

September 14, 2023
Item 4

**TITLE: LIONS WAYSIDE AND DELUCCHI PARKS UPDATED CONCEPTUAL
PLAN REVIEW**

SUMMARY

On February 7, 2023, the City Council directed staff to cease work on the Lions Wayside and Delucchi Parks Master Plan update and focus on constructing park improvements utilizing the remaining budget of approximately \$1.9 million, which, with design costs and contingencies, leaves approximately \$1.5 million for construction. The proposed improvements will focus on a new bandstand and park updates and are designed to avoid impacts that would trigger regulatory approvals.

Two conceptual plans were developed focusing on the bandstand's location, the style of the bandstand, the associated park impacts, and incorporating public and council input from the Master Plan update. Concept A locates the bandstand on the north side of Lions Wayside Park to create a stronger connection to the Firehouse Arts Center and a larger lawn area. Concept B locates the bandstand in the approximate location as it currently is located, but about ten feet further east to avoid encroaching on the regulatory agencies' jurisdiction and lawn space is more limited.

The playground, restroom, or a lawn with seating to provide more concert viewing area could replace the icehouse interchangeably depending on priorities. Staff is asking for commission input on the bandstand location, style, and prioritization of park phase 2 improvements that aren't able to be completed due to design/budgetary constraints.

This meeting begins the design process for the updated concept plans, with construction tentatively scheduled to start Summer 2024 (around the concert series), with completion expected before the 2025 concert series.

RECOMMENDATION

Review the updated conceptual plan options for Lions Wayside and Delucchi Parks and provide comments to staff regarding the concept plans, bandstand location and style, and the preferred option and prioritization of park amenities.

FINANCIAL STATEMENT

There is no direct financial impact resulting from a Parks and Recreation Commission recommendation. Capital Improvement Program (CIP) Project No. 06716 has been established. The City Council will determine the project's final design and construction budget.

BACKGROUND

Brief Project History

As early as the 1990s, Lions Wayside and Delucchi Parks have been identified as prime candidates for renovation, including the installation of a regional trail through the parks. Improvements have been shown in the parks in a number of planning documents, including the Community Trails Master Plan, Downtown Parks and Trails System Master Plan, Downtown Specific Plan, and the 2014 Lions Wayside and Delucchi Parks Master Plan.

The Lions Wayside and Delucchi Parks Master Plan that was adopted by City Council in 2014 did not receive the support of the regulatory agencies (Army Corp of Engineers, California Department of Fish and Wildlife, and State Water Resources Control Board) as the agencies were opposed to undergrounding Kottinger Creek through Lions Wayside Park. Over the next eight years, staff worked to modify the design to meet the needs of the agencies while also meeting the goals and objectives of the public.

In 2022, a revised concept design was finalized that had the support of the agencies, the Parks and Recreation Commission, the City Council, and the public, but the estimated cost to construct the plan (approximately \$10 – 12 million) was significantly higher than the amount budgeted for the project. The 2022 conceptual plan (see attachment 3) included:

- A re-routed Kottinger Creek
- A new bandstand facing west generally where the existing bandstand is
- More lawn area
- Removal of a large quantity of the existing trees, but the addition of a large quantity of trees
- Some additional seating
- Removal of the icehouse
- No new restroom in Lions Wayside Park
- An extension of the trail system
- A new parking lot on the property north of Lions Wayside Park.

Public Outreach to Update the 2014 Master Plan

With the input and support of the Parks and Recreation Commission, agencies, and the City Council, staff proceeded with the public outreach process to update the Master Plan. The outreach included setting up booths at existing events to obtain feedback, a dedicated public outreach meeting held in Lions Wayside Park, a community survey, the creation of a website for the project (www.waysidedelucchi.com), social media outreach (NextDoor, Facebook, city newsletter, etc.), reaching out to the School District, and telling kids attending the city's summer programs about the project and community survey. Below is a summary of the input received from the events and survey relevant to the updated conceptual plans.

Input from Outreach Events

- Residents wanted to retain as many existing trees as possible and add more trees to provide shade
- Residents supported closing Neal Street and/or Railroad Avenue for special events
- Most people supported adding more parking, including more bike parking
- Several people wanted to include a paved area for dancing in front of the bandstand
- Most people wanted to maximize the lawn area
- Some residents wanted to make sure there is a bike trail through the parks
- Some residents wanted to add more picnic tables and trash receptacles
- Several people wanted to install a restroom in Lions Wayside Park

Input from Community Survey

- Favorite thing about Lions Wayside and Delucchi Park?
 - Top two responses were trees and concerts in the park
- How do people currently use the parks?
 - Top two responses were eating ice cream and concerts in the park
- What park amenities are most important to include in the new design?
 - Trees and bandstand
- Is there anything missing from the park design?
 - Top two responses (besides shade and trees) were a children's play area and a restroom at Lions Wayside Park
- If the project is phased, which park would you like to see constructed as the first phase?
 - 81 percent said Lions Wayside

In general, the input received during the public outreach was positive and supportive of the conceptual plan. A minority of residents were opposed to the project and/or the cost of the project.

DISCUSSION

On February 7, 2023, the City Council directed staff to cease work on the updated master plan and instead focus on constructing park improvements utilizing the available project budget of approximately \$1.9 million, which equates to approximately \$1.5 million for construction once design costs, contingencies, and an inflation factor are taken into consideration. The proposed improvements are designed to avoid impacts to Kottinger Creek, which the agencies have jurisdiction over, to avoid triggering regulatory approvals.

Based on Council direction, staff worked with their consultant to create two updated conceptual plans with the bandstand located on the park's north side in one option and bandstand remaining near the current location in the other option.

The two conceptual plans focus on constructing items identified as priorities based on the public outreach process and direction of the City Council. These items include:

- Reconstructing the bandstand
- Retaining and/or adding as much lawn area as possible
- Retaining and adding shade trees
- Adding additional seating and picnic areas.

Additionally, the concept plans show, and staff is asking the commission to comment on and prioritize amenities identified during the master plan process that are not able to be completed due to design and/or budgetary constraints. These items include:

- Replacement of the icehouse
- Adding a restroom in Lions Wayside Park
- Adding a playground
- A permanent regional trail system on the west side of Kottinger Creek
- Improving the property the City purchased north of Lions Wayside Park.

Bandstand

The city evaluated various location options for the bandstand prior to focusing on the two options shown in this report. Still, each option raised concerns related to the priorities for the parks as identified during the public outreach process, with the primary concern regarding a reduction of usable park space and the approx. 24,000 sf of viewable lawn area in Lions Wayside Park.

The concept plans show three style options for the bandstand, ranging from a more traditional bandstand that complements the traditional craftsman and Victorian style homes on First and Second Streets to a more modern bandstand that complements the modern style of the Firehouse Arts Center with a third style option that is a balance between modern and traditional also shown. Each bandstand would incorporate traditional features of the parks and Firehouse Arts Center, with a nod to the history of the bandstand by implementing the historic bandstand plaques into the design, the bricks that are in the Transportation Corridor and on the firehouse, and wood elements to complement the Firehouse and bring in some of the character of the previous bandstand.

Depending on the location of the bandstand, the dance floor area is shown in front of the bandstand or more to the sides. Each design includes vehicular access to the bandstand for the bands and the bandstand is sized to accommodate the Pleasanton Band.

Icehouse

The property around the icehouse at the corner of Neal Street and Railroad Avenue was identified as being under-utilized in the Master Plan update. The City owns the property and building, and the icehouse is leased to Glacier Ice, which has an agreement with Meadowlark Dairy, which utilizes the old building for storage. The building is not a

registered historic structure. The plan is to replace the icehouse with either a lawn and seating area, restroom, or playground as part of a phase 2. The replacement elements will incorporate references and pay tribute to the historic nature of the icehouse. The building needs major repairs and would not withstand being relocated without essentially being reconstructed. The Meadowlark Dairy is supportive of removing the building and installing new restrooms or a play structure.

Restroom and Playground

There is an existing two-stall restroom at the south end of Delucchi Park off of West Angela Street. Additional restrooms closer to the bandstand were identified during the Master Plan update. The addition of a playground in Lions Wayside Park was also identified in the master plan process. The potential removal of the icehouse would provide an ideal location for either a playground or a public restroom and be near water, electricity and sewer. The costs for a public restroom or playground would greatly reduce the number of improvements that could be made in the park to the extent that we would essentially get a new restroom or playground, new bandstand, and the associated amenities needed to support those facilities, but nothing else.

Regional Trail

Lions Wayside and Delucchi Parks run adjacent to and partially within the Transportation Corridor. Several plans have identified the extension of the regional trail system through the Lions Wayside and Dellucci Parks. The Firehouse Arts Center and the recent Transportation Corridor Parking Lot have improved sections of the regional trail system. In both concept plans, a wide pathway is shown to the east side of Kottinger Creek in Lions Wayside Park that could serve as a temporary trail connector until a time that the City has sufficient funding to build a permanent trail through the transportation corridor.

The two conceptual plans developed focus on the bandstand's location and how it impacts the park. Each concept includes a few alternative amenities and focuses on Lions Wayside Park because the public prioritized that park.

Concept A

This option locates the bandstand on the north side of Lions Wayside Park, with excellent access to the bandstand for events. It also maximizes the lawn space (approx. 26,650 sf for concert viewing near the bandstand), provides a better connection to the Firehouse Arts Center, and allows the Firehouse Arts Center Plaza to be incorporated as a prime location for concert viewing by converting the no-mow fescue to lawn to increase the usable space of the park. This option retains the majority of the existing trees, adds more trees, and has some additional seating and picnic areas, and includes a dance area in front of the bandstand.

Additionally, this option indicates the replacement of the icehouse with a restroom as a potential phase 2 improvement since the cost of a restroom would significantly limit the amount of other park improvements that could be made. The pathway along the east

side of Kottinger Creek could serve as an interim solution for the regional trail. Any improvements to the property north of Lions Wayside Park, with the exception of a pathway to connect the Firehouse Arts Parking lot to First street and Lions Wayside Park, would also be part of phase 2.

Concept B

This option locates the bandstand approximately where it is currently located but about ten feet further east to avoid encroaching on the regulatory agencies' jurisdiction. The design's concert viewing space and lawn (22,700 sf) is more limited, but the concert setup would be similar to the current one and include more seating and picnic areas than Option 1. Most trees are also retained with some additional trees and the primary areas for dancing are to the side of the bandstand.

Additionally, this option proposes replacing the icehouse with a small playground and seating area as part of a phase 2. This option shows a more curvilinear pathway to the east of Kottinger Creek that could serve as an interim solution to the regional trail. Improvements to the property north of Lions Wayside Park would be limited to a pathway with shade trees to connect the Firehouse Arts Parking lot to First street and Lions Wayside Park.

The playground could be interchanged with the restroom shown in Concept A or the icehouse could be replaced with a lawn area and seating to provide more concert viewing area.

This Parks and Recreation Commission meeting begins the design process for the updated concept plans. The design process is expected to occur over the next six to nine months. Construction is tentatively scheduled to start Summer 2024, with completion expected before the 2025 concert series. Staff requests that the Parks and Recreation Commission review the options, provide comments on the bandstand location and style, and recommend their preferred design features.

Submitted by:



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1. Attachment 1 – Concept A – Lions Wayside/Delucchi Park
2. Attachment 2 – Concept B – Lions Wayside/Delucchi Park