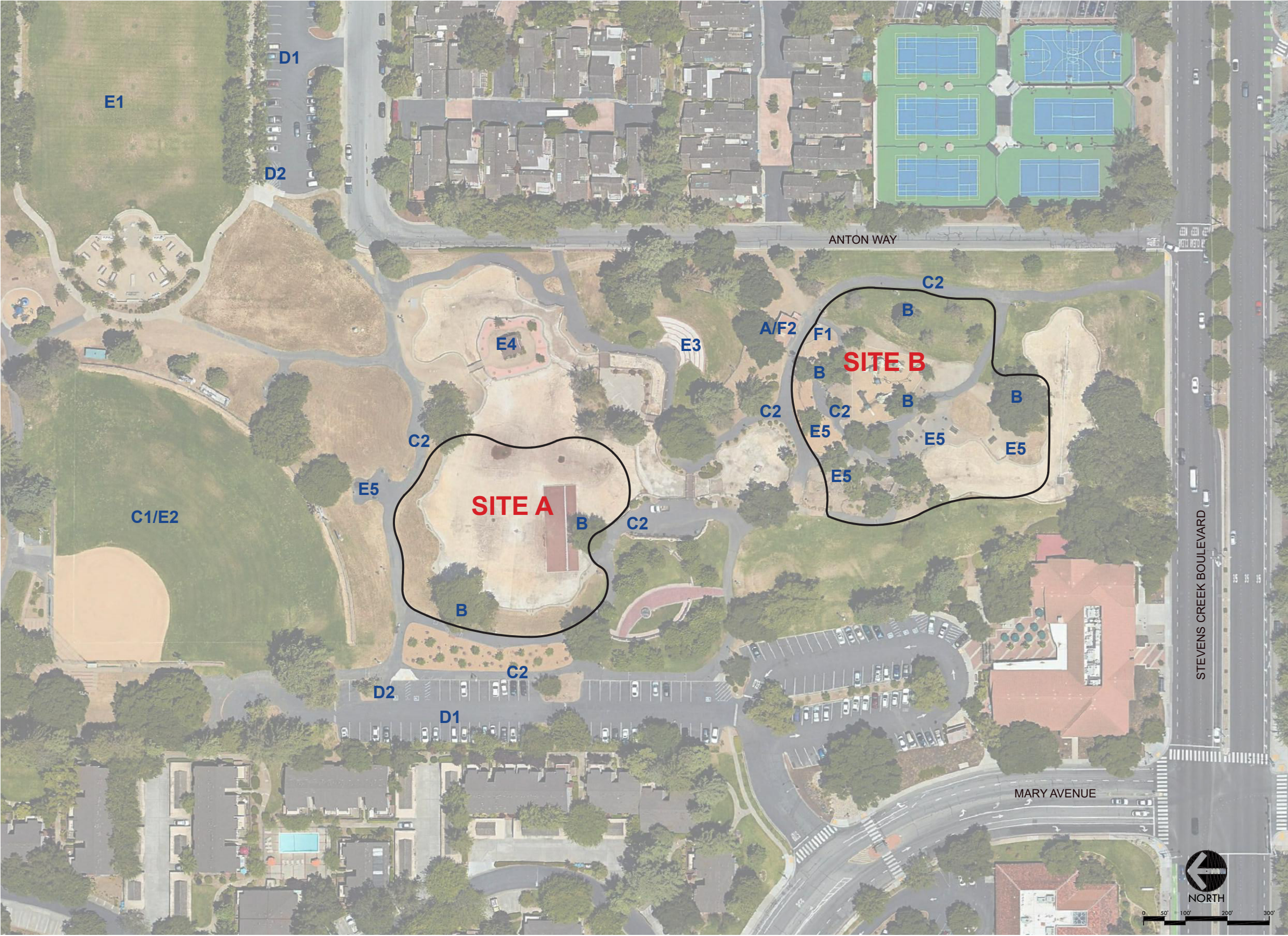
Circulation			
1. Accessible Paths	Yes		
2. Ramps	No		
3. Stairs	No		
4. From Parking	Yes		Will need to be designated as such
5. Bus Stop	No		At Senior Center, too far away
Adjacent Facilities			
1. Tennis Courts	No		
2. Basketball Courts	No		
3. Soccer Field	No		
4. Softball Field	Yes		500' from possible play area
5. Baseball Field	No		
6. Picnic Area - Tables	Yes	1	
7. Seating Benches	Yes	3	
SITE FEATURE	PRESENT	QUANTITY	COMMENTS
SITING CONDITIONS - CONTINUED			
Acoustics			
1. Noisy	Yes		During over 24 special events and festival activities
2. Protected	Yes		Well within the overall park area
3. Busy Street	No		Well within the overall park area
4. Proximity to Features	No		70' from softball outfield fence
5. Proximity to Neighbor	No		Well within the overall park area
Visibility			
1. From City Street	No		Well within the overall park area
2. From Parking Lot	Yes		100' from west parking lot
3. From Park Features	Yes		From veteran's Memorial and the Gazebo
Mature Trees			
1. Condition	Yes	2	Good condition
2. Varieties			
Site Grading			
1. Flat Site	Yes		In pond area
2. Gentle Slopes	Yes		At some edges
3. Steep slopes	Yes		At some edges
4. Creative Possibilities	Yes		Raised perimeter path and overlooks
5. Difficult Site	No		

MEMORIAL PARK - PLAY AREA B

26,140 S.F. - 1.0 ACRE

SITE FEATURE	YES/NO	QUANTITY	COMMENTS
INFRASTRUCTURE NEEDS			
Accessible Restroom			
1. Unisex			
2. No. of Accessible Stalls	Yes	2	20' from possible playground area
3. No. of Male Stalls	Yes	1	
4. No. of Female Stalls	Yes	2	
Shade			
1. Structures	No		
2. Trees	Yes	15	Spotted throughout play area
Lighting			
1. Night Use	Yes		Tennis Courts east of Anton Way
2. Security	Yes		Security lighting of paths and parking lot
Drinking Fountain			
1. Standard	Yes	1	At restroom building
2. ADA Compliant	Yes	1	At restroom building
Utilities			
1. Drainage	Yes		If pond drainage system is utilized
2. Water	Yes		Domestic water at Restroom Building
3. Sewer	Yes		Sewer at Restroom Building
4. Electrical Service	Yes		Lighting, electrical at restroom building
5. Irrigation	Yes		Adjacent landscaping
Parking			
1. Standard Stalls	Yes	32	In west lot
2. Accessible Stalls	Yes	2	In west lot
3. Bicycle Parking	No		

Circulation			
1. Accessible Paths	Yes		Around perimeter of play area
2. Ramps	No		
3. Stairs	No		
4. From Parking	Yes		Signage would help
5. Bus Stop	Yes		At Senior Center, a bit far away
Adjacent Facilities			
1. Tennis Courts	Yes	4	East of Anton Way
2. Basketball Courts	No		
3. Soccer Field	No		
4. Softball Field	No		930' from possible play area
5. Amphitheater	Yes		With high berm between the two
6. Picnic Area - Tables	Yes	7	To the west and southwest of the play area
7. Seating Benches	Yes	3	
SITE FEATURE	PRESENT	QUANTITY	COMMENTS
SITING CONDITIONS - CONTINUED			
Acoustics			
1. Noisy	No		Area is within the overall park area
2. Protected	Yes		Area is within the overall park area
3. Busy Street	Yes		Stevens Creek Boulevard
4. Proximity to Features	No		240' from amphitheater with berm in between
5. Proximity to Neighbor	Yes		Housing Development across Stevens Creek Blvd.
Visibility			
1. From City Street	No		From Anton Way, but a berm obscures a clear view
2. From Parking Lot	No		280' from west parking lot with berm in between
3. From Park Features	Yes		From Senior Center
Mature Trees			
1. Condition	Yes	16	Some in good condition, many in poor condition
2. Varieties			Black Walnut
Site Grading			
1. Flat Site	No		
2. Gentle Slopes	Yes		At some edges
3. Steep slopes	Yes		At some edges
4. Creative Possibilities	Yes		Raised center
5. Difficult Site	No		



SITE A (34,950 S.F. / 0.8 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	380' FROM PLAYGROUND
B	SHADE TREES	3	GOOD HEALTH
C1	NIGHT LIGHTING	1	SOFTBALL FIELD
C2	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	79	47 IN EAST LOT AND 32 IN WEST LOT
D2	PARKING STALLS - ADA	4	2 IN EAST LOT AND 2 IN WEST LOT
E1	MULTI-USE LAWN	1	410' FROM PLAYGROUND
E2	SOFTBALL FIELD	1	500' FROM PLAYGROUND
E3	AMPHITHEATER	1	
E4	GAZEBO	1	
E5	PICNIC TABLES	1	OUTSIDE OF PLAYGROUND

SITE B (43,912 S.F. / 1.0 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	20' FROM PLAYGROUND
B	SHADE TREES	16	POOR HEALTH
C2	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	32	32 IN WEST LOT
D2	PARKING STALLS - ADA	2	2 IN WEST LOT
E3	AMPHITHEATER	1	
E5	PICNIC TABLES	11	(10) OUTSIDE OF PLAYGROUND
F1	DRINKING FOUNTAIN - ADA	1	AT ADJACENT PATH
F2	DRINKING FOUNTAIN - STANDARD	1	AT RESTROOM BUILDING



A - ACCESSIBLE RESTROOM



B - SHADE TREES



C1 / E2 - LIGHTED SOFTBALL FIELD

SITE A (34,950 S.F. / 0.8 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	380' FROM PLAYGROUND
B	SHADE TREES	3	GOOD HEALTH
C1	NIGHT LIGHTING	1	SOFTBALL FIELD
C2	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	79	47 IN EAST LOT AND 32 IN WEST LOT
D2	PARKING STALLS - ADA	4	2 IN EAST LOT AND 2 IN WEST LOT
E1	MULTI-USE LAWN	1	410' FROM PLAYGROUND
E2	SOFTBALL FIELD	1	500' FROM PLAYGROUND
E3	AMPHITHEATER	1	
E4	GAZEBO	1	
E5	PICNIC TABLES	1	OUTSIDE OF PLAYGROUND



C2 - SECURITY LIGHTING



D1 - PARKING STALLS - STANDARD



D2 - PARKING STALLS - ADA



E3 - AMPHITHEATER



E4 - GAZEBO



E5 - PICNIC TABLES



A / F2 - ACCESSIBLE RESTROOM - DRINKING FOUNTAIN STANDARD



B - SHADE TREES



C2 - SECURITY LIGHTING



D1 / D2 - PARKING STALLS - STANDARD AND ADA



E3 / E4 - AMPHITHEATER AND GAZEBO



E5 - PICNIC TABLES



F1 - DRINKING FOUNTAIN - ADA

SITE B (43,912 S.F. / 1.0 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	20' FROM PLAYGROUND
B	SHADE TREES	16	POOR HEALTH
C2	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	32	32 IN WEST LOT
D2	PARKING STALLS - ADA	2	2 IN WEST LOT
E3	AMPHITHEATER	1	
E4	GAZEBO	1	
E5	PICNIC TABLES	11	(10) OUTSIDE OF PLAYGROUND
F1	DRINKING FOUNTAIN - ADA	1	AT ADJACENT PATH
F2	DRINKING FOUNTAIN - STANDARD	1	AT RESTROOM BUILDING

CREEKSIDE PARK

28,500 s.f. - 0.65 ACRE

SITE FEATURE	YES/NO	QUANTITY	COMMENTS
INFRASTRUCTURE NEEDS			
Accessible Restroom			
1. Unisex	Yes	3	At building adjacent to play area
2. No. of Accessible Stalls	Yes	3	At building adjacent to play area
3. No. of Male Stalls	Yes	3	At building adjacent to play area
4. No. of Female Stalls	Yes	3	At building adjacent to play area
Shade			
1. Structures	Yes	1	Next to site with recreation building, but not play area
2. Mature Trees	Yes	16	South, west and north of play area with sun areas
Lighting			
1. Night Use	No		No sports lighting
2. Security	Yes		Security lighting of paths and parking lot
Drinking Fountain			
1. Standard	Yes	1	At building adjacent to play area
2. ADA Compliant	Yes	2	1 at building adjacent to play area and 1 at picnic area
Utilities			
1. Drainage	Yes		System is evident adjacent to play area
2. Water	Yes		System is evident adjacent to play area
3. Sewer	Yes		System is evident adjacent to play area
4. Electrical Service	Yes		System is evident adjacent to play area
5. Irrigation	Yes		System is evident adjacent to play area
Parking			
1. Standard Stalls	Yes	102	
2. Accessible Stalls	Yes	5	
3. Bicycle Parking	Yes	4	At north end of play area

Circulation			
1. Accessible Paths	Yes		Connecting to parking and all areas of the park
2. Ramps	No		Primarily level site
3. Stairs	No		Primarily level site
4. From Parking	Yes		Wide walk at back of drop off area adjacent to building
5. Bus Stop	Yes	1	In front of park on Miller Ave. 1,030' from play area
Adjacent Facilities			
1. Tennis Courts	No		
2. Basketball ½ Courts	Yes	2	1 adjacent to play area, 1 at north end of play area
3. Soccer Field	Yes	3	Fields to both north and south sides
4. Softball Field	No		
5. Baseball Field	No		
6. Picnic Area	Yes	6	Picnic tables with 3 barbeques
7. Seating Benches	Yes	6	
SITE FEATURE	PRESENT	QUANTITY	COMMENTS
SITING CONDITIONS - CONTINUED			
Acoustics			
1. Noisy	No		685' from Miller Avenue
2. Protected	Yes		By building from parking lot and by creek from neighbors
3. Busy Street	No		Miller Avenue is 120' from play area
4. Proximity to Features	Yes		Close to one soccer field and half basketball court
5. Proximity to Neighbor	No		Creek on west side, recreation building on East
Visibility			
1. From City Street	No		Miller Avenue is 685' from play area
2. From Parking Lot	No		Recreation building partially blocks view
3. From Park Features	Yes		From one soccer field and basketball ½ court
Mature Trees			
1. Condition	Yes	16	Most are in good condition, some Pears suffering blight
2. Varieties			Oaks, Ash, Ornamental Pear
Site Grading			
1. Flat Site	Yes		Flat with spread out shaped area
2. Gentle Slopes	No		
3. Steep slopes	No		
4. Creative Possibilities	No		Keep existing trees and view of riparian corridor
5. Difficult Site	Yes		Tight area with many existing amenities



SITE (28,500 S.F. / 0.65 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM-UNISEX	3	
B1	SHADE TREES	16	GOOD HEALTH
B2	SHADE STRUCTURE	1	PART OF REC. BUILDING
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	102	
D2	PARKING STALLS - ADA	5	
D3	BICYCLE PARKING	4	
E1	BASKETBALL 1/2 COURT	2	
E2	SOCCER FIELD	3	
E3	PICNIC TABLES	6	PICNIC TABLES WITH 3 BARBECUES
E4	SEATING BENCHES	6	
F1	DRINKING FOUNTAIN - STANDARD	1	
F2	DRINKING FOUNTAIN - ADA	2	
G	BUS STOP	1	1,030' FROM PLAYGROUND



A / F1 / F2 - ACCESSIBLE RESTROOM / DRINK-
ING FOUNTAIN STANDARD / ADA



B1 - SHADE TREES



B2 - SHADE STRUCTURE



C / E1 - SECURITY LIGHTING / BASKETBALL
1/2 COURT



E4 - SEATING BENCHES



C / D1 / D3 - SECURITY LIGHTING / PARKING
STALLS - STANDARD AND ADA



D5 / E1 / E2 - BICYCLE PARKING /
BASKETBALL 1/2 COURT / SOCCER FIELD



E3 / E4 / F2 - PICNIC TABLES / SEATING
BENCHES / DRINKING FOUNTAIN - ADA



G - BUS STOP

SITE (28,500 S.F. / 0.65 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM-UNISEX	3	
B1	SHADE TREES	16	GOOD HEALTH
B2	SHADE STRUCTURE	1	PART OF REC. BUILDING
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	102	
D2	PARKING STALLS - ADA	5	
D3	BICYCLE PARKING	4	
E1	BASKETBALL 1/2 COURT	2	
E2	SOCCER FIELD	3	
E3	PICNIC TABLES	6	PICNIC TABLES WITH 3 BARBECUES
E4	SEATING BENCHES	6	
F1	DRINKING FOUNTAIN - STANDARD	1	
F2	DRINKING FOUNTAIN - ADA	2	
G	BUS STOP	1	1,030' FROM PLAYGROUND

JOLLYMAN PARK – PLAY AREA A

30,540 s.f. - 0.86 ACRE

SITE FEATURE	YES/NO	QUANTITY	COMMENTS
INFRASTRUCTURE NEEDS			
Accessible Restroom			
1. Unisex			
2. No. of Accessible Stalls	Yes	1	600' from play area
3. No. of Male Stalls	Yes	1	600' from play area
4. No. of Female Stalls	Yes	1	600' from play area
Shade			
1. Structures	No		
2. Trees	Yes	20	West and south of play area, with sun areas
Lighting			
1. Night Use	No		No sports lighting
2. Security	Yes		Security lighting of paths and parking lot
Drinking Fountain			
1. Standard	No		
2. ADA Compliant	No		
Utilities			
1. Drainage	Yes		System is evident adjacent to play area
2. Water	No		System is evident adjacent to play area
3. Sewer	No		
4. Electrical Service	Yes		From path lighting system
5. Irrigation	Yes		System is evident adjacent to play area
Parking			
1. Standard Stalls	Yes	49	
2. Accessible Stalls	Yes	2	ADA ramp from parking lot to path to play area
3. Bicycle Parking	No		

Circulation			
1. Accessible Paths	Yes		From parking lot and to park perimeter
2. Ramps	No		
3. Stairs	No		
4. From Parking	Yes		145' from parking lot to play area
5. Bus Stop	No		1875' from park - too far to consider
Adjacent Facilities			
1. Tennis Courts	No		
2. Basketball Courts	No	0.5	480' from play area
3. Soccer Field	Yes	4	(2) adjacent, (2) 690' from play area
4. Softball Field	No		
5. Baseball Field	No		950' feet from play area
6. Picnic Area	Yes	5	Non-ADA tables with 2 barbeques
7. Seating Benches	Yes	2	
SITE FEATURE	PRESENT	QUANTITY	COMMENTS
SITING CONDITIONS - CONTINUED			
Acoustics			
1. Noisy	Yes		At times street and soccer field can get noisy
2. Protected	No		By low fence, with path open to street sidewalk
3. Busy Street	Yes		But not that noisy
4. Proximity to Features	Yes		Soccer fields
5. Proximity to Neighbor	Yes		Landscape buffer
Visibility			
1. From City Street	Yes		Area is flat with easy visibility
2. From Parking Lot	Yes		Area is flat with easy visibility
3. From Park Features	Yes		Area is flat with easy visibility
Mature Trees			
1. Condition	Yes	20	Good condition
2. Varieties			Pine, Cedar, Redwood, Pepper
Site Grading			
1. Flat Site	Yes		With a few high curbs
2. Gentle Slopes	No		
3. Steep slopes	No		
4. Creative Possibilities	Yes		Trees make for an interesting location
5. Difficult Site	No		

JOLLYMAN PARK - PLAY AREA B

37,355 s.f. - 0.85 ACRE

SITE FEATURE	YES/NO	QUANTITY	COMMENTS
INFRASTRUCTURE NEEDS			
Accessible Restroom			
1. Unisex			
2. No. of Accessible Stalls	Yes	1	600' from play area
3. No. of Male Stalls	Yes	1	600' from play area
4. No. of Female Stalls	Yes	1	600' from play area
Shade			
1. Structures	No		
2. Trees	Yes	18	West and south of play area, with sun areas
Lighting			
1. Night Use	No		
2. Security	Yes		Security lighting of paths and parking lot
Drinking Fountain			
1. Standard	No		
2. ADA Compliant	Yes	1	Adjacent to ADA entry of play area
Utilities			
1. Drainage	Yes		System is evident adjacent to play area
2. Water	Yes		At drinking fountain
3. Sewer	Yes		At drinking fountain
4. Electrical Service	No		System is evident adjacent to play area
5. Irrigation	Yes		System is evident adjacent to play area
Parking			
1. Standard Stalls	Yes	49	
2. Accessible Stalls	Yes	2	ADA ramp from parking lot at path to play area
3. Bicycle Parking	No		

Circulation			
1. Accessible Paths	Yes		From parking lot to play area and at perimeter of park
2. Ramps	No		
3. Stairs	Yes		At one entry to play area
4. From Parking	Yes		250' from parking lot to play area
5. Bus Drop-off	No		1875' from park - too far to consider
Adjacent Facilities			
1. Tennis Courts	No		
2. Basketball Courts	Yes	0.5	Adjacent to play area
3. Soccer Field	Yes	4	(2) adjacent, (2) 450' from play area
4. Softball Field	No		
5. Baseball Field	Yes	1	865' feet from play area
6. Picnic Area	Yes	2	Non-ADA tables
7. Seating Benches	Yes	1	
SITE FEATURE	PRESENT	QUANTITY	COMMENTS
SITING CONDITIONS - CONTINUED			
Acoustics			
1. Noisy	No		Moderate distance from street and activities
2. Protected	Yes		Buffer space on all sides, lower elevation than path
3. Busy Street	No		235' from street
4. Proximity to Features	Yes		Basketball court and soccer fields
5. Proximity to Neighbor	No		Landscape buffer
Visibility			
1. From City Street	No		Lower elevation than path
2. From Parking Lot	No		Parts are visible, but not all of play area
3. From Park Features	Yes		From soccer and basketball
Mature Trees			
1. Condition	Yes	18	Good condition, Pears in fair condition
2. Varieties			Ornamental Pear, Redwood, Ash
Site Grading			
1. Flat Site	No		
2. Gentle Slopes	Yes		On turf sides
3. Steep slopes	Yes		On path and one turf side
4. Creative Possibilities	Yes		Change in elevation would help with slide area
5. Difficult Site	No		



SITE A (37,624 S.F. / 0.86 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	600' FROM PLAYGROUND
B	SHADE TREES	27	GOOD HEALTH
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOT
D1	PARKING STALLS - STANDARD	49	
D2	PARKING STALLS - ADA	2	
E1	BASKETBALL 1/2 COURT	1	480' FROM PLAYGROUND
E2	SOCCER FIELD	2	(2) 690' FROM PLAYGROUND
E3	BASEBALL FIELD	1	950' FROM PLAYGROUND
E4	SEATING BENCHES	2	
E5	PICNIC TABLES	5	NON ADA TABLES WITH 2 BARBECUES

SITE B (37,355 S.F. / 0.85 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	600' FROM PLAYGROUND
B	SHADE TREES	18	MODERATE TO GOOD HEALTH
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOT
D1	PARKING STALLS - STANDARD	49	
D2	PARKING STALLS - ADA	2	
E1	BASKETBALL 1/2 COURT	1	
E2	SOCCER FIELD	3	(2) 450' FROM PLAYGROUND
E3	BASEBALL FIELD	1	865' FROM PLAYGROUND
E5	PICNIC TABLES	2	NON ADA TABLES
F1	DRINKING FOUNTAIN - ADA	1	
G	STAIRS TO PLAYGROUND	1	



A / E2 / E3 - ACCESSIBLE RESTROOM / SOCCER FIELD / BASEBALL FIELD



B - SHADE TREES



C - SECURITY LIGHTING



C / D1 / D2 - SECURITY LIGHTING / PARKING STALLS STANDARD AND ADA



E1 - BASKETBALL 1/2 COURT



E2 / E4 / E5 - SOCCER FIELD / SEATING BENCHES / PICNIC TABLES



E2 / E4 - SOCCER FIELD AND SEATING BENCH



E5 - PICNIC AREA



E5 - PICNIC AREA

SITE A (37,624 S.F. / 0.86 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	600' FROM PLAYGROUND
B	SHADE TREES	27	GOOD HEALTH
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOT
D1	PARKING STALLS - STANDARD	49	
D2	PARKING STALLS - ADA	2	
E1	BASKETBALL 1/2 COURT	1	480' FROM PLAYGROUND
E2	SOCCER FIELD	2	(2) 690' FROM PLAYGROUND
E3	BASEBALL FIELD	1	950' FROM PLAYGROUND
E4	SEATING BENCHES	2	
E5	PICNIC TABLES	5	NON ADA TABLES WITH 2 BARBECUES



A / E2 / E3 - ACCESSIBLE RESTROOM / SOCCER FIELD / BASEBALL FIELD



B - SHADE TREES



C - SECURITY LIGHTS



D1 - PARKING STALLS - STANDARD



D2 - PARKING STALLS - ADA



E1 - BASKETBALL 1/2 COURT



E2 - SOCCER FIELD



E5 / G - PICNIC TABLES / STAIRS TO PLAYGROUND

SITE B (37,355 S.F. / 0.85 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	600' FROM PLAYGROUND
B	SHADE TREES	18	MODERATE TO GOOD HEALTH
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOT
D1	PARKING STALLS - STANDARD	49	
D2	PARKING STALLS - ADA	2	
E1	BASKETBALL 1/2 COURT	1	
E2	SOCCER FIELD	3	(2) 450' FROM PLAYGROUND
E3	BASEBALL FIELD	1	865' FROM PLAYGROUND
E5	PICNIC TABLES	2	NON ADA TABLES
F1	DRINKING FOUNTAIN - ADA	1	
G	STAIRS TO PLAYGROUND	1	

MONTA VISTA PARK

11,060 s.f. - 0.7 ACRE

SITE FEATURE	YES/NO	QUANTITY	COMMENTS
INFRASTRUCTURE NEEDS			
Accessible Restroom			
1. Unisex			
2. No. of Accessible Stalls	Yes	2	In building - 150' from play area
3. No. of Male Stalls	Yes	1	In building - 150' from play area
4. No. of Female Stalls	Yes	2	In building - 150' from play area
Shade			
1. Structures	No		
2. Trees	Yes	11	In south turf area
Lighting			
1. Night Use	No		
2. Security	Yes		Security lighting of paths and parking lot
Drinking Fountain			
1. Standard	Yes	1	At Building
2. ADA Compliant	Yes	1	At building
Utilities			
1. Drainage	Yes		System is evident adjacent to possible play area
2. Water	Yes		System is evident adjacent to possible play area
3. Sewer	Yes		System is evident adjacent to possible play area
4. Electrical Service	Yes		System is evident adjacent to possible play area
5. Irrigation	Yes		System is evident adjacent to possible play area
Parking			
1. Standard Stalls	Yes	44	Adjacent and near possible play area
2. Accessible Stalls	Yes	5	3 at parking adjacent to possible play area
3. Bicycle Parking	No		Not close to possible play area

Circulation			
1. Accessible Paths	Yes		From adjacent building and parking lot
2. Ramps	No		
3. Stairs	Yes		To north walk
4. From Parking	Yes		Runs along east side of possible play area
5. Bus Stop	No		2,015 from play area, too far to consider
Adjacent Facilities			
1. Tennis Courts	Yes	2	
2. Basketball Courts	No		
3. Soccer Field	No		
4. Softball Field	No	2	Across parking lot, too far to consider
5. Baseball Field	No		
6. Picnic Area	Yes	3	Close to Voss Avenue
7. Seating Benches	Yes	1	
SITE FEATURE	PRESENT	QUANTITY	COMMENTS
SITING CONDITIONS - CONTINUED			
Acoustics			
1. Noisy	No		Residential neighborhood
2. Protected	No		South side is adjacent to Voss Avenue
3. Busy Street	Yes		Residential street
4. Proximity to Features	No		Sport fields are far away, across parking lot
5. Proximity to Neighbors	Yes		Across Voss Avenue
Visibility			
1. From City Street	Yes		South side is adjacent to Voss Avenue
2. From Parking Lot	Yes		East side adjacent to parking lot
3. From Park Features	No		
Mature Trees			
1. Condition	Yes	11	Good condition
2. Varieties			Redwood
Site Grading			
1. Flat Site	Yes		North half is flat
2. Gentle Slopes	Yes		South half has a gentle slope
3. Steep slopes	No		
4. Creative Possibilities	No		
5. Difficult Site	Yes		Too small for this use



SITE (30,820 S.F. / 0.7 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	150' FROM PLAYGROUND
B	SHADE TREES	11	
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	44	
D2	PARKING STALLS - ADA	5	
E1	SOFTBALL FIELD	2	ACROSS PARKING LOT
E2	PICNIC AREAS	3	CLOSE TO VOSS AVENUE
E3	SEATING BENCH	1	
F1	DRINKING FOUNTAIN - ADA	1	AT BUILDING



A - ACCESSIBLE RESTROOM



B - SHADE TREES



C - SECURITY LIGHTING

SITE (30,820 S.F. / 0.7 ACRE)			
PROJECT DATA			
	ITEM	QTY.	DESCRIPTION
A	ACCESSIBLE RESTROOM	1	150' FROM PLAYGROUND
B	SHADE TREES	11	
C	SECURITY LIGHTING	YES	FOR PATHS AND PARKING LOTS
D1	PARKING STALLS - STANDARD	44	
D2	PARKING STALLS - ADA	5	
E1	SOFTBALL FIELD	2	ACROSS PARKING LOT
E2	PICNIC AREAS	3	CLOSE TO VOSS AVENUE
E3	SEATING BENCH	1	
F1	DRINKING FOUNTAIN - ADA	1	AT BUILDING



D1 / D2 - PARKING STALLS - STANDARD AND ADA



D1 / D2 - PARKING STALLS - STANDARD / ADA



E1 - SOFTBALL FIELD



E2 - PICNIC AREAS



E3 - SEATING BENCH



F1 - DRINKING FOUNTAIN - ADA



SITE COMPARISONS AND RANKING

SITE COMPARISONS AND RANKINGS

In the following Park Site Comparison Matrix, each Infrastructure Needs and Siting Conditions criteria has been scored at a level between 0 to 5.

1. A scoring of 0 represents a non-score, due to the item or condition not existing on site.
2. A Ranking score of 1 represents the lowest score, due to the item or condition being of the lowest value to the project.
3. A Ranking score of 5 represents the highest score, due to the item or condition being of the highest value to the project.
4. Weighting scorings of 20, 10, 5, 2 and 1 represent importance levels deemed as Very High, High, Medium, Low, and Very Low.

PARK SITES		MEMORIAL AREA - A		MEMORIAL AREA - B		CREEKSIDE		JOLLYMAN AREA - A		JOLLYMAN AREA - B		MONTA VISTA	
SCORING AND WEIGHTING	Weighting	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE
INFRASTRUCTURE NEEDS													
Restroom Building													
ADA Compliant	10	5	50	5	50	5	50	5	50	5	50	5	50
Close to Playground	10	4	40	5	50	5	50	2	20	2	20	4	40
Shade													
Shade Structures at Playground	2	0	0	0	0	5	10	0	0	0	0	0	0
Mature Trees at Playground	5	3	15	4	20	5	25	5	25	4	20	2	10
Lighting													
Lighting from Parking Lot to Play Area	2	5	10	5	10	5	10	5	10	5	10	5	10
Drinking Fountain													
ADA Compliant Fountain near Playground	2	3	6	5	10	5	10	2	4	5	10	2	4
Utilities													
Drainage near Playground	2	5	10	5	10	5	10	5	10	5	10	3	6
Domestic Water near Playground	2	2	4	5	10	5	10	2	4	5	10	4	8
Sanitary Sewer near Playground	5	2	10	5	25	5	25	2	10	2	10	4	20
Electrical Service near Playground	2	5	10	5	10	5	10	1	2	1	2	4	8
Irrigation Service near Playground	2	5	10	5	10	4	8	4	8	4	8	3	6
Parking													
Standard Stalls	10	5	50	5	50	5	50	5	50	5	50	5	50
Accessible Stalls 6-8 Stalls	10	3	30	3	30	4	40	2	20	2	20	4	40
Bicycle Parking near Playground	1	1	1	2	2	4	4	1	1	1	1	0	0
Availability of existing parking	20	1	20	1	20	2	40	3	60	3	60	4	80
Circulation													
Accessible Paths throughout Park	5	5	25	4	20	5	25	5	25	5	25	3	15
Accessible Ramp and Path from Parking	5	4	20	4	20	5	25	5	25	5	25	5	25
Public Bus Stop near Park	5	5	25	5	25	5	25	3	15	3	15	2	10
Adjacent Facilities													
Basketball Courts too close to Playground	5	5	25	5	25	1	5	5	25	1	5	5	25
Soccer Field close to Playground	10	5	50	5	50	3	30	3	30	3	30	5	50
Softball Field-close to Playground	10	3	30	5	50	5	50	5	50	5	50	5	50
Picnic Tables close to Playground	1	2	2	5	5	5	5	5	5	5	5	4	4
Benches close to Playground	1	2	2	4	4	5	5	4	4	3	3	2	2
Frequency & scale of site use adj. to play area	10	1	10	1	10	2	20	4	40	5	50	4	40

PARK SITES		MEMORIAL AREA - A		MEMORIAL AREA - B		CREEKSIDE		JOLLYMAN AREA - A		JOLLYMAN AREA - B		MONTA VISTA	
SCORING AND WEIGHTING	Weighting	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE	Score 1-5	WEIGHTED SCORE
SITING CONDITIONS													
Acoustics													
Noise from Busy Streets	5	5	25	4	20	4	20	2	10	4	20	3	15
Noise from Sport Features	10	3	30	5	50	3	30	3	30	4	40	4	40
Noise from Neighboring Properties	2	5	10	4	8	5	10	3	6	4	8	3	6
Visibility													
Surveillance from City Street	10	0	0	2	20	0	0	5	50	0	0	5	50
Surveillance from Parking Lot	10	2	20	0	0	2	20	4	40	3	30	5	50
Surveillance from Park Features	5	5	25	5	25	2	10	5	25	5	25	2	10
Visibility from/proximity to Neighbors	5	5	25	5	25	4	20	5	25	4	20	0	0
Mature Trees													
Condition of Tree Health	5	5	25	2	10	5	25	5	25	3	15	3	15
Site Grading													
Flat Site without Obstructions	2	5	10	3	6	3	6	4	8	4	8	4	8
Gentle Slopes that Add Interest	2	3	6	4	8	0	0	2	4	5	10	1	2
Slopes that Help Create Slide Area	2	4	8	3	6	0	0	0	0	4	8	0	0
Space Available for Playground Area													
1-.5ac. (0), .6ac. (2), .7ac. (4), 8 - 1.0ac. (5)	20	5	100	4	80	2	40	4	80	5	100	2	40
Configuration & flexibility of avail. space	10	5	50	5	50	4	40	5	50	5	50	1	10
Site Location													
Central Location for Community	10	5	50	5	50	3	30	4	40	4	40	1	10
SCORE TOTALS		100	839	121	874	126	793	100	886	102	863	99	809
RANKING		4	4	2	2	1	6	4	1	3	3	5	5

For this study, 0.6 acres has been established as the minimum size acceptable as a viable area for an all-inclusive playground, although 0.8 acres or more is recommended.

PARK SITE RANKINGS

The four park sites that were walk and reviewed are all unique, with their existing conditions, features and support facilities. Each of these items plays an important part in the viability of the location within the existing park and the development of an all-inclusive playground. Two of the parks, Memorial Park and Jollyman Park each have two areas that were considered as having merit for a playground. All the park sites have adequate parking with ADA accessibility stalls, at times when the parking is not in demand for other site uses and have appropriate ramps and access to the play areas. As identified in the scoring matrix above, parking is already in demand at each site to varying degrees before the addition of an inclusive playground. Each site also has an ADA compliant restroom building that is either adjacent to or within reasonable walking distance to the play area.

The ranking of the park playground areas was based on the scoring of positive attributes verses negative attributes. Some of these items are already on site and won't need to be a part of the construction budget. Others make the area more desirable from a design perspective.

The park sites have been ranked 1 through 6, based on their comparison scoring. We also offer subjective comments based on our experience of what makes a good candidate for developing an all-inclusive playground. The following sites are ranked in order based on the Site Comparison criteria.

RANKED NO. 1: JOLLYMAN PARK – AREA A

Area A of Jollyman Park is approximately 0.86 acres and is located just east of Stelling Road, in the northwest corner of the park. This is a very good site area for a playground. The following site criteria facilitated this park area to be ranked highly:

1. There are many existing very large shade trees that help create a nice protected area.
2. Parking is close and accessible by existing paths.
3. There is accessible circulation to all parts of the park.
4. The closest adjacent sport facility is a soccer field. The noise would be a moderate problem that could disturb sensitive users.
5. Some constraints are that the playground area is close to Stelling Road and the north property line, which could pose noise issues for sensitive users.
6. There is a restroom building, which is considered beyond the desirable walking distance.

RANKED NO. 2: MEMORIAL PARK – AREA B

Area B is located at the south end of the pond and south of the amphitheater mound. This area is 1.0 acres in size and encompasses the existing play area and the turf at the east, to the asphalt path. The following site criteria facilitated this park area's ranking:

1. There is a restroom building across the asphalt path from the playground area. Therefore, less utility and architectural work are needed.
2. Existing drinking fountains are at the existing restroom and across the asphalt.

3. Parking exists, although not immediately adjacent to the playground, as at some other sites, and the closest parking at the Senior Center is a permit parking area for senior center members. Parking availability is frequently low. During festivals the nearby parking areas are not available to the public, and visitors park at De Anza College.
4. There is accessible circulation to all parts of the park.
5. There are no adjacent sports or noisy features to disturb sensitive users. The park's tennis courts and softball field are reasonably distant.
6. The site has a good buffer distance from residential, businesses and noisy streets. However, larger festivals occur at this site regularly as well as concerts, performances, summer camps, group picnics and other major activities.
7. The site area has elevation changes that will work in the favor of slide areas.
8. A negative that stands out is the lack of visibility for surveillance from Stevens Creek Boulevard and parking lots.

Intangible aspects of this site include its location at the City's largest, busiest park and its proximity to other desirable facilities and amenities. This setting can be desirable for those reasons. The location can also be challenging due to its uses for festivals, performances and other large activities.

Parking is restricted during more than two dozen special events, mostly on weekends, and is at or over capacity on the west side of the site (in the area that serves the senior center) year-round on weekdays.

Events also pose a noise issue for visitors that are sensitive to louder noise.

RANKED NO. 3: JOLLYMAN PARK – AREA B

Area B at Jollyman Park is an approximately 0.85 acre area located at the south side of the west side of the park. The following site criteria facilitated this park area's ranking:

1. Parking is close and accessible by existing paths.
2. There is accessible circulation to all parts of the park.
3. The closest adjacent sport facility is a half-court basketball court that would probably be relocated to create more playground area, and the soccer field to the north. The baseball field at the east end of the site is at a suitably distant.
4. There is an existing berm that could be adjusted to help separate the uses, so this should help alleviate the problem of noisy activities that could disturb sensitive users.
5. The site has a landscape buffer and is a good distance from residential, and noisy streets.
6. The site area has elevation changes around three sides that could work in the favor observation and slide areas that are important to all-inclusive playgrounds.
7. The negative items include lack of certain nearby utilities for added improvements, and the lack of visibility for surveillance from the parking lot and South Stelling Road.
8. There is a restroom building, which is considered beyond the desirable walking distance.
9. There are existing large shade trees that are in questionable health and should be assessed by an Arborist.

RANKED NO. 4: MEMORIAL PARK – AREA A

Area A is located within the largest concrete pond area, at the northwest end of the pond system. The available area is 0.80 acres, or more, of wide open space, depending on other future desired features at Memorial Park. Development of this area will not take away from existing “people use” areas, as will be the case in other parks. The following site criteria facilitated this park area’s ranking:

1. There is a restroom building within a reasonable walking distance.
2. There are three existing large shade trees.
3. Parking is close and accessible from existing paths.
4. There is accessible circulation to all parts of the park.
5. The closest adjacent sport facility is the softball field. The field should not pose a noise problem that would disturb sensitive users.
6. The site has a good distance from residential, businesses and noisy streets.
7. The site area has elevation changes around the west and northern sides that could work for raised observation and slide areas.
8. Negative items include no drinking fountain or nearby water service, and the area can be seen from the west parking lot but has a lack of visibility for surveillance from streets.
9. As noted below, parking is an ongoing issue. The closest parking at the Senior Center is a permit parking area. Festivals and other activities dramatically affect parking availability and proximity.
9. Compatibility with other existing site uses is another concern. Large festivals occur at Memorial Park as well as concerts, performances, summer camps, group picnics and other major activities.

Intangible aspects of this site include its location at the City’s largest, busiest park and its proximity to other desirable facilities and amenities. This setting can be desirable for those reasons. The location can also be challenging due to its uses for festivals, performances and other large activities.

Parking is restricted during special events at Memorial Park, more than 2 dozen, mostly weekends, and is at or over capacity on the west side of the site year (in the area that serves the senior center) year-round weekdays.

Events also pose a noise issue for visitors that are sensitive to louder noise.

RANKED NO. 5: MONTA VISTA PARK

Monta Vista Park is a 0.70 acre area made up of two front lawn panels east of the existing preschool and up to the sidewalk, at the parking lot to the east, as well as the south edge of the site along Voss Avenue. The following site criteria facilitated this park area’s ranking:

1. There are no shade trees that would affect the playground.
2. The area is not buffered or protected from the impacts of Voss Avenue or the impacts the playground would have on the neighbors across Voss Avenue.
3. The playground area backs up to the sidewalk of the parking lot and Voss Avenue.

4. The site is basically flat and does not have a good configuration to enable ADA compliant ramping to a slide area.
5. A critical negative of this site is the limited available space and an undesirable configuration.

RANKED NO. 6: CREEKSIDE PARK

Creekside Park potentially has a 0.65 acre area available for the playground. The area is located to the west of the park's existing recreation/restroom building. The existing playground and picnic area is situated among many shade trees and has views of an adjacent creek. Even though the recreation/restroom building is an asset to the play area, it blocks much of the view from the parking lot. The following site criteria facilitated this park area's ranking:

1. An ADA compliant restroom at the adjacent building and shade structure.
2. Accessible drinking fountains at the restroom building.
3. Minimal need for use of utilities, due to adequate utility infrastructure currently in place.
4. Accessible circulation to all areas of the park.
5. The site has a good buffer distance from residential, businesses and noisy streets.
6. The only sport feature that would be in conflict would be the half-court basketball court to the south of the play area.
7. The site constraints include several lower branching shade trees, and the lack of natural elevation change.
8. The site is busy with soccer games and tournaments, Friday Farmers Market, summer camps and other uses. Parking demand regularly meets or exceeds current capacity. Busy soccer, camp and Farmers Market days could be a level of site use that is incompatible with the quieter setting which is desirable for playground users with sensory issues.

A non-quantified, intangible aspect of this site is its location along the bank of Calabazas Creek. There may be opportunities for wildlife viewing and nature interpretation that would be compatible with inclusive play.

The Creekside Park playground area already gets visited by multiple schools that are within walking distance to the park.

The Creekside Park building is highly used for multiple year-round classes & summer camps.



CONCLUSIONS

CONCLUSIONS

Criteria presented in the matrices above provide a framework for considering desirability of several Cupertino park sites for potential addition of an all-inclusive play area. The criteria and weightings are intended to assist the site consideration in an organized fashion. They are also intended to invite consideration of a variety of site conditions, including strengths and weaknesses, opportunities and constraints.

Based solely on the criteria and on the suggested weightings, the sites' scoring can be interpreted as falling into three broad categories, a top tier a middle tier, and a bottom tier. The top tier would include sites scoring higher than 850 points and comprises the 3 highest ranking sites: Jollyman - Area A, Memorial Park - Area B, and Jollyman - Area B. Memorial Park - Area A ranked no. 4 would fall into the middle tier. The two lowest ranked sites, Monta Vista Park and Creekside Park would fall into the lowest tier.

The scorings and rankings communicate a useful approach and a useful screening. However, the project team recommends further weighing several key considerations as a further screening. The key considerations include:

1. Frequency and intensity of existing site use

Some users of all-inclusive play areas are sensitive to noise and movement. Dense, crowded or hectic adjacent activity is undesirable. A best choice site would be one that is reasonably calm adjacent to the play area as much as possible.

Memorial Park is the city's busiest park and hosts all the city's largest festivals. The Memorial Park festival use area borders both of its potential play area sites. Special events, concerts, performances and many of the festival events also involve use of the amphitheater which is adjacent to the potential play area sites. Summer camps, group picnics and other activities occur regularly at the site as well. The project team believes that it will be very difficult to mitigate the effects of these high activity uses on sensitive play area visitors, and that an inclusive play area at this location may frequently be unwelcoming for its intended users. Unless these impacts can be addressed, Memorial Park for this reason could warrant being excluded from top tier consideration.

Creekside Park is subject to regular high use. Soccer league play/tournaments and weekly Farmers Market are regular occurrences at this site, as are building rentals, summer camps and other programs. Although the activity is not as high as at Memorial Park, it is still enough that it may adversely affect inclusive play area users.

At any of the potential sites, park and sport uses occurring adjacent to the proposed playground area should be reviewed for their levels of interference with the playground users' special needs. Inclusive playgrounds are frequented by users of all ages and abilities, both physical and mental. Therefore, the playground users would benefit from a neutral zone between their fenced area and the other park use areas where sound can dissipate, views might be filtered, and balls and other equipment would be able to slow down and be retrieved before they pose a threat.

2. Amount of available space and configuration

The project team recommends that sites offering 0.8 acres of space or greater be prioritized for consideration, and that the configuration be suitable (i.e. a unified area that allows guardians to easily view those in their care). Based on this recommendation, Monta Vista Park and Creekside Park would be considered lower quality sites due to amount of space available, and in the case of Monta Vista Park, an undesirable configuration.

3. Availability of parking

Each of the potential sites has two dozen or more parking spaces nearby. However, each of the park sites already host other uses and experience associated parking demands. The project team suggests that parking availability be actively considered in site selection. If existing parking cannot serve visitors for an added inclusive play area, then likely either a parking lot expansion would be needed (with the sacrifice of green space), a costly parking structure, or some other solution.

At Memorial Park, the nearest parking is west of the potential play area vicinity. The south and central portions of the parking lot are permit parking for Senior Center members. The north portion is public. The lots are frequently near or at capacity most days of the week. Festivals also stage from this area. The availability of parking in the public parking section is low and cannot be counted on to serve play area visitors. Similarly, Creekside Park's parking lot is at or beyond capacity during high activity uses of the site. A formal parking study has not been conducted and is not in the scope of this study. However, parking challenges already exist at these sites. Adding a new popular element such as an inclusive play area would involve addressing added parking demand.

If the criteria above are prioritized, then Jollyman Park's ranking is unaffected. Memorial Park Area B would move to a tier below top tier. Creekside Park and Monta Vista Park would remain in the current lower tier.

Several other factors are important as well, and are included in the ranking matrix, but most have broader means of addressing. A few are discussed in more detail below.

A. Effects of an all-inclusive playground on exiting park uses

Each of the parks have existing established uses. The introduction of a new playground will have an impact on these uses and the people that enjoy the activities. The higher demand placed on the park by more users, will affect the existing facilities which may include the reduction of open space around sports fields, additional users utilizing the parking lot and pathway circulation, and higher use of the existing restrooms.

These impacts can be minimized by thoughtful placement of the playground with respect to these existing uses. Some might include a buffer zone between the playground and other activities, or increased parking and pathway circulation to accommodate the increased demand. Some of the park sites have restroom buildings and drinking fountains that are close to other activities and are a considerable distance from the playground area. In the programming of the play area, the addition of a second restroom building may need to be considered.

B. Effects of an inclusive playground on surrounding land uses

All-inclusive playgrounds attract higher than average numbers of users and generate higher noise levels and traffic circulation than standard playgrounds. These playgrounds can have an impact on the surrounding land uses if the area is not planned properly.

Therefore, it is suggested to choose a site with an available buffer distance, or one that provides the ability to create methods of visual screening and sound dissipation that can help protect neighbors.

C. Effects on the playground users from surrounding land uses outside the park

As with the adjacent park uses, the land uses that are close to the playground may affect sensitive users. The impacts of noise and movement from adjacent properties and busy streets can have impacts on the users of the playground, as do the park use activities.

These impacts are typically a lesser degree due to fences along property lines and the usually greater distance between busy streets and play features. The orientation of raised structures and landscape areas, as well as the playground paths and play features can be very beneficial in minimizing potential impacts.

D. Availability of infrastructure

All-inclusive playgrounds benefit from restroom buildings that are adjacent to, or a short walking distance from, playground entrances. Such proximity is not always feasible, and in such cases the possibility of adding a restroom building needs to be considered. Also important is the availability of drainage, domestic water, sanitary sewer, electrical and irrigation utilities.

CONCLUSIONS

All four sites evaluated in this study could potentially host an inclusive play area.

Based on the park site visits, feature data review, ranking results, and the overall findings, the consultant team invites the city to provide direction regarding moving forward with concepts for all-inclusive playgrounds at two locations. Based on the draft criteria and weightings in the matrix alone, top-ranked sites include Jollyman Park – Area A, Memorial Park – Area B, and Jollyman Park – Area B. Memorial Park – Area A ranked in the mid-range. Monta Vista Park and Creekside Park ranked the lowest.

With further weighing of key considerations noted above, both sites at Jollyman Park continue to have strong merit and appear suitable. Memorial Park has some clear advantages but some significant potential disadvantages that could affect consideration of this park as a desirable site. Creekside Park and Monta Vista Park each have both opportunities and constraints that would involve use of thoughtful design solutions. However, inclusion of any additional desired criteria, different weightings, intangible/non-quantified factors or other considerations could affect which sites and locations are deemed most desirable.

The consultant team looks forward to receiving feedback from the Parks and Recreation Commission and the community on the study results to date.

CONCEPTUAL PLANS

THESE WILL BE INCLUDED IN THE NEXT TASK

PRELIMINARY COST ESTIMATES

THESE WILL BE INCLUDED IN THE NEXT TASK

