

# County of Santa Clara Parks and Recreation Department



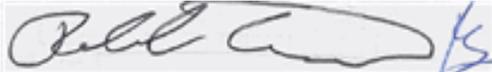
HLUET02 041212

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DATE: April 12, 2012

TO: Housing, Land Use, Environment, & Transportation Committee (HLUET)

FROM:   
Robb Courtney  
Director

SUBJECT: Report on Schedule for Implementation of the Martial Cottle Park Master Plan

**RECOMMENDED ACTION**

Accept report relating to schedule for implementation of Phase 1 improvements of the Martial Cottle Park

**FISCAL IMPLICATIONS**

There is no impact to the General Fund. Funds for Design Development, Construction Documentation and Construction are available in the Parks Charter Capital Improvement Program.

**CONTRACT HISTORY**

Not applicable.

**REASONS FOR RECOMMENDATION**

At the March 2011 Housing, Land Use, Environment and Transportation Committee meeting, during the presentation of the Strategic Plan Action Plan and Status of Updated Priorities, the Committee inquired about the schedule for the opening of Martial Cottle Park. The Committee requested a report outlining the tasks, actions and milestones needed to construct and open the park. It was also requested that staff investigate strategies for phasing the development to enable opening of recreational amenities as soon as possible.

At the October 11, 2011 HLUET meeting, County Parks staff provided a schedule and update of progress towards implementing the Martial Cottle Master Plan with a target date for a soft opening of the recreational perimeter trail while the park is under construction in late 2013 and completion of construction and opening of the park in Summer 2014.

During the October 2011 meeting, the HLUET Committee directed County Parks staff to provide progress updates at six-month intervals.

The following schedule was provided to HLUET at the October 2011 meeting. The project remains on schedule. However, these dates all assume timely responses from various public agencies and private utilities. Adjustments to the construction phase schedule relative to the soft opening of the recreational trail may occur, but it is the Department's intent to open the trail for public use in 2013.

- Nov 2011 - Mar 2012 - Schematic Design Confirmation, Soils Study, Survey
- Mar 2012 - Jun 2012 - Design Development Phase
- Jul 2012 - Jan 2013 - Prepare Construction Documents
- Jan 2013 - Bid Project
- Mar 2013 - Award Project
- Apr 2013 - Start Construction
- Oct 2013 - Dec 2013 - Complete Perimeter Improv.-incl recreational trail
- Summer 2014 - Grand Opening

Completion of Schematic Design Phase

The Programming and Schematic Design phase for the project was completed in March 2012. During this phase of design, Parks staff and the design team collaborated closely to develop the schematic landscape plan for the park along with the program for the Visitor Center, Pavilion, Staff, Maintenance and other auxiliary buildings and a preliminary study of the structural, mechanical, electrical, plumbing and sustainability components of the site and

structures. Additionally, boundary, utility and topographical surveys, soils analysis and well studies were conducted. A copy of the schematic site plan is attached to this report.

### **CHILD IMPACT**

The implementation of the Martial Cottle Park Master Plan impacts the **Healthy Lifestyle** indicator. The park will be developed, operated and maintained as a public historic agricultural park to promote and sustain farming traditions thereby showing and displaying the agricultural heritage of Santa Clara Valley from the mid-1850's into the 20th century. It will also provide passive recreational, interpretive, educational, research and commercial use opportunities compatible with the primary historical purpose of the park.

Interpretive programs tailored for youth and school groups will be developed once the park is open to expose youth to agricultural practices, healthy food and foster an understanding of how fruit and vegetables are grown, processed and prepared for healthy eating.

### **SENIOR IMPACT**

The implementation of the Martial Cottle Park Master Plan will have a positive impact on seniors. The park will be developed, operated and maintained as a public historic agricultural park to promote and sustain farming traditions thereby showing and displaying the agricultural heritage of Santa Clara Valley from the mid-1850s into the 20th century. It will also provide passive recreational, interpretive, educational, research and commercial use opportunities compatible with the primary historical purpose of the park. Passive recreational amenities, such as an extensive trail system will provide accessible recreational opportunities for seniors in an urban setting.

### **SUSTAINABILITY IMPLICATIONS**

The recommended action balances public policy and program interests, and furthers the Board of Supervisors' sustainability goals to foster a healthy environment by providing recreational opportunities, implementing the green building policy and implementing the vision of the property donor, Mr. Walter Lester, in promoting urban agriculture and educating the public in regards to the source of food and sustainable agricultural practices.

### **BACKGROUND**

The 256.6 acre Walter Lester Cottle property, located between Branham Avenue and Highway 85 and west of Snell Avenue, was secured jointly by the California State Department of Parks and Recreation (CPR) and Santa Clara County Parks and Recreation Department (SCCPR) via a combination of donation and purchase transactions in 2003. A Joint Powers Agreement

between CPR and SCCPR was also executed outlining the joint ownership, development, operation and maintenance terms for the future park.

The master planning process for Martial Cottle Park was conducted between 2007 and 2010, culminating in the acceptance of the Draft Final Martial Cottle Park State Park General Plan and County Park Master Plan by the Santa Clara County Board of Supervisors on February 8, 2011 and by the California State Parks Commission on March 2, 2011. The plan identifies programmatic land use, recreational, management zone and circulation plans for the property. In addition, the plan includes a program level environmental review document. Further detailed planning work will be required before construction documents can be prepared.

Sandis Engineering has been retained to assist the Department with preparing plans for development of the park. Sandis has completed the Schematic Design and Programming Phase of the project and will be working on and completing the Design Development Phase by June, followed by preparation of construction documents.

At the February 28, 2012 Board of Supervisors meeting, the Board approved a First Amendment to the Sandis Professional Services Agreement to provide an adequate maximum compensation limit to complete the planning and construction administration services to complete the Phase 1 implementation of the Martial Cottle Master Plan.

### **CONSEQUENCES OF NEGATIVE ACTION**

This is an information report.

### **STEPS FOLLOWING APPROVAL**

Staff will continue with the Design Development, Construction Document Preparation and Construction Administration towards a goal of opening the park in 2013-14.

### **ATTACHMENTS**

- Martial Cottle Schematic Site Plan
- Martial Cottle Schematic Site2