

City of
CAMPBELL

**PARKS AND
RECREATION
MASTER PLAN**

FINAL | SEPTEMBER 2025





City of
CAMPBELL

**PARKS AND RECREATION
MASTER PLAN**



FINAL | SEPTEMBER 2025

PREPARED BY



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EMC Research



CAMPBELL

MESSAGE FROM THE RECREATION & COMMUNITY SERVICES DIRECTOR

It is a privilege and a pleasure to introduce the City of Campbell's first-ever Parks and Recreation Master Plan. This plan is our community's roadmap for building an active, inclusive, and connected future. The roadmap reflects a shared vision, shaped by the voices of our residents, stakeholders, and community partners, and is grounded in our commitment to fostering a safe, vibrant community, promoting environmental stewardship, and ensuring equitable access to parks and recreation so everyone can thrive.

Our parks, open spaces, trails, and recreational programs are essential to the health and vitality of our city. They are where neighbors gather, families grow, and individuals find both inspiration and relaxation. As our community evolves, so must our approach to providing these vital services. The Parks and Recreation Master Plan outlines thoughtful strategies to enhance and expand our facilities, programming, and partnerships over the next decade.

This document is a planning tool, it is a reflection of the community's priorities and a pledge to future generations. With clearly defined goals it allows us to be more strategic when appropriate funds are available. This will ensure that our parks and recreation system continues to be a source of pride, wellness, and connection for all.

Thank you to everyone who contributed to this effort. Together, we are building a healthier, more vibrant community—one park, one program, and one person at a time.

Natasha Bissell

Recreation & Community Services Director

ACKNOWLEDGMENTS

The City of Campbell is grateful to everyone who participated in the City's first-ever Parks and Recreation Master Plan. In addition to those listed below, numerous individuals provided their time, insight, and expertise to help inform and shape the Plan.

CITY COUNCIL

Sergio Lopez, *Mayor, District 2*

Daniel E. Furtado, *Vice Mayor, District 3*

Terry Hines, *District 1*

Elliot Scozzola, *District 4*

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Todd Capurso, *former Director, Public Works Department*

PARKS & RECREATION COMMISSION

Sherrie Doherty, *Chair*

Frank Beitz, *Vice Chair*

Michael Frederick

Tina Lee

Shirley Loffer

Brian Malone

Sharon Teeter

Robert Fidrych, *former*

Allen Ishibashi, *former*

Traci Mitchell, *former*

CONSULTANT TEAM



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TABLE OF CONTENTS

EXECUTIVE SUMMARY	X
--------------------------	---

1 INTRODUCTION

Introduction	3
Plan Purpose.....	3
Planning Process	4
Plan Structure.....	6
Related Plans & Initiatives.....	7
City Vision & Direction	8
Parks & Recreation Values	10
Parks & Recreation Benefits.....	11

2 EXISTING SYSTEM

Setting & Context	15
Parks & Facilities.....	18
Parks & Recreation Services.....	27
Staffing, Organizational Structure, Maintenance, Operations, & Programming Services...	31

3 COMMUNITY PROFILE, PRIORITIES, & NEEDS

Community Profile	35
Community Voices	37
Park Level of Service & Access.....	43
Needs & Opportunities.....	48

4 SYSTEMWIDE RECOMMENDATIONS

Parks & Facilities.....	66
Maintenance, Deferred Maintenance, & Operations.....	69
Recreation Programs, Activities, & Events.....	71
Resilience & Sustainability	73
Administration, Management, & Communication.....	75

5 SITE RECOMMENDATIONS

Overview & Organization	79
Systemwide Capital Improvement Projects	80
Site Recommendations.....	81

6 ACTION & IMPLEMENTATION

Capital Improvement Plan	111
Action Plan	115
Funding Sources & Strategies.....	121
Moving Forward	132

APPENDICES

A. City of Campbell Parks, Trails, and Recreation Facilities Inventory.....	A-1
B. Park Condition Assessment.....	B-1
C. Health Equity Assessment.....	C-1
D. Capital Improvement Project List.....	D-1
E. Action Plan.....	E-1

LIST OF FIGURES

Figure 1-1: The Planning Process.....	4
Figure 1-2: Campbell Parks & Recreation Values.....	10
Figure 2-1: Regional Context.....	16
Figure 2-2: Existing System Map.....	17
Figure 3-1: Access to Parks in Campbell.....	47
Figure 3-2: Health Equity, Levels of Physical Inactivity.....	49
Figure 3-3: Health Equity, Chronic Disease Prevalence.....	50
Figure 3-4: Health Equity, Disability Prevalence.....	51
Figure 3-5: Health Equity, Mental Health Prevalence.....	52
Figure 6-1: Short-Term Action Plan Map.....	117
Figure 6-2: General Fund Revenues versus Expenditures, FY 2021 - FY 2032.....	122

LIST OF TABLES

Table 2-1: Park Land Inventory.....	18
Table 2-2: Ages and Seasons Served by Recreation Program Service Area.....	28
Table 2-3: Recreation Program Participation by Service Area.....	29
Table 6-1: Capital Projects and Costs by Site Type.....	112
Table 6-2: Short-Term 5-Year Action Plan (FY 2025 – FY 2029).....	116
Table 6-3: Projects for Future Consideration.....	120
Table 6-4: 10-Year Capital Project Maintenance and Funding Deficiencies, FY 2025 - FY 2035.....	124





EXECUTIVE SUMMARY

WHY PLAN?

Campbell's Parks and Recreation Master Plan (PRMP or the Plan) is the City's first-ever, long-range plan dedicated to the future of its park and recreation system. This Plan serves as a strategic blueprint for the enhancement, development, and management of Campbell's parks, trails, recreation facilities, programs, and community events. This Plan establishes a framework for the next 10+ years and includes a short-term, 5-Year Action Plan of priority projects.

The Parks and Recreation Master Plan builds from the high-level guidance set forth in the Campbell 2040 General Plan and is aligned with the City's community vision and goals for enhancing quality of life, fostering community connections, and ensuring equitable access to well-maintained, vibrant public spaces.

The Parks and Recreation Master Plan:

- » Identifies systemwide needs
- » Addresses park equity and access
- » Recommends systemwide and site-specific improvements and enhancements to recreation facilities and amenities
- » Highlights priority projects
- » Serves as a guide for future decision making for Campbell's parks and recreation system

COMMUNITY VOICES

Residents, visitors, and City and community leaders provided critical insight into the desires, needs, and priorities for the City's park and recreation system. The planning process collected community input through more than two thousand interactions with diverse participants of varying ages and interests.

Community engagement ranged from in-person workshops to online interactive activities to solicit a wide net of input. As a result of this comprehensive outreach, community voices guided the Plan's development.

ENGAGEMENT AT A GLANCE

Through a robust and inclusive outreach process, residents were engaged across the city to ensure the Plan reflects the diverse voices, needs, and aspirations of the Campbell community.

11

CITY LEADERS
INTERVIEWED

1,050

RESPONSES TO THE
COMMUNITY-WIDE
QUESTIONNAIRE

400

STATISTICALLY
VALID SURVEY
RESPONSES

568

COMMUNITY
PRIORITIZATION
SURVEY RESPONSES

100+

INTERACTIONS
AT NINE
DIFFERENT POP-
UP OUTREACH
EVENTS

1

YOUTH FOCUS
GROUP

2

COMMUNITY
WORKSHOPS

5

PARKS & RECREATION
COMMISSION AND
CITY COUNCIL
BRIEFINGS

MANY

SOCIAL MEDIA
POSTS & EMAIL
CONTACTS

MAJOR OUTREACH THEMES

Throughout the planning process, common community engagement themes arose. These themes are the topics that were mentioned most frequently across many different engagement activities.

- » Parks as Community Spaces
- » Continued Maintenance and Investment in Popular and High-Use Sites
- » Removal of Barriers to Park or Recreation Facility Use
- » Importance of Maintenance and Continued Improvements
- » Prioritizing Comfort, Safety, and Sustainability
- » Enhancements at the Campbell Community Center
- » Expanded Programming for All Ages and Backgrounds
- » More Youth and Teen Opportunities
- » Adding Community Celebrations through Events
- » Increasing Equity and Access to Parks and Programs
- » Implementing Quick Wins and Visible Change
- » Balanced Scale and Impact of Projects
- » Improved Communication and Outreach
- » Advancing Active Transportation and Connectivity

Check out Chapter 3 and pages 40-42 for a deeper dive into what we heard from the community!





PARK SYSTEM NEEDS

Based on community engagement and an assessment of demographics, recreation trends, the recreation market, community health, and level of service (LOS), both systemwide and site-specific needs were identified.

PARK LAND NEEDS

Park land needs encompass broader improvements to enhance the overall accessibility and functionality of Campbell's park network. Key system takeaways include:

- » There are gaps in the provision of City park land. An access analysis revealed service gaps in the northeast, northwest, southeast, and southwest segments of the city.
 - » The City of Campbell currently provides 1.8 acres of park land per 1,000 residents, which is less than the Campbell 2040 General Plan standard of 3 acres per 1,000. Including public recreation space and assets provided by others within the city raises this figure to 2.5 acres, but the shortfall remains. With the City planning for nearly 13,000 more residents by 2034, the level of service is projected to decline further unless approximately 80 additional acres of park land are provided.
- » To effectively address these gaps, the City may explore various strategies for park acquisition and consider forming partnerships with local recreation providers and other public agencies.
 - » In the absence of viable land acquisition or partnership opportunities, the City may alternatively prioritize increased investment in existing high-usage parks with a variety of facilities such as John D. Morgan park, Campbell Community Center, and the Los Gatos Creek Trail.
 - » A Health Equity Assessment underscored the need for targeted improvements in areas with elevated rates of chronic disease, mental health challenges, disability, and physical inactivity, such as noted around John D. Morgan Park. Several areas that face health challenges—mainly in the service gap areas of northern, western, and eastern parts of Campbell—tend to lack close-to-home park access.

See the results of the Health Equity Assessment on pages 49-52 in Chapter 3.

RECREATION FACILITY NEEDS

Campbell's recreation facilities support a wide variety of activities, from competitive sports to community gatherings, and require continued investment. The following facility needs were noted:

- » Community members need more flexible access to athletic spaces and improved indoor facilities to better meet growing interest in sports programming.
- » Many of the City's outdoor recreation facilities (playgrounds, picnic areas, etc.) and support amenities (seating, restrooms, trash receptacles, etc.) are reaching the end of their functional life and require maintenance, replacement, or renewal. In enhancing these facilities, consideration is needed for comfort, inclusivity, and unique site identity.
- » The City operates a variety of signature recreation sites that require individualized management. These sites, which include the Campbell Community Center, the Ainsley House, and the Historical Museum, have aging infrastructure that requires ongoing investment to maintain functionality and support expanded programming.
- » Community members want to see better connections for walking, biking, and rolling between parks, neighborhoods, and key community destinations through the expansion or addition of trails.

Read Chapter 3 to find out more about how different needs were identified through the PRMP planning process.



RECREATION PROGRAMMING NEEDS

As participation trends evolve and community needs shift, ongoing engagement and responsive programming are essential to ensure the continued relevance and value of the City's recreation programs and events.

- » To foster community connection and celebrate Campbell's cultural diversity, community members want more special events and opportunities to gather.
- » Community members want to see more adult fitness and wellness programs, along with expanded opportunities for art programming through new classes, workshops, performances, exhibitions, and creative youth activities.
- » All residents in Campbell should be able to fully participate in and benefit from the City's recreation programs. The need for more inclusive programs for people with disabilities emerged as a key gap in recreation offerings.



MAINTENANCE & OPERATIONS NEEDS

The broad scope of services that the Parks Maintenance team provides requires efficient resource allocation.

- » While residents generally view parks as well maintained, community feedback reveals opportunities to improve the quality and security of restrooms, enhance lighting, and provide improved general upkeep at high-usage sites.
- » A greater investment in irrigation, maintenance, staffing and operations, and long-term environmental planning is needed to ensure a vibrant and sustainable park system that can adapt to increased operational demands.

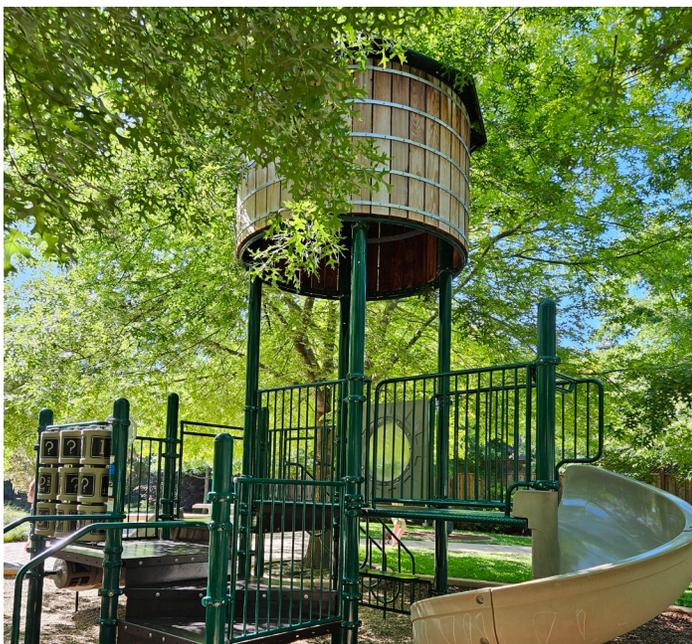
SITE-SPECIFIC NEEDS

Three of Campbell's most visited and vital recreation sites—the Campbell Community Center, John D. Morgan Park, and the Los Gatos Creek Trail—serve as community hubs and key access points for vulnerable populations.

- » Heavily used and programmed, the Community Center has major upgrade needs for safety, accessibility, and infrastructure improvements. Areas of priority include the pool area, skate park, and general wayfinding to help visitors navigate and orient themselves within the campus.
- » John D. Morgan Park requires playground renovations on the Rincon side (north side), including inclusive equipment and shade structures. Picnic areas throughout the park need repairs, and the addition of multipurpose event space would better support community events and gatherings.
- » Repairs, resurfacing, and additional comfort amenities along the Los Gatos Creek Trail are needed to improve and activate the trail.



Check out Chapter 5 to see what is recommended at your favorite park!



CAPITAL PROJECT SNAPSHOT

91 PROJECTS TOTAL



50 RENOVATION & RENEWAL

These projects repair, update, or replace amenities, facilities, landscaping, or other features.



39 FACILITY ADDITIONS OR ENHANCEMENTS

These projects add a new amenity or facility to an existing park.



2 PARK EXPANSION & DEVELOPMENT

These projects include acquisition, development, and partnerships to provide parks and trails at five sites.

THE INVESTMENT STRATEGY

The Campbell Parks and Recreation Master Plan provides a clear and prioritized 10+ year Capital Improvement Plan (CIP), with a focus on priority projects in a short-term 5-Year Action Plan. The action plan identifies the phasing for all 91 projects in the Capital Improvement Plan.

Approximately \$51.5 million in capital funding is needed to implement all 91 capital recommendations in the Parks and Recreation Master Plan. Most of this cost is for improvements to existing parks and facilities (\$39.9 million), while approximately \$11.5 million is needed for the development of new parks and trails, including parks through partnership in the unserved gap areas and a potential new trail corridor. In addition to these capital costs, more funding will be needed for site maintenance, operations, and programming associated with these improvements.

Projects at the Campbell Community Center (indoor and outdoor recreation spaces) represent a significant portion of the total capital costs (51% of the approximate \$51.5 million). While these improvements are a substantial investment, they are critical to addressing aging infrastructure and ensuring that key community assets remain safe, functional, and accessible. Many of the facilities at the Community Center, such as the pool, require significant upgrades to continue serving the community effectively and to meet current standards for safety, accessibility, and efficiency.



STRATEGIC PRIORITIZATION

The Capital Improvement Plan recommends more projects than the City currently has funding to support, highlighting the importance of strategic decision-making. To address this, the PRMP includes a set of prioritization criteria that are included in a three-step decision-making process:

- » **Step 1: Alignment with Community Values.** Does the project support safety and use, health and wellbeing, sense of identity and community, equitable services, youth development and empowerment, or resilience and sustainability?
- » **Step 2: Alignment with Desired Recreation and Visitor Experience.** How does the project support what you can see and do in Campbell's parks?
- » **Step 3: Alignment with Feasibility and Impact Goals.** Can projects move forward quickly and is there money available?

Utilizing prioritization criteria associated with this process, the PRMP categorizes projects in three different implementation timeframes:

- » **Short-Term:** Projects implemented the first 0-5 years following PRMP adoption.
- » **Mid-Term:** Projects implemented in the next 6-10 years following PRMP adoption.
- » **Long-Term:** Projects that would be implemented more than 11 years following PRMP adoption, unless additional funding is identified.

Short-term projects comprise the PRMP's 5-Year Action Plan and are either already funded, in design, or planned for advancement in the short term. Most of these short-term projects align with the City of Campbell's adopted FY 2025 Capital Improvement Plan (CIP). These are noted in the table below. Additional details on mid-term and long-term projects are noted in Chapter 6 and Appendix E.

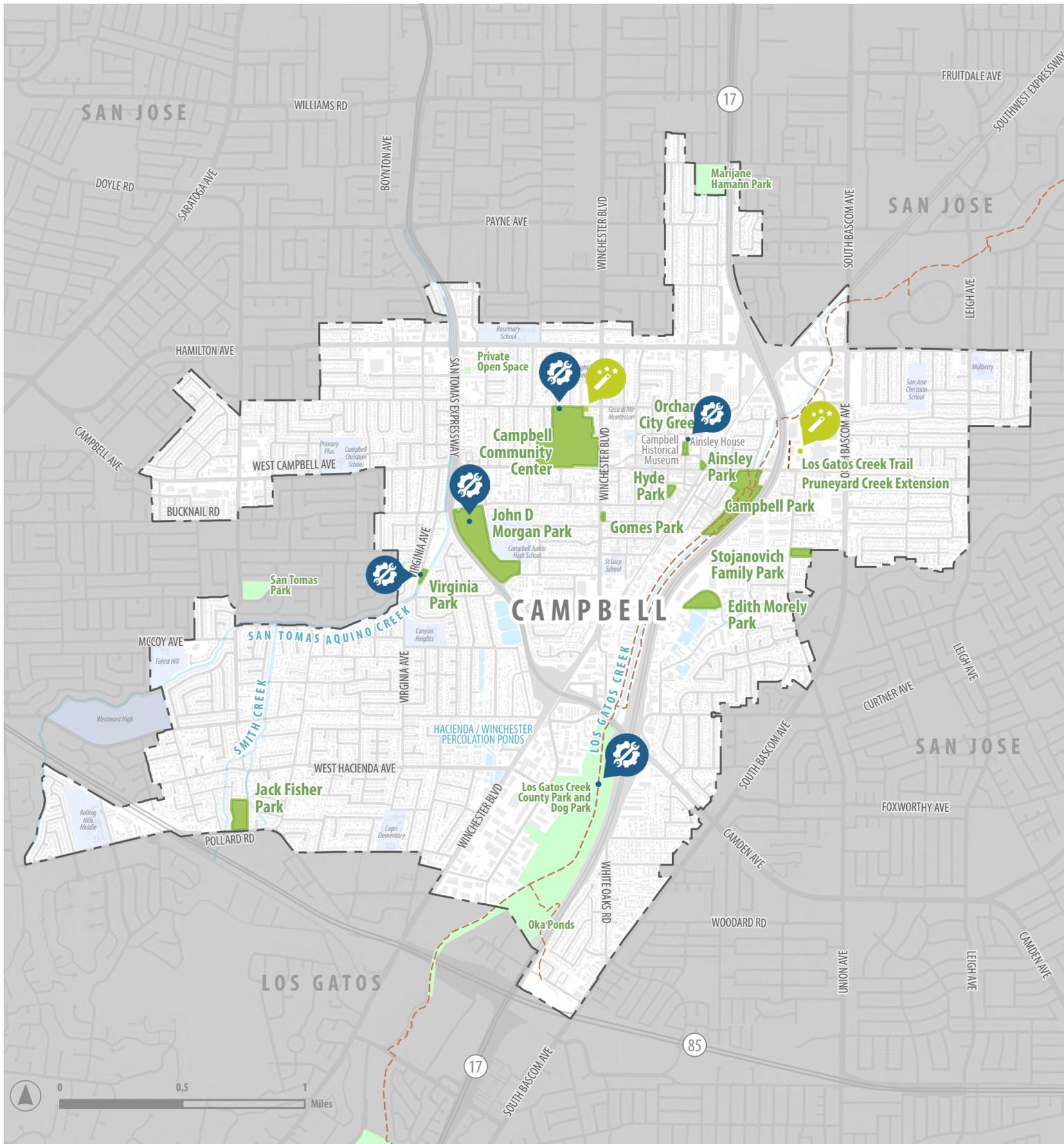
The Capital Improvement Plan proposes more projects than current funding allows, making strategic prioritization essential. The PRMP addresses this through a three-step process grounded in community values, desired park experiences, and project feasibility. Projects are categorized into short-, mid-, and long-term timeframes to guide phased implementation. The short-term projects, or those planned for the next 0-5 years, form the foundation of the City's 5-Year Action Plan and are either already funded, in design, or aligned with the FY 2025 Capital Improvement Plan (CIP). This approach ensures that investments are both value-driven and fiscally responsible.



Table 1: Short-Term 5-Year Action Plan (FY 2025 – FY 2029)

Site Name	Project Title	Total Planning Level Cost
Ainsley House	Assess Roof and Foundation	\$120,000
Ainsley House	Garden Patio Improvements	\$110,000
Campbell Community Center	Renovate Skate Park	\$420,000
Campbell Community Center	Renovate E Wing and Relocate Adult Center	\$1,100,000
Campbell Community Center	Upgrade Restrooms	\$65,000
Campbell Community Center	Replace Pool and Pool Facilities	\$12,000,000
Campbell Community Center	Create CCC Building Master Plan	\$300,000
John D. Morgan Park	Design and Renovate Northern Playground (Rincon Playground)	\$1,000,000
John D. Morgan Park	Parking Lot Improvements	\$240,000
John D. Morgan Park	Restroom Improvements (Budd)	\$840,000
Los Gatos Creek Dog Park	Dog Park Renovation	\$320,000
Virginia Park	Landscape Improvements	\$110,000
Los Gatos Creek Trail	Pruneyard Creek Trail Extension	\$250,000
Systemwide	ADA Self-Evaluation Transition Plan Improvements	\$250,000
Total		\$17,125,000

Figure 1: Short-Term Action Plan Map (Anticipated Categories and Sites for Projects To Be Completed in FY 2025 – FY 2029)

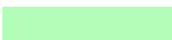




Campbell Park and Recreation Facilities

-  Campbell Parks
-  Los Gatos Creek Trail

Park and Recreation Facilities Provided by Others

-  Other Park Facilities

Basemap Features

-  Creeks
-  Railroad
-  Schools
-  Percolation Ponds

Short-Term Action Plan Projects

-  Renovation and Renewal
-  Facility Addition or Enhancement

MAPPING THE 5-YEAR ACTION PLAN

This systemwide map illustrates the location of short-term capital improvement projects identified for implementation within the first five years following PRMP adoption (**Figure 1**). Project locations are marked with icons representing the categories for site-specific recommendations—renovation and renewal, facility additions or enhancements, and park expansion and development.

While all three categories are shown for planning context, no park expansion and development projects are included in the short-term implementation plan due to current funding and resource constraints. Park expansion and development projects are identified to support long-term planning and future funding opportunities. The systemwide ADA Self-Evaluation Transition Plan Improvements are also not shown on the short-term action plan map.



THE FUNDING TOOLKIT

Though the 5-Year Action Plan prioritizes and focuses on key projects for implementation, the City of Campbell will need additional funding to implement these priority projects. **With approximately \$875,000 in funding available annually for parks and recreation, the City anticipates having a \$12,750,000 million capital funding deficiency to implement the 5-Year Action Plan.** The PRMP provides funding strategies for future projects and initiatives.

FUNDING STRATEGIES TO CONSIDER

Potential funding tools include:

- » Measure K Sales Tax Increase
- » Park Development Impact Fees
- » Community Facilities Districts
- » General Obligation Bonds
- » Revenue Bonds
- » Additional Grants
- » Increased Rates for Assessment Districts
- » Development Agreements
- » Partnerships
- » Sponsorships, Donations, and Foundations





CHAPTER 1

INTRODUCTION



This chapter introduces the Parks and Recreation Master Plan by defining its purpose, describing the planning process, providing an overview of the chapters and appendices, identifying related planning efforts and initiatives, noting the aligning City vision and direction for parks and recreation, and recognizing parks and recreation values and benefits that together inform efforts to enhance parks, trails, and recreation opportunities in the City of Campbell.

1 INTRODUCTION

INTRODUCTION

The City of Campbell (City) is proud to present its first-ever Parks and Recreation Master Plan (PRMP or Plan), a foundational step in shaping the future of a diverse and highly-valued system of parks, trails, recreation facilities, programs, and community events. This Plan offers essential guidance for the next 10 years, with a short-term 5-Year Action Plan, ensuring that Campbell's recreational assets continue to serve residents of all ages, interests, and abilities.

Developed in close collaboration with the Campbell community, **the Plan sets forth a shared vision supported by actionable recommendations for capital improvements, programming, services, and long-term stewardship** of the City's park and recreation system. It reflects Campbell's commitment to enhancing quality of life, fostering community connections, and ensuring equitable access to well-maintained, vibrant public spaces.

PLAN PURPOSE

The Parks and Recreation Master Plan establishes a strategic framework for the next 10 years and beyond, guiding investment, operations, and enhancements to Campbell's parks, trails, recreation facilities, programs, and events. As the City's first parks and recreation plan of its kind, the PRMP fills a critical gap in long-range planning by translating broad goals into specific, implementable actions.

This Plan builds upon the foundation set by the recently updated Campbell 2040 General Plan, which outlines high-level community priorities but does not provide the detailed direction needed to prioritize park and recreation capital projects, address recreation facility needs, or guide recreation programming. The PRMP delivers this necessary focus by aligning resources, partnerships, and planning efforts with the City's evolving recreational needs.

The urgency for this Plan is underscored by a number of aging facilities and infrastructure that require attention, as well as growing community demand for inclusive, accessible, and sustainable park and recreation offerings. The PRMP responds to these realities by helping the City make informed decisions, improve quality of life, and ensure Campbell's parks and recreation system serves future generations.

PLANNING PROCESS

The PRMP planning process commenced in Spring 2024 and was developed through four phases to ensure sufficient research, public engagement, and technical analysis (Figure 1-1).

Throughout the process, an array of public engagement activities and advisory and stakeholder meetings contributed to the development of the Plan. These included in-depth tours of City parks and

recreation facilities with the Project Team, meetings with the Parks and Recreation Commission and Campbell City Council, interviews with key leaders, community workshops, surveys, and pop-up activities at various City events.

The Project Team included staff from the Recreation & Community Services Department, Public Works Department, and MIG. These activities helped identify key themes and priorities which were carried forward throughout the development of the Plan. Outreach findings are described further in Chapter 3.

Figure 1-1: The Planning Process



ENGAGEMENT BY THE NUMBERS

Through a robust and inclusive outreach process, residents were engaged across the city to ensure the Plan reflects the diverse voices, needs, and aspirations of the Campbell community.

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WORKSHOPS

5

PARKS & RECREATION
COMMISSION AND
CITY COUNCIL
BRIEFINGS

MANY

SOCIAL MEDIA
POSTS & EMAIL
CONTACTS

PLAN STRUCTURE

The PRMP is organized into six chapters, with supporting documentation in five appendices:

- 1 Introduction** introduces the PRMP, planning process, PRMP organization, City vision and direction, and parks and recreation values and benefits.
- 2 Existing System** provides an overview of Campbell's setting, park classification system, and an overview of key amenities, facilities, programs and services, and maintenance and operations.
- 3 Community Profile, Priorities, & Needs** describes the Campbell community, summarizes park access in Campbell, identifies park land level of service and relevant benchmarking data, highlights key community outreach themes, and identifies the opportunities to meet community needs and address gaps in access.
- 4 Systemwide Recommendations** presents systemwide recommendations that support the envisioned future of Campbell's park and recreation system.
- 5 Site Recommendations** details the recommendations for existing and proposed parks.
- 6 Action & Implementation** describes how the PRMP will be implemented and provides several tools for doing so.

APPENDICES

- A City of Campbell Parks, Trails, & Recreation Facilities Inventory** summarizes recreation assets within the City.
- B Park Condition Assessment** notes findings from a 2024 assessment of existing parks and outdoor recreation facilities.
- C Health Equity Assessment** illustrates the disparities in community health conditions across different areas of Campbell, informing the City's efforts to ensure its park and recreation system serves all residents.
- D Capital Improvement Project List** presents the planning level cost estimates, site improvement and maintenance costs, and cost assumptions associated with the site recommendations.
- E Action Plan** identifies the phasing for all 91 projects in the PRMP Capital Improvement Plan.

RELATED PLANS & INITIATIVES

The PRMP is informed by a range of local and regional planning efforts that overlap and intersect with parks, open space, transportation, accessibility, and community well-being. These related plans provide a broader context and help ensure the PRMP's alignment across City and regional goals.

CAMPBELL 2040 GENERAL PLAN (ENVISION CAMPBELL)

Updated in 2023, the General Plan provides a high-level vision for land use, housing, transportation, open space, and several other topic areas. The PRMP builds on this framework by offering specific strategies for parks, trails, and recreation services, especially those General Plan policies identified in the Conservation and Open Space, Land Use, and Community Health and Wellness elements.

CAMPBELL MUNICIPAL CODE

The Municipal Code includes park impact fees, park land dedication requirements, and regulations that affect park operations and historic sites. These regulations help guide implementation and operation of the parks system.

CAMPBELL MULTIMODAL TRANSPORTATION PLAN (IN DEVELOPMENT)

This upcoming plan will guide bicycle and pedestrian infrastructure to support active transportation. It complements the PRMP by enhancing access to parks and creating safe, connected routes for recreation and everyday mobility.

CITY OF CAMPBELL CLIMATE ACTION & ADAPTATION PLAN (IN DEVELOPMENT)

The City is currently developing its first Climate Action and Adaptation Plan (CAAP) to set specific targets that align with statewide emissions reduction goals and help Campbell achieve carbon neutrality by 2045. The CAAP, expected to be adopted in fall 2025, will detail a framework for measuring and mitigating greenhouse gas emissions and building resiliency to address impacts of climate change. The PRMP supports the CAAP's goals by promoting sustainable park design, incorporating climate-resilient landscapes, expanding the urban tree canopy, and encouraging low-carbon access to parks and recreation through walking, biking, and rolling. As a living document, the PRMP will continue to be shaped by emerging guidance from the CAAP, helping inform future strategies and projects that align with the City's climate resilience and sustainability goals.

ADA SELF-EVALUATION & TRANSITION PLAN (SETP) (2013)

The SETP identifies barriers and outlines improvements to ensure accessibility across City services and facilities. The PRMP supports this work by advancing inclusive design in parks and recreation spaces and recommending the removal of barriers to accessibility.

PLAN BAY AREA 2050

This 2021 regional plan outlines strategies for a more equitable, connected, and sustainable Bay Area. The PRMP contributes to these goals by supporting local access to green space, encouraging active lifestyles, and enhancing quality of life through community-centered recreation.

CITY VISION & DIRECTION

The City of Campbell's vision and strategic direction are the foundation for shaping all aspects of community development, including parks and recreation. The community's long-term goals and the City's strategic objectives that directly informed the priorities and recommendations of the Parks and Recreation Master Plan (PRMP) are identified below.

COMMUNITY VISION & GOALS

The City of Campbell has identified a clear and enduring vision for the community, emphasizing connection, identity, and a high quality of life. These guiding principles provide an essential foundation for long-range planning efforts, including the PRMP.

The Community Vision and Goals reflect Campbell's aspirations to remain a safe, friendly, and well-balanced city, where active citizen engagement and strong neighborhoods contribute to a vibrant civic life. Parks, trails, open spaces, and recreational programs play a key role in advancing these values by promoting health, social connection, environmental quality, and neighborhood vitality.

The vision and goals helped shape the development of this PRMP and continue to guide decisions that support Campbell's livability now and into the future.

COMMUNITY VISION

Campbell will remain a friendly community and develop a stronger sense of identity, characterized by the active involvement of its citizens and businesses in all aspects of community life. It will be a safer, more well-balanced small town with connected neighborhoods set in an attractive and comfortable environment. Campbell City government will be increasingly fiscally self-reliant, provide more effective basic municipal services and foster regional cooperation and local partnerships.

COMMUNITY GOALS

- » To have a safe, clean, comfortable and healthy environment.
- » To be a physically-connected and involved community with a strong sense of identity.
- » To have attractive residential neighborhoods and business districts.
- » To retain a friendly, small-town atmosphere.
- » To maintain a fiscally self-reliant City government with effective basic municipal services.

CAMPBELL STRATEGIC PLAN

The City of Campbell Strategic Plan, included in the City's adopted 2024 budget, serves as a key policy and planning document that guides City priorities, resource allocation, and service delivery. It outlines strategic objectives across departments and reflects the community's values and long-term vision.

Relevant objectives within the Strategic Plan directly support parks and recreation in Campbell. These objectives informed the development of the PRMP, ensuring alignment with broader City goals and a cohesive approach to building a vibrant and resilient parks and recreation system.

The following objectives were particularly influential in shaping the direction of the PRMP:

OPEN SPACE, CULTURE, & HISTORY

1. **Sufficient open space** to meet the needs of the community and **partnerships with schools and other special districts for public use of open space lands**.
2. **Additional open space in each of the areas identified as deficient** in the open space element of the City's General Plan.
3. A **balance of active and passive uses** for the City's open space areas.

COMMUNITY SERVICES & RECREATION

4. Leisure **services that enhance community health** and opportunities for interaction.
5. **Enhanced recreational opportunities** for Campbell residents.
6. **Safe, attractive, and efficient parks and buildings** that operate for maximum community use, benefit and enjoyment.
7. **Information and referral services** that locate programs and services not directly provided by the City.
8. **Effective working relationships** with local schools and service organizations that enable us to address the needs of at-risk youth.
9. Increased **financial self-reliance** of the City's Recreation & Community Services Department to support programs and services.
10. Enhanced **community spirit, pride, activities and interaction** among Campbell citizens and partnerships with local community groups, service organizations, agencies and private parties to assume co-sponsorship of community spirit events and activities.

PARKS & RECREATION VALUES

Parks and recreation services are critical in contributing to the community’s vision and goals. Based on community feedback across all engagement activities, residents identified several values (**Figure 1-2**). These values are the principles that help shape the park and recreation system and are used to guide recommended projects, programs, and services.

Figure 1-2: Campbell Parks & Recreation Values



PARKS & RECREATION BENEFITS

The PRMP intersects with a broad range of topic areas reflecting the Plan's influence on many aspects of community life and development. Throughout the planning process, the PRMP explored how the City's parks, trails, facilities, and programs have supported, and can continue to enhance, key community benefits such as health and wellness, social connection, environmental sustainability, economic vitality, and education and learning.



Health & Wellness: Parks and recreational facilities promote physical activity, mental well-being, and overall health. They provide spaces for exercise, relaxation, and social interaction, contributing to both physical fitness and mental health.



Community Livability: Places to actively or passively recreate contribute to the quality of a specific neighborhood or the city at large.



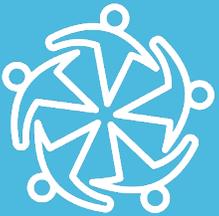
Equity and Inclusivity: System-wide planning can help address disparities in access to recreational amenities, ensuring that all community members, including marginalized and underserved populations, have equal opportunities to enjoy parks and recreational services.



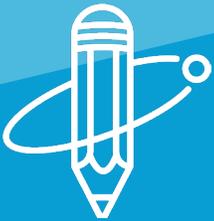
Environmental Sustainability and Resilience: Parks can incorporate green infrastructure that contributes to environmental sustainability and climate resilience. They can also serve as urban green spaces that improve air quality and support biodiversity.



Economic Development: Quality parks and recreational facilities, programs, and events can enhance property values, attract tourism, and stimulate local businesses. They contribute to a vibrant community atmosphere that can boost economic growth and development.



Community & Social Gathering: Parks and recreational areas serve as social hubs where people can gather, interact, and build community ties. They support cultural events, festivals, and recreational activities that can strengthen community spirit.



Education & Learning: Educational programs and outdoor classrooms in parks can provide opportunities for learning about nature, health, and wellness. Environmental education and recreational programs for various age groups can enhance community knowledge and skills.



Transportation & Mobility: Parks often include or connect with bike paths, walking trails, and transit routes, enhancing mobility and encouraging sustainable transportation options.



Historic Education & Interpretation: Several Campbell recreation sites highlight local history or are listed on the National Register of Historic Places for their significance.



CHAPTER 2

EXISTING SYSTEM



This chapter provides an overview of Campbell's setting, park classification system, and identifies key amenities, facilities, programs, and services. It describes the City's parks and recreation maintenance and operations practices.

2 EXISTING SYSTEM

Campbell is known for its temperate climate, historic small-town feel, and variety of arts and recreation opportunities and events. Residents have access to several different types of parks and recreation facilities offering a wide variety of recreation opportunities. This chapter outlines the City of Campbell's current park and recreation system, including Campbell's unique setting and context, existing parks and facilities, and the various parks and recreation services provided by the Campbell Recreation & Community Services and Public Works Departments.



Campbell was once known as the “Orchard City” due to its thriving agricultural industry. This history is shown at the Campbell Historical Museum and reflected in several parks.

SETTING & CONTEXT

With a total area of 5.9 square miles, the City of Campbell is located in the southern part of the Santa Clara Valley in the San Francisco Bay Area (**Figure 2-1**). Part of the Silicon Valley, the City is bordered to the east and north by San José, to the south by Los Gatos, and to the west by a portion of Saratoga.

The area was originally occupied by the Ohlone people. After European contact and settlement, Campbell became known for fruit packing by the late 1800s and was incorporated as a city in 1952.

As the City urbanized, orchard lands disappeared and transformed into suburban residential neighborhoods. Population growth in Campbell has been limited since 1990 as the city is largely built out.

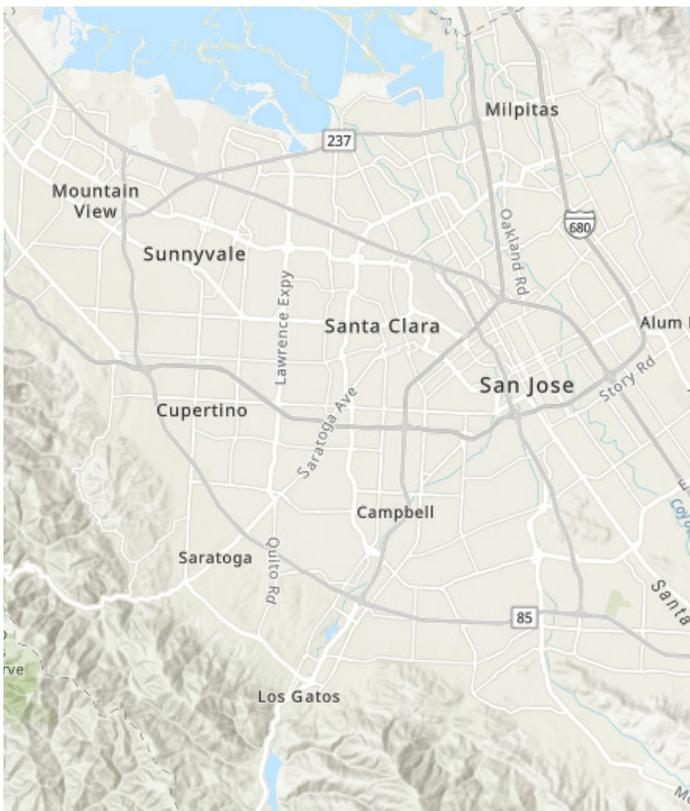
Although inland from the San Francisco Bay, Campbell has several water resources including percolation ponds, San Tomas Aquino Creek, and Los Gatos Creek, some of which also have adjacent recreation areas.

The City of Campbell's park system is an essential component of a larger regional network of open space and recreational assets that serve the broader South Bay Area community. Outside of Campbell, neighboring cities and jurisdictions, Santa Clara County and MidPen Regional Open Space District, offer a variety of recreation sites from developed parks to large open space preserves.

These recreation sites outside the City supplement the recreational options available to Campbell residents, providing a range of outdoor experiences from hiking, biking, and equestrian trails to water activities, wildlife viewing, and picnicking.

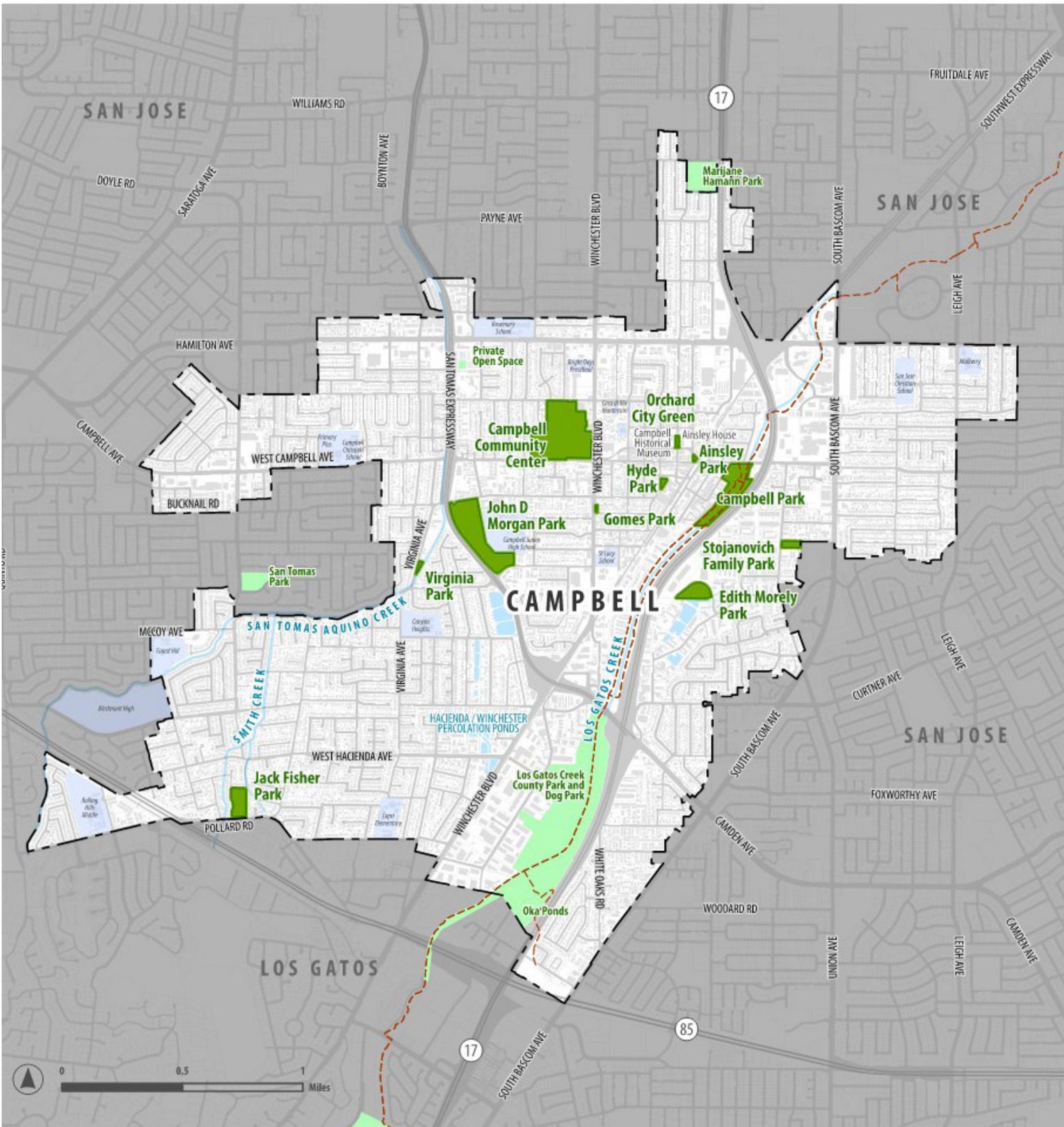
Campbell's park system fits into this larger regional context by offering accessible, community-oriented parks and recreation facilities that provide everyday close-to-home recreation opportunities to residents. Within Campbell, community members also have access to recreation facilities or greenspace not owned by the City. These include Los Gatos Creek County Park, Cherry Orchard Park, school sites, trails, and water percolation ponds managed by the Santa Clara Valley Water District.

Figure 2-1: Regional Context



- » **Santa Clara County:** The County manages and maintains the Los Gatos Creek County Park, which includes picnicking and fishing areas. This site also includes the Los Gatos Creek Dog Park, which was developed with funding provided by the City of Campbell.
- » **School Districts:** While the primary purpose of school sites is for education and youth development, the Campbell Union and Moreland School Districts provide athletic fields, sports courts, and playgrounds that are available for public use by reservation (for sports fields) or generally outside of school hours. The only joint use agreement the City currently has is with the Campbell Union School District at John D. Morgan Park. The City does not currently have additional joint use agreements with the Campbell Union School District, or any joint use agreements with the Moreland School District.
- » **Homeowners Associations:** In residential areas, some HOAs provide private greenspaces and play areas, such as Cherry Orchard Park.
- » **Santa Clara Valley Water District:** While the Public Works Department maintains a portion of the Los Gatos Creek Trail in Campbell, Valley Water maintains another 1.8 miles within the City. Campbell is also known for its percolation ponds (water detention sites), owned and operated by Santa Clara Valley Water District. While the primary function of the ponds is to replenish local groundwater resources as needed, they offer urban fishing and bird watching opportunities and some have been developed with a trail system.

Figure 2-2: Existing System Map





Campbell Park and Recreation Facilities

- Campbell Parks
- Los Gatos Creek Trail

Park and Recreation Facilities Provided by Others

- Other Park Facilities

Basemap Features

- Creeks
- Railroad
- Schools
- Percolation Ponds

Map Source: City of Campbell GIS Repository, 2024/9/19/2024 10:20 AM

PARKS & FACILITIES

Campbell residents have access to a variety of parks, recreation amenities and facilities, and unique recreation resources within the city. **The City of Campbell provides nearly 78 acres in its park system across 15 different sites (Table 2-1).** A complete Parks, Trails, and Recreation Facilities Inventory can be found in Appendix A.

Table 2-1: Park Land Inventory

Park Type	Acreage
Special Use Sites	1.4 acres
Citywide Parks	60.8 acres
Neighborhood Parks	9.8 acres
Pocket Parks	0.6 acres
Greenways and Trails	5.2 acres
Total	77.8 acres

PARK CLASSIFICATIONS

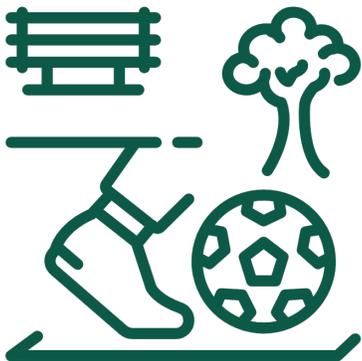
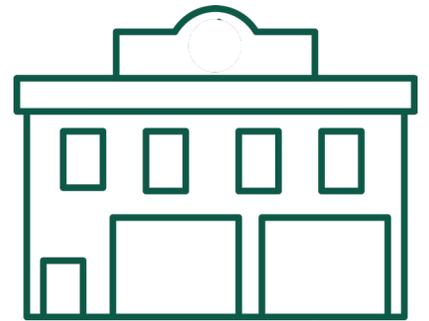
The Parks and Recreation Master Plan introduces a park classification system to categorize parks and distinguish them by their function. **A park's classification considers the purpose or intent of the site, factoring in characteristics such as size, use, service area, and available amenities and facilities.** The categorization helps park planners make decisions about the right amount of development, types of facilities, and levels of park maintenance and programming based on the intent for each park site. Campbell's parks are classified as defined below along with the number of parks, total park acreage, and examples of sites within each classification.

Special Use Sites

1.4 ACRES TOTAL | 3 SITES

Ainsley House, Campbell Historical Museum, Orchard City Green

Special Use Sites are stand-alone or single-purpose sites that support unique recreation opportunities or specialized recreation facilities serving all or most of the Campbell community.



Citywide Parks

60.8 ACRES TOTAL | 4 SITES

Campbell Community Center, John D. Morgan Park, Campbell Park, Los Gatos Creek County Dog Park

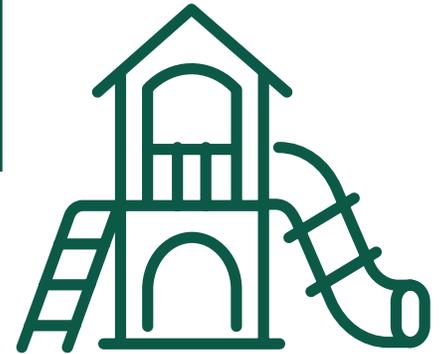
Citywide Parks are Campbell's largest parks. These parks provide major recreation facilities and event space that are intended to serve as citywide destinations for events, programs, and activities, attracting visitors from across the entire city and potentially beyond. Designed for large groups, intensive use, and longer stays, these parks include on-site parking, permanent restrooms, and similar support amenities to sustain longer visits for users.

Neighborhood Parks

9.8 ACRES TOTAL | 4 SITES

Edith Morley Park, Jack Fischer Park, Stojanovich Family Park, Virginia Park

Neighborhood Parks are smaller parks that are intended to provide essential recreation options and greenspace to residents in the surrounding neighborhood. Located within walking distance, these sites are designed to support small group gatherings and active and passive uses, such as play, sports, picnicking, and walking or biking. They frequently include small-group picnic areas, and support amenities such as restrooms. These parks may also connect people to natural features or areas.



Pocket Parks

0.6 ACRES TOTAL | 3 SITES

Ainsley Park, Gomes Park, Hyde Park

Pocket Parks are small greenspaces that are typically less than half an acre in size and support community aesthetics and passive uses. They may feature one recreation element or support passive uses and include seating and landscaping.

Greenways and Trails

5.2 ACRES TOTAL | 2 SITES

Los Gatos Creek Trail, Hacienda/Winchester Percolation Ponds

Greenways and Trails are linear corridors intended for recreational use. These corridors include acreage within and maintained by the City of Campbell, even though they may be part of a regional corridor that is maintained by other jurisdictions or extends beyond the city limits. These corridors include multi-use paths that support pedestrian mobility, park access, community connectivity, and active transportation. These corridors also have support amenities such as benches, signage, and trash cans. Some corridors include natural features such as creeks or are adjacent to Campbell percolation ponds.



RECREATION FACILITIES

Campbell's parks offer a diverse range of recreation opportunities supporting play and gathering, sports and athletics, outdoor recreation, specialized uses, and connections to nature. Parks also include amenities such as seating, picnic tables, and restrooms supporting park functionality and user comfort.

Outdoor Recreation Facilities

Examples include playgrounds, outdoor fitness equipment, community gardens, picnic areas, and the dog park.

Outdoor Recreation Facilities are areas designed for either active and passive leisure activities, supporting a wide range of community use.

Trails and Natural Features

Examples include the Los Gatos Creek Trail, riparian corridors, percolation ponds, and native habitat zones.

Trails and Natural Features are outdoor assets that support ecological health and offer residents opportunities to experience nature within the city.

Athletic and Sports Facilities

Examples include soccer fields, basketball courts, tennis courts, and baseball diamonds.

Athletic and Sports Facilities are spaces dedicated to organized or informal sports and physical activity. These facilities often require higher maintenance standards to support competitive and recreational use.

Park Amenities

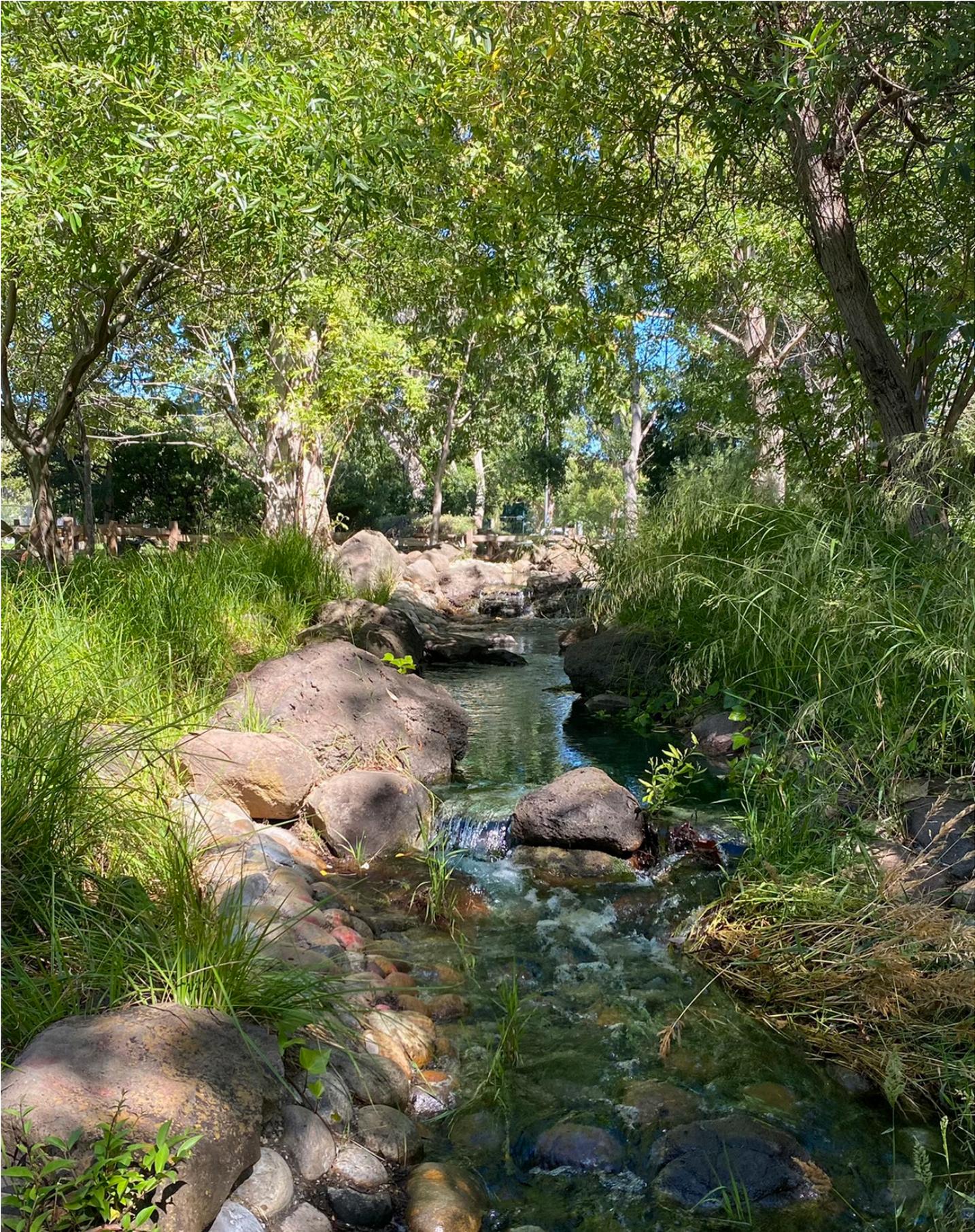
Examples include restrooms, parking areas, benches, picnic tables, lighting, trash and recycling bins, drinking fountains, bike racks, signage, and public art.

Park Amenities are essential features that support park usability, comfort, and accessibility for all visitors.

Major and Specialized Facilities

Examples include the Campbell Community Center Pool and splashpads at playgrounds.

Major and Specialized Facilities are significant community assets that require ongoing staffing, operations, and capital investment due to their scale or specialized use.



PARK SYSTEM STATUS REPORT

At-a-Glance Metrics

- » **15** park sites
- » **77** total park acres
- » **228** assets (facilities and amenities)

Overall Park System Condition

- » 48% of assets are in Good condition.
- » 13% are in Excellent condition. Campbell Park had the highest number of assets in Excellent condition.
- » 33% are in Fair condition. 31% of the assets in Fair condition are located at John D. Morgan Park.
- » 5% are in Poor condition. 25% of Poor-condition assets are at Los Gatos Creek Trail & Edith Morley Park.
- » 1% are Non-functional. Only 4 total assets are Non-functional.
- » The Outdoor Recreation assets category had the most in Poor condition.
- » Picnic areas and tables make up the largest share of Fair-condition assets.
- » Playgrounds vary in condition, with some recently replaced, others aging.

Park Condition Assessment*

In June 2024, the City conducted a comprehensive evaluation of outdoor facilities at each park, assessing 228 assets across 14 sites. Assets were rated based on condition, safety, accessibility, and functionality. **More than half of all assets were found to be in Good or Excellent condition, though several asset types, such as older playgrounds and picnic areas, showed signs of wear and aging.** These findings help identify maintenance needs and capital priorities and are referenced throughout this chapter and the PRMP to inform recommendations and the 5-Year Action Plan.

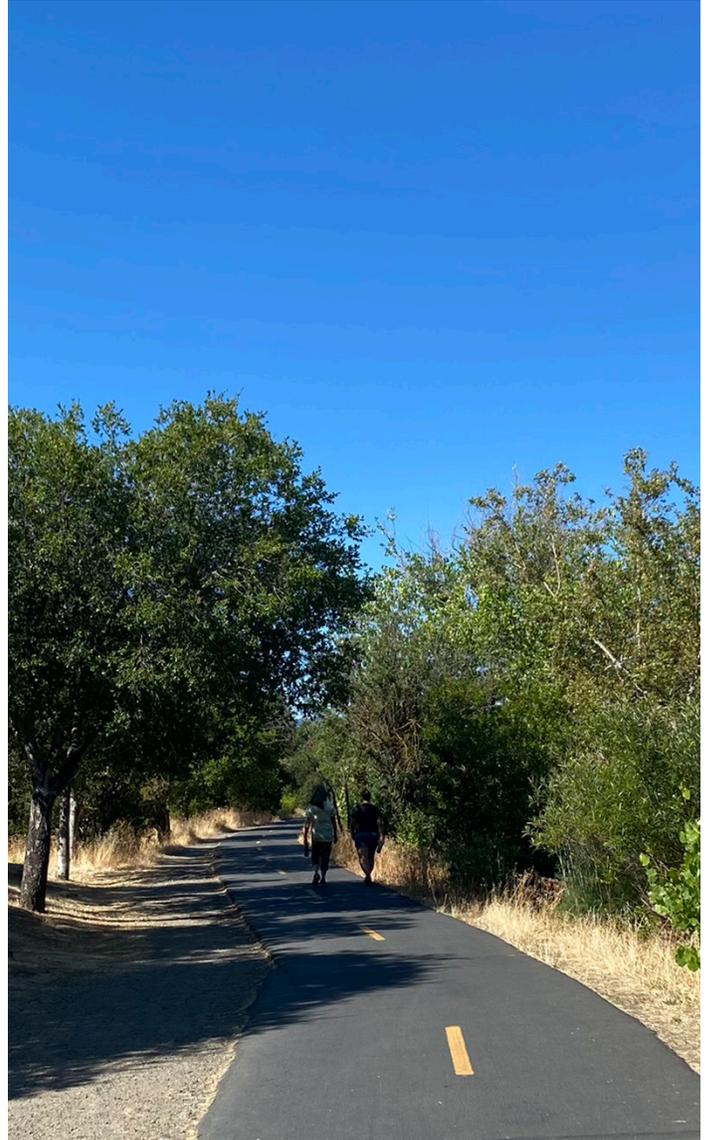
** The Park Condition Assessment does not include an assessment of the Hacienda/Winchester Percolation Ponds. The Hacienda/Winchester Percolation Ponds were not included in the City's inventory of parks, trails, and recreation facilities, at the time of the Park Condition Assessment.*

- 6** Soccer Fields
- 3** Diamond Fields
- 4** Basketball Courts
- 4** Tennis Courts
- 7** Playgrounds
- 6** Parks with Group Picnic Areas
- 2** Splash Pads or Spray Grounds
- 1** Track
- 1** Community Garden
- 1** Skatepark
- 1** Performing Arts Theatre
- 1** Outdoor Pool
- 1** Community Center

LOS GATOS CREEK TRAIL

Located both within and beyond the city, the Los Gatos Creek Trail is a unique recreation resource in Campbell. It offers regional connectivity and recreational opportunities for walkers, joggers, bicyclists, skaters, and non-motorized scooters. The trail passes through multiple jurisdictions and is operated by the Town of Los Gatos, County of Santa Clara Park Department, Santa Clara Valley Water District, City of Campbell, and City of San José. The Los Gatos Creek Trail system extends from downtown San José to the hills above Los Gatos Creek, covering almost 12 miles in total. 4.8 miles of the Los Gatos Creek Trail are located within Campbell, of which the City maintains three miles or approximately five acres. While the trail is primarily a paved, off-street path, on-street travel along bike lanes on Willow Street is required to traverse between downtown San José and west San José.

The trail is accessible from several points within Campbell, including Campbell Park and Los Gatos Creek County Park. Similarly, parks in other jurisdictions are located adjacent to the trail and offer trail users easy access to other park and recreation opportunities. Various community events such as walks, runs, and meetups are held on the Los Gatos Creek Trail.



MAJOR RECREATION FACILITIES

Campbell is home to several major recreation facilities that offer specialized recreation opportunities and require significant operations and programming. All three major recreation facilities below are listed on the National Register of Historic Places for their historical significance.

AINSLEY HOUSE

Built in 1925 in the English Tudor Cotswold cottage style, the Ainsley House was donated to the City in 1989, along with its furnishings and carriage house and was relocated to 300 Grant Street in 1990. The site includes a garden available for rent (May–October) for events up to 150 guests. Guided tours are available 10 months per year, and the carriage house houses a museum shop for visitors. Additional programming includes History Happy Hour events, photos with Santa, spring garden concerts (run by the Ainsley House Foundation) and holiday tours in November and December. The City owns and maintains the building, while the Campbell Historical Museum and Ainsley House Foundation provide annual financial assistance. The Ainsley House is on the National Register of Historic Places.

CAMPBELL HISTORICAL MUSEUM

Located in historic Firehouse #1 since 1983, this museum focuses on Campbell's history from early settlement through the 21st century, including its orchard and fruit packing past. Its collection of over 10,000 items is housed onsite and online. The museum offers year-round public access, 2nd–3rd grade education programs, and community events. Operations are volunteer-driven with City staff support. A four-tier membership program helps fund operations. The City owns and maintains the building, while the Campbell Historical Museum and Ainsley House Foundation provide annual financial assistance. The Campbell Historical Museum is on the National Register of Historic Places.

CAMPBELL COMMUNITY CENTER

Originally Campbell High School (1900–1980), the campus was purchased by the City in 1985 and converted into the Community Center and park, now the City's primary recreation programming hub. It offers diverse classes, rentals, outdoor facilities, and offices. Despite extensive use and leasing, the aging infrastructure and outdated systems (e.g., HVAC, plumbing) present ongoing challenges. The campus layout, based on Mid-Century Modern design, includes many inaccessible and underutilized rooms, requiring significant maintenance. However, the site generates substantial revenue through leases and programming.

CAMPBELL COMMUNITY CENTER POOL

The Community Center's pool is Campbell's only public pool with eight outdoor, heated lanes. It offers lap swimming, water fitness classes, swim lessons, and lifeguard training. Despite high usage, the aging pool, locker rooms, and support spaces suffer from water damage, poor ventilation, and lack of air conditioning. Pool replacement is needed to ensure long-term use.

HERITAGE THEATRE

Renovated in 2004 from the original 1938 high school auditorium, the 800-seat Heritage Theatre is a community performing arts venue. It features modern sound and lighting with new facilities for accessibility, ticketing, and backstage use. The theatre is owned and operated by the City, while the Friends of the Heritage Theatre provide concessions to raise funds to support special projects, preservation, and cultural programming. The Heritage Theatre is on the National Register of Historic Places.

PARKS & RECREATION SERVICES

The City of Campbell Recreation & Community Services Department offers a variety of year-round recreational programs, classes, and special events for people of all ages.

PROGRAM SERVICE AREAS

The City of Campbell offers recreation programming across three seasons, Winter/Spring, Summer, and Fall, serving a wide range of age groups. Most programs run year-round with tailored offerings by age group and season. The City provides or facilitates recreation programs and events in nine service areas. Those areas include:

- » **Adult 50+ Programs:** Programs designed for adults aged 50 and older
- » **Aquatics:** Programs and classes centered around aquatic recreation at the Community Center Pool
- » **Arts, Dance, and Music:** Visual, fine, and performing arts
- » **Day and Specialty Camps:** Programs provided when school is out of session
- » **Enrichment and Educational Programs:** Classes, lectures, instruction, learning, historical tours
- » **Fitness:** Physical activity-based programs, classes, and services
- » **Pre-school:** Pre-kindergarten preparatory program (non-licensed)
- » **Special Events:** Activities designed to bring people together for a limited period, such as cultural celebrations, concerts, fun runs, etc.
- » **Sports:** Youth and adult programs and classes for sports exploration and competition

How the City of Campbell Delivers Recreation Services

The Recreation & Community Services Department fulfills multiple roles to meet community needs and expand access to programs and facilities.

- » **Direct Provider:** Plans and leads City-run programs and events
- » **Contract Provider:** Partners with instructors and organizations to offer programs in City facilities
- » **Contract Manager:** Outsources full facility operations to external entities (e.g., nonprofits, concessionaires)
- » **Partner:** Shares program delivery responsibilities and costs with other organizations
- » **Lease Manager:** Supports community programming by leasing space to nonprofits, schools, or businesses
- » **Facilitator:** Oversees facility rentals for public and private use (e.g., sports leagues, events)
- » **Promoter:** Markets and registers programs led by outside providers at non-City venues

Table 2-2: Ages and Seasons Served by Recreation Program Service Area*

Program Service Area	Age					Season		
	Pre-school	Youth	Teens	Adults (18-49)	Adults 50+	Winter/Spring	Summer	Fall
Adult 50+ Programs					•	•	•	•
Aquatics	•	•	•	•	•	•	•	•
Arts, Dance, & Music	•	•	•	•		•	•	•
Day Camps & Specialty Camps	•	•	•			•	•	•
Enrichment & Educational Programs	•	•	•	•		•	•	•
Fitness			•	•	•	•	•	•
Pre-school	•				•	•	•	•
Special Events	•		•	•	•	•	•	•
Sports	•	•	•	•	•	•	•	•

* This table represents programs and events provided by the Department's seasonal Activity Guides

PROGRAM PARTICIPATION

Campbell's recreation programs served more than 57,000 participants from Summer 2023 through Winter/Spring 2024 (Table 2-3).

FACILITY RENTALS & LEASED USES

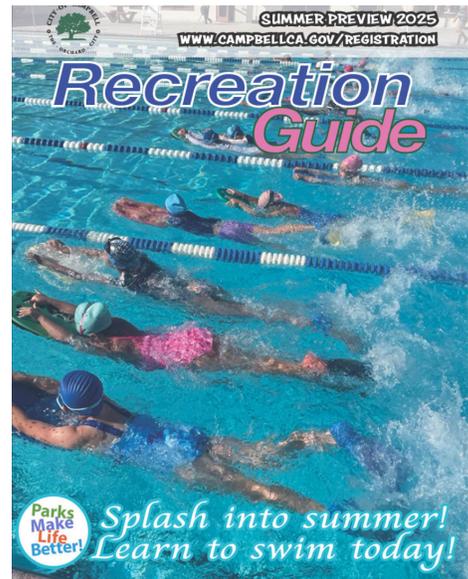
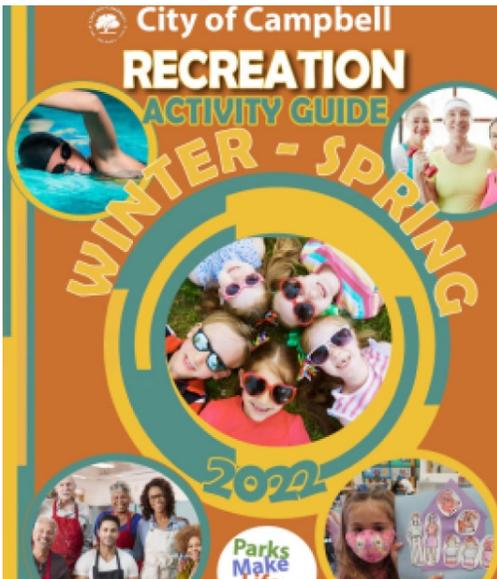
The Campbell Community Center (CCC) is the City's most popular and spacious reservable facility, offering 71,725 sq. ft. for programming and events, in addition to 7,247 sq. ft. of office space. It also hosts school and business tenants and temporarily housed the library.

The City offers facility and room rentals at the CCC, local parks (e.g., Campbell Park, Orchard City Green), and other venues through clear rental and special event policies. The Park, Field & Athletic Facility Use Policy and City Park Special Event Policy guide all public and special event reservations.

Table 2-3: Recreation Program Participation by Service Area*

Program Area	Total Participants
Adult 50+ Programs	14,837
Aquatics	21,965
Arts, Dance, & Music	1,003
Day Camps & Specialty Camps	3,334
Enrichment & Educational Programs	6,866
Fitness	5,200
Pre-school	140
Special Events	1,489
Sports	2,870
Total	57,704

**Data were cross-referenced to remove duplicate counts due to multi-category tagging in the registration system. Aquatics includes swim lessons and Enrichment & Education includes visitors to the Ainsley House and school field trips to the Campbell Historical Museum.*



STAFFING, ORGANIZATIONAL STRUCTURE, MAINTENANCE, OPERATIONS, & PROGRAMMING SERVICES

Campbell's parks and recreation system is jointly managed by two City departments working in close partnership: the Public Works Department and the Recreation & Community Services Department. This partnership is responsible for staffing, maintenance, and operations of the City's parks and recreation system, with advisory guidance provided by City Council and various commissions. Together, these departments and advisory bodies support a robust, community-centered parks and recreation system.

ORGANIZATIONAL STRUCTURE & ADVISORY DIRECTION

The Parks Maintenance Division of the Public Works Department is responsible for maintaining all City parks, including the recreation amenities and buildings within them, as well as street trees, public facility grounds, and three miles of the Los Gatos Creek Trail within Campbell. Their work ensures safe, attractive, and functional spaces through routine upkeep, janitorial services, irrigation management, special event support, and capital improvements.

The Recreation & Community Services Department oversees the delivery of programs and services, including classes, sports, aquatics, arts, and events. The Department also manages facility rentals and leases at the Campbell Community Center, as well as picnic area reservations at John D. Morgan and Edith Morley parks.

The two departments work collaboratively together to provide a high-quality and robust parks and recreation system. The Parks and Recreation Commission provides regular input to these departments as does the City Council and Planning Commission, which review and approve various long-term plans and provide strategic direction. The City also has a Youth Commission that acts in an advisory capacity to the City Council on matters relating to youth and teens. The Youth Commission also has the ability to coordinate its own events and programs.

STAFFING

In the context of staffing, Full-Time Equivalent (FTE) is a measurement that represents the total number of hours worked by an employee or group of employees, expressed as the number of full-time employees it would take to complete the same work. It essentially converts a mix of part-time and full-time employees into a standardized unit for workforce analysis.

In the Recreation & Community Services Department, the permanent positions for fiscal year 2024 amount to 14.88 Full-Time Equivalents (FTEs). For temporary positions, there were 23.96 FTEs. Since 2021, permanent position FTEs have decreased approximately 11% while temporary position FTEs have increased by 59% largely due to the rehiring of staff who were let go during COVID-19 when facilities were closed and programs were suspended.

Identifying staffing for parks maintenance and operations within the Public Works Department is somewhat complex. The department includes Engineering, Environmental, and Maintenance staff, but individual responsibilities vary widely. Many employees handle a range of tasks, some of which are related to parks maintenance. The City estimates that Park Maintenance staffing for fiscal year 2024 amounts to 10.25 FTEs.

MAINTENANCE

The Parks Maintenance team plays a vital role in sustaining safe, attractive, and functional parks and public spaces. Their responsibilities extend beyond City parks and trails to include street trees, public facility grounds, ensuring these assets are maintained in a cost-effective, aesthetic, and usable condition.

Ongoing duties include:

- » Providing routine and preventive park maintenance
- » Administer janitorial contract of facilities and restrooms
- » Supporting Edith Morley Park Community Garden
- » Administering sweeping contracts for landscapes and parking lots
- » Monitoring parks and grounds for repairs
- » Adjusting irrigation to meet water conservation goals
- » Supporting special events and Recreation Department activities
- » Serving as the City's Pest Control and horticultural advisor
- » Managing tree maintenance for all City-owned trees
- » Overseeing contracts for landscaped medians and maintenance districts
- » Assisting Engineering with park project planning, cost estimates, and inspections
- » Implementing capital projects related to parks, trails, and open space

OPERATIONS & PROGRAMMING

Operations within the City's parks and recreation system encompass the planning, coordination, and management of the facilities, services, and resources that support daily use and long-term functionality. These activities are primarily carried out by staff from the Recreation & Community Services Department and the Public Works Department, with collaboration from other City departments as needed.

Key operational responsibilities include managing program scheduling, coordinating facility use and room rentals, processing reservations and permits, and supporting the logistics of special events. Staff oversee a wide range of indoor and outdoor facilities, balancing the needs of City-run programs, contracted services, long-term tenants, and community users. The Recreation & Community Services Department also plays a lead role in promoting programs, tracking registration, collecting fees, and ensuring facilities are equipped and staffed for daily operations.

Staff manage ongoing coordination with contracted instructors, community partners, and leaseholders, ensuring quality control and alignment with City policies. They also provide on-site support at major locations like the Campbell Community Center, oversee compliance with use policies, and respond to real-time issues such as equipment needs, room setup, and visitor inquiries.



CHAPTER 3

COMMUNITY PROFILE, PRIORITIES, & NEEDS



This chapter describes the Campbell community, highlights key community outreach themes, summarizes park access and gaps, identifies park land level of service and relevant benchmarking data, and identifies the opportunities to meet community needs.

3 COMMUNITY PROFILE, PRIORITIES, & NEEDS

Campbell is a growing and increasingly diverse community with unique needs and varying priorities for parks, trails, recreation facilities, programs, and recreation services. With limited resources, the City may not be able to meet all aspirations for the park and recreation system. This makes it critically important to understand the community's vision for the future while identifying the areas of the community with the highest need so that future investments are appropriately targeted in the right places.

This chapter provides an overview of community demographics, highlights the various community input received, and summarizes the technical analysis and benchmarking done to identify parks and recreation needs and opportunities over the next 10 years.

COMMUNITY PROFILE

Campbell's parks, facilities, events, and programs are intended to serve residents of all ages, incomes, race and ethnicity, abilities, family configurations, and interests. Demographic changes such as Campbell's growing and aging population, and shifts in race and ethnicity will affect recreational needs. By aligning activities and amenities with these evolving trends communities can better meet the diverse preferences and needs of all residents.



ANTICIPATED POPULATION GROWTH

Campbell had an estimated population of approximately 42,800 in 2023 according to the U.S. Census Bureau. As Campbell is largely built out, **expected growth is anticipated to be denser and occur through redevelopment of existing land.** Campbell's most recent 2023 Housing Element establishes that the City has capacity to provide up to 6,501 additional housing units between 2023 and 2031 through redevelopment, or an increase of approximately 17,162 people. However, as noted, the City is using a more conservative estimate to determine future park and recreation facility needs.

For the purposes of projecting out the next 10 years, the City has chosen to plan for the minimum housing capacity established by the updated 2023 General Plan Housing Element. The Housing Element Site Inventory provides capacity for a minimum of 4,910 units or as many as 12,962 new residents. **The City is planning for a future 2034 population of 54,662.**

Active, Aging Populations

As Campbell's population ages (15% are 65 or older) demand is rising for programs that support healthy, active lifestyles for older adults. This includes fitness classes, lifelong learning programs, social activities, and accessible spaces for those with mobility or sensory challenges.

Campbell's older adults are aging in place, with long-time residents remaining in the city. This calls for flexible, age-inclusive facilities and programs that reflect a wide range of interests and abilities.

Regional Growth

One third of the Bay Area's regional housing growth from 2015 to 2050 is projected to be accommodated in Santa Clara County. The County is expected to gain 453,000 more households between 2015 and 2050, representing a 73 percent increase. Over the same period of time, the County is projected to experience a 46 percent increase in job growth, resulting in approximately 511,000 new jobs.

AGE

Similar to nationwide trends, Campbell has an aging population. Since 2000, the median age has increased from 35.2 to 39.3. While there has been an **overall rise in median age, the reality is that there has been a noticeable increase in two key demographic groups: children under the age of 15 and individuals aged 55 and older.**

This dual trend highlights a dynamic community as well as a significant population of older adults who may require different types of services and amenities.

COST OF LIVING

With increasing housing costs and the Bay Area's overall high cost of living expected to remain consistent, these factors will continue to impact population growth in Campbell. While the City is planning for growth in line with state and regional requirements and growth assignments, the **City's residents may face greater financial pressure leading some to seek out more affordable housing options elsewhere, which could slow the influx of new residents.** Additionally, the high cost of living could discourage younger generations from settling in Campbell as they may be unable to afford the area's rising rents or home prices.



Income & Affordability

Campbell households tend to have higher incomes than the County and regional averages, which supports strong demand for fee-based recreation activities like skiing, arts events, and live sports. Community engagement for the Plan finds that residents prioritize more special events, arts programs, and learning activities.

However, affordability remains a concern. While 60 percent of households earn above the County median, nearly 1 in 5 are low or extremely low income. This economic divide highlights the need for subsidized programs to ensure equitable access, especially for families with children.

RACIAL & ETHNIC DIVERSITY

Campbell has undergone gradual yet significant changes in its racial and ethnic composition over recent years. Reflecting broader demographic trends observed across California, based on 2024 U.S. Census Bureau Population Estimates, Campbell's population is approximately 1.5 percent Black, 19 percent Hispanic/Latino/a/x, 26 percent Asian, Native Hawaiian, and Pacific Islander, and 47 percent White, with 12 percent identifying as two or more races.



Cultural Relevancy & Responsiveness

As Campbell becomes more diverse, inclusive and culturally relevant recreation is key to engaging the community. Parks and programs that reflect the traditions, languages, and interests of all residents help build stronger, more connected communities.

Cultural differences can impact participation in recreation, especially among immigrant and non-native-born residents. Inclusive design, diverse events, and multi-lingual outreach are critical for ensuring access and belonging.

While 75 percent of residents responding to the PRMP statistically valid survey rate recreation program inclusivity as good or excellent, continued efforts to expand culturally reflective programming will help meet evolving community needs.

COMMUNITY VOICES

The Parks and Recreation Master Plan planning process engaged community members across the city through robust and inclusive outreach. Ranging from in-person workshops to online questionnaires, the engagement approach ensured that the Plan reflects the diverse voices, needs, and aspirations of the Campbell community.

OPPORTUNITIES FOR PARTICIPATION

Several major engagement activities were conducted to gather comprehensive community input. **These activities resulted in over 2,000 interactions with community members, providing a diverse range of comments and feedback.** Engagement activities included materials in both English and Spanish to engage more of the Campbell community and ensure an inclusive engagement process.

Interviews with 11 City leaders were held in the summer of 2024, involving key individuals selected for their knowledge and connections to the City of Campbell. These interviews, coordinated with City staff and held via Zoom, provided valuable insight into the community's needs and aspirations.

Additionally, the Project Team met with the **Campbell Youth Commission** in May, 2024, focusing on a series of questions related to community vision for parks and recreation; identifying opportunities, needs, priorities; and elevating youth voices in this planning process.

To further engage the community, City staff held a series of **pop-up events** at different Campbell locations throughout the summer of 2024, including City parks and the Campbell Farmers Market. These pop-up events encouraged direct community involvement and feedback on potential improvements to City parks and recreation facilities.

A **statistically valid survey**, conducted from late May to early June 2024, reached a representative sample of Campbell residents to gather input on community satisfaction with parks and recreation as well as programming and facility needs.

Complementing the survey, a **community-wide online questionnaire** was conducted from August to September of 2024 to solicit broader community input on the status of parks and recreation, existing needs, and improvement priorities in Campbell. A total of 1,050 community members submitted a response to the questionnaire.

Two **in-person community workshops** were held. In September 2024 the Project Team introduced attendees to the planning process and emerging findings while collecting input on initial priorities for the Campbell park and recreation system. In January 2025 the Project Team presented draft recommendations, emerging funding priorities, and preliminary prioritization criteria to attendees.

Complementing the prioritization materials presented at the second community workshop, an **online prioritization activity** was conducted for two weeks in February 2025 for the community to provide their input on the types of projects and investments they think the City should prioritize. 568 people provided their input through the online prioritization activity.

Five different **briefings and meetings** were held with the Parks Commission and City Council at key points to present draft findings and receive direction in the process.

MAJOR THEMES

The following community engagement themes were identified based on recurring feedback gathered through the diverse range of engagement activities. Community input reflected the deep appreciation Campbell residents have for their parks and recreation system, along with a shared desire to maintain, enhance, and make it more inclusive. These themes represent a collective snapshot of the opportunities, aspirations, and needs that were consistently highlighted throughout the community engagement process.

Parks are Community Spaces: Residents view Campbell’s parks as vital places for connection, play, exercise, and wellness. Parks are seen as safe, open, and accessible spaces that support health, relaxation, and social interaction for all ages.

Popular and High-Use Sites: The Campbell Community Center’s outdoor facilities, John D. Morgan Park, and Los Gatos Creek Trail are among the most frequently visited. Campbell Park and Jack Fischer Park also attract high levels of use.

Barriers to Use: The most common barrier to park use is a “lack of time.” Additional obstacles include limited restroom availability, insufficient programming, lack of parking, and the cost of recreation fees.

Prioritize Maintenance and Improvements: Campbell residents want to see increased investment in repairing and upgrading existing amenities, particularly restrooms, trails, seating, and drinking fountains, before acquiring new park land. Desired improvements include more shade, natural areas, trees, and updated infrastructure. Prioritization survey respondents also supported reinvestment in the outdoor pool at the Campbell Community Center.

Comfort, Safety, and Sustainability: Community members noted the need for more shaded spaces, especially near playgrounds and gathering areas, to address extreme summer heat. Riparian areas and parks were also identified as priorities for revitalization with more trees and native habitat. Park safety and restoring facility usability were also rated highly among community priorities.

Campbell Community Center Enhancements: Frequently used for its pool, library, programs, and outdoor spaces, the Community Center is a cornerstone of recreation in Campbell. Residents emphasized the need for regular maintenance and upgrades to the pool, locker rooms, indoor spaces, and the skate park.

Programming for All Ages and Backgrounds: There is a strong interest in more diverse programming that is inclusive of different age groups and cultural backgrounds. Popular ideas include cooking, nutrition, STEM, theater, gardening, and multigenerational programs. Participants also requested more offerings for non-English-speaking households. This was echoed in the online prioritization activity, where respondents gave high priority to projects that add new recreation uses or increase the diversity of recreation offerings.

Youth and Teen Opportunities: Teens, especially those ages 15–18, expressed a desire for more interactive and skill-building activities. Suggestions included job training, social events, and inclusive programming that better connects teens with the community.

Celebrating Community through Events: There is a strong appetite for more events and cultural celebrations in Campbell parks and at the Community Center. Ideas included movie nights, music concerts, seasonal festivals, and culturally specific programs that strengthen community identity—another top community value identified in prioritization results.

Addressing Equity and Access: Some residents face financial or logistical barriers to participation in recreation activities. Concerns about cost and field access—particularly due to private leagues—were raised. Suggestions included lowering fees, improving affordability, and expanding public access to sports facilities.

Quick Wins and Visible Change: Many participants appreciated recent park updates and encouraged the City to continue making visible, impactful improvements, especially "low-hanging fruit" like better signage, refreshed landscaping, and small-scale repairs.

Balancing Scale and Impact of Projects: Community members were divided on whether the City should focus on smaller, lower-cost projects or pursue larger, more transformational efforts. While many supported wise and efficient use of resources, others emphasized the importance of high-impact projects that deliver meaningful improvements. Projects that saved money or were easiest to implement ranked lowest in priority, suggesting the community values long-term impact over simplicity.

Improved Communication and Outreach: Residents want more information about available programs and events. Suggestions included expanded use of social media, school partnerships, and outreach to older adults, first-time parents, and youth.

Active Transportation and Connectivity: Better access to parks was a recurring theme throughout the PRMP outreach process. Ideas included enhancing bike and pedestrian infrastructure, adding shuttle options, and improving connections between neighborhoods and parks.

PARK LEVEL OF SERVICE & ACCESS

LEVEL OF SERVICE

Level of Service (LOS) is a common metric used in park and recreation planning to describe whether a city has a sufficient amount of park land and/or recreation facilities. LOS is a numerical guideline presented as a ratio that compares the amount of land (in acreage) or facilities (in units) to the population.

The LOS states how much acreage, or how many units, should exist in an area based on how many people live there. For park land, it is a ratio of acres per 1,000 people served. For facilities, it is a ratio of 1 facility per number of people served.

Campbell's Level of Service

Campbell's General Plan includes a policy (COS-12) that indicates the City should strive to provide public access to three acres of open space, park land, and recreational facilities for every 1,000 residents.

Traditional park planning has relied heavily on a simple formula: a certain number of acres per 1,000 residents.

Modern park systems, including Campbell's, are also adopting more meaningful measures, such as how far residents must walk or bike to reach a park, and the overall quality and condition of amenities once they arrive.

In Campbell, many outreach participants say that access to parks and recreation opportunities is a top priority. However, access mapping shows that some areas still lack a park within a 10-minute walk. This Plan highlights areas where access is limited and explores opportunities to close those gaps ensuring all residents can benefit from nearby, high-quality outdoor spaces.

BENCHMARKING

Benchmarking is a valuable tool used by parks and recreation agencies to understand how their services, facilities, and investments compare to similar agencies. This analysis helps identify areas of strength, opportunities for improvement, and priorities for future investment.

To conduct this benchmarking analysis, Campbell's park and recreation system is compared to national and state-level data collected through the National Recreation and Park Association's (NRPA) Park Metrics database. Park Metrics compiles self-reported data from parks and recreation agencies across the country, providing standardized information on key performance indicators such as park land per capita, miles of trails, staffing levels, budget allocations, and facility provision.

In the Needs Assessment Summary developed during the planning process, Campbell was benchmarked against all reporting agencies nationwide, California-based agencies, agencies serving populations between 20,000 and 50,000, and agencies maintaining 10 to 25 park sites. Where available, the Needs Assessment Summary provided benchmarking tables to present median values for each peer group, along with Campbell's data. Quartile information from Park Metrics (25th and 75th percentiles) may also be referenced to show the range of variation across agencies. All data reflect the most recent complete year (2023).

The information on the next page summarizes the key takeaways from the benchmarking analysis included in the Needs Assessment Summary, showing how Campbell compares to cities with similar attributes. This comparison provides context for evaluating Campbell's current level of service and supports data-driven decision-making as the City plans for future park and facility improvements.



HOW DOES CAMPBELL COMPARE?

Comparisons to other park and recreation agencies can help jurisdictions identify best practices to serve the community. Benchmarking is just one tool in analyzing a parks and recreation system and does not account for the location or quality of facilities and amenities, two components that are also integral in assessing and addressing recreation needs. The National Recreation and Park Association (NRPA) collects data from municipalities and parks and recreation agencies across the country annually via their Park Metrics database. Park Metrics provides insights into “average” statistics in terms of park land provided per 1,000 residents, trail miles, full-time equivalents (FTEs), budget allocation, and much more.

Park Land Provided



Campbell provides 1.8 acres of City-owned or managed park land per 1,000 residents (based on the 2023 estimated population of 42,800).

This is **well below the median** of 9.6 acres for similar agencies.

Community Centers



Campbell has 1 community center (serving 41,700 residents), **below the peer median of 21,1170.**

Residents per Park



Campbell serves 2,780 residents per park, near the peer size city median of 2,125. This **aligns more closely with peers**, though park size is not accounted for.

Recreation Centers



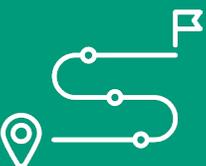
None currently designated in Campbell. Median is 21,554 residents per facility among similar agencies.

Senior Centers



Not a standalone facility in Campbell. Peer agencies provide 1 per 30,067 residents.

Trails Maintained

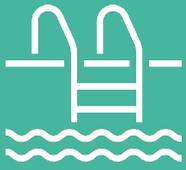


Campbell maintains 4.8 miles of trail, **below the peer median of 6.0 miles and national median of 16 miles.** Peer-leading agencies maintain up to 19.5 miles.

Teen Centers



Not provided in Campbell. Only 12% of agencies nationally provide one, but when they do, it's typically 1 per 27,447 residents.



Outdoor Pools

Provided at Campbell Community Center. Serves 41,700 residents; peer median is 23,000 yet **Campbell exceeds state and national average.**



Diamond Fields

Near State median but trailing far behind cities of similar populations and systems sizes as well as national median of 4,802 people per field.



Performance Amphitheaters

Campbell **outperforms peer cities and state and national medians** with 1 facility for 41,700 residents.



Rectangular Fields

Campbell is **on par with medians for peer cities and national agencies.**



Playgrounds

1 per 5,957 residents in Campbell. **Close to peer cities, state, and national median.**



Splashpads, Spraygrounds, or Spray Showers

Campbell's 1 per 13,900 residents **far exceeds medians for other agencies benchmarked.**



Inclusive Playgrounds

Campbell has 1 site, falling **below peer cities.** The peer median is 1 per 13,858 residents.



Dog Parks

1 dog park, which is slightly **below the peer median of 1 per 24,167 residents.**



Community Gardens

Campbell has 1 community garden; **peers provide 1 per 20,750 residents.**

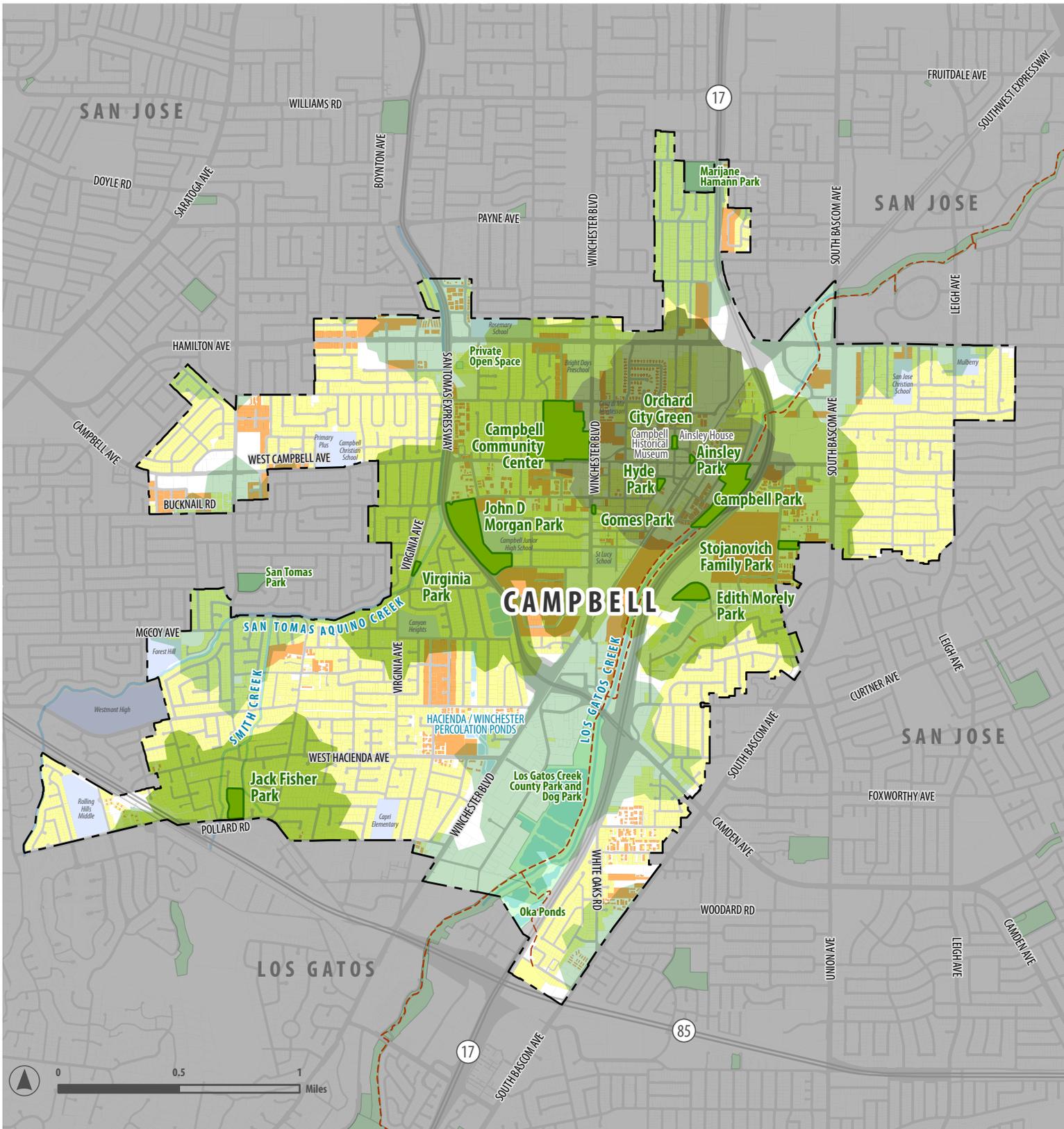


Walking Loops and Tracks

1 currently provided at the Campbell Community Center. **Far below the reported median among peers of 1 per 10,000 residents.**

Note: Park and recreation agencies choose to participate and upload their own data to the NRPA database. In this graphic "peer cities" means the median for agencies that serve populations between 20,000 and 50,000 and those that maintain between 10 to 25 park sites. Metrics reported by peer cities, statewide agencies, and national agencies are from 2023.

Figure 3-1: Access to Parks in Campbell





Park Facilities

- Campbell Parks
- Other Parks¹

Areas Within a 10-Minute Walk

- Within a 10-Minute Walk of City of Campbell Parks
- Within a 10-Minute Walk of City Special Use Facilities
- Within a 10-Minute Walk of Other Parks

Basemap Features

- Creeks
- Railroad
- Single Family Land Use
- Multifamily Land Use
- Schools
- Percolation Ponds

PARK ACCESS & EQUITY

An important way to measure the sufficiency of park land is based on the percentage of residents who have access to a park within walking or driving distance from home, highlighting whether the City offers the right number, types, and distribution of parks to serve nearby neighbors.

Park access needs were analyzed by assessing how far people must walk to reach a nearby park. Although the majority of online questionnaire respondents feel that there is adequate access to parks where they live in Campbell, access analysis shows that there are gaps in the provision of park land by the City.

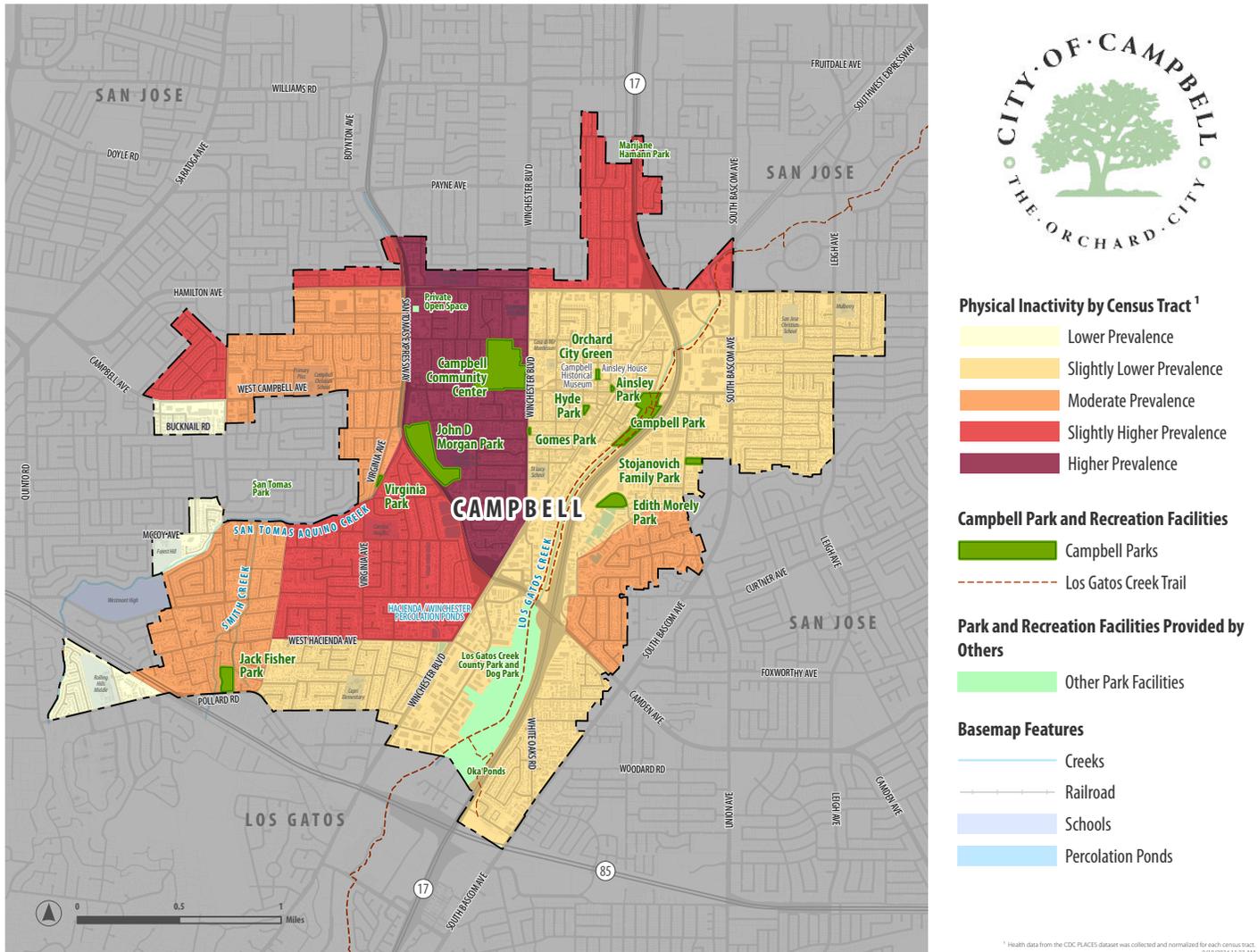
A 10-minute walk analysis of parks and special-use recreational facilities reveals service gaps in the northeast and northwest portions of the city (**Figure 3-1**), as well as through the southeast and southwest. Even with the inclusion of non-City park land from San José, Los Gatos, and the County, these service gaps remain. The deficiencies identified in this access analysis are further supported by NRPA data, which notes that 20,628 Campbell residents lack access to parks within a 10-minute walk of their homes.

The access analysis reveals significant deficiencies in the distribution of park land within the City of Campbell, highlighting a need for improvement in community recreational resources. To effectively address these gaps, the City may explore various strategies for park acquisition and consider forming partnerships with local recreation providers and agencies.

¹ This layer represents park facilities across multiple jurisdictions, including the City of Los Gatos Park Facilities, City of San Jose Park Facilities, Santa Clara County Parks, and designated Private Open Space areas.

Map Sources: City of Campbell GIS Repository, 2024; City of San Jose, 2024; City of Los Gatos, 2024; ESRI StreetMap Premium California, 2024; UrbanFootprint Base Canvas Land Uses, 2024. 9/19/2024 10:47 AM

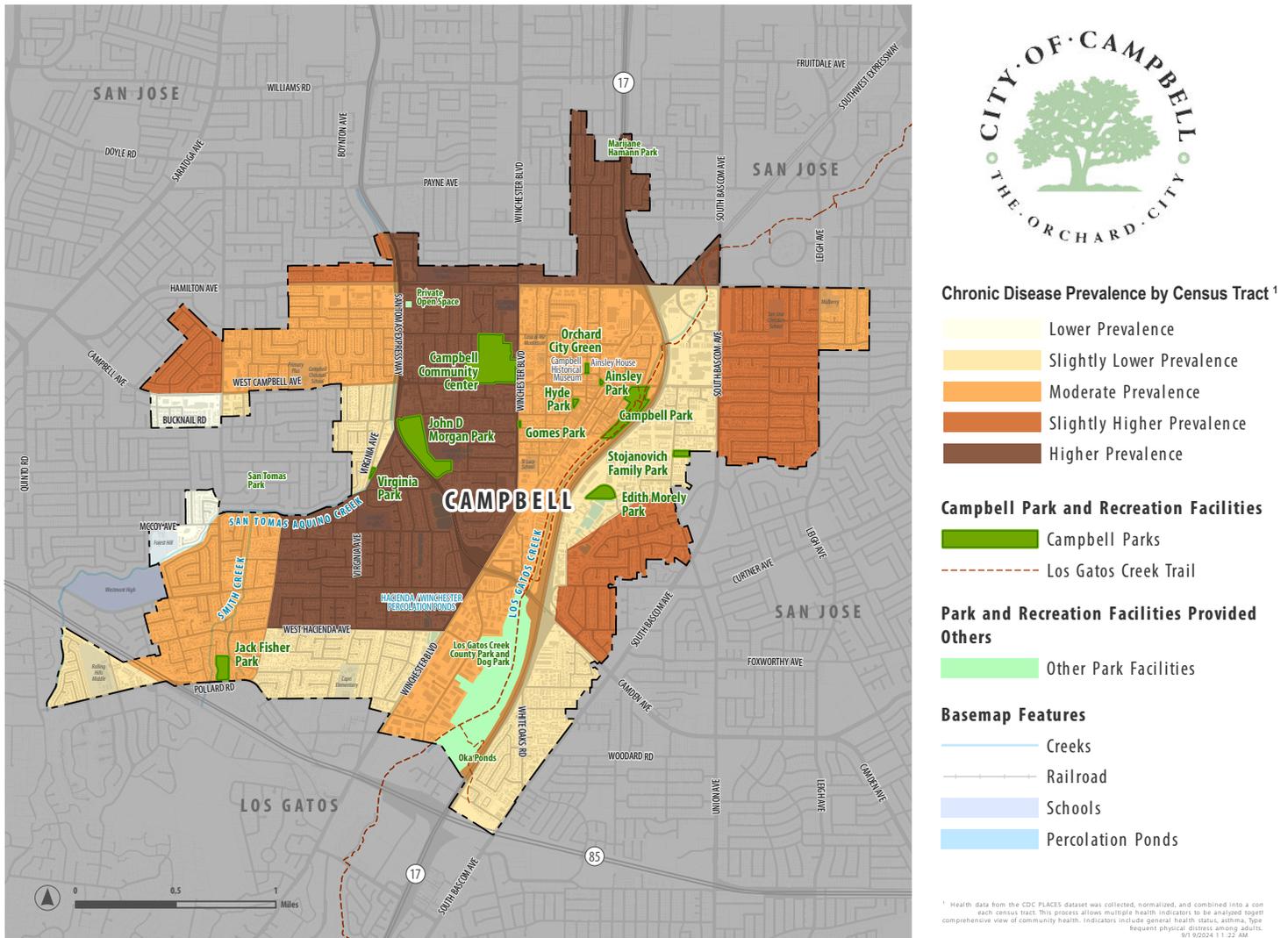
Figure 3-2: Health Equity, Levels of Physical Inactivity



To further examine who lacks access, this analysis was integrated with a Health Equity Assessment using CDC PLACES and local demographic data. This mapping effort identifies where park access is most limited for residents facing health challenges and social vulnerabilities. **Census tracts with higher rates of chronic illness, physical inactivity, and disability, particularly in northern, western, and eastern Campbell, often overlap with areas lacking walkable access to parks.**

These findings highlight the importance of linking future park investment with equity, public health, and accessibility priorities. A Health Equity Assessment using CDC data reveals that residents in Campbell’s northern, western, and eastern neighborhoods face greater health challenges—often in areas with limited park access. Addressing these disparities through targeted improvements can help foster a healthier, more inclusive community.

Figure 3-3: Health Equity, Chronic Disease Prevalence



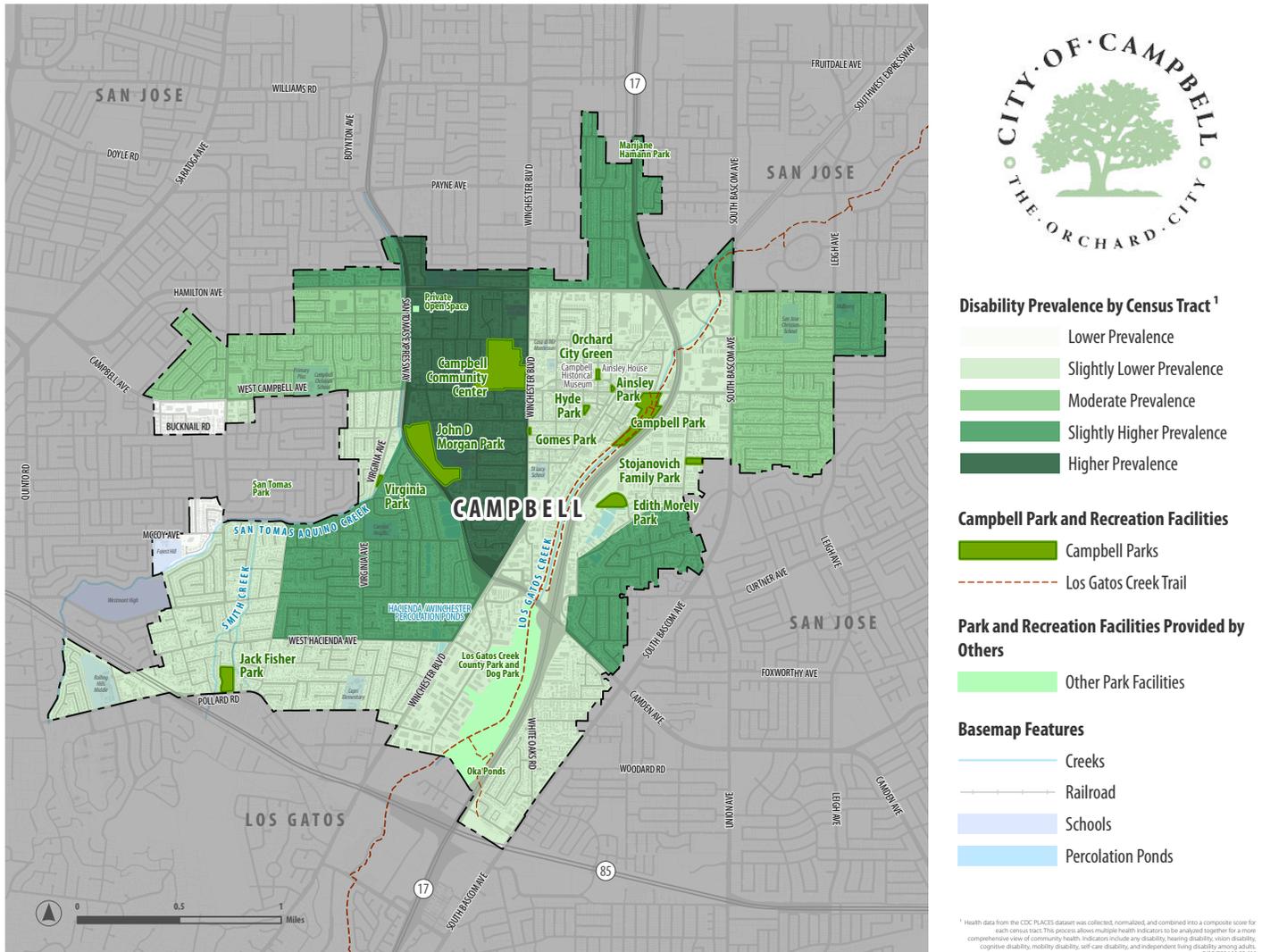
Physical Inactivity

Residents in west Campbell report the lowest activity levels, underscoring the need for trails, sports courts, and active recreation options (Figure 3-2).

Chronic Disease

Higher rates of asthma, diabetes, and poor general health highlight the need for nearby fitness amenities and wellness-focused programs (Figure 3-3).

Figure 3-4: Health Equity, Disability Prevalence



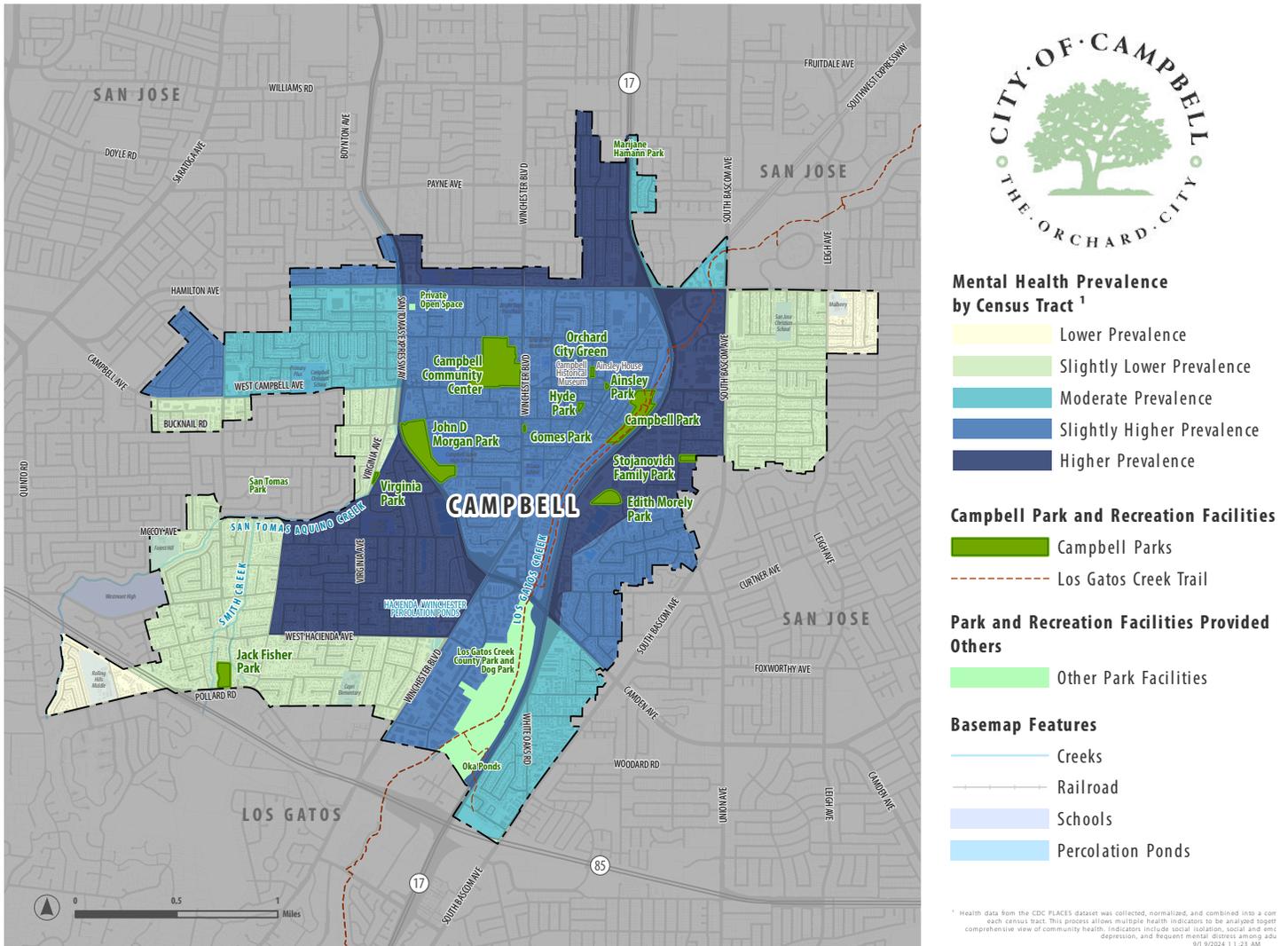
Disability Access

Higher disability rates in multiple areas call for inclusive park design with accessible paths, adaptive features, and sensory-friendly spaces (Figure 3-4).

Mental Health

Elevated levels of isolation and distress point to the value of parks as spaces for social connection, events, and support programs (Figure 3-5).

Figure 3-5: Health Equity, Mental Health Prevalence



Parks and recreation promote improved physical and mental health. This not only helps people feel better, but it also can help lower medical and insurance costs for those people taking advantage of those facilities and activities. **If the City could provide close-to-home access for all residents, NRPA estimates that collective health care expenses could be reduced by \$2.75 million.** Prioritizing health equity in parks and recreation planning can foster a healthier, more inclusive community for all residents.

NEEDS & OPPORTUNITIES

Based on community outreach and an assessment of the Campbell community, trends, market data, and level of service analysis and benchmarking, both system-wide and site-specific needs were identified in a Needs Assessment Summary. System needs encompass broader improvements to enhance the overall accessibility and function of the park network, while site-specific needs focus on targeted improvements tailored to individual locations.

SYSTEM NEEDS

Despite general satisfaction with park access among residents, the access analysis shows that not all Campbell residents live within a 10-minute walk of a park. These service gaps persist even when factoring in nearby parks owned by other jurisdictions. Given this, there is a clear need to expand walkable access, particularly in park-deficient neighborhoods, through land acquisition, joint-use agreements, and improvements at high-use existing parks.

Currently, Campbell provides 1.8 acres of park land per 1,000 residents, below the General Plan standard of 3 acres per 1,000. Including public recreation space and assets provided by others within the city raises this figure to 2.5 acres, but the shortfall remains. With the City expected to grow by nearly 13,000 people by 2034, the level of service is projected to decline further unless approximately 80 additional acres of park land are acquired.

To effectively address gaps in access and service, the City may explore various strategies for park acquisition and consider forming partnerships with local recreation providers and other public agencies. Potential partners include Santa Clara County, which could offer additional resources and support for park development, and the Campbell Union and Moreland School Districts, which could collaborate on shared facilities that benefit both students and the wider community.

Homeowners' associations may also play a crucial role in advocating for local park initiatives, while the Santa Clara Valley Water District could contribute by integrating green spaces within water management projects.

In the absence of viable land acquisition or partnership opportunities, the City could alternatively prioritize increased investment in existing parks that have a high usage rate and a variety of facilities. John D. Morgan Park, Campbell Community Center, and the Los Gatos Creek Trail are sites that fall into this category. This is particularly important as these parks serve a larger service area that extends beyond the typical 10-minute walking radius, making them essential for a diverse population that may rely on them for recreation and social interaction.

The Health Equity Assessment further underscores the need for targeted improvements. Areas with elevated rates of chronic disease, mental health challenges, disability, and physical inactivity—mainly in the northern, western, and eastern parts of Campbell—also tend to lack close-to-home park access. Improving parks and trails in these neighborhoods, adding inclusive and health-oriented features, and expanding programming could play a key role in reducing disparities and improving quality of life for all residents.



RECREATION FACILITY NEEDS

Campbell's recreation facilities support a wide variety of activities, from competitive sports to community gatherings. As these spaces age and community expectations and needs evolve, maintaining quality facilities and expanding access remain key opportunities for improvement.

ATHLETIC & SPORTS FACILITIES

Sports fields and courts are well-used but often face high demand, especially for practice time. Community members have noted the need for more flexible access to athletic spaces, and indoor courts at the Community Center experience limitations due to aging infrastructure and lack of climate control. Opportunities exist to leverage partnerships, improve indoor facility conditions, and better meet growing interest in sports programming.

OUTDOOR RECREATION FACILITIES

Outdoor amenities like playgrounds, picnic areas, and the skate park see consistent use, but many are reaching the end of their functional lifespan. The Condition Assessment shows outdoor assets have the highest number of elements in poor condition, particularly at high-use sites. Residents prioritize maintenance and renewal, with added interest in inclusive play equipment, more teen-friendly spaces, and destination features that support creative, challenging play.

MAJOR & SPECIALIZED FACILITIES

Campbell's signature recreation sites, such as the Campbell Community Center, are heavily used but face aging infrastructure and layout challenges. The Community Center lacks informal gathering areas, accessible design in some areas, and a central orientation to support events and daily use. Updates to interior spaces, the outdoor pool, and key circulation areas present opportunities to enhance the Center's role as a true community hub. Cultural and historic sites like the Ainsley House and Historical Museum also require ongoing investment to maintain functionality and support expanded programming.

TRAILS & NATURAL FEATURES

The Los Gatos Creek Trail remains the city's primary trail corridor and is valued for both recreation and mobility. Community feedback emphasizes the desire for expanded trail networks and stronger connections between parks, neighborhoods, and key destinations. Enhancing trails with natural landscaping, seating, and educational signage can promote stewardship and support diverse outdoor experiences.

PARK AMENITIES

Support amenities like lighting, seating, and shade directly affect the usability and comfort of parks. Community members have pointed to specific needs for shade structures over playgrounds and picnic areas, more lighting for safety, and improved restrooms and trash facilities. Several parks—including John D. Morgan, Edith Morley, and the Los Gatos Creek Dog Park—have amenities identified as outdated or in poor condition, offering clear opportunities for phased upgrades.

Resource Sharing & Partnerships

Across the country, parks and recreation agencies are increasingly turning to resource-sharing agreements and partnerships to maximize limited funding and staffing. These collaborations involve sharing facilities, programs, and operational responsibilities among public agencies, nonprofits, and private sector partners. Joint-use agreements with schools and other public entities are common, allowing communities to access recreational spaces beyond typical hours while sharing maintenance costs. Partnerships also bring in volunteers, specialized programming, and cross-promotional opportunities, helping to activate spaces and improve access, especially in underserved areas.

Planning for Climate Change

Agencies and the parks, trails, and open spaces they manage play a vital role in climate mitigation and adaptation. Parks and green spaces function as carbon sinks, absorbing CO₂ through trees, plants, and soil, while providing essential areas for green infrastructure. These natural spaces also help reduce the urban heat island effect.

As parks are critical to building climate-resilient communities, jurisdictions increasingly integrate climate resiliency into their operations, programs, and management practices. Although grant funding for these efforts can be variable, jurisdictions can strategically align their projects with available funding opportunities, such as state programs like California's Integrated Climate Adaptation and Resiliency Program, to support local, regional, and tribal adaptation planning. By doing so, they create healthier, more sustainable, and resilient communities despite limited resources.

Aquatics Facility Design Trends

Designing and updating aquatic facilities involves significant investment and operational costs. While the outdoor pool at the Campbell Community Center remains a popular community resource, its current design no longer meets modern standards or emerging aquatic trends. To ensure long-term viability, the City should consider these key trends when planning updates:

- » **Leisure and Recreation:** Most swim participation is for fun and play. Pools designed with warmer water, zero-depth entries, and interactive features attract a broad range of skill levels and users.
- » **Health and Fitness:** Water-based exercise and fitness programs are growing in popularity. Facilities should support aquatics fitness classes and lap swimming to meet this demand.
- » **Water Safety:** Learn-to-swim programs are essential for preventing drownings, especially among children. Safety features and accessible programming are critical priorities.
- » **Programming Diversity:** Offering a wide range of aquatic programs—from recreational to competitive—maximizes user participation and revenue potential.
- » **Maximized Revenues:** High facility use and diverse programming increase revenue. Features like party rooms and cabanas can provide additional income streams.
- » **Minimized Costs:** Design choices impact operational expenses. Avoiding costly features like wave pools or large 50-meter pools helps manage staffing and maintenance costs.
- » **Accessibility:** Compliance with ADA standards ensures accessible entrances, lifts, deck spaces, and other design elements, making facilities welcoming to all users.





Recreation Facility Design Trends

Designing recreation and community facilities today reflects evolving community needs and the high investment required for construction and operations. The City's Community Center aligns with many current trends seen in large-scale recreation facilities:

- » **Multipurpose Spaces:** Facilities combine recreation, health and wellness, youth development, community gatherings, arts, and skill-building opportunities all under one roof.
- » **Multi-Generational Design:** Centers offer flexible spaces for all ages and interests, enabling families to engage in different activities simultaneously.
- » **Inclusive and Accessible:** Design focuses on wide hallways, family restrooms, universal equipment, and inclusive programming to create welcoming spaces for everyone.
- » **Consolidated Operations:** Larger, flexible buildings accommodate changing recreation trends, improving staffing efficiency and reducing operational costs.
- » **Programmed and Drop-in Use:** Facilities balance scheduled programs with walk-in or drop-in options, featuring multipurpose rooms, kitchens, and tech-enabled meeting spaces that support rentals and diverse uses.
- » **Membership and Pricing Models:** Many centers include fitness components with memberships or packaged rates, often offering free or subsidized access for lower-income residents to ensure equity.
- » **Specialized Spaces:** Some include childcare, maker spaces, innovation labs, dance/music rooms, cafés, teen or senior areas—though these add complexity and cost.
- » **Indoor-Outdoor Connectivity:** Centers are designed alongside parks to support seamless indoor-outdoor programming, often with large doors opening to patios.
- » **Market-Driven Planning:** Facilities are tailored through market studies and business plans to align with community needs and generate revenue to offset operating costs.



RECREATION PROGRAMMING NEEDS

The City of Campbell offers a diverse mix of programs—ranging from arts and music to fitness, aquatics, and youth camps—through City-run initiatives and partnerships with other agencies. As participation trends evolve and community needs shift, ongoing engagement and responsive programming are essential to ensure continued relevance and value.

SPECIAL EVENTS & SOCIAL GATHERINGS

Community feedback highlights a strong desire for more special events and opportunities to gather. These events are seen as important for fostering community connection and celebrating Campbell's cultural diversity. There is room to grow the City's event offerings to better reflect Campbell's diversity and support inclusive, community-wide engagement.

ADULT FITNESS & WELLNESS

Campbell residents show above-average interest in health and wellness, especially adult fitness. Residents expressed a clear need for more adult fitness and wellness programs that promote healthy, active lifestyles. There is strong potential to expand programs like outdoor fitness classes, mind-body wellness, running clubs, and nutrition workshops to meet growing demand for proactive, healthy living.

ARTS & CULTURAL PROGRAMS

Visual and performing arts continue to be highly valued. Community input and market data point to opportunities to expand arts programming through new classes, workshops, performances, exhibitions, and creative youth activities that support lifelong learning and cultural expression.

OUTDOOR RECREATION

While some parks are well-used for outdoor activity, others lack diverse recreational opportunities. Community members express interest in more nature-based programs, with high potential for biking, hiking, climbing, and gardening activities across the park system.

ADAPTIVE & INCLUSIVE RECREATION

There is a growing recognition of the need for more inclusive programs for individuals with disabilities. The need for more inclusive programs for people with disabilities emerged as a key gap in recreation offerings. Enhancing adaptive offerings, accessibility, and inclusion services would help ensure all residents can fully participate in and benefit from the City's recreation programs.

MAINTENANCE & OPERATIONS NEEDS

The Parks Maintenance team plays a central role in keeping Campbell's park system welcoming, safe, and sustainable. In addition to maintaining parks, the team is also responsible for the upkeep of street trees, public facility grounds, and trail corridors across the city. This broad scope makes resource allocation and efficiency especially important.

Today, Campbell residents generally view park maintenance positively. However, community feedback highlights opportunities to improve the quality and security of restroom facilities, as well as enhance lighting and general upkeep in certain areas.

All sites included in the City's recreation network will require continued maintenance and repair and/or replacement as assets move through their lifecycles. As the City's park system continues to age, maintaining and replacing assets in a timely, cost-effective manner remains a key challenge. There is an opportunity to strengthen how the City tracks and communicates the condition of its assets, helping staff proactively address issues before they escalate. In addition, resource allocation for irrigation, maintenance, staff operational needs, and long-term environmental planning can help ensure a vibrant and sustainable park system while adapting to changing operational demands.

SITE-SPECIFIC NEEDS

Three of Campbell's most visited and vital recreation sites—the Campbell Community Center, John D. Morgan Park, and the Los Gatos Creek Trail—serve as both community hubs and key access points for vulnerable populations. Condition assessments reveal many of the City's aging assets are located at these sites and are in fair to poor condition, underscoring the need for targeted reinvestment.

CAMPBELL COMMUNITY CENTER

While heavily used and highly programmed, the Community Center faces major upgrade needs. The pool area requires safety, accessibility, and infrastructure improvements, including modern filtration systems and better changing facilities. The skate park needs resurfacing, updated features, and safer beginner areas. Users and staff also emphasized the need for clear wayfinding, improved entry signage, and a front-facing office near off-street parking.

JOHN D. MORGAN PARK

As one of Campbell's busiest parks, John D. Morgan requires playground renovations on the Rincon side (north side), including inclusive equipment and shade structures. Picnic areas throughout the park need repairs, and the addition of multipurpose event space—such as an open-air pavilion or improved restrooms—would support community events and larger gatherings.

LOS GATOS CREEK TRAIL

A key corridor for biking and walking, the trail has some of the most deteriorated assets in the system. Repairs and resurfacing are top priorities. User amenities—like benches, water fountains, bike racks, and wayfinding signs—would enhance comfort and safety. Small picnic areas and educational kiosks at access points could further activate the trail and promote environmental learning.



CHAPTER 4

SYSTEMWIDE RECOMMENDATIONS



This chapter defines and illustrates the systemwide recommendations that support Campbell's future park and recreation system and address community needs for parks, facilities, amenities, programs, and services.

4 SYSTEMWIDE RECOMMENDATIONS

Findings from the community-driven planning process helped identify a set of systemwide recommendations that will have a long-term impact on how the City of Campbell manages, develops, and enhances its parks, facilities, trails, programs, and recreation services. These recommendations respond directly to community priorities, staff insights, technical and mapping analyses, and best practices in parks and recreation planning.

Systemwide recommendations are broad in scope and address the overall structure and function of Campbell’s parks and recreation system. They provide strategies to guide decision-making, budgeting, and planning across the entire system. While some improvements can be implemented citywide, others set the stage for more localized action. The systemwide recommendations outlined in this chapter complement the site-specific recommendations presented in the next chapter, which identify physical improvements, upgrades, and enhancements at individual park sites.

Systemwide recommendations are organized into five categories. While each category targets a specific area of focus, many recommendations are interconnected and support broader citywide goals.

- » **Parks and Facilities:** Addresses the distribution, design, development, and user experience of parks and recreation facilities.
- » **Maintenance, Deferred Maintenance, and Operations:** Focuses on sustaining safe, clean, and functional spaces through preventive and routine care, repairs, staffing, and asset management.
- » **Recreation Programs, Activities, and Events:** Aims to strengthen the quality, accessibility, and diversity of recreation opportunities and community events .
- » **Resilience and Sustainability:** Promotes environmentally responsible practices, conservation efforts, and adaptation to climate change.
- » **Administration, Management, and Communication:** Enhances internal processes, community outreach, long-term planning, and external partnerships.

Recommendations are numbered for reference but are not listed in priority order. This chapter is intended to be used as a flexible roadmap that can evolve with community needs, funding availability, and implementation opportunities.

1. PARKS & FACILITIES

1.1 Address recreation needs in unserved areas. Campbell's Park and Recreation Needs Assessment included a park access and health equity assessment to evaluate park distribution across the city and assess needs for park land. A 10-minute walk analysis of parks and special-use recreation facilities reveals park gaps in the northeast and northwest portions of the City, as well as through the southeast and southwest. The City generally lacks the resources and land to immediately address these deficiencies but can implement several strategic solutions. Going forward, Campbell should:

- » Evaluate options to provide parks and recreation facilities in unserved gap areas, considering land acquisition opportunities first and partnerships second.
- » Meet with local school districts to discuss opportunities to ensure public access to school recreation facilities (through joint use agreements) or jointly develop recreation features on school properties within or adjacent to the gap boundary.
- » Explore opportunities with the Santa Clara Valley Water District (Valley Water) to increase recreation opportunities at percolation ponds. Potential facilities may include walking trails and wildlife viewing areas, developed with the understanding that the primary function of these sites is to maintain healthy groundwater facilities.
- » Invest in mobile recreation to bring staff-led recreation activities, programs, facilities, and equipment to unserved or park deficient areas. Activities should be rotated so that residents have access to and can explore a variety of recreation options.
- » Re-evaluate park land dedication requirements to ensure that sufficient land or in-lieu fees, at market rate, are collected to address park needs associated with new housing. Where new development is sufficient to warrant the development of a new park, prioritize land dedication of a public park (with a minimum size of 0.2 acres and frontage on a secondary street and accessible by sidewalks).

1.2 Diversify facilities and expand or integrate new recreation options. Through outreach and a technical analysis, the PRMP planning process identified a variety of recreation facilities to add to parks to respond to new trends and community priorities:

- » Incorporate unique play opportunities such as water play, nature play, and inclusive play areas where appropriate.
- » Provide challenge recreation facilities at Citywide Parks, such as rock climbing walls, obstacle courses, and other recreation facilities that would interest older teens and young adults.
- » Explore opportunities to locate an additional community garden to promote urban agriculture and gardening through programs, events, and activities.
- » Explore opportunities to include additional sports court options at major parks such as John D. Morgan or Campbell parks.

1.3 Enhance park identity, comfort, and character. Some Campbell parks, such as Citywide Parks and Special Use Sites, may better emphasize the City's history and provide distinct identity. This approach should be applied throughout the system, and can be combined with the following placemaking strategies:

- » Provide art, landscaping, and amenities that reflect site character and neighborhood needs.
- » Improve comfort amenities such as restrooms, drinking fountains, and seating.
- » Provide shaded gathering and recreation areas in parks, trails, and outdoor spaces using trees, shade "sails", or permanent shade structures.
- » Add interpretive signage or panels, native plantings, and pollinator gardens where appropriate.

1.4 Expand social gathering space. The planning process identified a community desire for more gathering places, where families, small groups, or large groups can congregate. In parks, activity hubs could be created by locating seating areas, shade, and other elements that encourage people to linger near places that attract daily activity. The creation or expansion of more formal community- or large-group event and gathering spaces should be explored, especially at larger, popular sites such as John D. Morgan or Campbell Park. The Campbell Community Center also provides an opportunity to add gathering spaces, to better serve as a hub for the community. When additional renovation or investment occurs, the City should add gathering areas in key buildings, particularly near entry or lobby areas.

1.5 Renovate and update recreation assets that are outdated, worn, or at the end of their useful life. When replacing assets, evaluate whether a new or different type of amenity would have more benefits than a like-for-like replacement.

- » As assets age or become defunct, replace systemwide with uniform and durable product. This applies to assets including trash cans, water fountains, signage, benches, etc.
- » Track sports court age and condition systemwide, replacing and resurfacing as needed.
- » Track play area surfacing (resilient matting and engineered wood fiber), age and condition systemwide, replacing and refilling as needed.
- » Make ADA accessibility improvements to provide inclusive and comfortable options for people of all abilities. Improvements may be implemented as individual projects and as part of other renovation projects.
- » Consider repurposing facilities, replacing old and worn equipment with different features, or adding a greater variety to the current inventory of facilities to better meet community needs.

1.6 Improve walking and biking opportunities throughout Campbell. Multi-modal trails and more connections to parks are a priority for the community. Cross-department collaboration is integral to successfully meeting community needs. While the upcoming Campbell Multimodal Transportation Plan will identify additional trail connections and segments, the City should consider the following when investing in walking and biking opportunities:

- » Prioritize trails that connect to key parks, facilities, and other community destinations such as schools or Downtown.
- » Explore the development of a new creekside trail corridor in Campbell to improve connectivity and active transportation across the community. Additional planning should determine the appropriate alignment, amenities, and creek buffer distance.
- » Make improvements to park access and entry points for pedestrians and bicyclists.
- » Explore internal circulation loops at sites that can then connect to external pedestrian or bike pathways.
- » Ensure that existing and new multi-use trail corridors include appropriate trailheads and rest stops to support trail safety, comfort, and use. Strategically locate seating, shade, interpretive signage, directional signage, and mileage markers along the trail. Facilities such as trail network maps, drinking fountains, restrooms, and parking should be provided at trailheads only.

1.7 Continue to make data-driven decisions on enhancing and renovating parks and facilities. The PRMP planning process identified a variety of recreation facilities to add to new parks and existing parks when renovating and replacing facilities. When sites are developed or renovated, additional information regarding public preferences, maintenance and operations requirements, potential partnerships, changing neighborhood demographics, and site characteristics should be considered to guide site development.

- » For new development and extensive renovations, create a park site master plan to guide design and development according to current best practices.
- » Avoid automatic one-for-one replacement of amenities and facilities at the end of their lifecycles. Consider public priorities, new trends, and evolving demographics near the site to determine whether and how best to renovate sites.
- » As opportunities for park and recreation facility development occur, include community engagement opportunities for residents and park users to provide input.
- » When developing or replacing major facilities (e.g., buildings and swimming pools), develop a financial feasibility study and/or operations pro forma to consider revenue-generation opportunities, cost recovery, maintenance and programming needs, and staffing impacts.

2. MAINTENANCE, DEFERRED MAINTENANCE, & OPERATIONS

2.1 Increase maintenance resources. Ensure that sufficient staffing, funding, specialized skill sets, and other resources are available to maintain both existing parks and any new parks or facilities that are added. Campbell needs to increase routine and preventative maintenance to avoid adding to the City's deferred maintenance issues. The development of new parks and facilities will increase resource needs for maintenance and janitorial care. Even if new parks are not developed, the City's population growth will increase the demand and use of existing parks. The increased amount of park visitation will increase maintenance needs.

- » Prioritize providing enhanced maintenance at the gathering area adjacent to the walking track at Campbell Community Center.
- » Prioritize providing enhanced restroom maintenance at highly visited parks, including John D. Morgan Park, Edith Morley Park, Jack Fischer Park, Stojanovich Park, and the outdoor restrooms at Campbell Community Center.

2.2 Develop and implement an asset management plan to effectively track and update asset conditions. Using a spreadsheet, software, or other program, create a list of all assets, their age, condition, location, and estimated life cycle. As part of this, identify benchmarks for acceptable cyclical maintenance standards and provide criteria to prioritize needs for renovation or replacement of assets. Include general cost estimates for facilities and amenities.

2.3 Schedule and fund periodic and ongoing repairs and maintenance improvements. Based on the asset management plan, schedule and fund repairs and improvements, paying attention to items such as sports court resurfacing, seal coating paved areas, and other features where disrepair may be less visible than non-functional play features.

2.4 Leverage volunteer and partner resources. The City should continue collaborating with schools, health providers, sports leagues, volunteers, adjacent jurisdictions, and other agencies to support park maintenance, repairs, and replacement.

- » Identify and coordinate outside partners that can help with specific capital projects, such as developing parks in unserved areas or restoring habitat along the Los Gatos Creek Trail.
- » Consider adopting a sponsorship program where local businesses or individuals can sponsor facilities, events, or programs in exchange for marketing and promotional exposure. Revenues from these sponsorships can be reinvested in park maintenance and asset management.
- » Support and coordinate student-led volunteer groups, particularly at sites with school adjacencies, where students can learn and apply resource management, environmental restoration, and climate resiliency skills.



3. RECREATION PROGRAMS, ACTIVITIES, & EVENTS

3.1 Diversify and expand programs, activities, and events to address new trends and needs.

Input received during the PRMP planning process showed the community enjoys existing events and there is a desire for more. The Recreation & Community Services Department should consider supporting additional programs to address community interests.

- » Provide sports sampling programs that encourage multi-sport play as an alternative to formal league play.
- » Provide arts and cultural programming, including programs, events and festivals associated with fine arts, music, educational arts, literary arts, and media arts.
- » Support fitness and wellness for all ages, such as outdoor fitness classes, mind-body programs, running and walking clubs, health and nutrition workshops, and fitness challenges and events.
- » Provide programs for older teens and young adults, such as social activities, skill-development, job connections, mental health support, and empowerment.
- » Provide nature programs to support a sustainable community such as environmental education, community gardens, and pollinator celebration, interpretive activities.

3.2 Expand aquatics programs when the pool is renovated. The Campbell Community Center Pool is the only programmed pool the City offers. Outside of general lap swim hours, programs include water exercise and aqua fitness classes, swim lessons, and lifeguard training. Renovation is necessary to keep the pool functional, and an expanded pool is recommended to support increased programs, events, and other aquatic activities. The types of programs desired will affect factors such as the size, length, and configuration of the pool; whether a shallow pool or end with zero-depth entry should be added; the configuration of the surrounding deck; the style of locker rooms; and the addition of new programs and revenue-generating options. Additional information about the recommended pool renovation can be found under the site-specific recommendations.

3.3 Provide more inclusive, diverse, recreation programs and services through new partnerships with agencies, volunteers, and non-profit organizations. Existing program providers offer partnership opportunities for the City. The City should consider partnering with groups to offer the following types of programs:

- » Expand enrichment programming and events, working with community groups to tailor these to the diverse interests and backgrounds of Campbell's residents.
- » Provide adaptive, inclusive, and therapeutic recreation programming.
- » Recruit volunteers to support park cleanups and adopt-a-park programs, sports coaching, recreation programs, and community events.
- » Continue building partnerships with community-based organizations that administer services to the elderly, youth, and other vulnerable special needs groups; create agreements for these providers to use public park facilities to meet the recreational and educational needs of vulnerable residents.

3.4 Improve programming promotion, tracking, and data-management. Track program participation, cost recovery, and customer satisfaction data by program service area and supplemental service area to track participation; measure the success of different types of programs; and evaluate programming needs. As part of this, conduct a periodic program review and analysis to help maintain program quality, responsiveness, and relevance. Create an annual summary of total participation by service area to determine which programs to expand or eliminate. Conduct a review of the recreation brochure, and evaluate existing programs and activities, as well as desired programs. Evaluate and expand ways to communicate programs, activities, and event offerings to the Campbell community, considering language and format barriers that may exist.

4. RESILIENCE & SUSTAINABILITY

4.1 Integrate features and practices to conserve resources. Costs and restrictions on energy and water resources will continue. The City should implement more efficient, cost-effective, and environmentally-friendly practices.

- » Use solar panels, smart irrigation systems, low-flow water fixtures, dual flush toilets, and motion sensor lighting in buildings where practical, and other energy and water conservation systems.
- » Replace grass with native plantings, except where the lawn supports sports and other recreation or leisure activities.

4.2 Support natural processes in Campbell's parks. Natural areas and processes work to enhance wildlife habitat, maintain water and air quality, support ecological function, and improve the environmental health of the city.

- » Add natural plantings and pollinator gardens, including native and low-water plantings where appropriate, for local habitat.
- » Increase bioretention areas in parks, creek corridors, and non-park sites. These should be generally located in areas that capture runoff from roofs, driveways, sidewalks, parking lots, and compacted lawns although exact locations should be determined through additional site-specific planning.
- » Proactively identify areas to develop green infrastructure throughout the Campbell park system. Consider placement of bioretention facilities, enhancing the urban tree canopy, supporting creek restoration, and placement of native vegetation.
- » Use native vegetation and wildlife-friendly elements for trails along creek corridors and parks in proximity to creeks.

4.3 Provide educational information, resources, and learning opportunities on sustainable and environmental practices. Integrate education materials through opportunities such as environmental interpretive signage and programming.

4.4 Identify and implement climate adaptation and mitigation actions. Create guidelines and lead or participate in future efforts to identify climate vulnerabilities of Campbell's park and recreation system including natural resources, sensitive habitats, park amenities and facilities, and other assets that will be impacted by climate hazards including vegetation pests and disease, wildfire (smoke exposure), drought, stream or river flooding, extreme heat, and severe weather. Use this information to identify adaptation and mitigation strategies intended to lessen the severity of climate impacts and increase the ability of system assets to withstand climate hazards.

Climate Resilience & the PRMP: Insights from the Climate Change Vulnerability Assessment

As part of the development of Campbell's first Climate Action and Adaptation Plan (CAAP), a Climate Change Vulnerability Assessment (CCVA) was prepared to evaluate the city's exposure and sensitivity to climate-related risks. Using the Silicon Valley 2.0 methodology, the assessment identified both populations and locations in Campbell that are vulnerable to climate change, as well as key community assets including public health and safety, buildings and property, transportation systems, and ecosystems.

The PRMP aligns with the CAAP's goals and must continue to evolve alongside it, ensuring that park planning and investment strategies support long-term climate resilience. Key findings from the CCVA relevant to the PRMP include:

- » **Extreme heat is expected to impact ecosystems across the city and pose heightened risks to climate-vulnerable populations,** including seniors, young children, disadvantaged individuals, and those with existing health conditions.
- » **Stream and river flooding poses a major risk along Los Gatos Creek, especially at Campbell Park,** affecting both ecosystems and critical infrastructure such as bridges (Creekside Way and San Tomas), residential streets, Highway 17, pedestrian pathways, and bikeways.
- » **Drought is projected to stress ecosystems** citywide.
- » **Air quality degradation,** driven by increased heat and wildfire smoke, will disproportionately affect climate-vulnerable groups.

These findings emphasize the importance of incorporating climate resilience into the planning, design, and management of Campbell's parks, trails, and open spaces—ensuring they serve as safe, adaptable, and inclusive community assets for years to come. While the full CAAP is anticipated to be completed following the PRMP process, it will likely include specific strategies and measures relevant to climate change mitigation and adaptation in parks, such as heat-resilient landscaping, green infrastructure, and equitable access to cooling and recreation resources.

5. ADMINISTRATION, MANAGEMENT, & COMMUNICATION

5.1 Enhance communications with people across the Campbell community. This could include actions such as:

- » Offer communication support in multiple languages to diverse groups; in the long term, continue to monitor needs to provide information, signage, and materials in different languages.
- » Improve the availability of information on the City's website about amenities, accessibility features, and programming.
- » Create new communication channels to encourage and address community feedback.
- » Make it easier to reserve parks and facilities as well as register for programs and classes via online programs suitable for computer, tablet, or phone use.

5.2 Strengthen relationships and partnerships with other recreation providers (e.g., school districts, nonprofits) to discuss potential joint use agreements and/or future collaborations. During the planning process, school sites were noted as an additional opportunity for expanding community access to a variety of recreation sites. The only joint use agreement the City currently has is with the Campbell Union School District at John D. Morgan Park. The City does not currently have additional Joint Use Agreements with the Campbell Union School District, or any Joint-Use Agreements with Moreland School District. A new agreement or coordination procedures between the two organizations should specify appropriate times for community use of District facilities to ensure consistency with School District safety and other policies.

5.3 Expand and diversify capital and operations funding. The City should evaluate development impact fees and other revenue sources to meet increased system demands due to growth. Maximize and leverage capital and operational funds through partnerships; pursuit of grants; and other funding opportunities. Other funding opportunities could include new fees or voter-approved funding measures to support new park, facility or trail development, park maintenance (operations), and deferred maintenance (capital) projects. Expanded staff capacity will be needed for grant writing, grant management, and solicitation of sponsorships and donations (including land donations).

5.4 Develop a fee philosophy and cost recovery goals for programs and rental facilities to reflect changing market conditions and the community's ability to pay. The City should regularly revisit and update these goals as new facilities are built, programming evolves, and community desire and ability to pay changes.

- 5.5 Update plans at regular intervals to better respond to community needs and measure success in implementation.** As a living document, the PRMP should be updated approximately every ten to fifteen years as projects are implemented and community needs evolve. To further focus staff efforts, create a strategic action plan every five years to redefine action items, roles, and responsibilities to achieve PRMP initiatives. Performance should be tracked as part of annual budgeting and work plans, with results communicated to elected leaders, committee members, and the general public.
- 5.6 Continue interdepartmental and advisory committee collaboration to maximize park benefits.** The City should continue to provide regular communication between departments, advisory committees, and elected leaders. These efforts are important to continue as many department initiatives and projects span service areas. Campbell also has many functional and focused plans implemented by various departments. Updates to these plans provide the Recreation & Community Services and Public Works departments an opportunity to share community needs, priorities, and current challenges and issues.
- 5.7 Embrace the best practices of the National Recreation and Park Association’s “Safe Routes to Parks” program.** Identify and advocate for policy changes to promote Safe Routes to Parks through amendments to design guidelines, street standards, zoning and subdivision standards, maintenance, and other policy opportunities. The Department should also advocate for integration of these practices into other City planning efforts including general, transportation, and neighborhood or area plans.



CHAPTER 5

SITE RECOMMENDATIONS



This chapter presents recommendations for existing and proposed parks and trails by classification to address park and recreation needs and reflect the system envisioned by the community.

5 SITE RECOMMENDATIONS

Campbell's park and recreation system includes unique assets and character with meaningful opportunity for recreation improvements that reflect the community's values and vision for the future. This chapter summarizes the recommended projects for each site in Campbell's park and recreation system, building off the needs, opportunities, and systemwide recommendations presented in previous chapters. The Capital Improvement Project (CIP) List identifies projects to create a well-balanced and community driven future for Campbell. Appendix D includes the complete list of site-specific recommendations for existing and proposed sites along with associated planning-level capital and maintenance costs by site.

OVERVIEW & ORGANIZATION

This chapter identifies recommended projects for each site in Campbell's park and recreation system. In addition to addressing existing sites, the recommendations also include proposed park "search areas," where the City should look to address park needs in underserved gap areas. It also presents several capital projects that are not tied to a specific site or may occur systemwide.

These recommendations build upon existing capital projects already identified by the City, ensuring alignment with ongoing priorities and funding strategies. They also incorporate findings from the 2024 Park Condition Assessment, which identified aging infrastructure and deteriorating amenities in need of reinvestment. Equally as important, these recommendations reflect strong community input that emphasized the importance of targeted, visible improvements to existing parks and facilities—prioritizing upgrades that enhance everyday experiences for residents across the system.

Throughout the planning process, community members prioritized taking care of what Campbell already has through investments in existing sites. In response to this, the **recommendations identify specific improvements needed at existing sites, including the replacement of facilities at their end of their lifecycles. Projects that add new parks or significant new facilities or amenities—that would increase annual maintenance costs—were carefully considered.**

Site-specific recommendations for existing and proposed parks are organized in three general categories that describe future improvements needed at Campbell sites.

- » **Renovation & Renewal:** These projects describe the repair, update, or replacement of worn or aging amenities, facilities, landscaping, or public spaces with similar features.
- » **Facility Additions or Enhancements:** These projects describe the addition of a new amenity or facility to an existing park, or the replacement of an existing facility with something that provides a new, different, or enhanced recreation use. These may add to the existing park system capacity to support increased use, or they may diversify park uses and experiences.
- » **Park Expansion & Development:** These projects include new park acquisition, partnership coordination or joint use agreements to add new recreation space, and/or recreation interventions and additions at new sites to support unserved gap areas.

SYSTEMWIDE CAPITAL IMPROVEMENT PROJECTS

Several systemwide capital improvement projects are recommended to enhance the overall quality, accessibility, and functionality of Campbell's park and recreation system. These projects address needs that span multiple sites and reflect community priorities identified through outreach, assessments, and staff input.

RENOVATION & RENEWAL

- » **ADA Self-Evaluation Transition Plan (SETP) Improvements:** As identified in the City's SETP, make improvements to remove physical and programmatic barriers across city-owned sites, helping to create a more inclusive environment for users. Improvements may include ADA compliant paths of travel, restrooms, and recreation facilities

PARK EXPANSION & DEVELOPMENT

- » **San Tomas Aquino Creek Trail:** Acquire, design, and construct an off-street path of travel between Westmont Avenue (in San José) and Virginia Avenue (in Campbell). The San Tomas Creek Trail represents an important opportunity to expand Campbell's active transportation and recreation network.
- » **Land Acquisition or Partnerships in Unserved Gap Areas:** Explore options to acquire and develop new park land in the four unserved gap areas. Where land is not currently available, explore options to develop new facilities on partner sites in Northeast, Northwest, Southwest, and Southeast Campbell to support recreation needs in unserved gap areas. These sites should include recreation features to meet neighborhood needs, such as accessible paths, play areas, seating, and gathering areas.

AINSLEY HOUSE

The Ainsley House is one of Campbell's most treasured historic landmarks, offering a direct connection to the City's early 20th-century heritage. Originally the home of local canning pioneer John Colpitts Ainsley, the house now serves as a public museum and venue for private rentals, weddings, and seasonal events. Its architecture and gardens make it both a cultural asset and a picturesque setting for community gatherings. Continued preservation and strategic investment will help ensure the house remains accessible and relevant for future generations.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Assess Roof and Foundation:** Assess current drainage issues with the roof, including an inspection of the roof and foundation to determine future work and repairs needed.
- » **Garden Patio Improvements:** Renovate grass turf to create an accessible patio space for year-round event opportunities.



CAMPBELL HISTORICAL MUSEUM

Located in the City's historic firehouse, the Campbell Historical Museum plays a key role in preserving and interpreting the community's local history. Through rotating exhibits, programs, and educational offerings, it provides an accessible introduction to Campbell's past. Limited space, especially for collections storage, has constrained its ability to house and display the full range of artifacts. Future improvements could enhance both exhibit space and behind-the-scenes capacity to better serve visitors and researchers alike.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Museum Warehouse Storage:** Renovate the Warehouse to eliminate rodent, pest, and insect access, and ensure proper storage of Museum collection items in a temperature-controlled space.



ORCHARD CITY GREEN

Orchard City Green is a centrally located and highly active civic space, nestled between the Campbell Library, Ainsley House, and City Hall, and within close proximity to downtown. Its prime location makes it a natural gathering place for outdoor concerts, festivals, and public celebrations. As a flexible green space, it plays a key role in the City's cultural life and civic identity.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Replace Drinking Fountain:** Replace (1) drinking fountain with accessible product.

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Provide Bike Racks:** Provide bike rack stations at (2) major entry points.
- » **Provide Pet Waste Stations:** Provide pet waste stations at (2) major entry points.
- » **Add Bollards for Safety Improvements:** Add safety bollards along Orchard Green for safety and security during festivals and special events.





CAMPBELL COMMUNITY CENTER

The Campbell Community Center is a civic and recreational hub serving the entire community. Spanning an expansive campus, it includes a variety of specialized facilities such as an outdoor pool, skate park, and the historic Heritage Theatre, as well as indoor spaces that support classes, events, and City offices. While the site offers diverse amenities, its functionality is limited by its aging design and infrastructure—the campus originally operated as a school from the early 1900s until its closure in 1980. Many of the buildings and systems are now outdated, creating challenges for accessibility, efficiency, and modern programming needs. Despite these limitations, the Community Center remains a highly valued asset and gathering place for residents of all ages. The recent replacement of Building M's roof, which addressed issues such as leaks, dry rot, and deteriorated skylight framing, demonstrates the City's ongoing efforts to address critical infrastructure needs within the existing budget. However, this targeted repair also highlights the broader need for significant investment to modernize the entire campus. Significant investment will be required to upgrade and preserve the campus, but these improvements are essential to ensure the site remains safe, welcoming, and functional well in to the future.



OUTDOOR RECREATION FACILITIES RECOMMENDATIONS

RENOVATION & RENEWAL

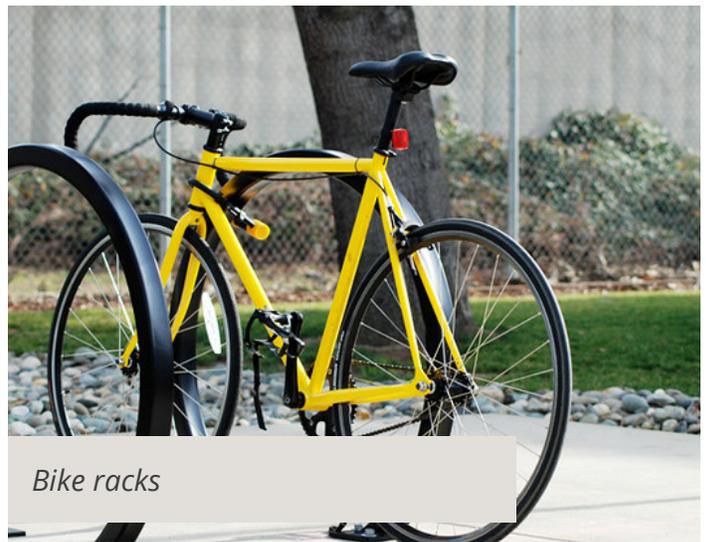
- » **Renovate Skate Park:** Design and implement improvements to the Campbell Community Center skate park. Provide permanent (fixed/ mounted) features, surface resurfacing, and modernized layout including skate runs for a variety of skills.
- » **Repave Hard-Surface Trail:** Correct changes in grade along pathway from south entry (Campbell Avenue) to north entry (Latimer Avenue), allowing for continuous, accessible route through outdoor recreation facilities.
- » **Update Picnic Areas:** Replace (3) picnic areas in poorest condition per the Condition Assessment and select a unifying product for future replacement of all tables.
- » **Replace Stadium Bleachers:** Replace existing stadium bleachers with integrated accessible bleachers. Consider alternate use of bleacher space—expanding Exercise Equipment area, etc.—if bleachers are no longer needed.

FACILITY ADDITIONS OR ENHANCEMENTS

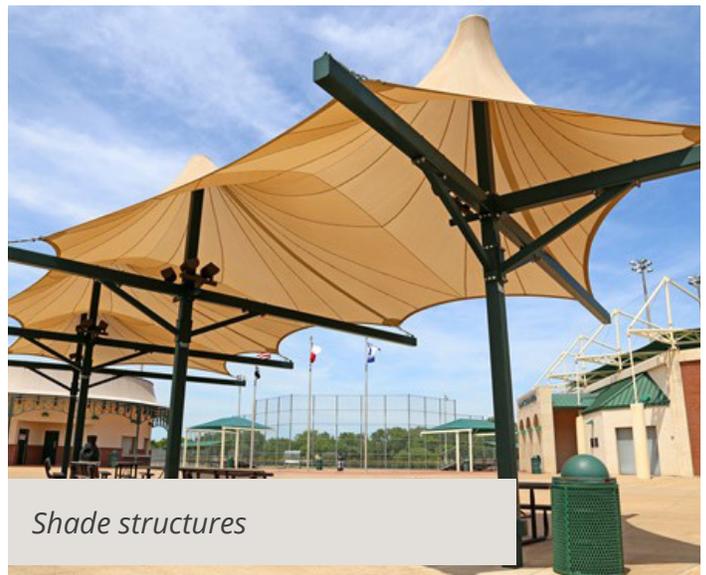
- » **Convert South Irrigated Lawn:** Incorporate native planting on the south lawn (where it is not used for recreation or sports) to soften the edge of campus, create identity, and reduce water use.
- » **Provide Bike Racks:** Provide bike rack stations at (3) major entry points.
- » **Provide Pet Waste Stations:** Provide pet waste stations at (3) major entry points.
- » **Incorporate Shade Near Soccer Fields:** Add a shade system at the north soccer fields for user comfort. Shade systems may include several temporary or one permanent shade structure(s) at the field perimeter for game and practice viewing. Planting of additional trees near the perimeter can also be an option for additional shade.



Group picnic area



Bike racks



Shade structures

CAMPBELL COMMUNITY CENTER

COMMUNITY CENTER BUILDINGS & POOL RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Replace Pool and Pool Facilities:** Based on preferred alternative from the 2017 CCC Pool Aquatic Facility Audit, replace and expand/enhance the pool, deck, locker rooms, lifeguard office, and pool support amenities as identified in the approved pool design concept per the CCC Building Master Plan recommendation, below. Pool replacement is inclusive of structure/finish; perimeter overflow system; main drains; inlets; ingress/egress; deck and depth markings; piping/pump; flow meter; filtration system; surge tank; chemical treatment and UV system.
- » **Improve Signage:** Enhance signage for campus wayfinding.
- » **Renovate E Wing and Relocate Adult Center:** Renovate the E wing so that the entrance is visible and accessible from the east parking lot. Design an entrance that faces the east parking lot and make interior improvements.
- » **Replace HVAC Controls:** Replace outdated Alerton HVAC system controls with Honeywell HVAC controls to allow more efficient and effective heating and cooling within the spaces, reducing energy use and increasing utility cost savings.
- » **Upgrade Restrooms:** Update selected restrooms throughout the Community Center.



FACILITY ADDITIONS OR ENHANCEMENTS

» **Create a CCC Building Master Plan:** Before replacing the pool and associated facilities, create a new comprehensive CCC Master Plan and Operations Pro Forma to plan and coordinate renovations to the pool and surrounding buildings. The new design should consider: 1) remodeling the pool, pool changing room, and building north of the pool; 2) expanding the campus/building entry; 3) expanding the Auxiliary Gymnasium into underutilized equipment rooms to expand court space and seating; and 4) any associated outdoor improvements needed if the building entry/lobby is relocated (including drop-off zones, accessible parking, etc.). Include options for a front-facing building with a lobby, reception desk, administrative offices, restrooms, and entry point to the pool from the west parking lot. As part of the design process, identify other needs for the entry building, such as storage, social gathering space (e.g., lobby seating, art, etc.), an improved lifeguard/first aid room, a reservable party room with pool access, improved and better located pool and facility locker rooms with family changing rooms, etc. The study should incorporate community engagement, include design visualization, and identify capital costs, maintenance and operations costs, and programming/staffing impacts. Project should be phased to reduce costs.

- » **Enhance and Improve Auxiliary Gym, Dance Studio, and Spin/Cycling Room:** Depending on the preferred concept and phasing identified in the CCC Building Master Plan, prepare construction and CEQA documentation and begin building renovations in the auxiliary gym, dance studio, and fitness area in the spin/cycling room. (This ideally will be sequenced with pool replacement.)
- » **Enhance and Expand CCC Building Entry:** Depending on the preferred concept and phasing identified in the CCC Building Master Plan, prepare construction and CEQA documentation for possible expansion of CCC Building Entry, including new lobby, and support spaces. (This ideally will be sequenced with pool replacement.)



JOHN D. MORGAN PARK

John D. Morgan Park is one of Campbell's most active and well-loved parks, drawing residents for its playgrounds, open spaces, sports fields, and frequent social gatherings. Adjacent to the Campbell School of Innovation, it also serves as an important recreational resource for nearby students and families. However, among all parks in the system, John D. Morgan has the highest concentration of amenities and facilities rated in fair or poor condition. That assessment, combined with the site's heavy use highlights the urgent need for reinvestment here to ensure John D. Morgan Park remains safe, accessible, and welcoming. Improvements at this key site present a significant opportunity to enhance a central community space in Campbell.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Design and Renovate Northern Playground (Rincon Playground):** Improve playground for safety standards and accessibility through complete play area renovation. Incorporate unique play features for site identity. Provide additional shade. Replace playground surfacing with engineered wood fiber (EWF) or poured-in-place resilient matting (PIP).
- » **Update Picnic Areas:** Replace (11) picnic areas (which include 39 individual tables) in poorest condition per the Condition Assessment and select unifying product for future replacement.



- » **Repair and Replace Failing Lawn Irrigation for Efficiency:** Locate irrigation lines in poor condition and repair/replace as needed.
- » **Reduce Irrigated Lawn:** Replace portion of irrigated lawn with sustainable planting. Consider incorporating water-wise plantings along pathway between north and south playgrounds.
- » **Park Building:** Address necessary renovations, identified in the Facility Conditions Assessment, to the concessions/storage/restrooms building at the north side.
- » **Parking Lot Improvements:** Resurface and re-stripe all (3) parking lots. This project is underway and improvements to one parking lot have already been completed.
- » **Improve (2) Central Baseball Fields:** Enhance maintenance of (2) skinned infields to remove vegetation. Replace backstops in poor condition. Consider partnership with Campbell School of Innovation.
- » **Renovate and Expand Volleyball Courts:** Enhance and expand existing volleyball courts by removing existing horseshoe pits to accommodate 1 additional court. Include structural shade system for user comfort. Consider partnership with Campbell School of Innovation for design and/or renovation funding.
- » **Restroom Improvements (Budd):** Replace the current restroom buildings on the Budd Avenue side with increased capacity and accessible accommodations.



Accessible play features



Accessible play surfacing

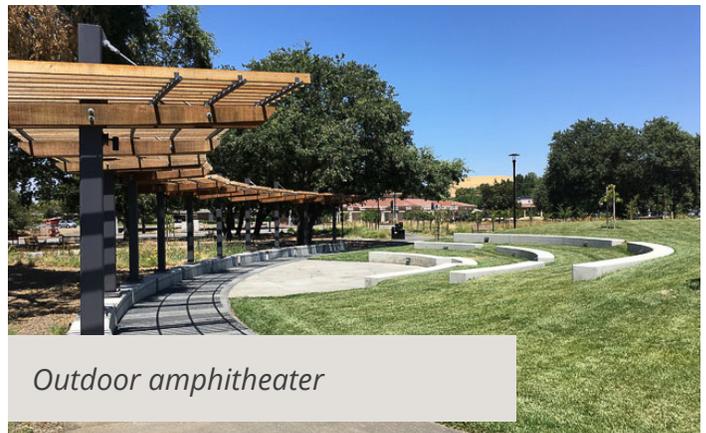
JOHN D. MORGAN PARK

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Plan and Develop a Multipurpose Event Space:** Assess locations, or prepare a master plan, for multi-use event space. Consider potential locations at the north (replacing existing 'amphitheater'), center (replacing the existing 'crater'), and south (creating better connection to recently renovated southern playground).
- » **Provide Bike Racks:** Provide bike rack stations at (2) major entry points.
- » **Provide Pet Waste Stations:** Provide pet waste stations at (2) major entry points.



Outdoor stage



Outdoor amphitheater



Outdoor amphitheater



CAMPBELL PARK

Campbell Park is a heavily used citywide park and a key trailhead for the Los Gatos Creek Trail. Its recent playground renovation has revitalized part of the park, providing an engaging space for children and families. Despite these upgrades the park continues to experience high levels of use, placing pressure on its other amenities and infrastructure. Ongoing investment is needed to maintain the park's overall quality and support the growing number of visitors it serves.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Improve Basketball Courts:** Resurface basketball courts to address cracking and replace basketball nets.
- » **Replace Swingset Nearest Basketball Court:** Replace (1) swingset structure and consider including accessible swing component and replacing surfacing with EWF or PIP.
- » **Replace Monument Park Sign:** Replace (1) existing Campbell Park sign, leading to Los Gatos Creek Trail, with more prominent monument park sign for wayfinding.



- » **Repair and Replace Fitness Equipment Along Fitness Circuit:** Replace the (1) fitness equipment station in poorest condition, per the Condition Assessment.
- » **Enhance Picnic Area Adjacent to Basketball Courts:** Replace (3) picnic tables and improve surfacing. Consider replacing picnic tables with product used at new playground, for site consistency. Consider expanding area footprint with hard surface paving, or decomposed granite, to remove irrigated lawn.

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Provide Signage for Connection to Los Gatos Creek Trail:** Locate signage at (2) major entry points to highlight connection from Campbell Park to Los Gatos Creek Trail.
- » **Provide Additional Bike Rack:** Provide (1) additional bike rack station at connection to Los Gatos Creek Trail.
- » **Provide Pet Waste Stations:** Provide pet waste stations at (2) major entry points.



Outdoor fitness equipment



Trail signage

LOS GATOS CREEK COUNTY DOG PARK

The Los Gatos Creek County Dog Park, located within the larger Los Gatos Creek County Park. While the County owns and manages the broader park Campbell assisted with the capital needed to develop the dog park due to its proximity to Campbell. Though popular with community members, the site lacks sufficient shade and seating, limiting user comfort especially during warmer months.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Dog Park Renovation:** Renovate dog park, in collaboration with Santa Clara County Parks, to replace existing surfacing and fencing. Evaluate shade structure, seating areas, and drinking fountains for replacement.





EDITH MORLEY PARK

Edith Morley Park offers a unique blend of natural habitat and passive recreation, with trails, native plantings, and interpretive signage that highlight the area's ecological features. It serves as an important space for environmental education, relaxation, and nature observation. While currently less programmed than other parks, future nearby housing development is likely to increase usage and community demand.



RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Restore Natural Areas:** Support natural processes of natural areas to restore function and improve planting health. Enhance areas with additional plantings that improve air quality and support biodiversity.
- » **Provide Interpretive Signage for Natural Areas:** Include clear, accessible interpretive signage for environmental education at (3) natural planting areas.
- » **Replace Damaged Game Table:** Replace damaged game table at central picnic area.
- » **Improve Central Picnic Area:** Replace (3) picnic tables with durable product (non-wood), consider providing (2) BBQ areas for visitor use, and improve entries to picnic area for accessibility. Resurface picnic area with concrete pervious surfacing for accessibility while supporting natural processes.
- » **Replace Trash Cans:** Replace failing wood trash cans with uniform and durable product.

FACILITY ADDITIONS OR ENHANCEMENTS

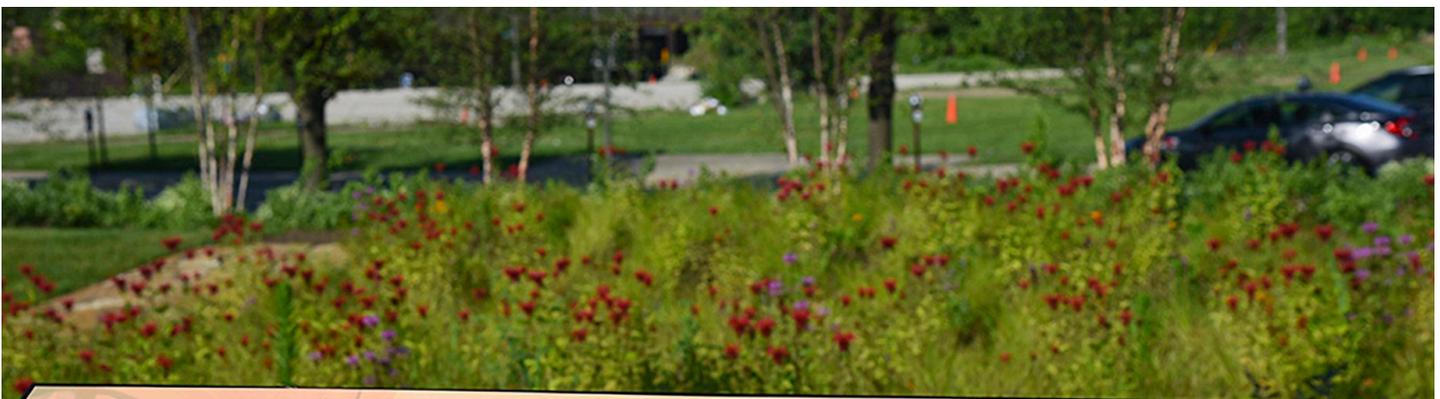
- » **Provide Active Play:** Consider adding new nature-play elements adjacent to enhanced, central picnic area. Play area may extend into irrigated lawn, reducing water use.
- » **Provide Bike Racks:** Provide bike rack stations at (2) major entry points.



Native planting area



Native garden with public paths



BUTTERFLY GARDEN

select of gardens will provide habitat for many species. You can create a suitable habitat for butterflies by selecting the appropriate flowering plants. Very diversity habitat can be a fun and exciting.

STAGE 1 - EGG

- An adult female butterfly lays about 10 to 100 eggs on the leaf of a host plant, which eventually becomes food for the hatching caterpillars.
- The eggs vary in shape and texture and are little larger than a pinhead.

STAGE 2 - CATERPILLAR

- Caterpillars, or larvae, enter the feeding and growth stage of life as they prepare for metamorphosis.
- In a few weeks, caterpillars often eat up to 200 times their own body weight and grow to nearly 1,000 times their original size.
- To accommodate their rapid growth, caterpillars shed their skin 5 or 6 times.
- As the defoliation mechanism, caterpillars use special proteins to include poisons, spines, camouflage, bitter chemicals, and a secret gland called a comestorium.

STAGE 3 - CHRYSALIS

- Once fully grown, a caterpillar finds a safe place to hang upside down before molting into a harder-shelled chrysalis, also called a pupa.
- Inside the chrysalis, the tissues of the caterpillar's body disintegrate. They reform new tissues, limbs, and organs for an adult butterfly body.
- Although immobile during the chrysalis stage, butterflies have the ability to wiggle and even move as a defense mechanism to brighten off potential predators.

STAGE 4 - ADULT BUTTERFLY

- When adult butterflies emerge, they pump blood from their bodies into their wings before they can take flight.
- Butterfly wings are covered in thousands of tiny scales. These scales and in the flow of air along the wings during flight and also help absorb heat.
- The primary purpose of the adult stage is to find a mate and reproduce.
- Some adult butterflies migrate to avoid cold weather. Long-distance migration can take over three generations of butterflies to complete.

HOST & NECTAR PLANTS

Providing a combination of host and nectar plants for both larvae and adults will increase butterfly numbers and variety.

HOST PLANTS are the nurseries of the garden. Caterpillars are picky eaters and rely on these host plants, such as milkweed or asters, for growth and development.

- Purple coneflower (*Echinacea purpurea*)
- New England aster (*Aster novae-angliae*)
- Butterfly milkweed (*Asclepias tuberosa*)
- Red milkweed (*Asclepias incarnata*)
- Black-eyed susan (*Rudbeckia fulgida*)
- Bergamot (*Monarda filicularis*)
- Ironweed (*Vernonia fasciculata*)
- Blasting star (*Liatris asperata*)

NECTAR PLANTS invite adult butterflies to stop and feed. Butterflies have poor eyesight, so it's easier for them to notice large groupings of colors and shapes such as clusters of flat or aster.

CREATE YOUR OWN BUTTERFLY GARDEN

- Choose a garden site that is protected from high winds and receives at least 6 hours of full sun per day.
- Plant a diverse range of host and nectar plants, to provide both food and cover.
- Select plants with season-long blooms that vary in color, structure, and height.
- Include water puddles with sand or mud. Butterflies will congregate to drink the mineral-rich water.
- Provide rocks or other landing spaces in open sunny areas for the butterflies to bask and absorb heat.

Butterfly bush

Interpretive signage for gardens and plantings

JACK FISCHER PARK

Jack Fischer Park is a neighborhood park known for its playground and interactive water play feature, making it especially popular with young children and caregivers. The park also offers shaded picnic areas, open lawn, and a loop path that supports casual recreation. While generally in good condition, ongoing maintenance and thoughtful upgrades will help ensure it continues to meet the needs of the growing number of families who frequent the site.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Convert Northwest Irrigated Lawn Area:** Consider replacing portion of northwest lawn with water-wise shrubs to create visual buffer between the site and adjacent residents.
- » **Enhance Natural Areas:** Replace portion of irrigated lawn with native plantings, building on existing natural area at the southern edge of the site. Consider incorporating water-wise plantings along trail leading to cardinal directions element, for experiential environmental interpretation. Provide enhanced maintenance to support natural processes of natural areas. Enhance area with additional plantings that improve air quality and support biodiversity.

- » **Provide Interpretive Signage for Natural Areas:** Include clear, accessible interpretive signage for environmental education at (2) natural planting areas.
- » **Repair Water Play Feature (Fountain) at Playground**
- » **Renovate Splash Pad/Spray Ground:** Resurface and incorporate unique elements for site identity.
- » **Update Picnic Areas:** Replace (2) picnic areas (which include 4 individual picnic tables) and improve surfacing for accessibility. Consider adding additional picnic tables to expand capacity.
- » **Revitalize Public Art:** Update public art and interpretive signage at restroom building.

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Provide Bike Racks:** Provide bike rack stations at (2) major entry points.
- » **Provide Pet Waste Stations:** Provide pet waste stations at (2) major entry points.



STOJANOVICH FAMILY PARK

Stojanovich Family Park is a small, thoughtfully designed neighborhood park that reflects Campbell's agricultural heritage through artistic elements and thematic play features. It also includes a playground, picnic spaces, and native landscape design that makes it a comfortable gathering spot.



RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Replace Interpretive Signage:** Replace (5) interpretive signs celebrating Campbell history for clarity and user experience.
- » **Renovate Existing Playground:** Replace playground for safety standards and accessibility through complete renovation. Continue to incorporate unique play features for site identity celebrating Campbell History. Replace failing PIP surfacing and refill EWF. Update standalone elements for safety and accessibility.
- » **Replace Swing Set:** Replace the non-functional swing set with a new swing set.
- » **Update Picnic Areas:** Replace (3) picnic areas in poorest condition, per the 2024 Condition Assessment, and select unifying product for future replacement.

VIRGINIA PARK

Virginia Park is a small neighborhood park that offers playground equipment, natural grass turf, and space for informal play and relaxation. It provides essential green space in a residential area and supports day-to-day recreational use by nearby residents. While smaller in scale, its role as a local gathering space makes it important to the community.

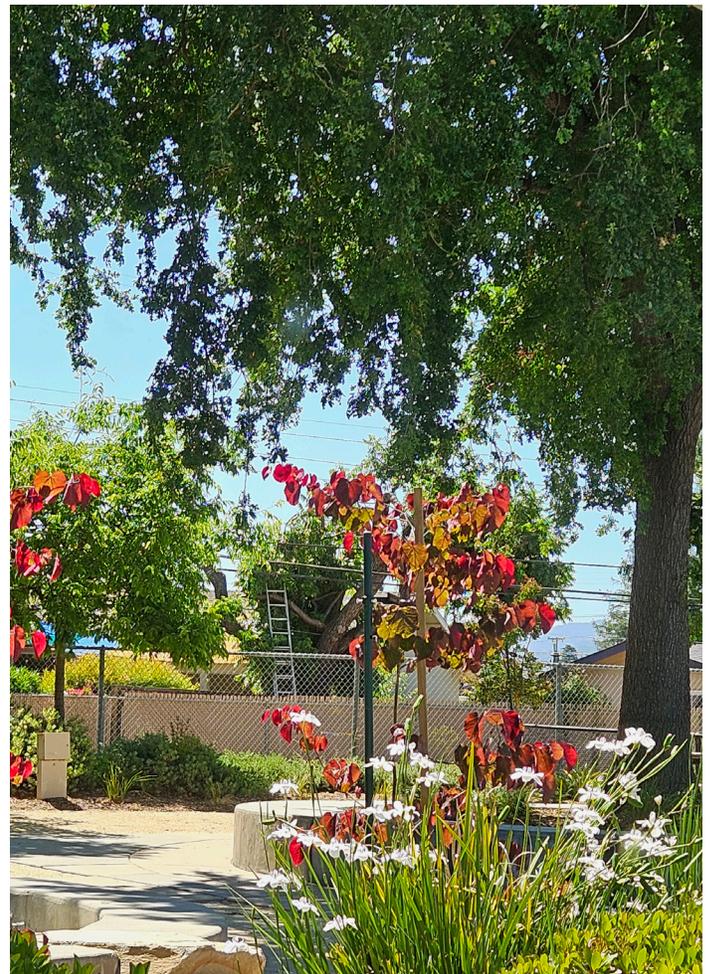
RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Landscape Improvements:** Renovate landscaped areas throughout the park. Enhance area with additional plantings that improve air quality and support biodiversity.

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Provide Bike Rack:** Provide (1) bike rack station at major entry point.
- » **Provide Pet Waste Station:** Provide (1) pet waste station at major entry point.



AINSLEY PARK

Ainsley Park is a small, mostly paved plaza park located near downtown Campbell. Its design includes public art and seating, offering a pleasant spot for visitors to pause and relax. While it lacks traditional park features like play equipment, its urban location makes it a valuable open space for casual use in a walkable area.

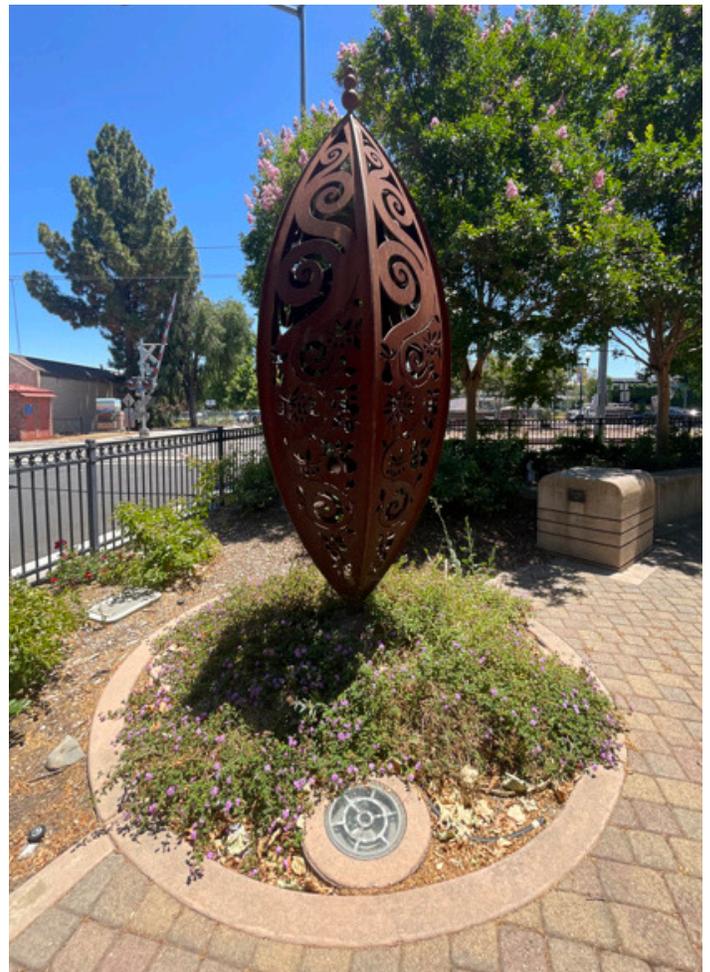
RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Replace Drinking Fountain:** Provide (1) ADA accessible drinking fountain.

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Provide Pet Waste Station:** Provide (1) pet waste station at major entry point.



GOMES PARK

Gomes Park is the smallest park in Campbell's system, located on the east side of Winchester Boulevard just a few blocks south of Campbell Avenue. This tiny pocket park offers two benches and a historical marking noting the Juan Bautista de Anza Party crossing, providing a simple yet valuable resting spot for pedestrians traveling along the busy Winchester Boulevard corridor.

RECOMMENDATIONS

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Add Public Art for Historical Preservation:** Consider public art or interpretive display celebrating Campbell history. Incorporate historical marker noting the Juan Bautista de Anza Party crossing.



HYDE PARK

Hyde Park is located at the base of the historic Campbell Water Tower, a recognizable landmark built in 1928. The park features a small grass area, swing set, and play elements, offering a convenient place for families and visitors to pause and enjoy a moment near Downtown Campbell. It also includes the historic Campbell Water Co. building, which adds to the site's cultural significance.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Renovate Playground:** Enhance and expand play area through complete renovation. Provide diverse features for various ages and abilities. Consider customized, thematic play equipment celebrating Downtown Campbell. Provide shade sails over play equipment for comfort.

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Provide Bike Rack:** Provide (1) bike rack station at major entry point.
- » **Provide Pet Waste Station:** Provide (1) pet waste station at major entry point.
- » **Provide Sustainable Planting:** Enhance site with water-wise planting.



LOS GATOS CREEK TRAIL

The Los Gatos Creek Trail is one of the most popular and well-used recreational assets in Campbell serving both local residents and regional users. The portion that runs through Campbell connects key destinations, making it a vital corridor for walking, biking, and commuting. As part of a larger regional trail system, it offers access to nature along Los Gatos Creek and opportunities for exercise and transportation. Ongoing maintenance and targeted improvements such as lighting, signage, and access points can help ensure the trail continues to function as a high-quality, multi-benefit asset.

RECOMMENDATIONS

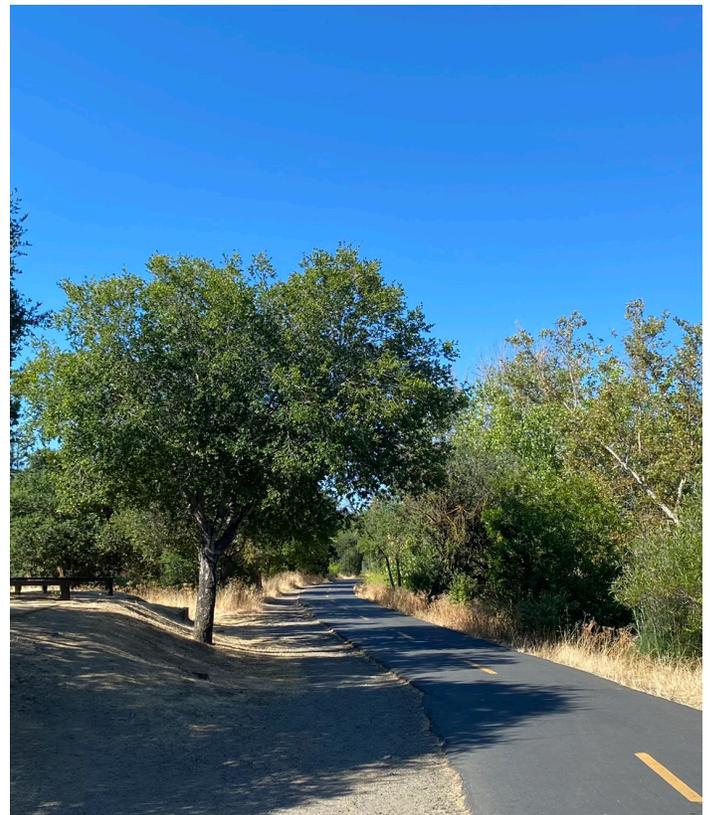
RENOVATION & RENEWAL

- » **Replace Fitness Equipment, Along Fitness Circuit:** Replace the (4) fitness equipment stations in poorest conditions, per the 2024 Condition Assessment.

FACILITY ADDITIONS OR ENHANCEMENTS

- » **Provide Benches:** Supply benches along route, every half mile (6 benches), for rest.
- » **Provide Water Fountains:** Supply water fountains at (3) trailheads
- » **Provide Bike Racks:** Provide bike rack stations at (3) juncture locations such as entries/exits to the Trail and Campbell and Los Gatos Creek County Parks.
- » **Provide Picnic Areas/Small Gathering Areas:** Provide opportunities for picnicking or small gatherings at (2) trailheads.
- » **Provide Signage:** Provide signage at key trail entry and exit points (3) for wayfinding to and from the trail.

- » **Pruneyard Creek Trail Extension:** Design and construct public pathway within Caltrans Highway 17 right-of-way along the westerly boundary of The Pruneyard Shopping and Office Complex to provide a safe, continuous connection from the Los Gatos Creek Trail to East Campbell Avenue. This project is currently underway.
- » **Provide Pet Waste Stations:** Provide pet waste stations at (3) trailheads.
- » **Enhance Wayfinding Signage:** Provide wayfinding and directional signage for trail use.
- » **Enhance Environmental Interpretation:** Provide interpretive signage for Los Gatos Creek natural processes and habitat at (2) locations along trail.



HACIENDA / WINCHESTER PERCOLATION POND

The Hacienda/Winchester Percolation Pond, owned and operated by Valley Water, serves an essential infrastructure role in groundwater recharge and water management. While its primary function is utility-based, the pond also provides passive public recreational opportunities, including walking paths and wildlife observation.

RECOMMENDATIONS

RENOVATION & RENEWAL

- » **Enhance Pedestrian Trail:** Formalize quarter-mile trail surrounding percolation ponds through permeable surfacing (D.G) and signage.

FACILITY ADDITIONS OR ENHANCEMENTS

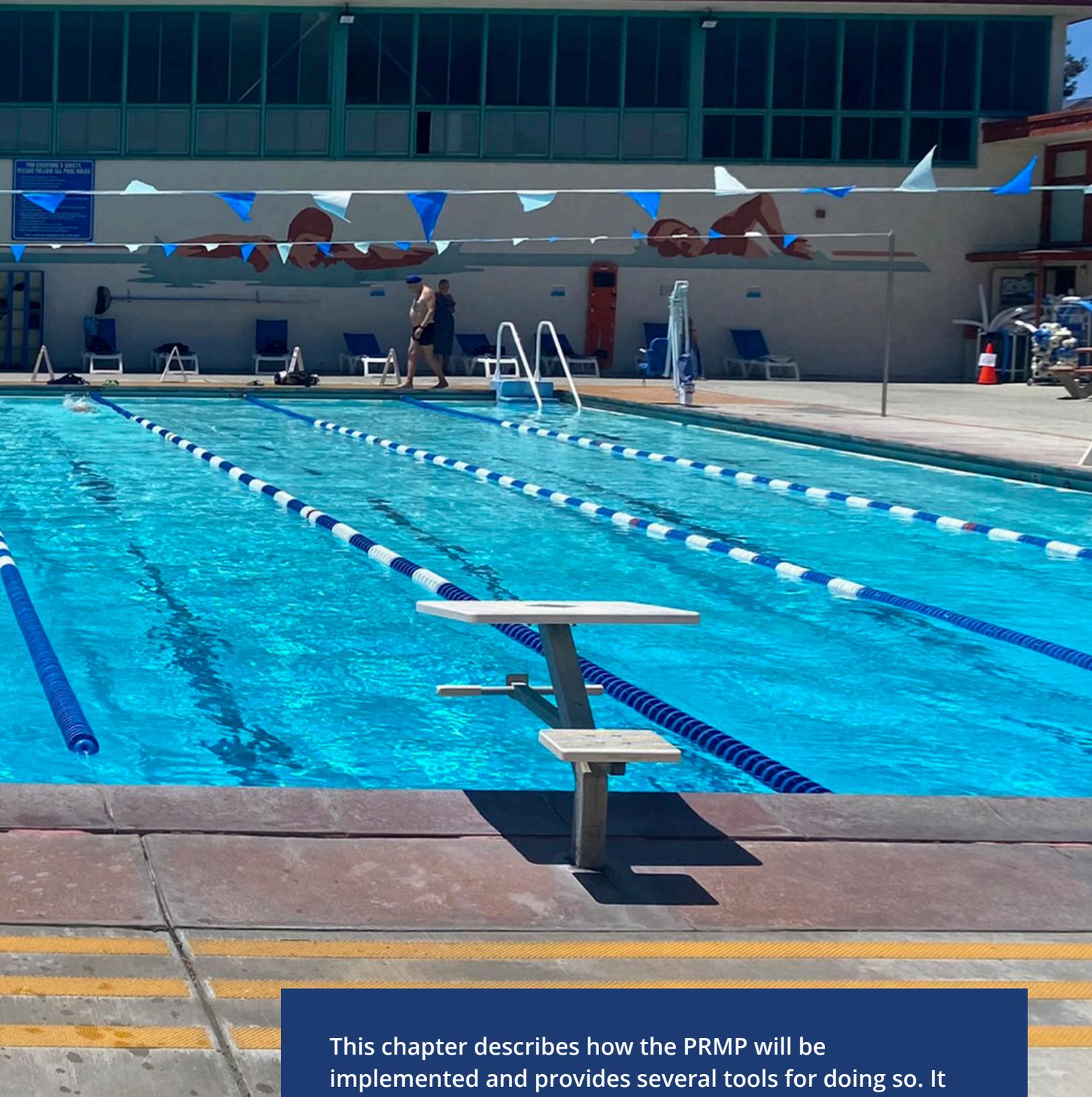
- » **Provide Bike Rack:** Provide (1) bike rack station at major entry point.
- » **Provide Pet Waste Station:** Provide (1) pet waste station at major entry point.
- » **Provide Rest and Observation Areas:** Provide seating at two (2) to three (3) points along the trail. Include interpretive signage for natural environment and consider shade sails over one grouped seating area for user comfort.





CHAPTER 6

ACTION & IMPLEMENTATION

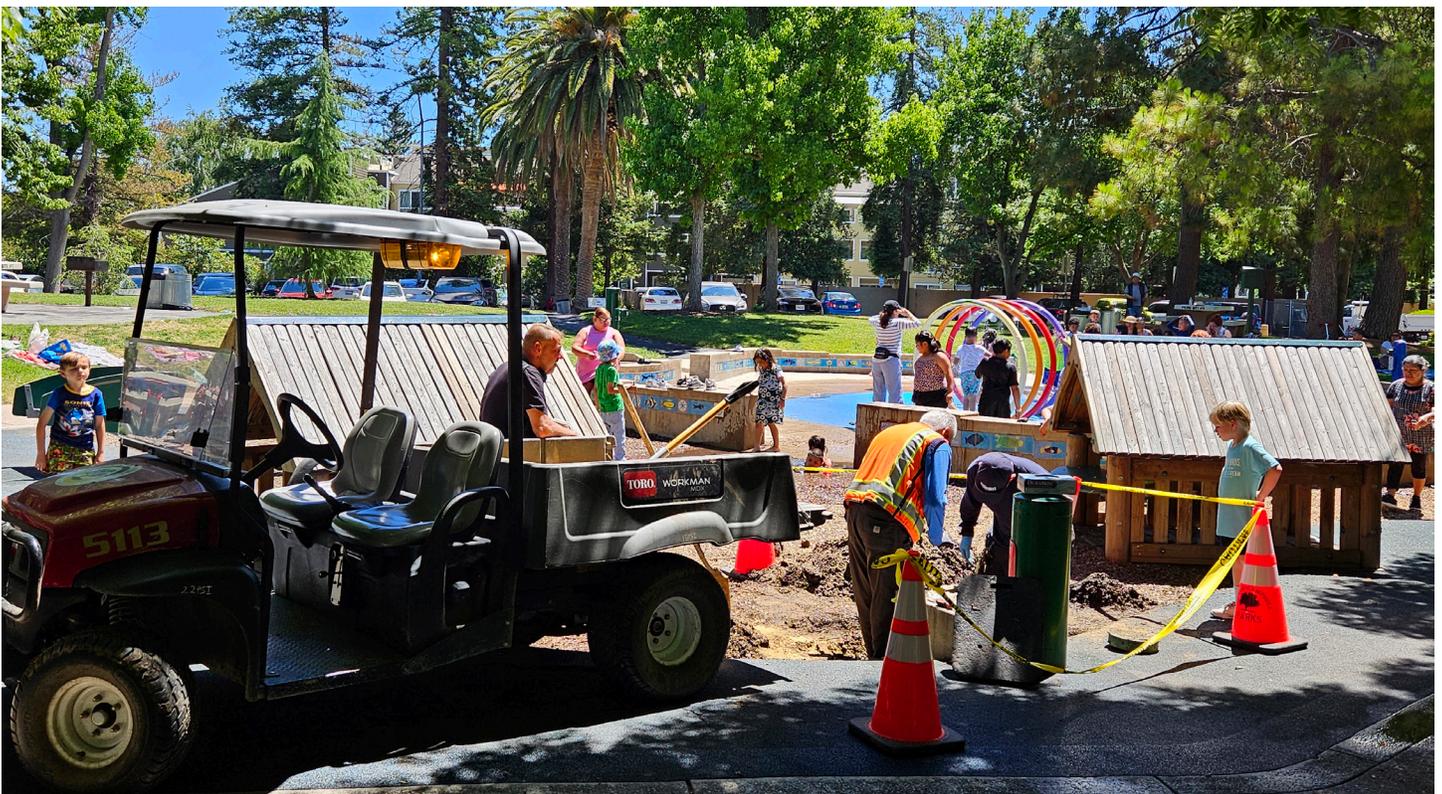


This chapter describes how the PRMP will be implemented and provides several tools for doing so. It describes the costs associated with recommended capital projects, presents a 5-Year Action Plan, identifies a set of prioritization criteria, and details potential funding strategies.

5 ACTION & IMPLEMENTATION

The Parks and Recreation Master Plan lays out a vision for the future of Campbell's parks and recreation system. Realizing this vision will require a thoughtful implementation plan with actionable steps and funding strategies. The Capital Improvement Plan recommends more projects than the City currently has funding to support, highlighting the importance of strategic decision-making. To address this, the PRMP includes a set of prioritization criteria designed to guide the City in evaluating and sequencing projects.

This chapter presents a 5-Year Action Plan. The full action plan can be found in Appendix E and identifies phasing for all 91 projects in the Capital Improvement Plan. This chapter also identifies existing funding sources for parks and recreation in Campbell and outlines a set of funding strategies and potential funding sources for both new capital projects and the upkeep of existing facilities, including maintenance and operations, resulting in a "toolkit" of funding strategies to support long-term success.



How Are Costs Identified?

Planning-level costs are assigned for capital costs and annual maintenance costs by park classification.

- » **Capital Costs** represent one-time costs to acquire, develop, build, renovate, repair, or replace park infrastructure and features.
- » **Maintenance Costs** represent annual recurring costs for routine and preventative maintenance, irrigation, and services such as the inspection and stewardship of facilities, amenities, landscaped areas, and natural areas.

Cost assumptions are based on general order-of-magnitude, planning-level expenses. These costs will be updated over time before being incorporated into the City's annual Capital Improvement Plan (CIP). Costs are typically assigned by unit (e.g., per acre) to account for differences in site size. Numbers represent planning-level costs in 2025 dollars and do not account for inflation. Design details and construction realities such as site conditions, supply chain issues, material and labor shortages, and similar factors may affect actual costs. Actual costs estimates should be determined through site master planning and design at the time of development.

Because actual prices fluctuate and will vary by site, the planning level costs are presented as a range of costs. The range is aimed at capturing differences based on site size, location, topography and setting, facility quality and detail, supply and demand for labor and materials, etc. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.

CAPITAL IMPROVEMENT PLAN

Approximately \$51.5 million is needed to implement all 91 capital recommendations in the PRMP. Most of this cost is for improvements to existing parks and facilities (\$39.9 million), while approximately \$11.5 million is needed for the development of parks in unserved gap areas and a potential new trail corridor. Appendix D provides the complete Capital Improvement Plan (CIP), along with the planning level costs and average annual maintenance costs at each site once new projects are implemented at existing sites. These costs are explained below.

CAPITAL COSTS

The primary emphasis of this CIP is reinvestment, renewing, and enhancing existing park sites to ensure they continue to meet the evolving needs of Campbell's residents. Projects include renovating aging infrastructure, upgrading amenities for accessibility and inclusion, enhancing ecological health, and adapting spaces to support a broader range of recreational activities. These improvements are aimed at maintaining the high quality of Campbell's parks, increasing their usability, and extending their longevity.

Projects at the Campbell Community Center represent a significant portion of the total capital costs (51% of the approximately \$51.5 million). While these improvements represent a substantial investment, they are critical to addressing aging infrastructure and ensuring that key community assets remain safe, functional, and accessible. Many of the facilities at the Community Center, such as the pool, require significant upgrades to continue serving the community effectively and to meet current standards for safety, accessibility, and efficiency.

Other capital investments are distributed across all park sites, ensuring that improvements benefit other areas of the community. These investments address a range of needs, from playground renovations and pathway repairs to enhanced amenities and sustainability upgrades.

ANNUAL MAINTENANCE COSTS

All sites require some type of routine and preventative maintenance to care for City assets. The Public Works Department currently spends an estimated \$2.1 million per year on parks maintenance, or approximately \$27,120.8 per acre. However, this amount is insufficient to maintain parks at the desired level of service. In addition to the capital costs, Campbell must fund the ongoing costs of operating and maintaining its current and future park system. Improvements to the City's recreation system may impact funding needed for maintenance.

In general, projects that develop new amenities or facilities on sites that are highly utilized or recommend facilities that require higher levels of maintenance or programming will likely increase maintenance costs. Alternatively, projects that replace existing aging or damaged amenities with new amenities of similar size and type are not likely to increase maintenance costs and may result in a small net reduction of maintenance needs. The City will need to ensure it is setting aside sufficient dollars to maintain the park system as recommended projects move forward to ensure that the desired level of service is provided.

CAPITAL IMPROVEMENT PLAN BY THE NUMBERS

91
PROJECTS
TOTAL



50

RENOVATION & RENEWAL



39

**FACILITY ADDITIONS OR
ENHANCEMENTS**



2

**PARK EXPANSION &
DEVELOPMENT**

Table 6-1: Capital Projects and Costs by Site Type

Site Type	Number of Projects Recommended	Total Planning Level Costs
Special Use Sites	7	\$1,344,000
Citywide Parks	37	\$33,532,500
Neighborhood Parks	23	3,024,000
Pocket Parks	7	\$1,307,000
Greenways and Trails	14	\$741,500
Systemwide (not tied to any one site)	3	\$11,550,000
Total	91	\$51,499,000

PRIORITIZATION CRITERIA

As the City's first Parks and Recreation Master Plan, prioritization criteria are a useful tool to prioritize projects. Community asset management remains a high priority for the City, but it cannot be the only factor determining investments moving forward.

To assist the City in focusing on priority projects, the PRMP introduces an evaluation process for prioritizing recommended capital projects. Using clear and understandable criteria helps the City to make transparent, consistent decisions about which projects to move forward first. Since this PRMP cannot anticipate all project needs as circumstances change over the next 10 years, **this evaluation framework will help prioritize new projects as they arise.**

This framework will also help to ensure that decisions are grounded in the community's needs and reflect the PRMP's goals and objectives.

The three-step decision-making process outlined below is designed to help staff analyze the proposed project or initiative. Projects that satisfy multiple decision-making criteria, reflect community desires, and substantially move projects toward the PRMP priorities should be prioritized.

Step 1: Alignment with Community Values

Which of these values does the project support?

- » **Safety & Use:** Does the project improve park safety, repair a critical asset, or restore public access?
- » **Health & Wellbeing:** Does the project support fitness, physical or mental health, social connection, or the overall wellbeing of residents?
- » **Sense of Identity & Community:** Does the project foster community identity, character, gatherings and events, or small-town appeal?
- » **Equitable Services:** Does the project serve vulnerable residents, provide recreation opportunities in unserved geographic areas, address ADA barriers, or implement universal design practices?
- » **Youth Development & Empowerment:** Does the project support the physical, emotional, and social development and empowerment of children, youth, tweens, and teens?
- » **Resilience & Sustainability:** Does the project mitigate effects of climate change on people or recreation assets or support natural processes, green infrastructure, and energy efficiency to help address the challenges of climate change?

Step 2: Alignment with Desired Recreation & Visitor Experience

How does the project support what you can see and do in Campbell's parks?

- » **Facility Variety:** Does the project add a new recreation use or increase the variety and/or diversity of recreation options for different age groups and interests?
- » **Nature Access & Protection:** Does the project protect natural resources, expand nature-based experiences, or support the City's tree canopy?
- » **Connectivity & Access:** Does the project improve physical access to parks and facilities or better connect neighborhoods and destinations?

Step 3: Alignment with Feasibility & Impact Goals

Can projects move forward quickly? Is there money available?

- » **Operational Efficiencies or Cost Savings:** Does the project reduce costs, increase revenues, increase sustainability, or increase maintenance and operational efficiencies?
- » **Wise Use of Resources:** Does the project use or leverage available resources, such as existing staffing or volunteers, equipment, facilities, City-owned or partner sites, funding, grants or donations, and/or partner contributions?
- » **Greatest Impact:** Does the project serve a large number of residents, address needs at a popular site, or address a citywide or other high-demand need?
- » **Value:** Does the project deliver high value for the cost or resources needed, based on expected benefits and use?
- » **Ease of Implementation:** Can the project be done quickly and easily (e.g., design readiness, permitting, staffing, funding)?

ACTION PLAN

The total costs to achieve the desired LOS, repair and replace existing assets, and add new recreation features to meet community demand are more than the City of Campbell can reasonably afford over the next 10 years.

Projects in the PRMP CIP were categorized into three different implementation timeframes:

1. **Short-term are projects that should be implemented during the first 0-5 years following PRMP adoption** (FY 2025 – FY 2029). Projects on this list are all identified in the City's FY 2025 Capital Improvement Plan, although some may have different costs than those provided in the FY 2025 CIP as they represent the cost to implement the entire project. A total of 14 projects are identified as short-term.
2. **Mid-term are projects that should be implemented in the next 6-10 years following PRMP adoption** (FY 2030 – FY2035). This list includes unfunded FY 2025 CIP projects as well as projects that were identified as a community priority, address deteriorating conditions noted in the 2024 Park Condition Assessment, or can be done in conjunction with other projects (e.g., installing bike racks and pet waste stations when making other site improvements). A total of 31 projects are identified as mid-term.
3. **Long-term are projects that should be implemented more than 11 years following PRMP adoption** (FY2036 and beyond). This list captures all the remaining projects included in the PRMP site recommendations and CIP. A total of 46 projects are identified as long-term.

The full action plan can be found in Appendix E and identifies phasing for all 91 projects in the Capital Improvement Plan.

The categorization of projects responds to:

- » Existing City **commitments to move forward with projects identified in the City's FY 2025 CIP**.
- » The community's **desire to continue improving existing parks, replacing old and worn facilities**, and implementing projects that address health and wellness.
- » The **ability to move forward with small projects in conjunction with larger site improvements** or bundling projects at specific sites into the same implementation timeframe.
- » The **popularity of sites and condition of existing assets**, acknowledging where improvements to address deterioration of assets would have a larger impact on a greater number of park users.

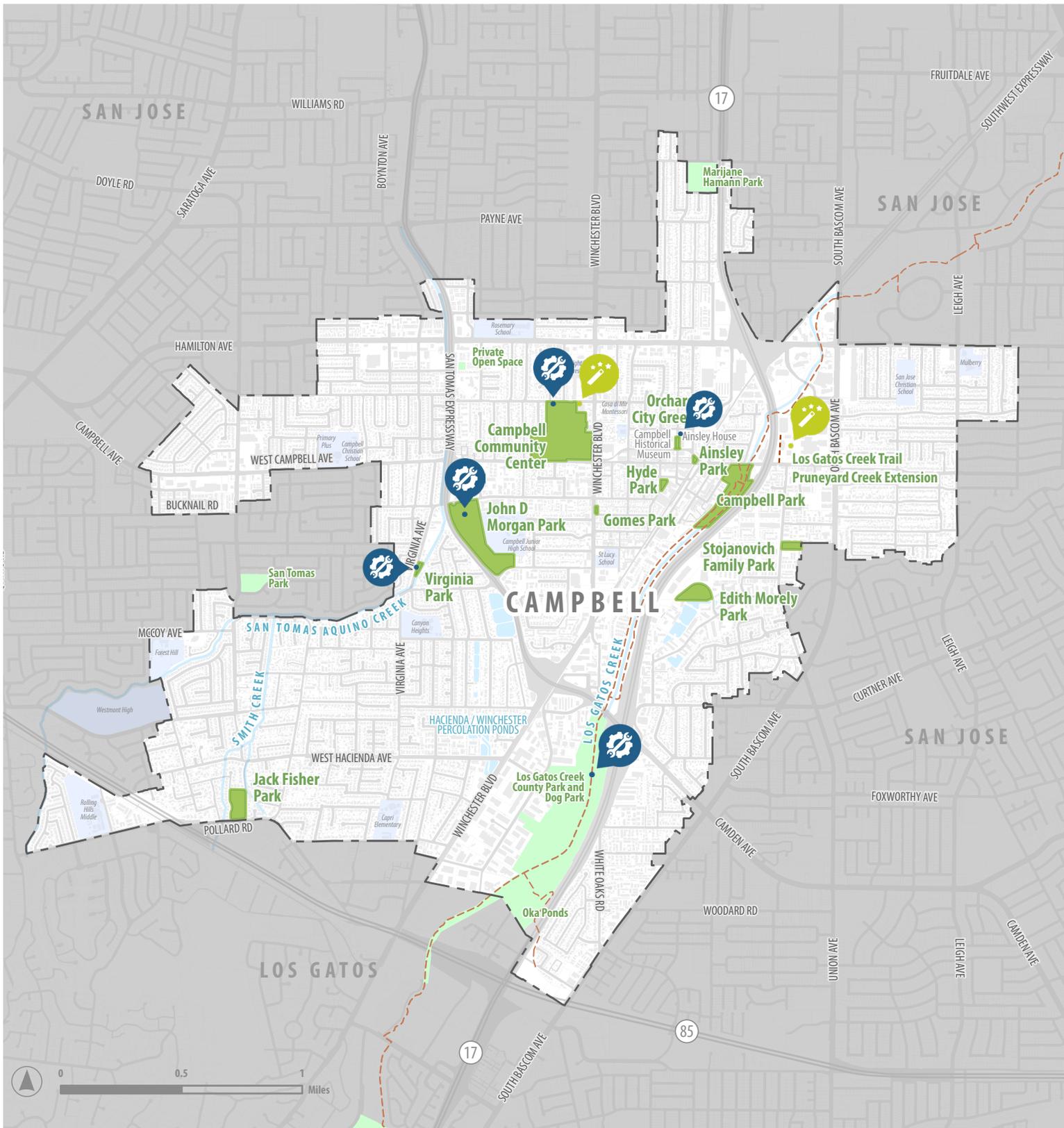
SHORT-TERM 5-YEAR ACTION PLAN

The following table (**Table 6-2**) outlines projects identified for implementation within the first five years following adoption of the Parks and Recreation Master Plan. These near-term priorities represent projects that are either already funded, in design, or planned for advancement in the short term. Most of these near-term projects align with the City of Campbell's adopted FY 2025 Capital Improvement Plan (CIP). This list reflects the City's immediate focus on addressing critical needs and advancing high-priority improvements across the parks and recreation system.

Table 6-2: Short-Term 5-Year Action Plan (FY 2025 – FY 2029)

Site Name	Project Title	Total Planning Level Cost
Ainsley House	Assess Roof and Foundation	\$120,000
Ainsley House	Garden Patio Improvements	\$110,000
Campbell Community Center	Renovate Skate Park	\$420,000
Campbell Community Center	Renovate E Wing and Relocate Adult Center	\$1,100,000
Campbell Community Center	Upgrade Restrooms	\$65,000
Campbell Community Center	Replace Pool and Pool Facilities	\$12,000,000
Campbell Community Center	Create CCC Building Master Plan	\$300,000
John D. Morgan Park	Design and Renovate Northern Playground (Rincon Playground)	\$1,000,000
John D. Morgan Park	Parking Lot Improvements	\$240,000
John D. Morgan Park	Restroom Improvements (Budd)	\$840,000
Los Gatos Creek Dog Park	Dog Park Renovation	\$320,000
Virginia Park	Landscape Improvements	\$110,000
Los Gatos Creek Trail	Pruneyard Creek Trail Extension	\$250,000
Systemwide	ADA Self-Evaluation Transition Plan Improvements	\$250,000
Total		\$17,125,000

Figure 6-1: Short-Term Action Plan Map (Anticipated Categories and Sites for Projects To Be Completed in FY 2025 – FY 2029)





MAPPING THE 5-YEAR ACTION PLAN

This systemwide map illustrates the location of short-term capital improvement projects identified for implementation within the first five years following PRMP adoption. Project locations are marked with icons representing the categories for site-specific recommendations—renovation and renewal, facility additions or enhancements, and park expansion and development.

While all three categories are shown for planning context, no park expansion and development projects are included in the short-term implementation plan due to current funding and resource constraints. Park expansion and development projects are identified to support long-term planning and future funding opportunities. The systemwide ADA Self-Evaluation Transition Plan Improvements are also not shown on the short-term action plan map.

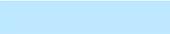
Campbell Park and Recreation Facilities

-  Campbell Parks
-  Los Gatos Creek Trail

Park and Recreation Facilities Provided by Others

-  Other Park Facilities

Basemap Features

-  Creeks
-  Railroad
-  Schools
-  Percolation Ponds

Short-Term Action Plan Projects

-  Renovation and Renewal
-  Facility Addition or Enhancement
-  Park Expansion and Development

Map Source: City of Campbell GIS Repository, 2024/9/19/2024 10:50 AM



PROJECTS FOR FUTURE CONSIDERATION

In addition to the implementation timeframe outlined in short-term action plan, the City has identified a number of park and facility improvement projects that are critical to maintaining the basic functionality of existing assets. While these projects currently exceed available funding, many address deteriorating conditions that must be resolved in the future to prevent further decline or loss of service.

This table (**Table 6-3**) highlights those projects with a column titled "Critical to Maintain Use", which indicates whether a project, regardless of current funding or scheduling, is necessary to address deferred maintenance or ensure continued use of an existing asset. This determination is based primarily on the 2024 Park Condition Assessment, supplemented by relevant building or facility assessments and staff input. There are additional Mid-Term projects, not shown in the table, that do not have a critical to maintain classification. See Appendix E for additional details.

In the "Critical to Maintain Use" column:

- » F (Fair), P (Poor), and NF (Non-Functional) refer to the condition classifications from the 2024 Park Condition Assessment.
- » A checkmark (✓) indicates that a deteriorating condition or need for replacement was identified in a separate planning document or flagged by staff.

By documenting these needs, the City can better prioritize future investments and position itself to leverage additional funding opportunities when they arise.

Table 6-3: Projects for Future Consideration

Site Name	Project Title	Critical to Maintain Use
Mid-Term Projects		
Orchard City Green	Replace Drinking Fountain (1)	P
Campbell Community Center	Replace HVAC Controls	✓
Campbell Community Center	Repave Hard-Surface Trail	P
Campbell Community Center	Enhance and Improve Auxiliary Gym, Dance Studio, and Spin/Cycling Room	✓
John D. Morgan Park	Update Picnic Areas (11)	F
John D. Morgan Park	Repair and Replace Failing Lawn Irrigation for Efficiency	F
John D. Morgan Park	Park Building	F
Campbell Park	Replace Swingset Nearest Basketball Court	✓
Ainsley Park	Replace Drinking Fountain (1)	F
Jack Fischer Park	Renovate Splash Pad/Spray Ground	F
Los Gatos Creek Trail	Replace Fitness Equipment, Along Fitness Circuit	F / P
Los Gatos Creek Trail	Provide Benches (6)	P
Los Gatos Creek Trail	Enhance Environmental Interpretation	F / NF
Subtotal Costs for all Mid-Term projects that are Critical to Maintain Use		\$9,726,500

FUNDING SOURCES & STRATEGIES

Though the 5-Year Action Plan prioritizes and focuses on key projects for implementation, the City of Campbell will need additional funding to implement these priority projects. As noted previously, this will require additional capital dollars and ongoing operational funds.

- » Capital funding supports park and facility construction, including renovation, replacement, and new development, to address the recreation needs of the community.
- » Operations funding supports ongoing programs and services, including park maintenance, facility operations, recreation programs, neighborhood services, and park and recreation staffing, administration, and management.

This distinction is important. While some funds can support any type of expenditure, many revenue sources are restricted and limited to only supporting capital or operational expenditures. For example, park impact fees support new park land dedication or the construction of capacity-enhancement facilities and may not be used for operations. Other funding sources may be even more restricted to a specific type of project, such as a grant that supports active transportation (trail development) or climate resiliency enhancements. For these reasons, the City will need to expand and diversify funding to implement the 5-Year Action Plan.

REVENUES & EXPENDITURES

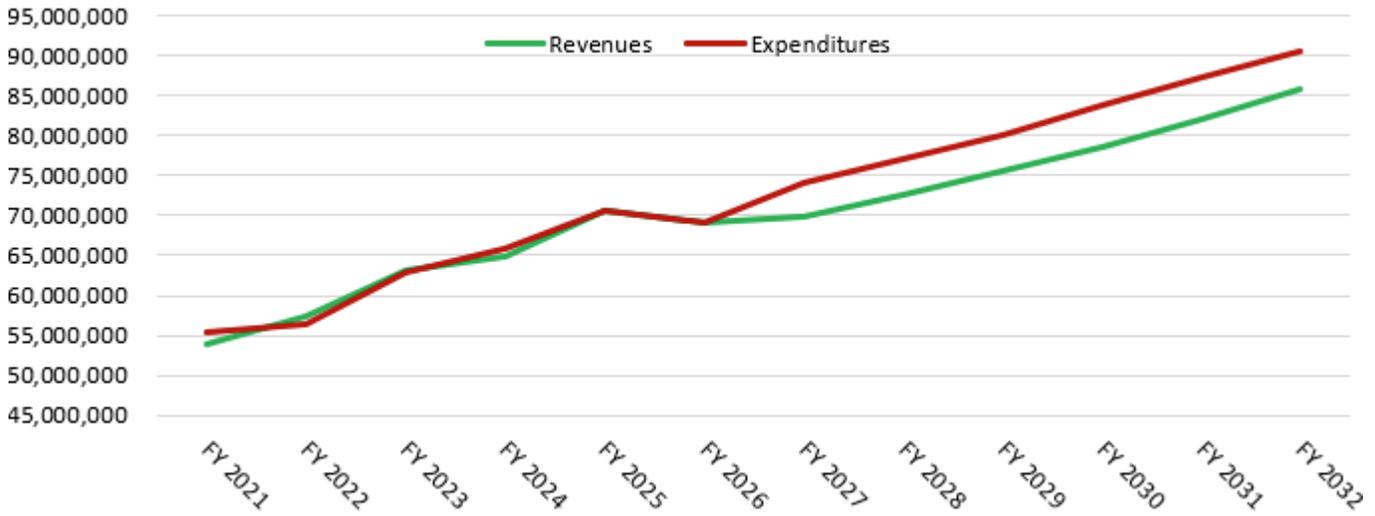
POST-COVID FUNDING LEVELS

Over the past five years, parks and recreation departments across California have navigated significant shifts in funding levels due to the impacts of the COVID-19 pandemic and ongoing economic challenges. In Campbell, program revenues initially dropped due to gathering restrictions while demand for outdoor recreation surged, placing new pressures on park maintenance. Since then, inflation, staffing shortages, supply chain issues, and increased materials costs and inflation have added complexity to operations and funding. This has led to a deficiency in maintenance and operations funding. It has also increased the costs to complete capital projects—which may cost approximately 25-30 percent more to implement.

CITYWIDE FUNDING LEVELS

Like all cities, the City of Campbell must balance funding decisions for improvements and services across the city. As noted in the FY 2026 Operating Budget, revenues have increased since FY 2021. However, expenditures have also increased, and moving forward, General Fund expenditures are projected to continue to exceed available revenues. This will force the City to rely on its funding reserves (**Figure 6-2**). Given the funding deficit citywide, it will be important to diversify and expand funding sources to support the desired park and recreation system.

Figure 6-2: General Fund Revenues versus Expenditures, FY 2021 - FY 2032



Source: City of Campbell, FY 2026 Operating Budget (2025).





FUNDING TRENDS FOR CAMPBELL'S PARKS & RECREATION SERVICES

Campbell's park and recreation services are managed by two departments—the Recreation & Community Services Department and the Public Works Department. Each Department tracks its own budget to collectively make up the City's investment in parks and recreation. Overall, the City's investment in parks and recreation is recovering post Covid, but remains vulnerable to structural funding constraints, especially for park maintenance. Ensuring the sustainability of both capital and operational funding will be essential to maintain and enhance Campbell's parks and recreation system in the years ahead.

Important statistics to note include:

- » The City's expenditures on parks and recreation have increased less (13%) than the more substantial increases (29%) in total expenditures citywide between FY2020 and FY 2024. This has resulted in less funding support for parks and recreation, which has not kept pace with inflation.
- » While the Recreation & Community Services Department saw a 20 percent increase in spending since FY 2020, park maintenance expenditures have decreased 1 percent overall since FY 2020. This is highly unusual since inflation has increased costs across the board.
- » Revenue from the City's Landscape and Lighting District, which helps fund park maintenance, declined by 21 percent since FY 2020, creating ongoing challenges in sustaining the existing level of service. Given this shortfall, park maintenance has been subsidized by General Fund dollars. However, this subsidy has decreased in recent years—from approximately \$2 million in 2022 to about \$1 million in 2024—and is declining further in 2025.
- » The City estimates that it spends approximately \$2.1 million annually to maintain its parks. This is the equivalent to approximately \$27,120.80 per acre which is low in comparison to cities of a comparable size.
- » Charges for services, leases and rentals make up the vast majority of the revenue supporting Recreation & Community Services. Unless other resources are identified, expansion of programs or services, as well as the increasing cost of providing existing services, will increase the cost of participation.

CAPITAL & MAINTENANCE FUNDING DEFICIENCIES

Capital and maintenance funding for parks, recreation, and public facilities has been limited over the last several years. As a result, many smaller projects and necessary larger projects—such as the replacement of the Campbell Community Center Pool—have gone unfunded. Routine and preventive parks maintenance has been underfunded, resulting in more deferred maintenance projects with less attention to some ongoing tasks than desired.

Between 2024 and 2030, Campbell planned to invest approximately \$750,000 to \$1 million annually in capital projects. This is insufficient to fund all of the projects noted in the next 10 years. As shown in **Table 6-4**, the City anticipates having a \$21,296,500 million capital funding deficiency over the next 10 years.

RECREATION & COMMUNITY SERVICES FUNDING DEFICIENCIES

As new parks and facilities are added, expanded, or improved, the City will need additional funding to support added recreation staff, programming, and services. For example, the Campbell Community Center pool renovation is anticipated to increase pool use and add programming potential, potentially requiring additional lifeguards as well as front desk staff. The Campbell Community Center building expansion may similarly trigger needs for additional staffing. Given the cost recovery expectations for Department programs and services, the PRMP assumes that any additional funds needed for programs and services will be offset through increased fees, charges, and other revenues.

Table 6-4: 10-Year Capital Project Maintenance and Funding Deficiencies, FY 2025 - FY 2035

	Capital Funding Needs	Estimated Funding Available ¹	Funding Deficiencies in 10 Years (Amount of Additional Funds Needed)
Short-term capital projects	\$17,125,000	\$4,375,000	\$12,750,000
Mid-term capital projects	\$12,921,500	\$4,375,000	\$8,546,500
		Total	\$21,296,500

¹ Based on an estimated \$875,000 available annually

Note: The table assumes that any additional funds needed for programs and services will be provided through increased fees and revenues.

EXISTING FUNDING SOURCES

The City of Campbell relies on a few critical funds to provide projects, programs, and services. These existing funding sources are summarized by department below.

RECREATION & COMMUNITY SERVICES FUNDS SERVICES PRIMARILY THROUGH:

General Fund. The General Fund is the primary operating fund of the City and accounts for all financial resources except for those that are required to be accounted for in separate funds. Sources of General Fund revenues that support recreation programs and community services include:

- » **Investments and Other Interest Income**
- » **Intergovernmental Revenue**
- » **Miscellaneous Revenues**, such as meal donations and other donations
- » **Charges for Services**, such as program fees, skate park income, concessions and merchandise, theater ticket sales, and sponsorships
- » **Leases and Rentals**, such as income from facility and room rentals and long-term leases of Campbell Community Center space

Recreation Grants. These may include private, federal, state, or local grants specifically intended to support recreation programs and community services, such as the Santa Clara Valley Open Space Authority Local Funding Program that supported projects at Edith Morley and Stojanovich parks.

PARKS MAINTENANCE (AS A DIVISION OF PUBLIC WORKS) IS FUNDED THROUGH:

Lighting and Landscape Act Fund: A city-wide Landscape and Lighting District (established in 1980) collects taxes and special assessments that are applied to the cost of park maintenance.

BUILDING MAINTENANCE (AS A DIVISION OF PUBLIC WORKS) IS FUNDED THROUGH:

General Fund. The General Fund is the primary operating fund of the City and accounts for all financial resources, such as taxes and fees, except for those that are required to be accounted for in separate funds.

Park capital projects are funded by one or more of the following sources:

- » **Parkland Dedication Fund:** This fund includes budgets and accounts for Quimby Act monies received from developers. Each new residential unit built in Campbell is required to pay a fee to offset the increased impact these residents may have on the park system. These funds are held in a special account for park acquisition, development, or capacity-enhancing capital improvements.
- » **Capital Improvement Plan Reserves (CIPR):** Part of the General Fund, the CIPR is the City's most flexible funding source and has historically been used for a wide range of projects. By established City policy, the CIPR receives a portion of available General Fund surplus at fiscal year-end. In years when revenues are lean and reserves are needed to balance the City's budget, the CIPR does not increase and adopted projects are required to be deferred or placed on the City's Unfunded Projects list.
- » **Grants and Private Funds:** These include federal, state, local, and other sources of funding that are typically tied to specific projects.

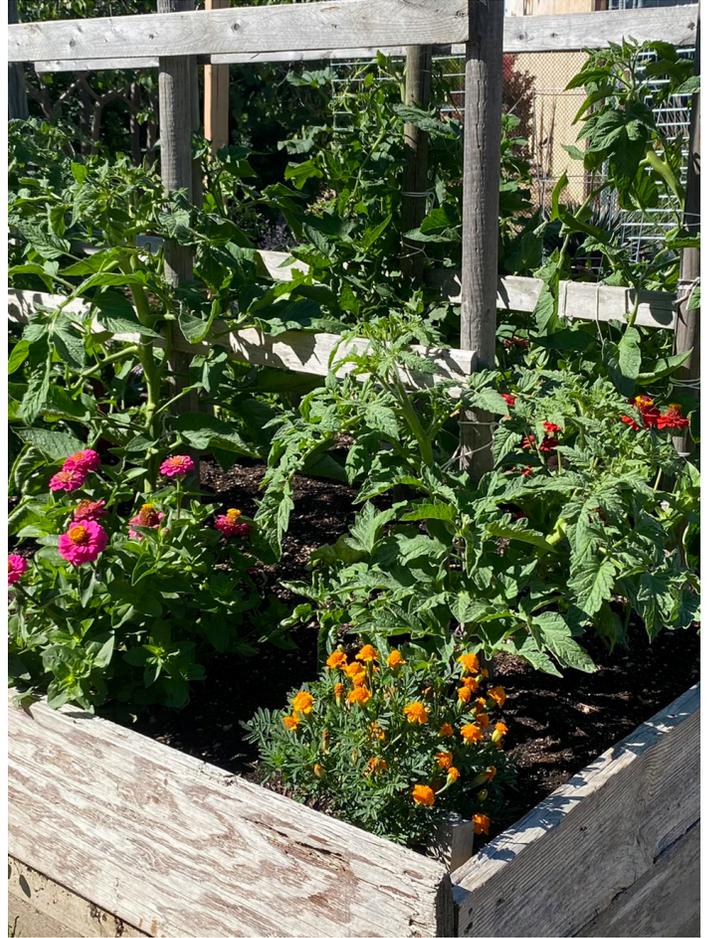
MEASURE K SALES TAX INCREASE

The City of Campbell recognizes that residents would like to see additional funding invested in City services to ensure that Campbell remains a safe, beautiful, and vibrant place to live, work, and raise a family.

In November 2024, Campbell residents voted to approve a half-cent sales tax increase, which would raise approximately \$7 million annually to for the City to invest in maintaining community City services such as police and fire protection, local streets, sidewalks, libraries, parks, and sports/recreation centers. While not all of these funds would be dedicated to parks funding, the fund would help enhance the current level of service.

While the tax was approved by 72 percent of voters and anticipated to take effect April 1, 2025, it is facing a legal challenge that hopefully will be resolved to carry out the intent of City voters.

Until this is resolved, the City will need other sources of funding to subsidize park and recreation services.



POTENTIAL NEW FUNDING SOURCES

To diversify funding, the City of Campbell may consider adding the following funding sources. Some of these are intended to support capital projects, others support operations, and some may be used for both.

CAPITAL FUNDS

Park Development Impact Fees (PIFs).

Authorized under the Mitigation Fee Act (AB1600), PIFs are special fees paid by new development (residential and potentially non-residential) to offset the costs of new parks, facilities, or trails that will be needed to serve this growth. Unlike Quimby park land dedication and in-lieu fees, development impact fees are less restrictive and charged at a different point of the development process, typically based on the number of residential units to be built. In this manner they may provide some or all of the funds required to design, construct, and install public infrastructure, or expand capacity within existing infrastructure. A Park Impact Fee Nexus Study will be needed to determine the fees, which may include an annual escalator to address inflation and increasing costs. Although Campbell is not rapidly growing, setting these fees appropriately is critical to ensure that other City funds are not needed to support higher density redevelopment. These fees cannot be spent to cover costs of existing uses, such as on maintenance, facility repair or replacement, programs, or even new facilities to serve the existing population.

Parkland Dedication Requirements.

In conjunction with charging Park Impact Fees, the City could also explore changes to its current park dedication requirements. Instead of collecting Quimby Act monies, or as a land-based credit in lieu of paying impact fees, the City may require the dedication of new park land in park deficient areas to address needs for new neighborhood and community parks associated with new growth. This may require developer coordination depending on the size and scale of the new development--to ensure the parcel is sufficient in size to support recreation uses

Community Facilities Districts (CFDs).

The Mello-Roos Act (1982) allows any county, city, special district, school district, or joint powers authority to establish a Community Facilities District (CFD) to fund infrastructural improvements necessary to support the development or ongoing costs of new residential areas. To establish a CFD, voters within the district must approve its creation by two-thirds. In an approved CFD, a special property tax is levied annually for all new residential development areas, including single-family residential, multifamily residential, duplex units and condos. Currently, Campbell has two CFDs. However, these have not been used to develop or expand the City's recreation buildings and facilities such as pools.



General Obligation (GO) Bonds. A General Obligation Bond is a municipal bond backed by the credit and “taxing power” of the issuing jurisdiction, rather than the revenue from a given project. GO Bonds are issues with the belief that a municipality will be able to repay its debt obligation through general taxation or revenue sources from projects. No assets are used as collateral.

GO Bonds have provided a key source of funds for park and open space acquisition and development at the state and local levels. The advantages are that they allow for the immediate purchase of land or facility development, which can be more cost effective than a phased project with cost increases due to inflation over time. GO Bonds require voter approval (sometimes by two-thirds of the electorate). In order for a Bond to be successfully passed by the community, a public information program must be created and implemented to include the following:

- » **Campaign Organization:** Directing polling and focus groups, designing strategy, organizing community outreach, managing fundraising, and overseeing paid and free media.
- » **Coalition Building:** Attracting diverse groups of supporters, from environmental groups like the Sierra Club to the chamber of commerce to the California Taxpayers Association.
- » **Communications:** In paid and free media, educating voters about the public benefits of the proposed Bond. Any efforts to promote the General Bond must be conducted by an organization independent of the City.

Revenue Bonds. Revenue bonds are paid from a tax or other dedicated revenue source for the use of a specific public project or with the proceeds from the fees charged to those who use the facility that the bonds finance. These bonds are not constrained by debt ceilings like general obligation bonds. Voter approval is rarely required, since the government is not obligated to repay the debt if the revenue stream does not mature as predicted. Revenue bonds are more expensive to repay than general obligation bonds in terms of the interest rate charged on the bonds.

Additional Grants. City staff should continue to devote staff time to pursue additional local, state, federal, and private grants to make specific improvements.



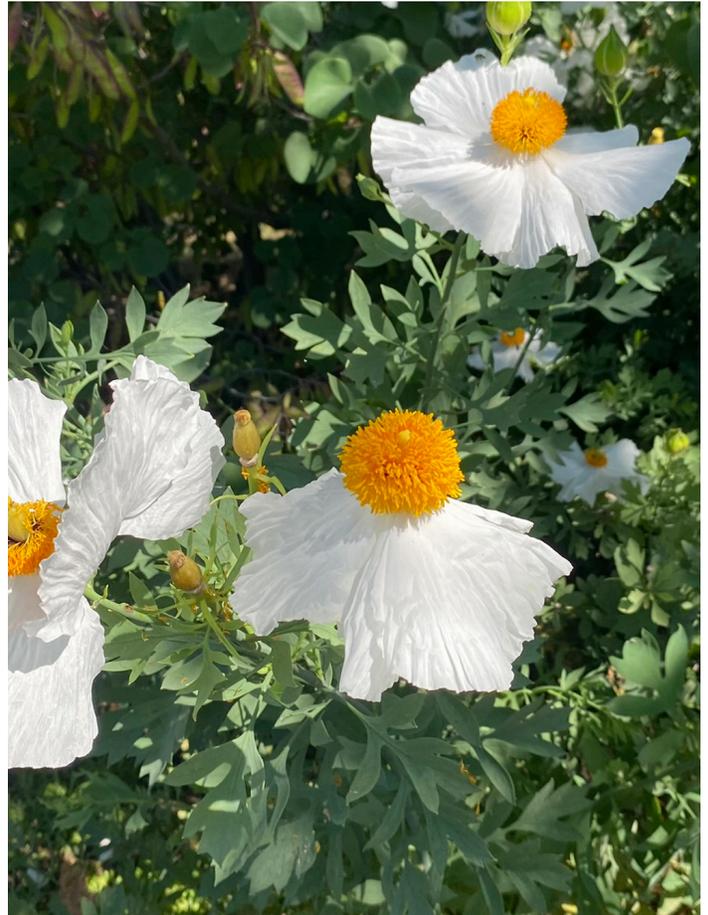
MAINTENANCE & OPERATIONS FUNDS

Increased Rates for Assessment Districts. An assessment district is a mechanism that allows cities to assess housing units or land parcels to maintain and improve street lighting, landscaping, and parks that provide a special benefit to designated areas. Assessment districts help each property owner pay a fair share of the costs of such improvements over a period of years at reasonable interest rates. This ensures that the cost will be spread to all properties that receive direct and special benefit from the improvements being constructed. Landscape and Lighting Assessment Districts (LLADs) are used in Campbell to fund park maintenance, but the amounts are insufficient to address current maintenance costs. The City may explore options to increase district rates. Establishment of a new district or revision to an existing district requires a majority vote of the property owners.

Development Agreements. A Development Agreement is a negotiated contract between a local agency and a land developer. The developer is given the vested right to subdivide and develop in exchange for negotiated exactions. These exactions may include public utilities and public parks and recreation facilities. These are voluntary agreements, and the agency can negotiate public facility improvements beyond those required by state or local mandates. The improvements required may benefit those outside the development area. It is also possible to establish endowments for facility maintenance from developers through these agreements.

Partnerships. Partnerships may be structured in a variety of ways to enhance parks, support new development, or support maintenance, operations, and programming. Various partnership strategies include:

- » **Joint use projects** may include cost-sharing opportunities or use of land owned by partners to develop parks or new facilities. Joint funding for long-term maintenance of these community facilities may also be explored in addition to capital cost sharing.
- » **Joint use agreements** may be established with partners to ensure public use, for example, of school recreation facilities or to allow programming on partner facilities (at no costs or reduced rates) by Recreation & Community Services to support a community or youth benefit.



Sponsorships, Donations, and Foundations.

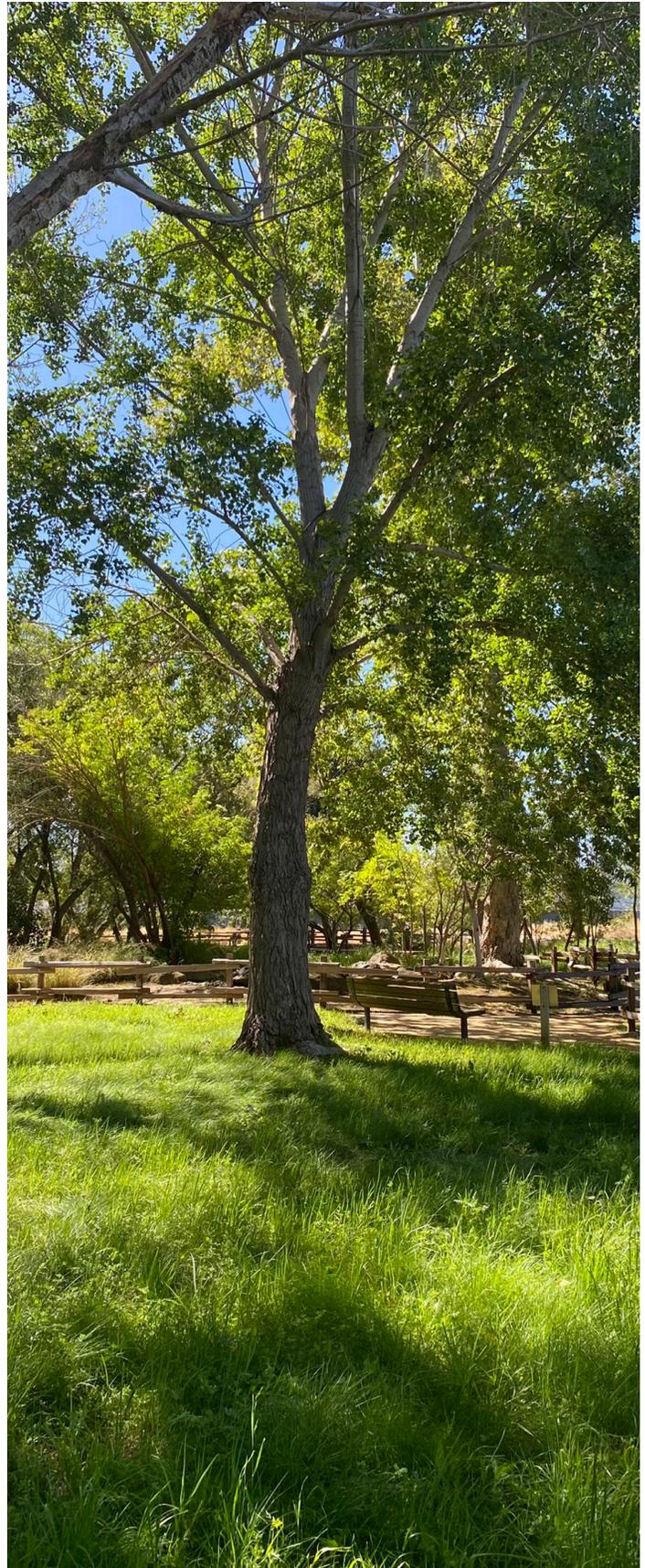
Campbell may increase efforts to solicit donations and sponsorships, with or without developing a parks and recreation foundation. Options may include:

- » A website forum where **donations** can easily be contributed.
- » The establishment of a **tax-exempt parks and trails foundation** with key community leaders, which could attract private contributions, endowments, and corporate sponsorships.
- » **Sponsorships** to underwrite specific costs associated with facilities and services may be encouraged. These are often noted with signage, banner, or commemorative plaque that identifies the sponsors.
- » Funds collected through **naming rights** for new buildings or selected rooms and facilities.
- » The **sale of engraved pavers, benches, or memorial amenities** to include in parks and new facilities upon renovation.

Other Miscellaneous Funds. Other sources of funding to consider include the following:

- » **Increased leases, fees, and charges** (with a built-in facility use fee and annual escalator).
- » **Advertising in the recreation program guide or banners** displayed in the CCC or other facilities (e.g., gymnasium walls, ballfields).
- » **Parking fees** for events.

In addition to the funding sources noted above, the amount of funding required can be offset by the use of partner resources and volunteers. However, it is important to recognize that increased staff time may be needed for partner coordination and volunteer management.



PARTNERSHIP & FUNDING STRATEGIES

As noted in Campbell's FY 2026 Operating Budget, the City's Recreation & Community Services Department is striving for increased financial self-reliance to support programs and services. Full cost recovery for programming is rare for park and recreation agencies, even when facility use and maintenance costs are not included in cost recovery and are subsidized through other funding sources.

The PRMP recommends that the City strive to increase revenues for programs and services, as well as maintenance and capital projects to create a more balanced funding approach. This approach will continue to support program affordability for residents not able to "pay to play," while ensuring the City has more funds to invest in park maintenance and improvements. Specifically, the City should implement the following funding strategies:

- » **Continue to navigate the Measure K challenge** to apply these funds to enhanced park services. Long-term, ensure that sufficient funds are dedicated to parks and building maintenance.
- » **Review the use of Quimby dedication fees**, and long-term, explore options to charge park impact fees to support new parks and/or capacity enhancement projects.
- » **Create a CCC building master plan and conduct voter polling to test project language** and **explore options to pass a voter-approved bond measure to support critical projects** such as pool and playground replacement, CCC building improvements, new trails, and other key projects. Voter polling will help determine which projects will garner sufficient support.
- » **Coordinate with partners to leverage partner land and resources** to develop and maintain recreation facilities in unserved areas.
- » Continue to **encourage interest groups to help fund specific projects** through joint grant applications, partner fundraising and donations.
- » Consider options to **add a dedicated facility use fee to all program and rental fees and charges** to offset facility maintenance, repair, and replacement costs.
- » Use the PRMP data to **apply for federal, state, and local grants**.

MOVING FORWARD

The Parks and Recreation Master Plan is the City of Campbell's first-ever plan dedicated solely to the future of its parks and recreation system. Developed over 17 months through a collaborative process involving City staff, elected officials, advisory committees, community organizations, and residents, the PRMP delivers focused and much-needed direction for the development, management, and enhancement of Campbell's parks, recreational facilities, trails, programs, and open spaces into the future.

Campbell residents value the City's parks, trails, recreation programs, and community events as vital to their quality of life. Throughout the planning process, community members provided thoughtful input that helped shape a collective vision and identified clear priorities for the future of parks and recreation in Campbell.

Successful implementation of the PRMP will require continued leadership, investment, and collaboration among the City, local partners, and residents. The PRMP joins a broader framework of citywide and specific plans that collectively support Campbell's vision for a vibrant, livable, and connected community. As the City continues to grow and evolve this Plan provides a strategic foundation to ensure that parks and recreation remain a strong, resilient, and inclusive part of civic life. The PRMP is a living document, intended to be flexible and responsive as community needs, funding opportunities, and City priorities evolve. Regular updates and ongoing evaluation will help ensure the PRMP remains relevant and effective over time.



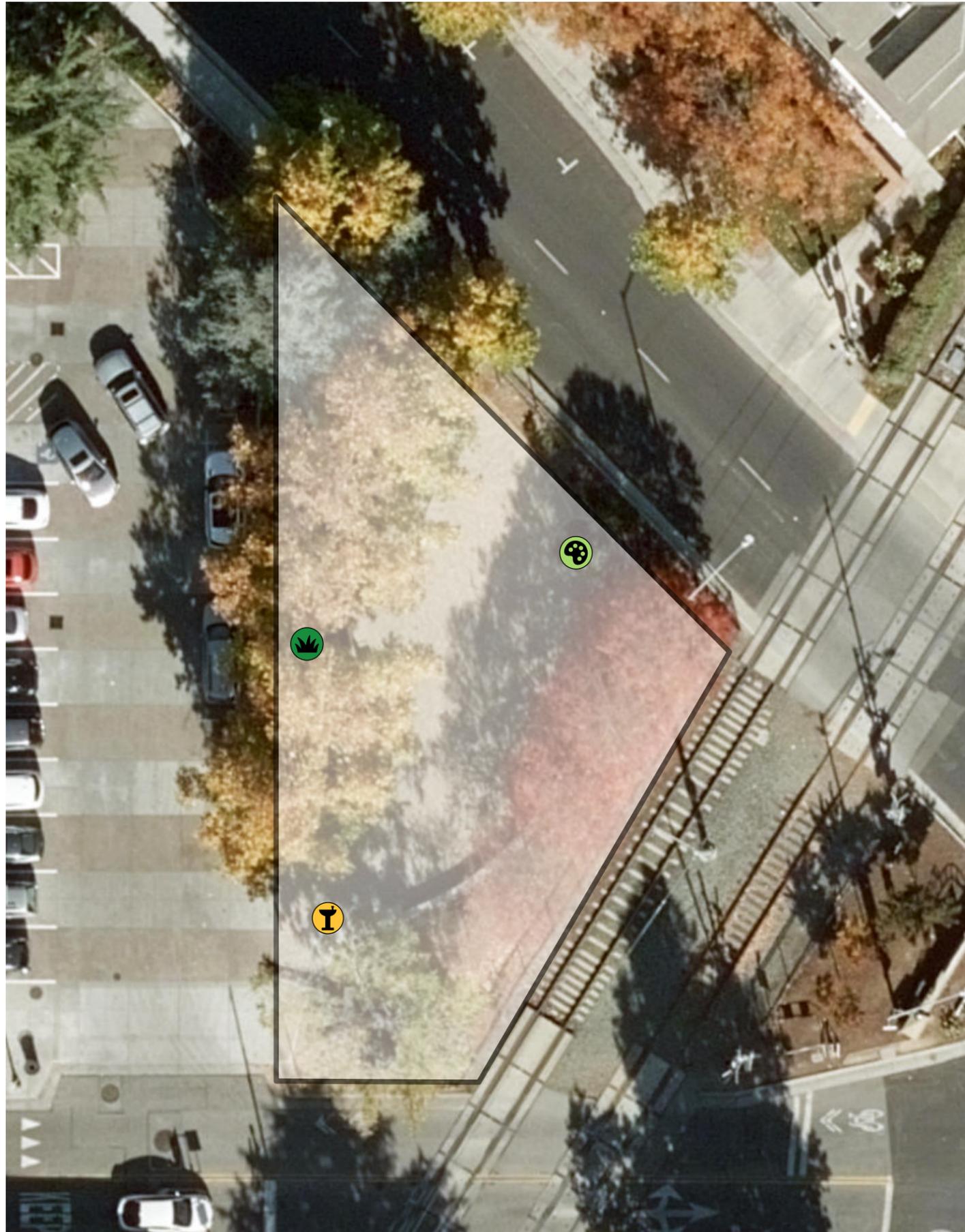
APPENDIX A

**CITY OF CAMPBELL PARKS, TRAILS, &
RECREATION FACILITIES INVENTORY**



APPENDIX B

PARK CONDITION ASSESSMENT



Ainsley Park

Park Classification: **Pocket Park**

Park Size: **0.1 Acres**

Park Assets



Asset Condition (2024)

Individual Assets		Grouped Assets	
■ Open Lawn Area		■ Benches	
■ Public Art		■ Bike Racks	
■ Drinking Fountain		■ Internal Park Paths	
		■ Trash Receptacles	
		N/A Petwaste Stations	
		N/A BBQs	
		● Excellent	
		● Good	
		● Fair	
		● Poor	
		● Non-Functional	

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
■ General Maintenance	■ BBQs
■ Landscape Maintenance	■ Benches
■ Shade Availability	■ Bike Racks
■ Vandalism and Graffiti	■ Internal Park Paths
● Good	■ Trash Cans
● Fair	■ Petwaste Stations
● Poor	● More Than Enough
	● Adequate
	● Not Enough
Accessibility Issues Identified	
<ul style="list-style-type: none"> None visually identified 	



Campbell Community Center

Park Classification: **Citywide Park**
 Park Size: **29.5 Acres**

Park Assets

- Bleachers
- Concession Stand
- Drinking Fountain
- Exercise Equipment
- Handball or Wallball Court
- Hard-Surface Trail
- Multi-Use Sport Field
- Open Lawn Area
- Parking (off-Street)
- Picnic Area or Table
- Playground
- Public Art
- Restrooms
- Shelter or Pavilion
- Sign
- Skate Park
- Soccer Field
- Storage or Equipment Building
- Swimming Pool
- Tennis Court
- Track
- Water Feature

Asset Condition (2024)

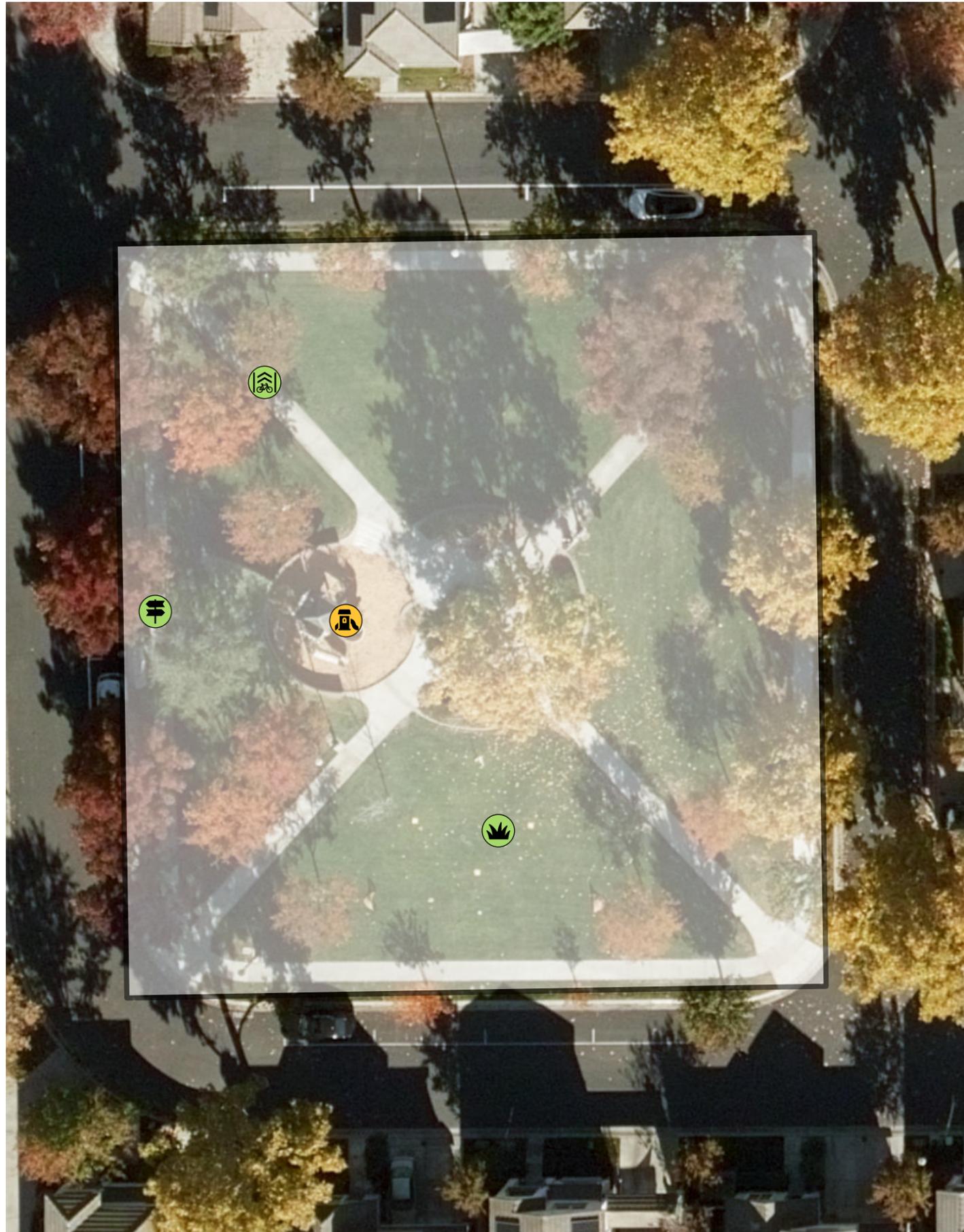
Individual Assets		Grouped Assets	
Handball or Wallball Court	Public Art	Concession Stand	Benches
Playground	Sign	Drinking Fountain	Bike Racks
Tennis Court	Sign	Drinking Fountain	Internal Park Paths
Tennis Court	Sign	Drinking Fountain	Trash Receptacles
Tennis Court	Sign	Picnic Area or Table	N/A Petwaste Stations
Tennis Court	Soccer Field	Picnic Area or Table	N/A BBQs
Exercise Equipment	Soccer Field	Picnic Area or Table	Excellent
Handball or Wallball Court	Soccer Field	Restrooms	Good
Multi-Use Sport Field	Soccer Field	Restrooms	Fair
Open Lawn Area	Storage or Equipment Building	Restrooms	Poor
Parking (off-street)	Storage or Equipment Building	Shelter or Pavilion	Non-Functional
Picnic Area or Table	Track	Swimming Pool	
Picnic Area or Table	Water Feature	Hard-Surface Trail	
Picnic Area or Table	Bleachers	Skate Park	

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
Landscape Maintenance	BBQs
General Maintenance	Benches
Shade Availability	Internal Park Paths
Vandalism and Graffiti	Trash Cans
Good	Bike Racks
Fair	Petwaste Stations
Poor	More Than Enough
	Adequate
	Not Enough

Accessibility Issues Identified

- Pavement heaving (change of level) along some paths



Cherry Orchard Park (HOA)

Park Classification: **Additional Resource within Campbell - HOA**

Park Size: **0 Acres**

Park Assets

-  Open Lawn Area
-  Hard-Surface Trail
-  Playground
-  Sign

Asset Condition (2024)

Individual Assets		Grouped Assets	
	Hard-Surface Trail		Internal Park Paths
	Open Lawn Area		Benches
	Sign		Trash Receptacles
	Playground	N/A	BBQs
		N/A	Bike Racks
		N/A	Petwaste Stations
			Excellent
			Good
			Fair
			Poor
			Non-Functional

Overall Condition (2024)

Site-Wide Condition		Grouped Asset Sufficiency	
	General Maintenance		BBQs
	Landscape Maintenance		Benches
	Shade Availability		Internal Park Paths
	Vandalism and Graffiti		Bike Racks
	Good		Petwaste Stations
	Fair		Trash Cans
	Poor		More Than Enough
			Adequate
			Not Enough
Accessibility Issues Identified			
<ul style="list-style-type: none"> • None visually identified 			



Edith Morley Park

Park Classification: **Neighborhood Park**
 Park Size: **4 Acres**

Park Assets

- Bridge
- Community Garden
- Drinking Fountain
- Hard-Surface Trail
- Open Lawn Area
- Picnic Area or Table
- Natural Area/Landscape
- Other
- Restrooms
- Sign
- Soft Surface Trail
- Storage or Equipment Building
- Water Feature

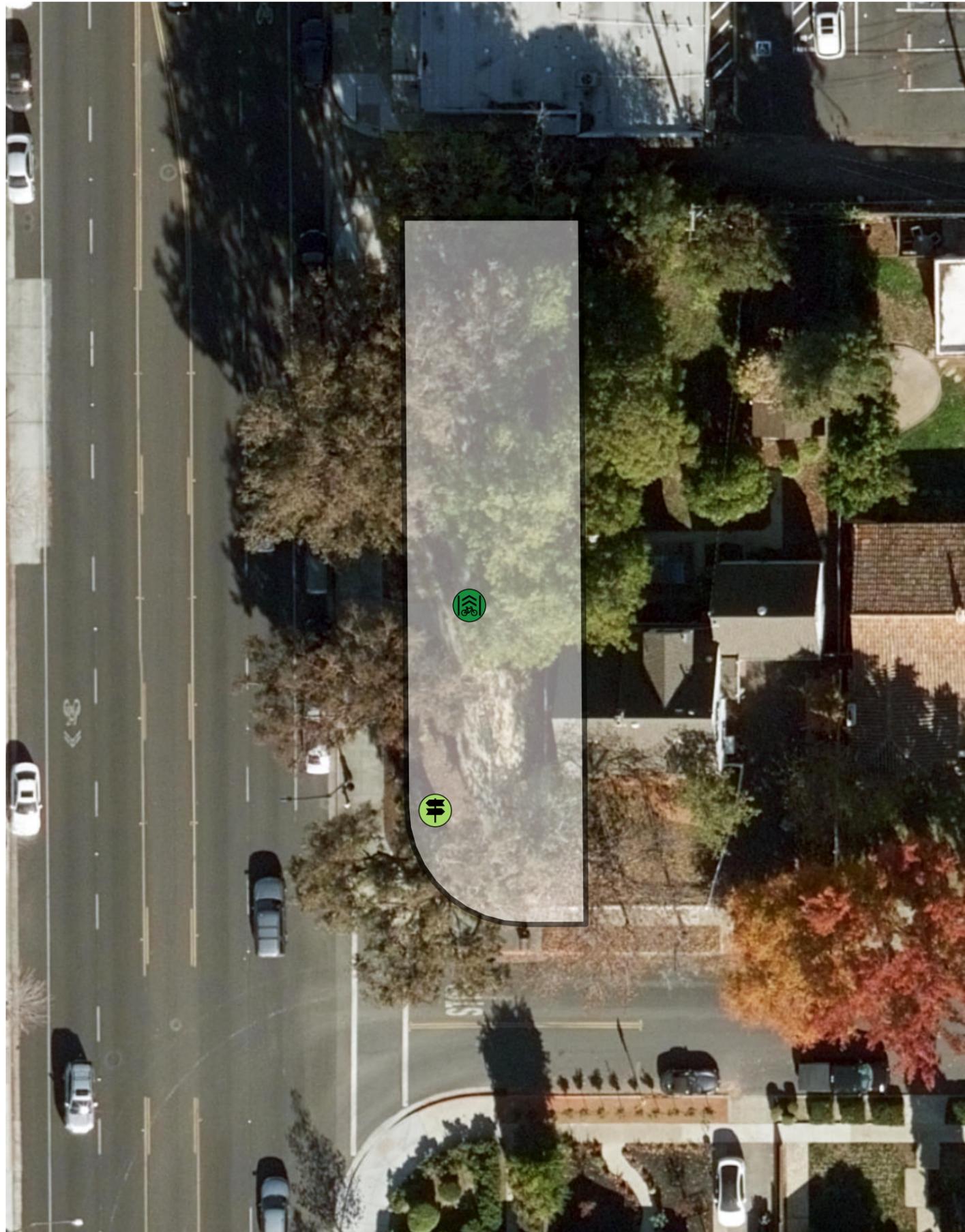
Asset Condition (2024)

Individual Assets		Grouped Assets
Hard-Surface Trail	Picnic Area or Table	Internal Park Paths
Natural Area/Landscape	Soft-Surface Trail	Petwaste Stations
Bridge	Storage or Equipment Building	Benches
Community Garden	Water Feature	Trash Receptacles
Drinking Fountain	Sign	N/A BBQs
Drinking Fountain	Natural Area/Landscape	N/A Bike Racks
Natural Area/Landscape	Natural Area/Landscape	Excellent
Natural Area/Landscape	Other - Game Table	Good
Natural Area/Landscape	Picnic Area or Table	Fair
Open Lawn Area	Restrooms	Poor
Picnic Area or Table	Storage or Equipment Building	Non-Functional
Picnic Area or Table	Natural Area/Landscape	
Picnic Area or Table	Other - Game Table	
Picnic Area or Table		

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
General Maintenance	Petwaste Stations
Shade Availability	Benches
Vandalism and Graffiti	Internal Park Paths
Landscape Maintenance	Trash Cans
Good	BBQs
Fair	Bike Racks
Poor	More Than Enough
	Adequate
	Not Enough
Accessibility Issues Identified	

- Some level changes in picnic area. Bridge at water feature does not have a railing.



Gomes Park

Park Classification: **Pocket Park**

Park Size: **0.1 Acres**

Park Assets

Hard-Surface Trail

Sign

Asset Condition (2024)

Individual Assets		Grouped Assets	
Hard-Surface Trail		Internal Park Paths	
Sign		Benches	
		Trash Receptacles	
		N/A BBQs	
		N/A Bike Racks	
		N/A Petwaste Stations	
		Excellent	
		Good	
		Fair	
		Poor	
		Non-Functional	

Overall Condition (2024)

Site-Wide Condition		Grouped Asset Sufficiency	
General Maintenance		BBQs	
Landscape Maintenance		Benches	
Shade Availability		Bike Racks	
Vandalism and Graffiti		Internal Park Paths	
Good		Petwaste Stations	
Fair		Trash Cans	
Poor		More Than Enough	
		Adequate	
		Not Enough	
Accessibility Issues Identified			
<ul style="list-style-type: none"> None visually identified 			



Hyde Park

Park Classification: **Pocket Park**
 Park Size: **0.4 Acres**

Park Assets

- Drinking Fountain
- Hard-Surface Trail
- Open Lawn Area
- Picnic Area or Table
- Other
- Swings

Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> Open Lawn Area Drinking Fountain Hard-Surface Trail Other - Building Other - Water Tower Picnic Area or Table Swings 	<ul style="list-style-type: none"> Benches Internal Park Paths Trash Receptacles N/A BBQs N/A Bike Racks N/A Petwaste Stations
	<ul style="list-style-type: none"> Excellent Good Fair Poor Non-Functional

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
<ul style="list-style-type: none"> General Maintenance Landscape Maintenance Vandalism and Graffiti Shade Availability 	<ul style="list-style-type: none"> BBQs Benches Internal Park Paths Trash Cans Bike Racks Petwaste Stations
<ul style="list-style-type: none"> Good Fair Poor 	<ul style="list-style-type: none"> More Than Enough Adequate Not Enough
<h4>Accessibility Issues Identified</h4> <ul style="list-style-type: none"> • None visually identified 	



Jack Fischer Park

Park Classification: **Neighborhood Park**
 Park Size: **4.2 Acres**

Park Assets

- | | | | |
|--|------------------------|--|-------------------------------|
| | Drinking Fountain | | Restrooms |
| | Hard-Surface Trail | | Sand Play Area |
| | Natural Area/Landscape | | Sign |
| | Open Lawn Area | | Soft-Surface Trail |
| | Other | | Splash Pad/Spray Ground |
| | Picnic Area or Table | | Storage or Equipment Building |
| | Playground | | Swings |
| | Public Art | | |

Asset Condition (2024)

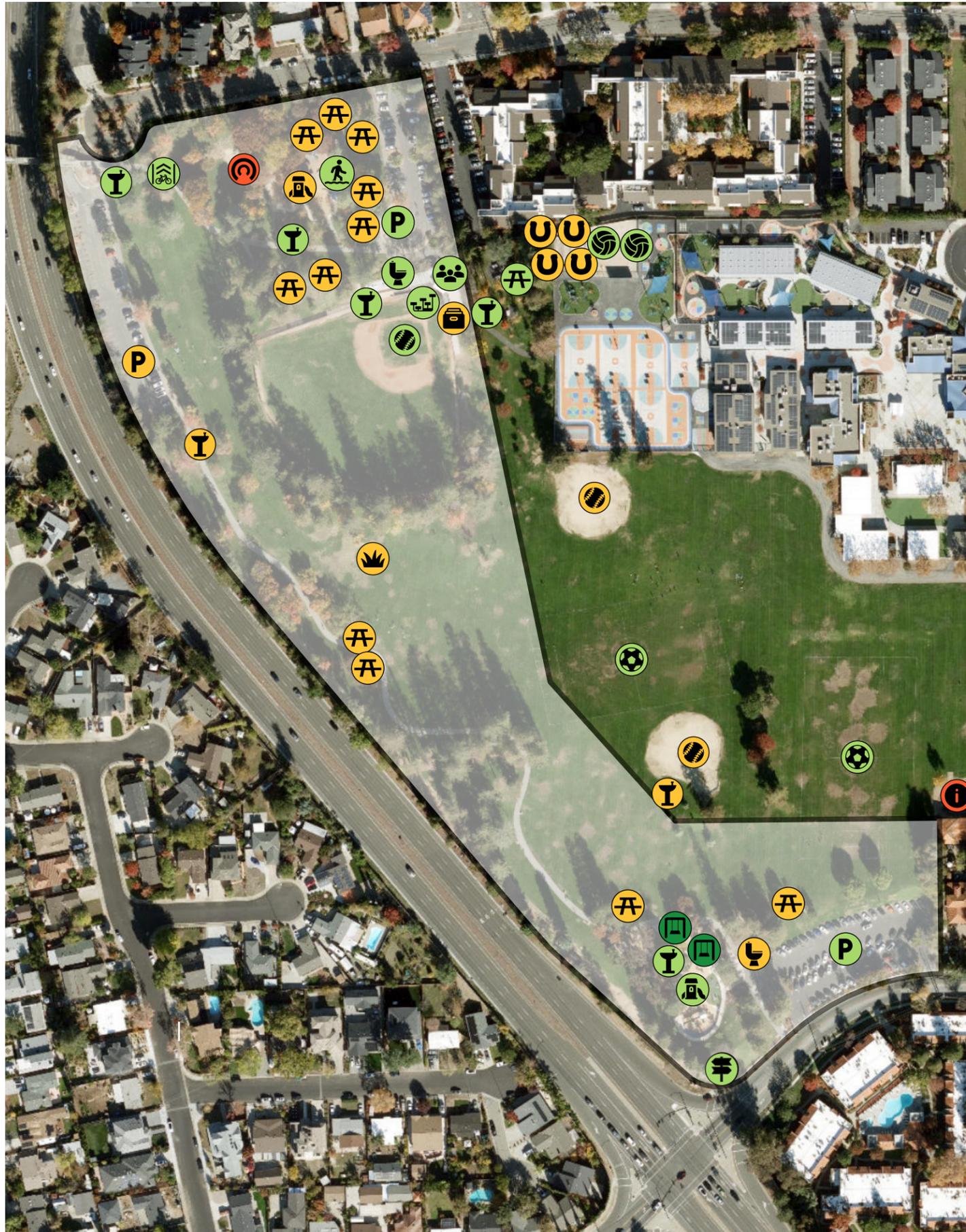
Individual Assets		Grouped Assets	
	Playground		Benches
	Hard-Surface Trail		Internal Park Paths
	Open Lawn		Bike Racks
	Other - Sun Dial		Trash Receptacles
	Sign		N/A Petwaste Stations
	Soft-Surface Trail		N/A BBQs
	Storage or Equipment Building		Excellent
	Swings		Good
	Drinking Fountain		Fair
	Natural Area/Landscape		Poor
	Picnic Area or Table		Non-Functional
	Picnic Area or Table		
	Public Art		
	Restrooms		
	Sand Play Area		
	Splash Pad/Spray Ground		

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
	Benches
	Internal Park Paths
	Trash Cans
	BBQs
	Bike Racks
	Petwaste Stations
	Good
	More Than Enough
	Adequate
	Not Enough

Accessibility Issues Identified

- Level changes at picnic area



John D. Morgan Park

Park Classification: **Citywide Park**
 Park Size: **18.4 Acres**

Park Assets

- Baseball or Softball Field
- Bleachers
- Concession Stand
- Drinking Fountain
- Hard-Surface Trail
- Horseshoe Pit
- Open Lawn Area
- Other
- Parking (off-Street)
- Picnic Area or Table
- Playground
- Restrooms
- Sign
- Splash Pad/Spray Ground
- Soccer Field
- Storage or Equipment Building
- Swings
- Volleyball Court
- Amphitheater

Asset Condition (2024)

Individual Assets		Grouped Assets	
Swings	Soccer Field	Picnic Area or Table	Benches
Swings	Soccer Field	Picnic Area or Table	Bike Racks
Baseball or Softball Field	Splash Pad/Spray Ground	Picnic Area or Table	Internal Park Paths
Bleachers	Volleyball Court	Picnic Area or Table	Trash Receptacles
Concession Stand	Volleyball Court	Picnic Area or Table	BBQs
Drinking Fountain	Sign	Picnic Area or Table	N/A Petwaste Stations
Drinking Fountain	Baseball or Softball Field	Picnic Area or Table	Excellent
Drinking Fountain	Baseball or Softball Field	Picnic Area or Table	Good
Drinking Fountain	Drinking Fountain	Picnic Area or Table	Fair
Drinking Fountain	Drinking Fountain	Picnic Area or Table	Poor
Hard-Surface Trail	Horseshoe Pit	Playground	Non-Functional
Parking	Horseshoe Pit	Restrooms	
Parking	Horseshoe Pit	Storage or Equipment Building	
Picnic Area or Table	Horseshoe Pit	Amphitheater	
Playground	Open Lawn Area	Other	
Restrooms	Parking		

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
General Maintenance	BBQs
Shade Availability	Benches
Landscape Maintenance	Internal Park Paths
Vandalism and Graffiti	Trash Cans
Good	Bike Racks
Fair	Petwaste Stations
Poor	More Than Enough
	Adequate
	Not Enough

Accessibility Issues Identified

- None visually identified



Los Gatos Creek County Park

Park Classification: **Additional Resource within Campbell - County Park**
 Park Size: **119.5 Acres**

Park Assets

- Dog Park or Leash-Free Area
- Drinking Fountain
- Hard-Surface Trail
- Open Lawn Area
- Other
- Parking (off-Street)
- Picnic Area or Table
- Restrooms
- Shelter or Pavilion
- Sign
- Water Feature

Asset Condition (2024)

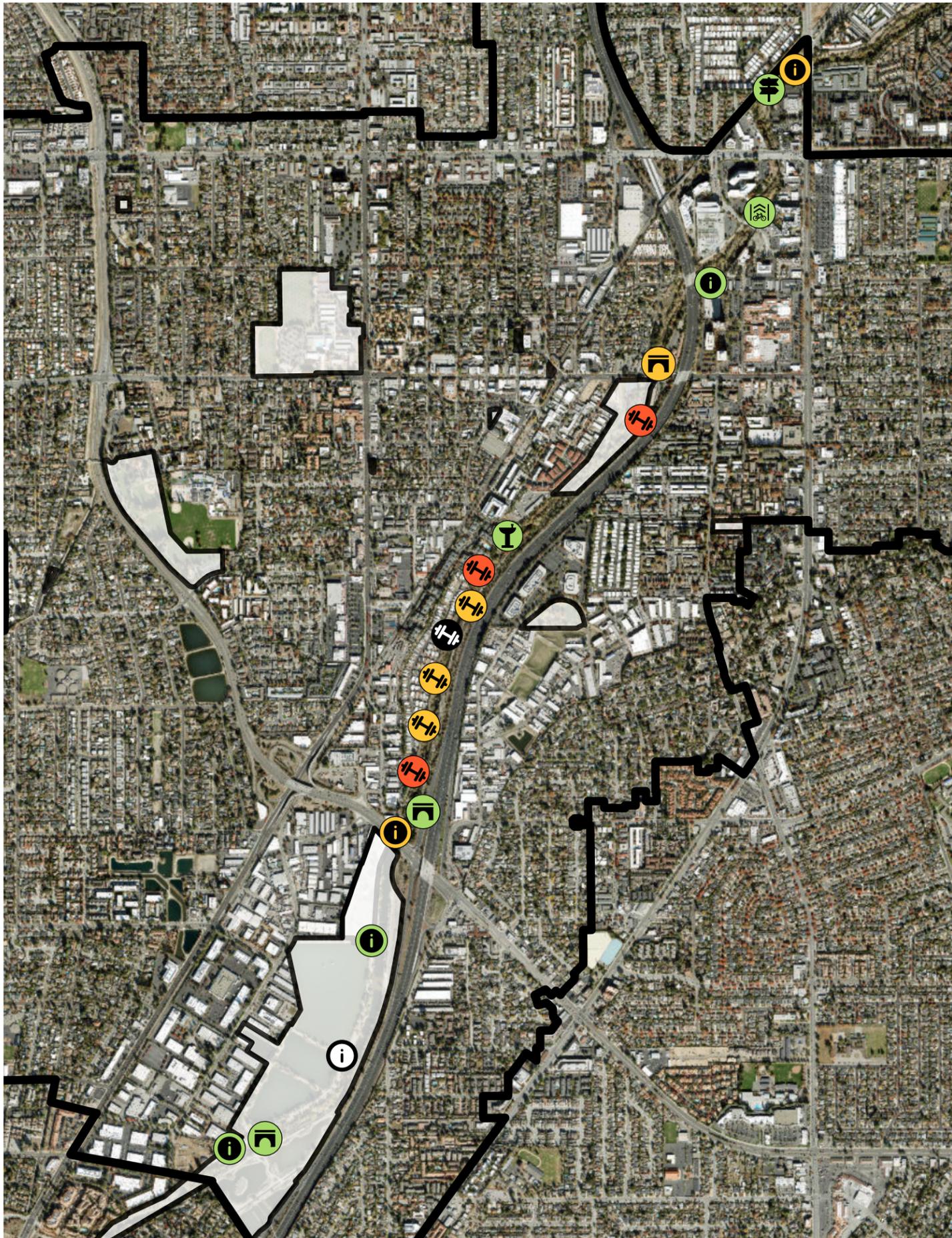
Individual Assets	Grouped Assets
Parking	Bike Racks
Dog Park or Leash-Free Area	Internal Park Paths
Water Feature	BBQs
Shelter or Pavilion	Benches
Restrooms	Petwaste Stations
Sign	Trash Receptacles
Hard-Surface Trail	
Other - Ticketing Booth	Excellent
Open Lawn Area	Good
Picnic Area or Table	Fair
Drinking Fountain	Poor
Drinking Fountain	Non-Functional

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
Vandalism and Graffiti	BBQs
General Maintenance	Benches
Landscape Maintenance	Bike Racks
Shade Availability	Internal Park Paths
Good	Trash Cans
Fair	Petwaste Stations
Poor	More Than Enough
	Adequate
	Not Enough

Accessibility Issues Identified

- None visually identified



Los Gatos Creek Trail

Park Classification: **Trail**

Park Size: **3.15 Miles**

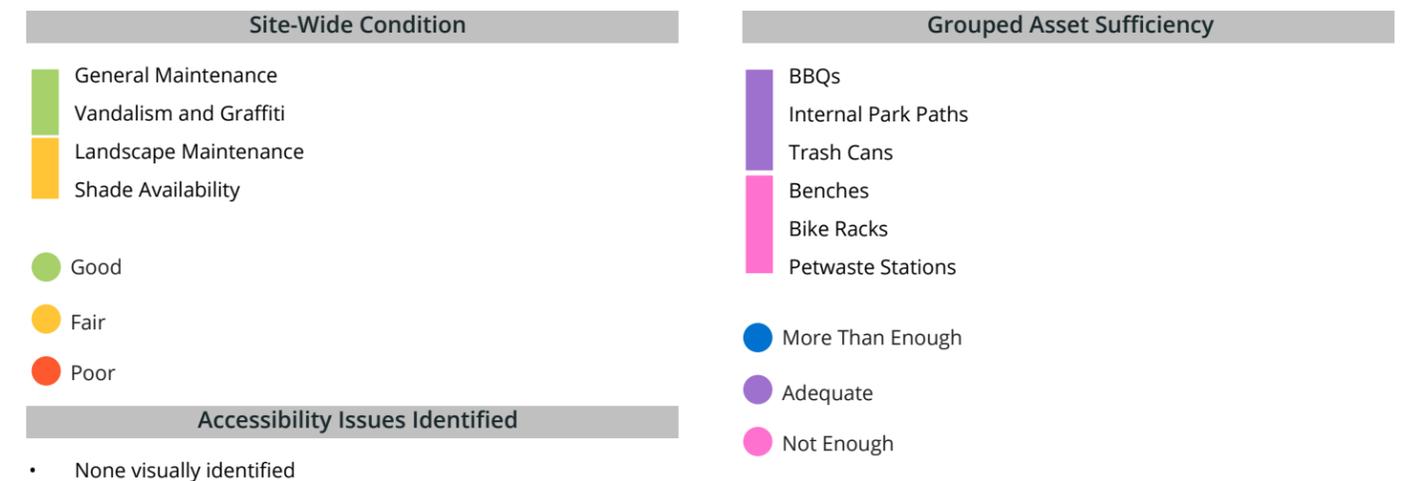
Park Assets

- Bridge
- Drinking Fountain
- Exercise Equipment
- Hard-Surface Trail
- Other
- Sign

Asset Condition (2024)



Overall Condition (2024)





Orchard City Green

Park Classification: **Special Use Site**

Park Size: **0.3 Acres**

Park Assets

- Amphitheater
- Drinking Fountain
- Hard-Surface Trail
- Open Lawn Area
- Other
- Sign

Asset Condition (2024)

Individual Assets	Grouped Assets
<ul style="list-style-type: none"> Open Lawn Area Amphitheater Hard-Surface Trail Other - Plaque Other - Clock Tower Sign Drinking Fountain 	<ul style="list-style-type: none"> Benches Internal Park Paths Trash Receptacles N/A BBQs N/A Bike Racks N/A Petwaste Stations
	<ul style="list-style-type: none"> Excellent Good Fair Poor Non-Functional

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
<ul style="list-style-type: none"> General Maintenance Landscape Maintenance Shade Availability Vandalism and Graffiti 	<ul style="list-style-type: none"> BBQs Benches Internal Park Paths Trash Cans Bike Racks Petwaste Stations
<ul style="list-style-type: none"> Good Fair Poor 	<ul style="list-style-type: none"> More Than Enough Adequate Not Enough
<h4>Accessibility Issues Identified</h4> <ul style="list-style-type: none"> • None visually identified 	



Stojanovich Family Park

Park Classification: **Neighborhood Park**
 Park Size: **1.3 Acres**

Park Assets

- Bridge
- Drinking Fountain
- Hard-Surface Trail
- Natural Area/Landscape
- Open Lawn Area
- Other
- Picnic Area or Table
- Playground
- Restrooms
- Sign
- Swings

Asset Condition (2024)

Individual Assets		Grouped Assets
<ul style="list-style-type: none"> Bridge Natural Area/Landscape Sign Drinking Fountain Hard-Surface Trail Open Lawn Picnic Area or Table Picnic Area or Table Other - Interpretive Sign Other - Interpretive Sign Other - Interpretive Sign Other - Interpretive Sign Picnic Area or Table Picnic Area or Table Picnic Area or Table 	<ul style="list-style-type: none"> Playground Restrooms Other Swings 	<ul style="list-style-type: none"> Trash Receptacles Benches Bike Racks Internal Park Paths Petwaste Stations N/A BBQs Excellent Good Fair Poor Non-Functional

Overall Condition (2024)

Site-Wide Condition	Grouped Asset Sufficiency
<ul style="list-style-type: none"> General Maintenance Landscape Maintenance Shade Availability Vandalism and Graffiti Good Fair Poor 	<ul style="list-style-type: none"> BBQs Benches Bike Racks Internal Park Paths Petwaste Stations Trash Cans More Than Enough Adequate Not Enough
Accessibility Issues Identified	
<ul style="list-style-type: none"> • None visually identified 	



Virginia Park

Park Classification: **Neighborhood Park**
 Park Size: **0.3 Acres**

Park Assets

- Drinking Fountain
- Hard-Surface Trail
- Open Lawn Area
- Picnic Area or Table
- Playground
- Sand Play Area
- Sign
- Swings

Asset Condition (2024)

Individual Assets		Grouped Assets	
	Hard-Surface Trail		Internal Park Paths
	Open Lawn Area		Benches
	Playground		Trash Receptacles
	Sand Play Area	N/A	BBQs
	Swings	N/A	Bike Racks
	Drinking Fountain	N/A	Petwaste Stations
	Sign		Excellent
	Picnic Area or Table		Good
	Picnic Area or Table		Fair
			Poor
			Non-Functional

Overall Condition (2024)

Site-Wide Condition		Grouped Asset Sufficiency	
	General Maintenance		BBQs
	Landscape Maintenance		Benches
	Shade Availability		Internal Park Paths
	Vandalism and Graffiti		Trash Cans
	Good		Bike Racks
	Fair		Petwaste Stations
	Poor		More Than Enough
			Adequate
			Not Enough
Accessibility Issues Identified			
	None visually identified		



APPENDIX C

HEALTH EQUITY ASSESSMENT



Campbell Parks and Recreation *Master Plan*

Appendix C: Health Equity Assessment

Overview

Health equity is a useful lens through which to assess Campbell’s parks and recreation system. Parks and recreation opportunities are essential for healthy, thriving communities. By analyzing community health data, we can pinpoint areas with specific challenges like high chronic disease rates or poor mental health. Integrating this information into the Master Plan enables us to prioritize strategies that promote physical activity, mental health, social connection, and overall well-being through the design and distribution of parks, recreational facilities, and programs. This approach fosters inclusive, equitable, and healthy environments that improve residents' quality of life and community well-being.

Health equity means everyone has a fair opportunity to reach their highest level of health—and this includes access to high-quality parks and recreation.

Methodology

Data was collected from the U.S. Centers for Disease Prevention and Control (CDC) PLACES dataset, which reports on 40 chronic disease and other health-related measures at the census tract level. PLACES uses an innovative statistical approach to generate model-based estimates from the 2022 Behavioral Risk Factor Surveillance System, the 5-year American Community Survey, Census 2020 population counts, and annual census county population estimates. A comprehensive overview of the CDC PLACES dataset methodology can be found [here](#), and more detailed descriptions of each individual measure can be found [here](#).

MIG collected, normalized, and combined selected indicators into a composite score for each census tract. This process allows multiple health indicators to be analyzed together for a more comprehensive view of community health. The data is displayed in five categories, representing relative health conditions within the city. This means that the scale is limited to comparisons within the Campbell population only. Areas of higher need should be understood as having relatively higher need compared to other areas of Campbell, not the County or State population.

POPULATION DENSITY BY CENSUS TRACT

In addition to the four health equity indicator maps, a population density map has been included to provide further context. This map highlights where people are most concentrated within the City of Campbell. Importantly, it shows that the areas with the highest population density can tend to overlap with areas exhibiting higher prevalence of chronic disease, mental health challenges,

physical inactivity, and disability. Some of these denser areas are near City of Campbell parks. This reinforces the critical role that equitable park access plays in supporting community health, especially in high-density neighborhoods where health challenges are greater and park resources may be most needed. Please reference the *Population Density by Census Tract* map.

Results

CHRONIC DISEASE PREVALENCE BY CENSUS TRACT

This is a composite score of four health measures among adults: general health status, asthma, Type 2 diabetes, and frequent physical distress; all data is self-reported. Although Campbell’s population has overall relatively low rates of chronic disease, disparities do exist. Relative to other areas of the city, census tracts on the city’s west and north sides have higher rates of the chronic diseases measured here. Studies show that spending time in parks, including being physically active, is associated with higher levels of reported good health and lower complications caused by chronic diseases. Please reference the *Chronic Disease Prevalence by Census Tract* map.

MENTAL HEALTH PREVALENCE BY CENSUS TRACT

This is a composite score of four health measures among adults: social isolation, social and emotional support, depression, and frequent mental distress; all data is self-reported. Across the Campbell population, rates of mental health challenges vary, with higher rates in census tracts in the north, west, and east of the city. Proximity to parks is associated with reductions in stress. Parks and recreation areas also provide a place where neighbors can meet, fostering stronger social ties, reducing loneliness, and enhancing community connections, all of which help protect people’s health. Please reference the *Mental Health Prevalence by Census Tract* map.

PHYSICAL INACTIVITY BY CENSUS TRACT

Unlike the other maps presented in this assessment, this depicts a single health indicator: self-reported physical inactivity among adults. Rates of inactivity vary and are highest on the west side of the city. Research shows that proximity to parks encourages regular physical activity, such as walking and cycling, leading to better health outcomes. Well-maintained parks with recreational facilities, like sports courts and playgrounds, are especially effective in boosting activity levels in children and adolescents. However, facilities alone are not enough; on-site marketing and supervised programs are key to encouraging greater use. This is particularly important for adults and seniors, who are underrepresented in moderate to vigorous park-based activities. Please reference the *Physical Inactivity by Census Tract* map.

DISABILITY PREVALENCE BY CENSUS TRACT

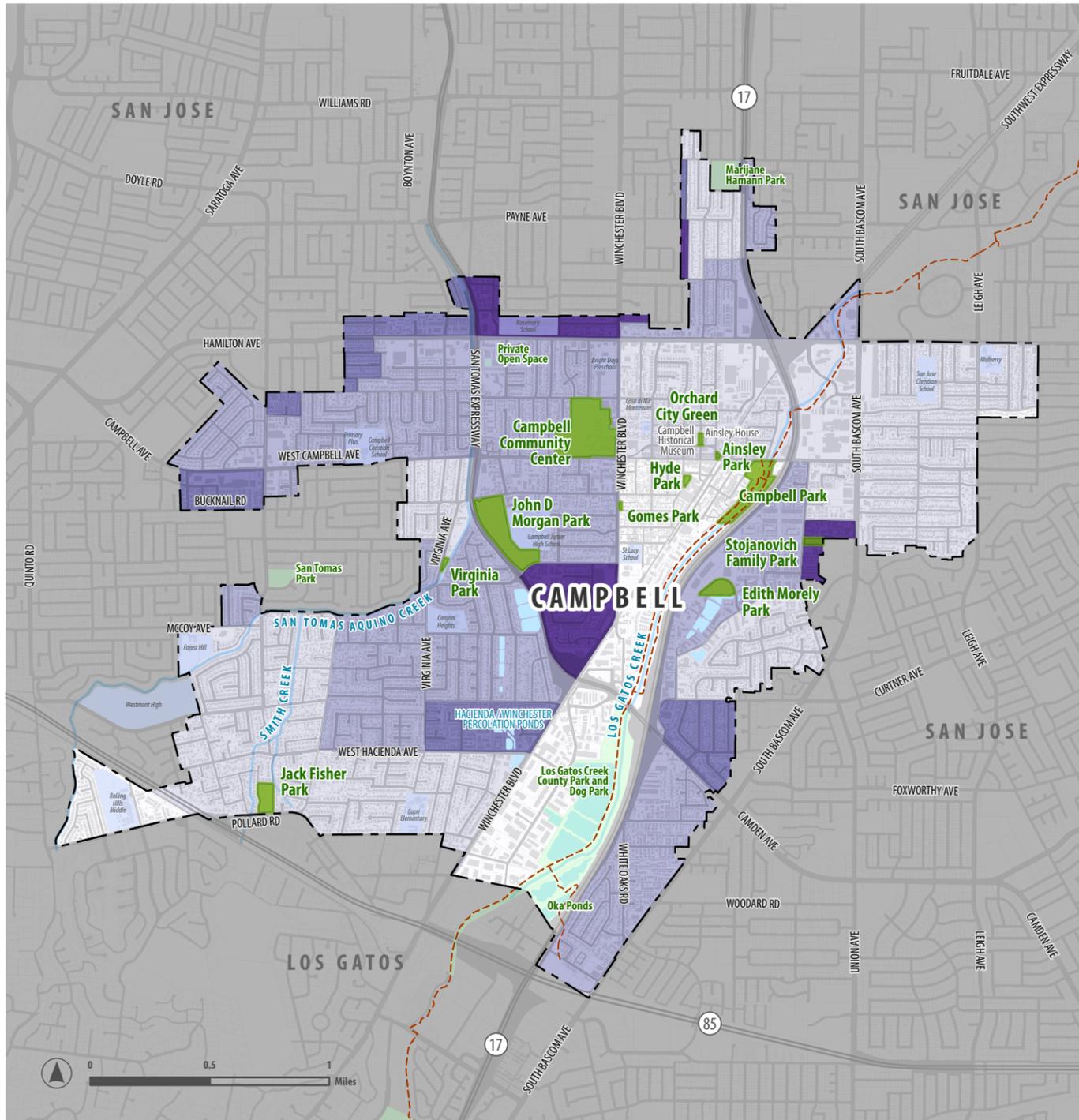
This is a composite score of seven measures among adults: any disability, hearing disability, vision disability, cognitive disability, mobility disability, self-care disability, and independent living disability; all data is self-reported. Rates of disability are relatively higher in the western part of the city as well as the north and east. People with physical and cognitive disabilities have significantly higher prevalence rates for most chronic diseases than people without disabilities. People with disabilities also report higher rates of physical inactivity and lack of engagement with the outdoors. Please reference the *Disability Prevalence by Census Tract* map.

Implications

The analysis illustrates disparities in community health conditions across different areas of Campbell. Taken together with the needs assessment findings, this health equity assessment can help inform the City's efforts to ensure its park and recreation system serves all residents, particularly those who face barriers to these vital resources. This assessment identifies opportunities and areas for improvement, focusing on enabling people with ongoing health conditions and disabilities to fully participate in park and recreation activities, access timely services, interact with their environment barrier-free, and engage in everyday community life. Additionally, by understanding the disparities present in the community, the City of Campbell can engage health-focused partners and funders in developing and implementing the Parks and Recreation Master Plan. Health is a powerful "frame" to engage often underheard voices, and it can be a unifying value that guides Campbell's park and recreation system for years to come.

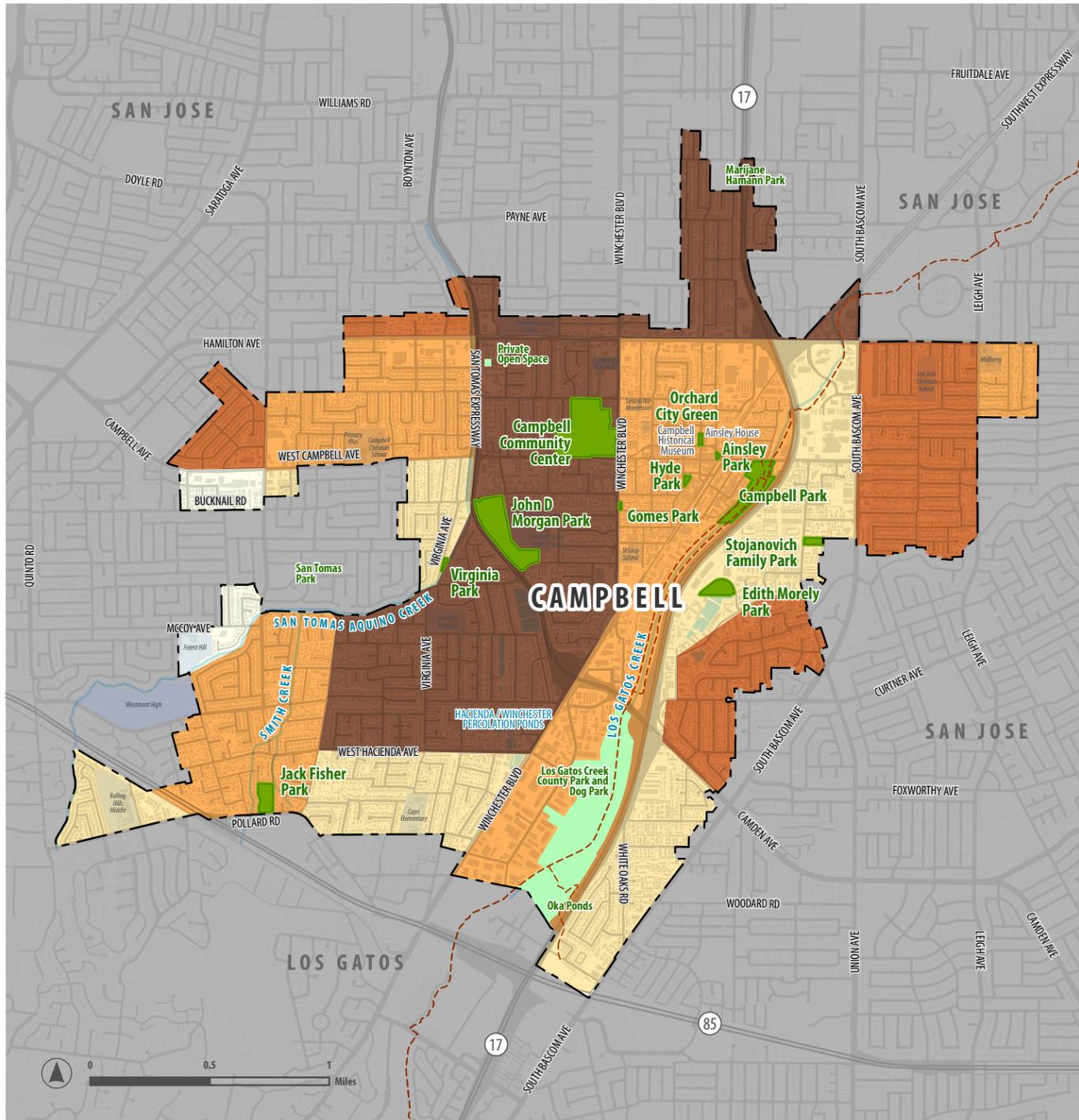
Next Steps

MIG will cross-check these findings against data from the park needs assessment to identify which gap areas may need priority attention, which sites in poor condition may be priorities for improvements, and which parks in good condition may need added programming and activities to counter health issues.



- Population Density¹ (people per sq mi)**
- Less than 5,000 people per sq mi
 - 5,000 - 7,000 people per sq mi
 - 7,000 - 10,000 people per sq mi
 - 10,000 - 14,000 people per sq mi
 - More than 14,000 people per sq mi
- Campbell Park and Recreation Facilities**
- Campbell Parks
 - Los Gatos Creek Trail
- Park and Recreation Facilities Provided by Others**
- Other Park Facilities
- Basemap Features**
- Creeks
 - Railroad
 - Schools
 - Percolation Ponds

¹ ESRI 2024 Estimate of the Population Density (population per square mile) in the geographic area. 9/19/2024 11:42 AM



Chronic Disease Prevalence by Census Tract ¹

- Lower Prevalence
- Slightly Lower Prevalence
- Moderate Prevalence
- Slightly Higher Prevalence
- Higher Prevalence

Campbell Park and Recreation Facilities

- Campbell Parks
- Los Gatos Creek Trail

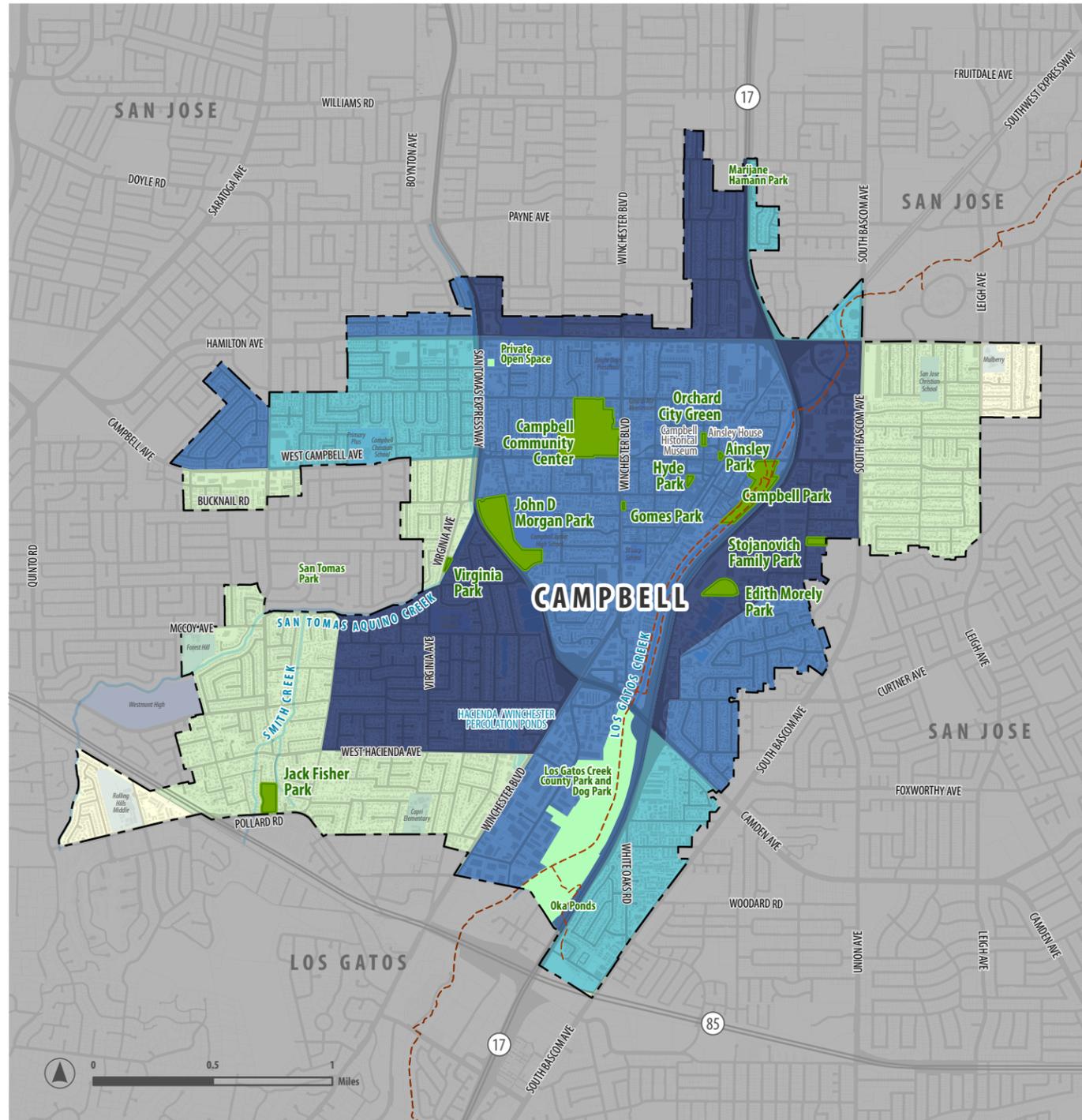
Park and Recreation Facilities Provided Others

- Other Park Facilities

Basemap Features

- Creeks
- Railroad
- Schools
- Percolation Ponds

¹ Health data from the CDC PLACES dataset was collected, normalized, and combined into a composite score for each census tract. This process allows multiple health indicators to be analyzed together to provide a comprehensive view of community health. Indicators include general health status, asthma, type 2 diabetes, and frequent physical distress among adults.
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Mental Health Prevalence by Census Tract ¹

- Lower Prevalence
- Slightly Lower Prevalence
- Moderate Prevalence
- Slightly Higher Prevalence
- Higher Prevalence

Campbell Park and Recreation Facilities

- Campbell Parks
- Los Gatos Creek Trail

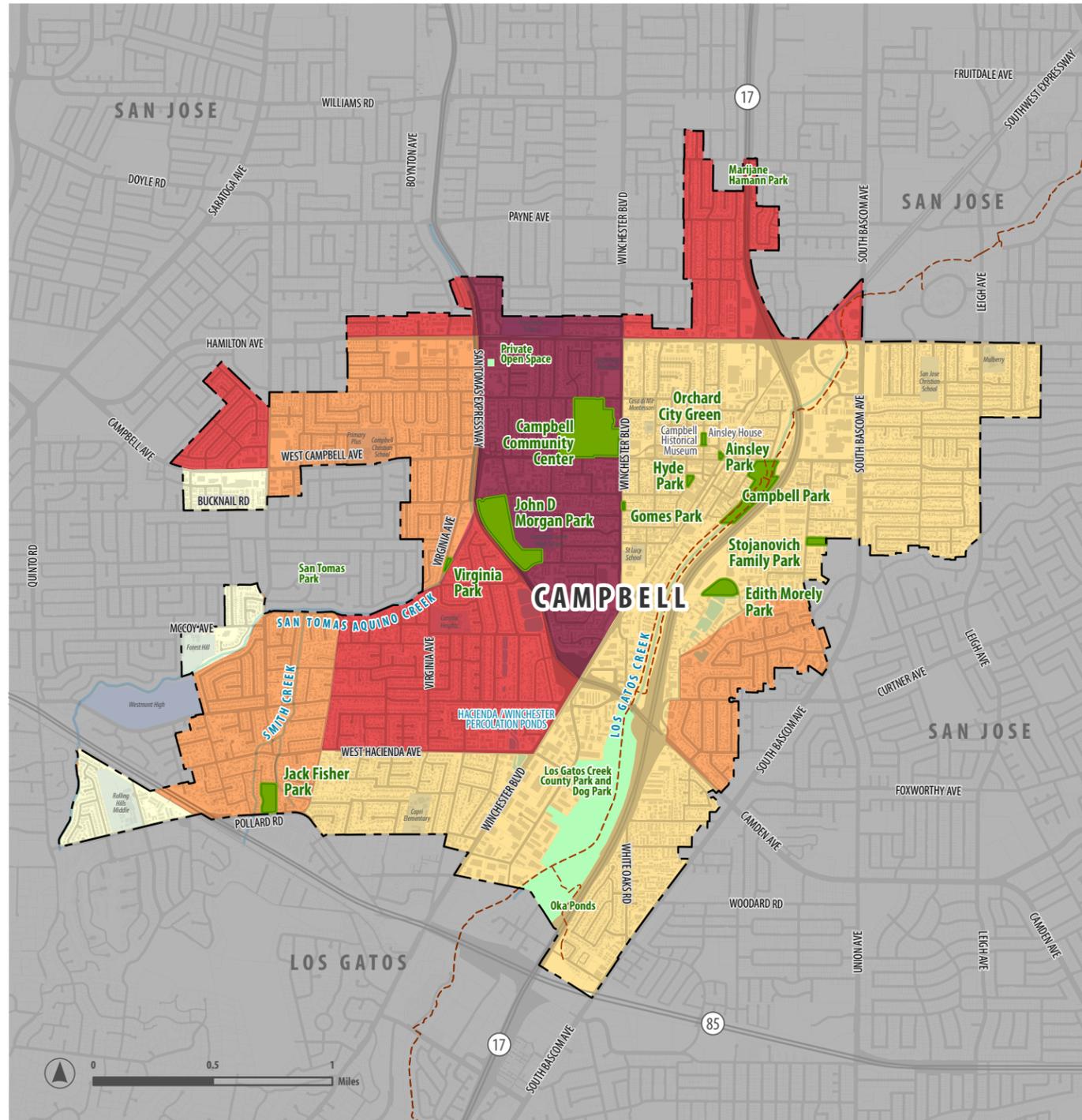
Park and Recreation Facilities Provided Others

- Other Park Facilities

Basemap Features

- Creeks
- Railroad
- Schools
- Percolation Ponds

¹ Health data from the CDC PLACES dataset was collected, normalized, and combined into a core each census tract. This process allows multiple health indicators to be analyzed together comprehensive view of community health. Indicators include social isolation, social and emc depression, and frequent mental distress among adu 9/1 9/2024 11:23 AM



Physical Inactivity by Census Tract ¹

- Lower Prevalence
- Slightly Lower Prevalence
- Moderate Prevalence
- Slightly Higher Prevalence
- Higher Prevalence

Campbell Park and Recreation Facilities

- Campbell Parks
- Los Gatos Creek Trail

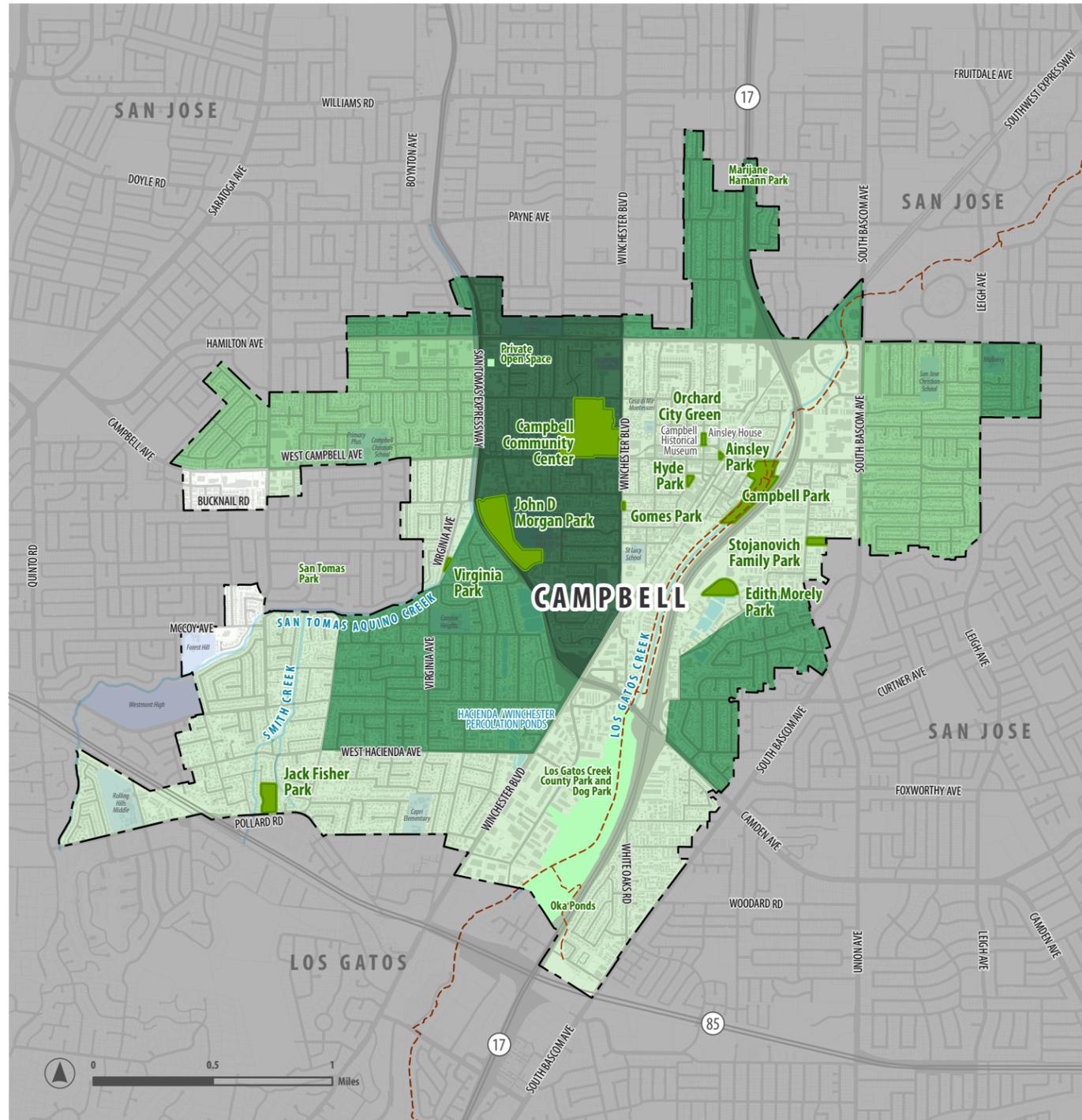
Park and Recreation Facilities Provided by Others

- Other Park Facilities

Basemap Features

- Creeks
- Railroad
- Schools
- Percolation Ponds

¹ Health data from the CDC PLACES dataset was collected and normalized for each census tract. 9/19/2024 11:23 AM



Disability Prevalence by Census Tract ¹

- Lower Prevalence
- Slightly Lower Prevalence
- Moderate Prevalence
- Slightly Higher Prevalence
- Higher Prevalence

Campbell Park and Recreation Facilities

- Campbell Parks
- Los Gatos Creek Trail

Park and Recreation Facilities Provided by Others

- Other Park Facilities

Basemap Features

- Creeks
- Railroad
- Schools
- Percolation Ponds

¹ Health data from the CDC PLACES dataset was collected, normalized, and combined into a composite score for each census tract. This process allows multiple health indicators to be analyzed together for a more comprehensive view of community health. Indicators include any disability, hearing disability, vision disability, cognitive disability, mobility disability, self-care disability, and independent living disability among adults. 9/19/2024 11:22 AM



APPENDIX D

CAPITAL IMPROVEMENT PLAN

Appendix D: Capital Improvement Plan

Site Name	Acres	Project Title	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Average Maintenance /Acre Applied to Park Acres	Planning Level Cost Assumptions and Notes
SPECIAL USE SITE							
Ainsley House	0.5				\$230,000	\$13,560	
		Assess Roof and Foundation	RENOVATION AND RENEWAL	✓	\$120,000		
		Garden Patio Improvements	RENOVATION AND RENEWAL	✓	\$110,000		
Campbell Historical Museum	0.6				\$94,000	\$16,272	
		Museum Warehouse Storage	RENOVATION AND RENEWAL	✓	\$94,000		Unfunded in 2025 CIP
Orchard City Green	0.3				\$1,020,000	\$8,136	
		Replace Drinking Fountain (1)	RENOVATION AND RENEWAL		\$10,000		
		Provide Bike Racks (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000		
		Provide Pet Waste Stations (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000		
		Add Bollards for Safety Improvements	FACILITY ADDITIONS OR ENHANCEMENTS	✓	\$1,000,000		Unfunded in 2025 CIP
CITYWIDE PARKS							
Campbell Community Center	29.5				\$26,452,000	\$800,064	
		Renovate Skate Park	RENOVATION AND RENEWAL	✓	\$420,000		Increased from \$220,000 included in '25 CIP
		Repave Hard-Surface Trail	RENOVATION AND RENEWAL		\$150,000		Assume repavement of 0.2 miles of trail
		Update Picnic Areas (3)	RENOVATION AND RENEWAL		\$32,000		Includes 8 individual picnic tables
		Replace Stadium Bleachers	RENOVATION AND RENEWAL		\$100,000		
		Convert South Irrigated Lawn	FACILITY ADDITIONS OR ENHANCEMENTS	✓	\$100,000		Unfunded in 2025 CIP
		Provide Bike Racks (3)	FACILITY ADDITIONS OR ENHANCEMENTS		\$9,000		
		Provide Pet Waste Stations (3)	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000		
		Incorporate Shade Near Soccer Fields	FACILITY ADDITIONS OR ENHANCEMENTS		\$400,000		Cost is based on a medium shade/picnic shelter
		Replace Pool and Pool Facilities	RENOVATION AND RENEWAL	✓	\$12,000,000		Based on 2024 cost estimate for enhanced option in 2017 Aquatics Facility Audit
		Improve Signage for Campus Wayfinding	RENOVATION AND RENEWAL		\$10,000		
		Renovate E Wing and Relocate Adult Center	RENOVATION AND RENEWAL	✓	\$1,100,000		
		Replace HVAC Controls	RENOVATION AND RENEWAL	✓	\$360,000		Unfunded in 2025 CIP
		Upgrade Restrooms	RENOVATION AND RENEWAL	✓	\$65,000		
		Create CCC Building Master Plan	FACILITY ADDITIONS OR ENHANCEMENTS		\$300,000		
		Enhance and Improve Auxiliary Gym, Dance Studio, and Spin/Cycling Room	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,600,000		Estimated at 11,000 SF of renovation
		Enhance and Expand CCC Building Entry	FACILITY ADDITIONS OR ENHANCEMENTS		\$4,800,000		Estimate at 6,000 SF of new development

Appendix D: Capital Improvement Plan

Site Name	Acres	Project Title	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Average Maintenance /Acre Applied to Park Acres	Planning Level Cost Assumptions and Notes
John D. Morgan Park	18.4				\$6,369,500	\$499,023	
		Design and Renovate Northern Playground (Rincon Playground)	RENOVATION AND RENEWAL	✓	\$1,000,000		
		Update Picnic Areas (11)	RENOVATION AND RENEWAL		\$156,000		Includes (39) individual picnic tables
		Repair and Replace Failing Lawn Irrigation for Efficiency	RENOVATION AND RENEWAL		\$300,000		
		Reduce Irrigated Lawn	RENOVATION AND RENEWAL		\$100,000		Replace portion of lawn with water-wise plantings
		Park Building	RENOVATION AND RENEWAL		\$823,500		Based on cost in 2024 Facility Condition Report
		Parking Lot Improvements	RENOVATION AND RENEWAL	✓	\$240,000		Resurface and restripe all (3) parking lots
		Improve (2) Central Baseball Fields	RENOVATION AND RENEWAL		\$1,500,000		
		Renovate and Expand Volleyball Courts	RENOVATION AND RENEWAL		\$400,000		Remove existing horseshoe pits to add 1 additional volleyball court and small shade structure
		Restroom Improvements (Budd)	RENOVATION AND RENEWAL	✓	\$840,000		
		Plan and Develop a Multipurpose Event Space	FACILITY ADDITIONS OR ENHANCEMENTS		\$1,000,000		Create master plan, replace existing amphitheater, update 'crater', and add path to playground
		Provide Bike Racks (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000		
		Provide Pet Waste Stations (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000		
Campbell Park	11.9				\$391,000	\$322,738	
		Improve Basketball Courts	RENOVATION AND RENEWAL		\$200,000		Resurfacing and (2) new nets
		Replace Swingset Nearest Basketball Court	RENOVATION AND RENEWAL		\$100,000		
		Replace Monument Park Sign	RENOVATION AND RENEWAL		\$5,000		Replace (1) monument park sign
		Repair and Replace Fitness Equipment Along Fitness Circuit	RENOVATION AND RENEWAL		\$50,000		Replace (1) fitness station
		Enhance Picnic Area Adjacent to Basketball Courts	RENOVATION AND RENEWAL		\$24,000		Replace (3) picnic tables and improve picnic area surfacing
		Provide Signage for Connection to Los Gatos Creek Trail	FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000		Locate signage at (2) major entry points
		Provide Additional Bike Rack (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000		
		Provide Pet Waste Stations (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000		
Los Gatos Creek Dog Park	1				\$320,000	\$27,121	
		Dog Park Renovation	RENOVATION AND RENEWAL	✓	\$320,000		

Appendix D: Capital Improvement Plan

Site Name	Acres	Project Title	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Average Maintenance /Acre Applied to Park Acres	Planning Level Cost Assumptions and Notes
NEIGHBORHOOD PARKS							
Edith Morley Park	4				\$893,500	\$108,483	
		Restore Natural Areas	RENOVATION AND RENEWAL		\$250,000		
		Provide Interpretive Signage for Natural Areas	RENOVATION AND RENEWAL		\$7,500		Interpretive signage for environmental education at (3) natural planting areas
		Replace Damaged Game Table (1)	RENOVATION AND RENEWAL		\$2,500		
		Improve Central Picnic Area	RENOVATION AND RENEWAL		\$20,000		Replace (3) picnic tables add (2) BBQs; improve entry accessibility and surfacing
		Replace Trash Cans	RENOVATION AND RENEWAL		\$7,500		Costs assume replacement of at least 5 trash receptacles
		Provide Active Play Area	FACILITY ADDITIONS OR ENHANCEMENTS		\$600,000		Assumes the addition of a nature play area
		Provide Bike Racks (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000		
Jack Fischer Park	4.2				\$1,637,000	\$113,907	
		Convert Northwest Lawn Area	RENOVATION AND RENEWAL		\$100,000		
		Enhance Natural Areas	RENOVATION AND RENEWAL		\$250,000		
		Provide Interpretive Signage for Natural Areas	RENOVATION AND RENEWAL		\$5,000		Interpretive signage for environmental education at (2) natural planting areas
		Repair Water Play Feature (Fountain) at Playground	RENOVATION AND RENEWAL		\$250,000		
		Renovate Splash Pad/Spray Ground	RENOVATION AND RENEWAL		\$1,000,000		
		Update Picnic Areas	RENOVATION AND RENEWAL		\$16,000		Includes (4) individual picnic tables
		Revitalize Public Art	RENOVATION AND RENEWAL		\$6,000		
		Provide Bike Racks (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000		
		Provide Pest Waste Stations (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000		
Stojanovich Family Park	1.3				\$378,500	\$35,257	
		Replace Interpretive Signage	RENOVATION AND RENEWAL		\$12,500		Replace (5) interpretive signs
		Renovate Existing Playground	RENOVATION AND RENEWAL		\$300,000		Replace existing play area and surfacing
		Replace Swing Set	RENOVATION AND RENEWAL		\$50,000		
		Update Picnic Areas	RENOVATION AND RENEWAL		\$16,000		Includes (4) individual picnic tables
Virginia Park	0.3				\$115,000	\$8,136	
		Landscape Improvements	RENOVATION AND RENEWAL	✓	\$110,000		
		Provide Bike Rack (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000		
		Provide Pet Waste Station (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000		

Appendix D: Capital Improvement Plan

Site Name	Acres	Project Title	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Average Maintenance /Acre Applied to Park Acres	Planning Level Cost Assumptions and Notes
POCKET PARKS							
Ainsley Park	0.1				\$12,000	\$2,712	
		Replace Drinking Fountain (1)	RENOVATION AND RENEWAL		\$10,000		
		Provide Pet Waste Station (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000		
Gomes Park	0.1				\$40,000	\$2,712	
		Add Public Art for Historical Preservation	FACILITY ADDITIONS OR ENHANCEMENTS		\$40,000		Add public art, historical marker, or interpretive display
Hyde Park	0.4				\$1,255,000	\$10,848	
		Renovate Playground	RENOVATION AND RENEWAL		\$1,000,000		Renovate and expand Playground, providing thematic equipment and shade sails
		Provide Bike Rack (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000		
		Provide Pet Waste Station (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000		
		Provide Sustainable Planting	FACILITY ADDITIONS OR ENHANCEMENTS		\$250,000		Replace rose garden with water-wise planting
GREENWAYS AND TRAILS							
Los Gatos Creek Trail	5				\$538,000	\$135,604	
		Replace Fitness Equipment, Along Fitness Circuit	RENOVATION AND RENEWAL		\$200,000		Replace the (4) fitness equipment stations in poorest conditions
		Provide Benches (6)	FACILITY ADDITIONS OR ENHANCEMENTS		\$12,000		Provide benches every 1/2 mile (6)
		Provide Water Fountains (3)	FACILITY ADDITIONS OR ENHANCEMENTS		\$30,000		
		Provide Bike Racks (3)	FACILITY ADDITIONS OR ENHANCEMENTS		\$9,000		
		Provide Picnic Areas/Small Gathering Areas (2)	FACILITY ADDITIONS OR ENHANCEMENTS		\$16,000		Provide opportunities for picnicking or small gatherings at (2) trailheads.
		Provide Signage (3)	FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000		Provide signage at key trail entry and exit points (3) for wayfinding to and from the trail
		Pruneyard Creek Trail Extension	FACILITY ADDITIONS OR ENHANCEMENTS	✓	\$250,000		
		Provide Pet Waste Stations (3)	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000		
		Enhance Wayfinding Signage	FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000		Provide wayfinding and directional signage for trail use
		Enhance Environmental Interpretation	FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000		Provide interpretive signage for Los Gatos Creek natural processes and habitat at (2) locations along trail
Hacienda/Winchester Percolation Ponds	0.2				\$203,500	\$6,238	
		Enhance Pedestrian Trail	RENOVATION AND RENEWAL		\$192,500		Assume 0.25 mile hard- surfaced trail renovation and small wayfinding cost
		Provide Bike Rack (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000		
		Provide Pet Waste Station (1)	FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000		
		Provide Rest and Observation Areas	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000		Provide 2-3 seating areas along the trail, with interpretive signage and shade sails over one area
Parks and Trails Subtotal	77.8						
EXISTING PARK IMPROVEMENTS TOTAL					\$39,949,000	\$2,110,814	

Appendix D: Capital Improvement Plan

Site Name	Acres	Project Title	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Average Maintenance /Acre Applied to Park Acres	Planning Level Cost Assumptions and Notes
SYSTEMWIDE CAPITAL IMPROVEMENT PROJECTS							
San Tomas Creek Trail			PARK EXPANSION AND DEVELOPMENT	✓	\$5,300,000		Low priority and unfunded in 2025 CIP
ADA Self-Evaluation Transition Plan Improvements			RENOVATION AND RENEWAL	✓	\$250,000		
Land Acquisition or Partnerships in Unserved Gap Areas (4)			PARK EXPANSION AND DEVELOPMENT		\$6,000,000		Allowance for development of four partner sites with recreation features to meet neighborhood needs (includes allowance for infrastructure, access paths, and development of play area, seating or picnic tables (2), and potential small active recreation feature (e.g., sports court, fitness equipment, skate spot, climbing feature or looped trail).
SYSTEMWIDE CAPITAL PROJECTS TOTAL					\$11,550,000		

Notes:

1. These estimates reflect planning level construction cost assumptions in [insert current year] dollars not accounting for inflation. Cost ranges are intended for planning purposes only. Support and access amenities (if included) are noted. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor. Actual cost estimates should be determined through site master planning and design at the time of development.

Because actual prices fluctuate and will vary by site, the cost estimates are presented as a range of costs. The range is aimed at capturing differences based on site size, location, topography and setting, facility quality and detail, supply and demand for labor and materials, etc. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.

2. Acreage is compiled from earlier City inventories, Google Earth, parcel data, and/or info from GIS data layers.

3. Art includes plaques, murals, monuments, and sculptures.

4. Acreage is calculated at 14' wide path over 4.8 miles within City limits (10' wide path with 2' on either side)



APPENDIX E

ACTION PLAN

Appendix E: Action Plan

Park Type	Site Name	Project Title	Implementation Timeframe	Critical to Maintain Use	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Notes
Special Use Site	Ainsley House	Assess Roof and Foundation	Short-term	✓	RENOVATION AND RENEWAL	✓	\$120,000	
Special Use Site	Ainsley House	Garden Patio Improvements	Short-term		RENOVATION AND RENEWAL	✓	\$110,000	
Citywide Park	Campbell Community Center	Renovate Skate Park	Short-term	P	RENOVATION AND RENEWAL	✓	\$420,000	Increased from \$220,000 included in '25 CIP
Citywide Park	Campbell Community Center	Renovate E Wing and Relocate Adult Center	Short-term		RENOVATION AND RENEWAL	✓	\$1,100,000	
Citywide Park	Campbell Community Center	Upgrade Restrooms	Short-term	✓	RENOVATION AND RENEWAL	✓	\$65,000	
Citywide Park	Campbell Community Center	Replace Pool and Pool Facilities	Short-term	P	RENOVATION AND RENEWAL	✓	\$12,000,000	Based on 2024 cost estimate for enhanced option in 2017 Aquatics Facility Audit, unfunded in 2025 CIP, increased from \$5 million in 2025 CIP. Included all estimated \$12 million in short-term
Citywide Park	Campbell Community Center	Create CCC Building Master Plan	Short-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$300,000	
Citywide Park	John D. Morgan Park	Design and Renovate Northern Playground (Rincon Playground)	Short-term	F	RENOVATION AND RENEWAL	✓	\$1,000,000	
Citywide Park	John D. Morgan Park	Parking Lot Improvements	Short-term	F	RENOVATION AND RENEWAL	✓	\$240,000	Resurface and restripe all (3) parking lots
Citywide Park	John D. Morgan Park	Restroom Improvements (Budd)	Short-term	F	RENOVATION AND RENEWAL	✓	\$840,000	
Citywide Park	Los Gatos Creek Dog Park	Dog Park Renovation	Short-term		RENOVATION AND RENEWAL	✓	\$320,000	Assets assessed in park condition assessment individually and generally are in good condition, however noted lack of shade
Neighborhood Park	Virginia Park	Landscape Improvements	Short-term		RENOVATION AND RENEWAL	✓	\$110,000	
Greenways and Trails	Los Gatos Creek Trail	Pruneyard Creek Trail Extension	Short-term		FACILITY ADDITIONS OR ENHANCEMENTS	✓	\$250,000	
Systemwide	ADA Self-Evaluation Transition Plan Improvements		Short-term	✓	RENOVATION AND RENEWAL	✓	\$250,000	
						Subtotal	\$17,125,000	
Special Use Site	Campbell Historical Museum	Museum Warehouse Storage	Mid-term		RENOVATION AND RENEWAL	✓	\$94,000	Unfunded in 2025 CIP
Special Use Site	Orchard City Green	Add Bollards for Safety Improvements	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS	✓	\$1,000,000	Unfunded in 2025 CIP
Special Use Site	Orchard City Green	Replace Drinking Fountain (1)	Mid-term	P	RENOVATION AND RENEWAL		\$10,000	Moved to mid-term as site supports events and gathering and package improvements so as to not spread out small improvements across different phases
Special Use Site	Orchard City Green	Provide Bike Racks (2)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000	Moved to mid-term as site supports events and gathering
Special Use Site	Orchard City Green	Provide Pet Waste Stations (2)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000	Moved to mid-term as site supports events and gathering
Citywide Park	Campbell Community Center	Convert South Irrigated Lawn	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS	✓	\$100,000	Unfunded in 2025 CIP
Citywide Park	Campbell Community Center	Replace HVAC Controls	Mid-term	✓	RENOVATION AND RENEWAL	✓	\$360,000	Unfunded in 2025 CIP
Citywide Park	Campbell Community Center	Incorporate Shade Near Soccer Fields	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$400,000	Cost is based on a medium shade/picnic shelter
Citywide Park	Campbell Community Center	Repave Hard-Surface Trail	Mid-term	P	RENOVATION AND RENEWAL		\$150,000	Assume repavement of 0.2 miles of trail
Citywide Park	Campbell Community Center	Improve Signage for Campus Wayfinding	Mid-term		RENOVATION AND RENEWAL		\$10,000	
Citywide Park	Campbell Community Center	Enhance and Improve Auxiliary Gym, Dance Studio, and Spin/Cycling Room	Mid-term	✓	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,600,000	Estimated at 11,000 SF of renovation
Citywide Park	John D. Morgan Park	Update Picnic Areas (11)	Mid-term	F	RENOVATION AND RENEWAL		\$156,000	Includes (39) individual picnic tables
Citywide Park	John D. Morgan Park	Repair and Replace Failing Lawn Irrigation for Efficiency	Mid-term	F	RENOVATION AND RENEWAL		\$300,000	
Citywide Park	John D. Morgan Park	Reduce Irrigated Lawn	Mid-term		RENOVATION AND RENEWAL		\$100,000	Replace portion of lawn with water-wise plantings
Citywide Park	John D. Morgan Park	Park Building	Mid-term	F	RENOVATION AND RENEWAL		\$823,500	Based on cost in 2024 Facility Condition Report

Appendix E: Action Plan

Park Type	Site Name	Project Title	Implementation Timeframe	Critical to Maintain Use	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Notes
Citywide Park	John D. Morgan Park	Renovate and Expand Volleyball Courts	Mid-term		RENOVATION AND RENEWAL		\$400,000	Remove existing horseshoe pits to add 1 additional volleyball court and small shade structure. Horseshoe pit condition noted as Fair in condition assessment.
Citywide Park	John D. Morgan Park	Provide Bike Racks (2)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000	
Citywide Park	John D. Morgan Park	Provide Pet Waste Stations (2)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000	
Citywide Park	Campbell Park	Replace Swingset Nearest Basketball Court	Mid-term	✓	RENOVATION AND RENEWAL		\$100,000	
Pocket Park	Ainsley Park	Replace Drinking Fountain (1)	Mid-term	F	RENOVATION AND RENEWAL		\$10,000	
Pocket Park	Hyde Park	Renovate Playground	Mid-term		RENOVATION AND RENEWAL		\$1,000,000	Renovate and expand Playground, providing thematic equipment and shade sails
Neighborhood Park	Jack Fischer Park	Renovate Splash Pad/Spray Ground	Mid-term	F	RENOVATION AND RENEWAL		\$1,000,000	
Greenways and Trails	Los Gatos Creek Trail	Replace Fitness Equipment, Along Fitness Circuit	Mid-term	F / P	RENOVATION AND RENEWAL		\$200,000	Replace the (4) fitness equipment stations in poorest conditions
Greenways and Trails	Los Gatos Creek Trail	Provide Benches (6)	Mid-term	P	FACILITY ADDITIONS OR ENHANCEMENTS		\$12,000	Provide benches every 1/2 mile (6); existing benches noted as Poor in condition assessment
Greenways and Trails	Los Gatos Creek Trail	Provide Water Fountains (3)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$30,000	Moved to mid-term as trails are a priority to community; regional asset
Greenways and Trails	Los Gatos Creek Trail	Provide Bike Racks (3)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$9,000	Moved to mid-term as trails are a priority to community; regional asset
Greenways and Trails	Los Gatos Creek Trail	Provide Picnic Areas/Small Gathering Areas (2)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$16,000	Provide opportunities for picnicking or small gatherings at (2) trailheads.
Greenways and Trails	Los Gatos Creek Trail	Provide Signage (3)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000	Provide signage at key trail entry and exit points (3) for wayfinding to and from the trail. Moved to mid-term as trails are priority and projects can be implemented together
Greenways and Trails	Los Gatos Creek Trail	Provide Pet Waste Stations (3)	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000	Moved to mid-term as trails are priority and projects can be implemented together
Greenways and Trails	Los Gatos Creek Trail	Enhance Wayfinding Signage	Mid-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000	Provide wayfinding and directional signage for trail use. Moved to mid-term as trails are priority and projects can be implemented together.
Greenways and Trails	Los Gatos Creek Trail	Enhance Environmental Interpretation	Mid-term	F / NF	FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000	Provide interpretive signage for Los Gatos Creek natural processes and habitat at (2) locations along trail. Moved to mid-term as trails are priority and projects can be implemented together. Some existing interpretive signage noted as Fair or Non-Functional in condition assessment
						Subtotal	\$12,921,500	

Appendix E: Action Plan

Park Type	Site Name	Project Title	Implementation Timeframe	Critical to Maintain Use	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Notes
Citywide Park	Campbell Community Center	Update Picnic Areas (3)	Long-term	F	RENOVATION AND RENEWAL		\$32,000	Includes 8 individual picnic tables
Citywide Park	Campbell Community Center	Replace Stadium Bleachers	Long-term	F	RENOVATION AND RENEWAL		\$100,000	
Citywide Park	Campbell Community Center	Provide Bike Racks (3)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$9,000	
Citywide Park	Campbell Community Center	Provide Pet Waste Stations (3)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000	
Citywide Park	Campbell Community Center	Enhance and Expand CCC Building Entry	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$4,800,000	Estimate at 6,000 SF of new development
Citywide Park	John D. Morgan Park	Improve (2) Central Baseball Fields	Long-term	F	RENOVATION AND RENEWAL		\$1,500,000	
Citywide Park	John D. Morgan Park	Plan and Develop a Multipurpose Event Space	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$1,000,000	Create master plan, replace existing amphitheater, update 'crater', and add path to playground
Citywide Park	Campbell Park	Improve Basketball Courts	Long-term	F	RENOVATION AND RENEWAL		\$200,000	Resurfacing and (2) new nets
Citywide Park	Campbell Park	Replace Monument Park Sign	Long-term	F	RENOVATION AND RENEWAL		\$5,000	Replace (1) monument park sign
Citywide Park	Campbell Park	Repair and Replace Fitness Equipment Along Fitness Circuit	Long-term	F	RENOVATION AND RENEWAL		\$50,000	Replace (1) fitness station
Citywide Park	Campbell Park	Enhance Picnic Area Adjacent to Basketball Courts	Long-term	F	RENOVATION AND RENEWAL		\$24,000	Replace (3) picnic tables and improve picnic area surfacing
Citywide Park	Campbell Park	Provide Signage for Connection to Los Gatos Creek Trail	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$5,000	Locate signage at (2) major entry points
Citywide Park	Campbell Park	Provide Additional Bike Rack (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000	
Citywide Park	Campbell Park	Provide Pet Waste Stations (2)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000	
Neighborhood Park	Edith Morley Park	Restore Natural Areas	Long-term	F	RENOVATION AND RENEWAL		\$250,000	Move forward with Edith Morley improvements in timing with new housing development nearby.
Neighborhood Park	Edith Morley Park	Provide Interpretive Signage for Natural Areas	Long-term		RENOVATION AND RENEWAL		\$7,500	Interpretive signage for environmental education at (3) natural planting areas. Move forward with Edith Morley improvements in timing with new housing development nearby.
Neighborhood Park	Edith Morley Park	Replace Damaged Game Table (1)	Long-term	P	RENOVATION AND RENEWAL		\$2,500	Move forward with Edith Morley improvements in timing with new housing development nearby.
Neighborhood Park	Edith Morley Park	Improve Central Picnic Area	Long-term	F	RENOVATION AND RENEWAL		\$20,000	Replace (3) picnic tables add (2) BBQs; improve entry accessibility and surfacing. Move forward with Edith Morley improvements in timing with new housing development nearby.
Neighborhood Park	Edith Morley Park	Replace Trash Cans	Long-term	F	RENOVATION AND RENEWAL		\$7,500	Costs assume replacement of at least 5 trash receptacles. Move forward with Edith Morley improvements in timing with new housing development nearby.
Neighborhood Park	Edith Morley Park	Provide Active Play Area	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$600,000	Assumes the addition of a nature play area. Move forward with Edith Morley improvements in timing with new housing development nearby.
Neighborhood Park	Edith Morley Park	Provide Bike Racks (2)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000	Move forward with Edith Morley improvements in timing with new housing development nearby.

Appedix E: Action Plan

Park Type	Site Name	Project Title	Implementation Timeframe	Critical to Maintain Use	Recommendation Category	Project and Cost Are Defined in FY 2025 Capital Improvement Plan (CIP)	Total Planning Level Cost	Notes
Neighborhood Park	Jack Fischer Park	Convert Northwest Lawn Area	Long-term		RENOVATION AND RENEWAL		\$100,000	
Neighborhood Park	Jack Fischer Park	Enhance Natural Areas	Long-term		RENOVATION AND RENEWAL		\$250,000	
Neighborhood Park	Jack Fischer Park	Provide Interpretive Signage for Natural Areas	Long-term		RENOVATION AND RENEWAL		\$5,000	Interpretive signage for environmental education at (2) natural planting areas
Neighborhood Park	Jack Fischer Park	Repair Water Play Feature (Fountain) at Playground	Long-term	F	RENOVATION AND RENEWAL		\$250,000	
Neighborhood Park	Jack Fischer Park	Update Picnic Areas	Long-term	F	RENOVATION AND RENEWAL		\$16,000	Includes (4) individual picnic tables
Neighborhood Park	Jack Fischer Park	Revitalize Public Art	Long-term	F	RENOVATION AND RENEWAL		\$6,000	
Neighborhood Park	Jack Fischer Park	Provide Bike Racks (2)	Long-term	F	FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000	
Neighborhood Park	Jack Fischer Park	Provide Pest Waste Stations (2)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$4,000	
Neighborhood Park	Stojanovich Family Park	Replace Interpretive Signage	Long-term	F	RENOVATION AND RENEWAL		\$12,500	Replace (5) interpretive signs
Neighborhood Park	Stojanovich Family Park	Renovate Existing Playground	Long-term	F	RENOVATION AND RENEWAL		\$300,000	Replace existing play area and surfacing
Neighborhood Park	Stojanovich Family Park	Replace Swing Set	Long-term	NF	RENOVATION AND RENEWAL		\$50,000	
Neighborhood Park	Stojanovich Family Park	Update Picnic Areas	Long-term	F	RENOVATION AND RENEWAL		\$16,000	Includes (4) individual picnic tables
Neighborhood Park	Virginia Park	Provide Bike Rack (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000	
Neighborhood Park	Virginia Park	Provide Pet Waste Station (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000	
Pocket Park	Ainsley Park	Provide Pet Waste Station (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000	
Pocket Park	Gomes Park	Add Public Art for Historical Preservation	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$40,000	Add public art, historical marker, or interpretive display
Pocket Park	Hyde Park	Provide Bike Rack (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000	
Pocket Park	Hyde Park	Provide Pet Waste Station (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000	
Pocket Park	Hyde Park	Provide Sustainable Planting	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$250,000	Replace rose garden with water-wise planting
Greenways and Trails	Hacienda/Winchester Percolation Ponds	Enhance Pedestrian Trail	Long-term		RENOVATION AND RENEWAL		\$192,500	Assume 0.25 mile hard- surfaced trail renovation and small wayfinding cost
Greenways and Trails	Hacienda/Winchester Percolation Ponds	Provide Bike Rack (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$3,000	
Greenways and Trails	Hacienda/Winchester Percolation Ponds	Provide Pet Waste Station (1)	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$2,000	
Greenways and Trails	Hacienda/Winchester Percolation Ponds	Provide Rest and Obervation Areas	Long-term		FACILITY ADDITIONS OR ENHANCEMENTS		\$6,000	Provide 2-3 seating areas along the trail, with interpretive signage and shade sails over one area
Greenways and Trails	San Tomas Creek Trail		Long-term		PARK EXPANSION AND DEVELOPMENT	✓	\$5,300,000	Low priority and unfunded in 2025 CIP
Systemwide	Land Acquisition or Partnerships in Unserved Gap Areas (4)		Long-term		PARK EXPANSION AND DEVELOPMENT		\$6,000,000	Allowance for development of four partner sites with recreation features to meet neighborhood needs (includes allowance for infrastructure, access paths, and development of play area, seating or picnic tables (2), and potential small active recreation feature (e.g., sports court, fitness equipment, skate spot, climbing feature or looped trail).
							Subtotal	\$21,452,500

Notes:

1. These estimates reflect planning level construction cost assumptions in [insert current year] dollars not accounting for inflation. Cost ranges are intended for planning purposes only. Support and access amenities (if included) are noted. Actual costs will vary depending on site realities, the scale and quality of facilities, and changing market prices for materials and labor. Actual cost estimates should be determined through site master planning and design at the time of development.

Because actual prices fluctuate and will vary by site, the cost estimates are presented as a range of costs. The range is aimed at capturing differences based on site size, location, topography and setting, facility quality and detail, supply and demand for labor and materials, etc. The costs do not include environmental compliance documentation, community engagement, design, permitting, installation, or staff hours to manage site planning, design, construction, and implementation. Those elements could escalate park development costs by 20-25 percent.

2. F, P, and NF refer to classifications in the park condition assessment (fair, poor, and non-functional). A checkmark denotes the condition was noted as deteriorating or in need of replacement in another document or by staff.