



City of Lafayette
Staff Report
Lafayette City Council

Meeting Date: February 27, 2023

Staff: Jonathan Katayanagi, Parks, Trails and Recreation Director

Subject: Parks, Trails & Recreation Commission Parkland Acquisition and Development Plan

Background

At their February 8, 2023 meeting, the Parks, Trails and Recreation Commission (PTR Commission) adopted the attached Parkland Acquisition and Development Plan (PADP), as a Commission document that can be used to monitor potential land acquisition and partnership opportunities. Lafayette City Council, City Staff and City Commissions and Committees can use this document to better understand identified park needs and sites that the PTR Commission is tracking.

The plan does not capture every potential opportunity that could arise, but rather identifies the opportunities that the PTR Commission is currently monitoring. The plan lists downtown opportunities that are currently listed in the Downtown Specific Plan (DSP) but postpones consideration of additional downtown park needs and downtown parks sites to the forthcoming update to the DSP.

The plan represents months of volunteer work and public contribution through public meetings held by the PTR Commission and Parks Subcommittee. Parkland acquisition remains a high priority for the PTR Commission and the PADP was developed to assist with the implementation of parkland goals as listed in the Parks and Recreation Facilities Master Plan and DSP.

Recommendation

Receive and file.

Attachment

- Parkland Acquisition and Development Plan

PARKS, TRAILS & RECREATION FUND 17 PARKLAND ACQUISITION & DEVELOPMENT PLAN

Adopted by PTR Commission February 8, 2023

*Prepared by the Lafayette
Parks, Trails & Recreation
Commission and Staff*

This document includes the following sections:

- I. Introduction
- II. Acquisition or Control of Parkland (pg. 2)
- III. Funding Sources (pg. 4)
- IV. Park Categories (pg. 5)
- V. Identified Needs (pg. 8)
- VI. Parkland Purchase Acquisition Process (pg. 11)
- VII. Opportunity Tracking Table (pg. 12)

SECTION I – INTRODUCTION

Presented herein is the Fund 17 Parkland Acquisition & Development Plan (PADP) for the Parks, Trails & Recreation (PTR) program. This plan focuses on parkland acquisition opportunities and strategies to help the City of Lafayette (City) make informed decisions regarding land acquisition.

The PADP will be used in conjunction with both the Parks, Trails & Recreation Fund 12 Capital Improvement Plan (CIP) and the City’s Parks and Recreation Facilities Master Plan (Parks Master Plan), which guide City staff and officials as they work to acquire and develop new parks.

The City continues to grow through incremental residential development and the addition of new residents will increase the demand for parkland and recreation facilities. As stated in its General Plan (Chapter IV, 2002 General Plan – Parks, Trails, and Recreation, p. IV-4, Program P-1.3.1.), the City has a goal of 5 acres of parkland per 1000 residents. The General Plan goal reflects the policy in the Quimby Act (Cal. Government Code, § 66477). The City currently has 110.6 acres of parkland, which is 14.4 acres short of the current 125-acre goal for 25,000 residents, not accounting for additional growth. Increasing the acreage, variety, and dispersion of the park system is necessary to meet current and future additional demand for parkland and park facilities.

The PADP, Parks Master Plan and CIP guide the City in parkland acquisitions and improvements and enhance the use of current recreational resources to accommodate more users and new residents. The potential revenues from the combined park fees fund the following:

- Acquisition and development of new parkland.
- Improvements to new and existing parks and supporting facilities.
- Expansion and improvement of trails.
- Construction and renovation of playgrounds, playing fields, outdoor courts, and other amenities.

The PADP is a planning tool that will assist the Parks, Trails and Recreation Commission (PTRC) and City staff with setting priorities while managing revenues and expenditures. The principles identified herein, and in other City plans, are intended to guide decision-making regarding future parkland acquisitions, and enable the City to act expeditiously to secure a priority parcel. The PADP does not take the place of the annual City budget, which dictates funding amounts and funding sources for land acquisition and capital projects that are in progress. Moreover, approval of this plan does not constitute approval for any specific project or land purchase. Each specific acquisition opportunity will be reviewed and approved by Lafayette City Council with guidance from the PTRC. The current properties of interest are included in this document to aid the City in proceeding should a property owner decide to sell, lease, subdivide or share their property. The City does not intend to condemn any property, nor exercise eminent domain to acquire a park property.

SECTION II –ACQUISITION OR CONTROL OF PARKLAND

There are three primary methods by which the City will acquire new parklands:

1. Purchase acquisition of real property or control of property
2. Development proposals
3. Partnerships

The Parks Master Plan offers the following implementation actions to acquire parkland:

- Park and recreation site evaluation
- Use of school sports fields
- Funding and partnerships
- Review of development proposals
- Cost estimation
- Environmental analysis
- Update of the Parks Master Plan

The PADP builds on the implementation steps above by outlining the parkland acquisition process and tracking opportunities.

Opportunity Tracking Table

The Opportunity Tracking Table, attached to this document as Table C, will serve as the PTRC’s primary tracking tool for potential sites (excluding downtown).

The Table includes partnership opportunities and parcels that have been evaluated using established site evaluation criteria.

If an opportunity from Table C arise, the City should follow the parkland purchase acquisition process outlined in Section VI of this document.

The Parks Subcommittee of the PTRC will utilize the implementation actions listed above to monitor properties on the Opportunity Tracking Table and make recommendations to the PTRC, Staff, and Lafayette City Council as opportunities arise. Lafayette City Council may also utilize this document to inform decisions regarding land acquisitions for parkland.

The Opportunity Tracking Table is a living document. The Parks Subcommittee will review the document at least annually and provide updates to City Council as needed.



Multi-use Trail, Town Center Apartments

Parkland Evaluation

Before a site is added to the Opportunity Tracking Table, the PTRC will evaluate the site using the following Parks and Recreation Site Evaluation Criteria developed for the Parks Master Plan. Considerations include:

- Bicycle & Pedestrian Access
- Relationship to Parks & Trails
- Land Use Compatibility
- Protected Ridgeline
- Topography
- Vehicle Access and Parking
- Natural setting - Scenic Beauty
- Natural Resource Protection
- Natural Hazards

An initial list of properties was evaluated by a City-hired consultant in 2007. The Parks Subcommittee reviewed the consultant list in 2022 and relevant sites are included in the PADP.

Opportunities arise that require quick evaluation (in consideration of market availability) and therefore may not yet be reviewed for inclusion on the Opportunity Tracking Table. Downtown sites are considered high priority opportunities but may not be included on the tracking list. Criteria for considering these sites will be developed with the update to the Downtown Specific Plan.

Development Proposals

The City Planning Department receives applications for development that require dedication of land or payment of an in-lieu fee. The PADP

is available for the Planning Department, developers, Planning Commission, City Council, PTRC and Staff to identify opportunity sites as they come

forward for sale or development. Developers may satisfy their parkland dedication requirement by dedicating these properties for City parks during the application process. When a condominium project, stock cooperative, or community apartment project (as those terms are defined in the Civil Code § 1351) exceeds 50 dwelling units, notwithstanding that the number of parcels may be less than 50, dedication of land may be required. Should an application for such a project be submitted to the City, staff must seek a PTRC recommendation for City Council. Planning staff will forward a referral to PTR staff and the PTRC for consideration and recommendation at a meeting of the PTRC or a joint meeting with the Planning Commission.

As the City updates and develops new plans (e.g., General, Master and Specific), parks will be considered a high priority. City staff, as well as various City commissions, will collaborate with the PTRC. The PTRC will follow City planning and development processes to advise City staff accordingly.

Partnerships

The City is fortunate to have community partners such as the schools, the East Bay Regional Park District, the East Bay Municipal Utility District, Contra Costa County, religious organizations and non-profits. Lands from some of these organizations have been listed in the Opportunity Tracking Table. The City and the PTRC will work closely with these groups to explore partnership opportunities. Developed and undeveloped partnership sites are listed in Table C, typically with “Partnership Opportunity” written in the summary section.

SECTION III – FUNDING SOURCES

This section explains sources (revenue) to fund parkland acquisition and development. Fund 17 Parkland Acquisition and Development Funds, collected as developer fees, are the primary source of revenue for land acquisition. Other sources include grants, bond measures and donations.

Fund 17 Parkland Acquisition and Development Fees

When there is new residential construction, the City collects impact fees for parkland acquisition and development. These funds are set aside to acquire and develop new parkland for the City and cannot be used for any other purpose. The revenue and expenditure of these funds are tracked in the City's annual budget as Fund 17. Separately from this document, the PTR Commission and Staff will track the revenue forecast for large multi-unit projects and a baseline level of revenue generated annually from smaller projects. There is roughly \$3.3M in Fund 17 as of January 2023. The City will need to review these forecasts when considering property acquisition.

Grants and Bond Measures

The City may receive grant funding on a per capita basis. For example, Measure WW per capita funds (voter approved local grant funds distributed to the City, distributed by the East Bay Regional Park District between 2009 and 2019) provided funding for park and open space projects. The Hamlin Nature Park ("Batwing") acquisition benefited from \$149,000 of the City's WW allocation. Other grants will be sought for specific projects to the extent such funding opportunities are available.

Donations

For new facilities and parklands, the City's practice is to ask users to donate funds. The City encourages user groups and donors to provide monetary



Community Center Multi-Sport Rink

support for PTR projects and acquisitions. This shows community support, enhances the type and quality of projects, and can expedite the project.

In 2022, the City partnered with the Community Foundation of Lafayette to create the Downtown Parkland Acquisition Fund. Donor contributions to this fund can be accessed to aid in purchasing land for a park in the downtown area, as defined by the Downtown Specific Plan.

If a user group donates to a specific project, this does not grant ownership or control of City parklands to the donors. It is a donation to City ownership of the parkland and park facilities. Parklands are the City's responsibility and can be altered, improved, or removed as the City finds appropriate.

SECTION IV – PARK CATEGORIES

When considering parkland acquisition, it is important to understand how the City defines and categorizes parks. It is also important to understand the City's existing parklands and the history of how those lands were acquired.

The Parks Master Plan introduces park categories and provides a detailed history of many of the City's past parkland acquisitions. This section of the PADP provides a brief history and presents the park categories that were established in the Parks Master Plan and used in City documents.

Table A outlines the park categories presented in the Parks Master Plan and provides a list of existing sites for each category with corresponding acreage.

History of Acquisition of Lafayette City Parkland and Facilities

Below is a historical summary of parkland acquisition in the City of Lafayette:

- 1968 – At the time of incorporation in 1968, the only City-owned park is Lafayette Plaza. The property was donated for public use by the City founders – Elam and Margaret Brown.
- 1969 – City purchases Brook Street Park from private landowner.
- 1973 – Lafayette Community Center Inc. (non-profit) gives 711 St. Mary's Road property (now Buckeye Fields) to the City for recreational and cultural uses only.
- 1983 – City purchases land from CalTrans for a 66-acre Community Park.
- 1983 – City purchases then closed Burton School from the School District for a Community Center.
- 1999 – City purchases Leigh Creekside Park from the estate of the Leigh family that includes 5 parcels.

- 2018 – City purchases 20 acres of parkland between St Mary's Road and Sweet Drive from a private landowner. John Muir Land Trust assisted in negotiating the sale.

Park Categories

The park categories listed in Table A come from the Parks Master Plan and are not presented in priority order. When considering parkland for park facilities, the City may use this table to understand the types of facilities that can be considered as parks, but need not limit facilities to these categories as there may be a future need for facilities not included in the listing. At that time, the City may revisit these categories and consider amending or expanding the categories.



Brook Street Park Play Structure

Table A
Park Categories

Park Categories	Description	Existing Parks/Trails	Acres
Community Parks	<p>A community park is a larger area whose recreation facilities and features are designed to serve the entire community. Often, restrooms would be at a community recreational facility per the level and duration of expected use.</p> <ul style="list-style-type: none"> • <u>Sports fields</u>: Formally improved, irrigated or artificial turf fields for baseball, softball, football, rugby, soccer, and/or lacrosse. Often designed to be multi-purpose. Typically requires benches or bleachers for attendees. • <u>Bike park</u>: An area with improved dirt-surfaced course(s) of runs and jumps for beginning, intermediate and advanced riders of mountain bikes and BMX bicycles. • <u>Dog park</u>: A fenced area for off-leash dog play and exercise. Often features separate areas for small dogs and large dogs. May be turf or natural surface. Requires source of drinking water, station for waste clean-up, and basic amenities such as benches and shade. • <u>Nature park</u>: A fairly large site that is primarily natural and/or agricultural land, which would be improved with trails and facilities for group or individual picnicking, and potentially a day camp for youth. Complementary facilities could include an outdoor amphitheater, wildlife observation areas, native plant garden, interpretive walks, and a structure for gatherings and activities sheltered from the weather. 	<p>Lafayette Community Park</p> <p>Buckeye Fields</p> <p>Hamlin Nature Park</p> <p>Subtotal</p>	<p>68.0</p> <p>11.5</p> <p>19.8</p> <p>99.3</p>

Table A — Park Categories (continued)

Park Categories	Description	Existing Parks/Trails	Acres
Neighborhood Parks	A neighborhood park is a relatively small park that primarily serves a local residential area within a ½ to 1 mile distance.	Brook Street Park	0.4
		Leigh Creekside Park	0.6
		Mildred Lane Pocket Park	0.1
		Murray Lane Site (Undeveloped)	2.2
		Subtotal	3.3
Downtown Parks	A downtown park would be a relatively small site, similar to a neighborhood park, except that it relates to the commercial activities of a downtown. Therefore, it serves people living, shopping, eating, visiting, walking, and biking in the downtown area. Downtown parks are a common feature in cities around the world.	Lafayette Plaza	0.3
Community Center		A community center is a recreational facility consisting primarily of indoor spaces for classes, meetings and recreational activities. Typically includes complementary outdoor spaces developed for gatherings and activities – patios, benches, play area/equipment. All or part could be focused on a specific age group(s) such as youth, teens, or seniors. Includes restrooms and parking.	Lafayette Community Center

SECTION V – IDENTIFIED NEEDS

The Parks Master Plan is the City’s primary guiding document for park related facilities. It reflects expressed community need and considers the distribution of existing parks and recreation facilities. The Parks Master Plan details the rationale for new facilities, lists criteria for finding suitable sites, and includes analysis of potential costs for acquiring, developing, and maintaining the proposed parks and recreation facilities.

The identified needs as presented in Table B are from the Parks Master Plan. The top four priorities at that time were Sport Fields, Neighborhood Parks, Downtown Parks, and a Dog Park (preferably off-leash).

Since the completion of the Parks Master Plan, the downtown park opportunities have received considerable study and additional community input as part of the process to develop a Downtown Specific Plan. Three sites for potential new parks are identified in the Downtown Specific Plan. The Downtown Specific Plan has been approved by the City Council; however, there is no timetable or targeted funding for acquiring the sites. These sites are generally described in Table B, with the subheading of “Downtown Park”.

The City submitted an update to the Housing Element of the City’s General Plan to the State in early 2023. Significant housing developments planned downtown will create higher demand for downtown parks. In preparation for the growth, the City is considering an update to the Downtown Specific Plan, potentially in the form of a Mt. Diablo Boulevard Corridor Specific Plan. Parkland opportunities in the downtown may differ from opportunities in other areas of town and may require the City to consider the purchase of developed parcels for recreation facilities. The PTRC recommends the City use the update as an opportunity to develop criteria for considering the purchase of downtown and developed parcels for use as parks. This will expand on the three opportunities listed in the Downtown Specific Plan and allow the City to track opportunities specific to the

downtown Mt. Diablo Boulevard corridor. The PTRC, as a key stakeholder, has an active role in the development of the update and will assist in tracking opportunities listed in the PADP and its future revisions.

The PTRC and Staff track trends in recreation and park facility needs. Feedback is collected from recreation program participants and community members that write to the PTRC and City Council. Other city plans and information collected from City surveys are taken into consideration as the PTRC tracks and identifies park-related needs. If a need for a new facility not currently listed in this PADP arise in the community, it will be added to an update of this document and presented to City Council for consideration.



Community Park Tot Play Structure

Table B
Identified Needs

Need	Description
Sports Field	The Parks Master Plan identifies a need to add a new sports field facility to accommodate soccer, lacrosse, softball and/or baseball. Although rated as the highest priority, this facility is potentially the most difficult to achieve, given the scarcity of large, undeveloped, and relatively flat sites. The size could be anywhere from 2 to 10 acres or more, but would need to be toward the larger end of this scale in terms of usable land in order to accommodate more than one type of field along with the required parking and restroom. The impacts of noise, traffic, and potential lights on the surrounding neighborhood will make site selection, layout, and design critical considerations, per the <i>Parks and Recreation Site Evaluation Criteria in the Parks Master Plan</i> .
Neighborhood Parks	The Parks Master Plan identifies a need to add one or two neighborhood parks. The creation of these new parks would depend on the characteristics of available sites, the interests of the adjacent neighborhoods, and the needs and desires of citizens in the park’s service areas. Park size could be as small as 0.1 acre or as large as 2 acres, depending on interests and opportunities. Neighborhood parks are proposed in two geographic areas: West Lafayette (Area 1 as identified in the Parks Master Plan) and Northeast Lafayette (Area 3 as identified in the Parks Master Plan).
Downtown Parks	<p>The Downtown Specific Plan Identifies three parks.</p> <ul style="list-style-type: none"> • <u>Town Green</u>: A park intended for shoppers and other downtown patrons to gather, relax, and participate in community events. The park may contain both hardscape and landscaped areas and should include seating and areas to display public art. If possible, the design of the town green should also take advantage of its adjacency to the creek. However, as the update to the DSP corridor area is done, many more opportunities need to be identified to achieve a fully accessible and inviting downtown with parks and public spaces for residents and visitors to enjoy. • <u>Library Park</u>: The Downtown Specific Plan identified a park opportunity adjacent to the gazebo in the east end of this district. With its creek-side setting, connections to regional trails and location on Mount Diablo Boulevard, this park will be an amenity to the residents of the two nearby senior housing facilities and will also serve as a wayside stop for pedestrians and bicyclists. Development of this site as a park may depend, in part, on replacing the existing public parking spaces. • <u>Gazebo Park</u>: A fairly large site that is primarily natural and/or agricultural land, which would be improved with trails and facilities for group or individual picnicking, and potentially a day camp for youth. Complementary facilities could include an outdoor amphitheater, wildlife observation areas, native plant garden, interpretive walks, and a structure for gatherings and activities sheltered from the weather.
Off-Leash Dog Park	The Parks Master Plan identifies a need for an off-leash dog park with separate areas for large and small dogs.

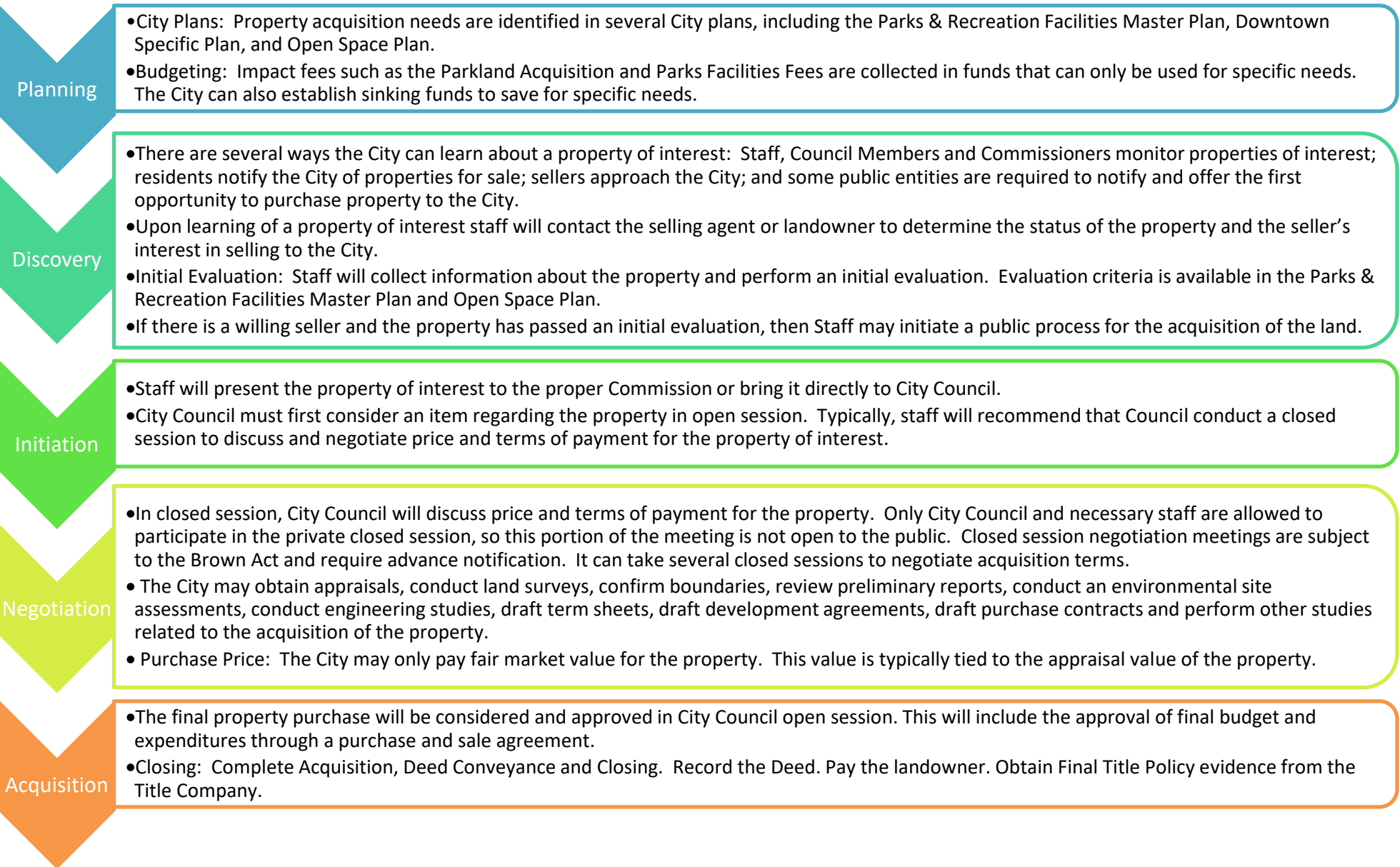
Table B — Identified Needs (continued)

Bike Park

The Parks Master Plan identifies a need to add a bike park to accommodate BMX riders and mountain bicyclists. This facility should be approximately 1 to 2 acres in size and should include runs and jumps for BMX and mountain bikes. The park should include areas for beginner, intermediate and advanced level riders.

SECTION VI – PARKLAND PURCHASE ACQUISITION PROCESS


The following are typical steps the City takes when purchasing parkland. These steps provide guidance, not requirements. Each opportunity is unique and may require adjustments to this process.







SECTION VII – OPPORTUNITY TRACKING


Table C
Opportunity Tracking

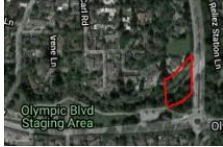



The order in which properties are presented does not represent or imply priority order.



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
1 (232-140-016)	38.12	3312 Deer Hill Road	<ul style="list-style-type: none"> • Dog Park • Sports Field 	<p>Previous proposal as part of homes at Deer Hill Road for a dog park utilizing infrastructure improvements. Not part of the currently approved Terraces Apartment Plan.</p> 



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
2 (234-041-001)	2.38	NE corner of Saint Mary's Road & Moraga Road 886 Moraga Road	<ul style="list-style-type: none"> • Sport Fields • Dog Park • Bike Park • Community Center 	<p>Potential site for a ball field, a dog park or a Community Center.</p>  



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
3 (252-050-015)	63.32	3999 Mt Diablo Boulevard	<ul style="list-style-type: none"> • Sports Fields • Dog Park • Bike Park • Trails 	<p>High priority site. The best opportunity for a new, large community park with sports fields Very large, multi-use site bordering Lafayette Reservoir, across Mt. Diablo Boulevard from the Oakwood Athletic Club. A mixed topography with hills heading up to Lafayette Reservoir rim trail, and some level areas, or areas that could be graded, for full-sized sport fields with direct access to Mt. Diablo Boulevard. Could be combined with other uses including a dog park, community park, trails connecting to the Lafayette Reservoir rim trail, and open space. .</p>  



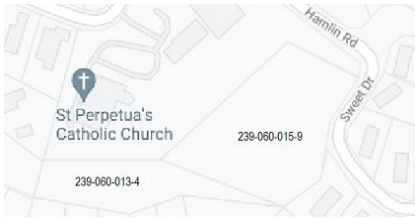

Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
4 (232-140-010)	17.76	3360 Deer Hill Road	<ul style="list-style-type: none"> • Sport Fields • Dog Park 	<p>The front portion of the parcel contains a large graveled flat area off Deer Hill Road and is currently fenced. A little over one acre could accommodate a ball field or dog park with a small parking lot. Rest of property is steep hillside. A few neighbors to the west off of Elizabeth Street.</p> 



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
<p>5 (185-140-010)</p> <p>6 (185-180-010)</p> <p>7 (185-190-006)</p> <p>8 (185-140-009)</p>	<p>5.60</p>	<p>All lots northwest corner of Olympic Boulevard & Pleasant Hill Road</p>	<ul style="list-style-type: none"> • Neighborhood Park • Dog Park • Bike Park • Sports Field 	<p>All parcels are county owned watershed. 185-190-006 is the big parcel along Olympic Boulevard from Pleasant Hill Road to Reliez Station Road, and was a walnut orchard. The regional trail is along this site. There are two parking lots for those using the trail and/or bicycling in the area. 185-140-010 is parcel on corner with all the trees. 185-180-010 and 185-140-009 are primarily the creek, as is part of 185-190-006. The large 185-190-006 parcel is an excellent site for a dog park or neighborhood park, and could potentially accommodate sports fields. EBRPD has a lease to use this land.</p> <div style="display: flex; flex-direction: column; align-items: flex-start;"> <div style="display: flex; align-items: center; margin-bottom: 10px;"> 185-140-009  </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> 185-140-010  </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> 185-180-010  </div> <div style="display: flex; align-items: center;"> 185-190-006  </div> </div>



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
9 (251-050-022)	7.2	28 Silverwood Drive	<ul style="list-style-type: none"> • Nature Park 	<p>Former wilderness park site. Fenced, with locking gates. Relatively large, wooded parcel, sloping, very steep in parts, but a couple relatively level areas. Repaired slide in upper corner below houses off Chapel Drive. Site already includes one useable picnic table, restroom facilities and some barbecue pits. Appears to have water, possibly from a well. Site use would be limited to hiking, dog walking and picnic use.</p>  

Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
10 (251-050-028)	4.22	37 Crest Road	<ul style="list-style-type: none"> • Neighborhood Park • Dog Park • Trails 	<p>Vacant parcel with relatively steep terrain near Crest Road. Below is relatively level, but behind the backyards of houses on Diablo Circle. Crest Road does not go through, either never built or taken out by a landslide. Site use would be limited to hiking, dog walking and picnic use.</p>  




<p>11 (252-050-018)</p>	<p>2.17</p>	<p>Paulson Road / Mt Diablo Boulevard</p>	<ul style="list-style-type: none"> • Neighborhood Park • Dog Park 	<p>Medium size site suitable for dog exercise area or small, single ball field on corner of Mt. Diablo Boulevard and Paulson Court (west of Oakwood Athletic Club). Slopes gently away from corner of Mt Diablo Boulevard and Paulson Road towards a creek running diagonal on the northwest edge. Some apartments at the end of Paulson Court.</p>  
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<p>12 (239-060-015-9) 13 (239-060-013-4)</p>	<p>2.25 1.02</p>	<p>3419-3441 Sweet Drive 772 Solana Court</p>	<ul style="list-style-type: none"> • Neighborhood Park • Dog Park • Trails 	<p>Large, hilly parcel behind St. Perpetua Church (owner) with access from Sweet Drive. Combine with 239-060-013 below. Opportunity for small neighborhood play structure, short-length, dog-friendly wilderness trail or small Wilderness Park with bench.</p>    <p>239-060-013-4 is not usable on a stand-alone basis since it appears to have no access except through #239-060-015 above, or through 772 Solana Court, a residence. Hilly terrain. Opportunity for small neighborhood park, short-length, dog-friendly wilderness trail or small wilderness park with bench.</p> 
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Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
14 (234-210-004)	0.92	3341 Las Huertas Road	<ul style="list-style-type: none"> • Neighborhood Park • Dog Park 	<p>In middle of residential area. Good for neighborhood park. PG&E high power lines cross site (see map). Good site for a large dog park with secured barricades around PG&E power lines.</p>  



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
15 (167-030-015)	2.47	1899 Reliez Valley Road	<ul style="list-style-type: none"> • Neighborhood Park 	<p>Vacant but very steep. Access Reliez Valley Road. Shared Driveway with 1901 Reliez Valley Road. Remote location at the edge of Lafayette. Not really usable for many parkland uses but will keep on the list for a possible neighborhood park.</p>  



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
<p align="center">16 (185-052-001)</p>	<p align="center">15.4</p>	<p align="center">EBMUD 1057 Leland Drive</p>	<ul style="list-style-type: none"> • Sport Fields • Dog Park • Neighborhood Park • Trails 	<p>This parcel # is only EBMUD site.</p>  



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
17 (185-052-002)	2.58	1031 Leland Drive	<ul style="list-style-type: none"> • Sport Fields • Dog Park • Neighborhood Park 	<p>185-052-002 is the Sun Valley Bible Chapel next door built in 1956. Suitable ball park.</p>  
18 (185-114-001)	8.41	999 Leland Drive	<ul style="list-style-type: none"> • Sport Fields • Dog Park • Neighborhood Park 	<p>185-114-001 is the White Pony School. Very large site, playing field already existing.</p>  



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
19 (077-064-022)	2.31	3201 Stanley Boulevard	<ul style="list-style-type: none"> • Sport Fields • Dog park • Neighborhood Park 	<p>Level site across the street from Acalanes High School. Possibly large enough for a small ball field site.</p>  



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
<p>20 (177-300-001, 002, 003, 004,007)</p>	<p>7.3</p>	<p>EBMUD Right of Way Southeast of Acalanes High School</p>	<ul style="list-style-type: none"> • Neighborhood Park • Trails 	<p>Series of small, level sites with good opportunities for a neighborhood park. Springbrook Swim Club easement shared with 003. Combine with 175-040-001 to extend trail.</p> 





Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
21 (175-040-001)	1.95	EBMUD Right of Way 3187 Quandt Road	<ul style="list-style-type: none"> • Neighborhood Park 	<p>Opportunities for neighborhood park. Combine with site 177-300-001, 002, 003, 004, 007.</p>  



Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
22 (232-150-028)	1.93	1175 Pleasant Hill Road	<ul style="list-style-type: none"> • Neighborhood Park 	<p>About half of the parcel is flat, with a very steep hill behind. Used to be a gas station. At a very busy intersection adjacent to high-speed traffic on Pleasant Hill Road. Across from Acalanes High School & Terraces Apartment project.</p>  

Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
23 (185-450-0154)	6.38	940 Reliez Station Lane	<ul style="list-style-type: none"> • Sports Field • Neighborhood Park • Dog Park • Trails 	<p>Level site that would be a good park location. Has a wooded creek. Kaiser Estate on property is 14,605 square feet. City has Easement rights if the property is subdivided.</p>  

Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
24 (244-040-005)	20.08	1187 Crestmont Drive.	<ul style="list-style-type: none"> • Sports Fields • Nature Park • Trails • Bike Park 	<p>Large parcel located off Happy Valley Road, within walking distance of downtown, BART and Happy Valley walkway. The parcel is surrounded by homes on all sides. A portion of the parcel is an extension of Crestmont Drive (dirt) and opens up to a gently sloping space of probably a couple acres. The rest of the parcel is steeper hills. It could make a good park for this side of Lafayette, although very close to Briones. City has a Trail Easement on this property.</p>  

Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
25 (230-040-017)	7.4	3494 Black Hawk Road	<ul style="list-style-type: none"> • Sport Fields • Neighborhood Park 	<p>Large parcel with flat areas suitable for ball fields or a neighborhood park. House roughly in the center of the parcel. On the edge of a quiet neighborhood. Possible opportunity for a small neighborhood park if the owner decides to subdivide.</p>  

Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
26 (233-051-019)	0.34	Gazebo Park City of Lafayette owned – Parking Lot 3425 Mt Diablo Boulevard	<ul style="list-style-type: none"> • Neighborhood Park 	<p>Site identified in the Downtown Specific Plan.</p>   <p>Private ownership adjacent to City-owned property, considered for expansion.</p>  

Site No. (APN No.)	Size in acres	Parcel Address or General Location	Potential Uses based on Identified Needs	Summary of Recommendation for Site Use Brief Site Description
27 (243-160-001)	0.4	Town Green Park 3553 Mt. Diablo Boulevard	<ul style="list-style-type: none"> • Downtown Park 	<p>Site identified in the Downtown Specific Plan. Behind Round Up Saloon and adjacent to creek.</p>  
28		Lafayette School District School Sites	<ul style="list-style-type: none"> • Sport Fields • Neighborhood Park 	Potential partnership with schools to develop collaborative park spaces and increase available play time on fields