

Public Comment - Bainbridge Park Pavilion - Public Works Special Meeting 20 May 2024

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To: Peters, Lindy <lpeters2@fortbragg.com>; Albin-Smith, Tess <talbinsmith@fortbragg.com>; Reno, Emily <Ereno@fortbragg.com>

Dear Public Works Committee members Peters and Albin-Smith~

The Spanish-style pavilion was, by far, the most popular feature at the public meetings and workshops when developing the Bainbridge Park Master Plan and I'm delighted to learn that you decided to include it at Bainbridge Park as the City Council unanimously voted to make it a priority when the Master Plan was finalized.

Here are my comments about the pavilion, along with a couple of other things in the park, followed by some inaccuracies and omissions in the presentation:

1. Use the funds for a long-lasting pavilion that the community can be proud of and enjoy for years to come. A decent-size, usable pavilion in the center grassy area of the park where an audience can watch any kind of performance from the north and south while sitting on a blanket or a folding chair in the grass. But not too close to the soccer or basketball courts for distracting sound considerations.
2. Plant appropriate wind-resistant trees along the east fence where the (ginkgo) trees planted during Phase I of the Master Plan died. (Please, no more arbutus. Their fruit is gummy and sticks to the bottom of your shoes - several have been planted along the east fence already.)
3. Add a couple more picnic tables positioned where they will not block the view of people on the grass watching activities in the pavilion.
4. Replace the trees removed in Wiggly Giggly.
5. Do nothing else and use the funds for a long-lasting pavilion. The planned soccer courts will already remove a large part of our comfortable open gathering space. The open grassy area is already used in a myriad of ways and I've seen so many different activities in the park over the years that were only possible because it's plain old flat open space. That open space is where big popular annual and special events with booths take place, people congregate, families hold parties, and badminton is played. Most people who use the park appreciate the all-purpose opportunities the open area provides. The pavilion will add to its versatility. But if the space is chopped up too much with other amenities and altered landscaping, we will have lost the open space for all of those activities, and more.

Some errors and omissions:

You might notice that the "Pavilion Styles and Size Options" page of the presentation was copied from the original Master Plan where the cost estimates admittedly had many errors and discrepancies. I see that they were not corrected and don't understand why the figures are included in the presentation. Please take a look at the actual engineer's estimates if you can access them at this short notice (agenda packets prior to 2020 are no longer available on legistar). Here are the most obvious errors and inconsistencies in those cost estimates:

The Spanish-style option cost estimates include unneeded, unwanted walls, along with columns that are much larger than wanted or physically necessary. Those unwanted features contribute greatly to the cost of construction. "Fencing costs" are included in estimate! That added cost was for fencing the park, nothing to do with the pavilion.

Cost estimates for ONLY the Spanish style option include electrical work, roofing, gutters, downspouts, etc. They are NOT included in the cost estimates for the redwood joinery kits.

Although the photo of the redwood kit shows a roof, its cost is NOT included in the estimate. The cost estimates are for the company's lower quality kit, constructed with up to 30% sap wood with only a 15-year decay warranty; much too short a warranty for an important structure in a city park.

It's impossible to determine costs and make an informed decision when the estimates are several years old and some include unnecessary and phantom costs while others exclude necessary costs. Are there any corrected/updated estimates? I don't see any except the erroneous ones in the presentation.

A 38 x 18 pavilion won't fit in the NW corner of the park as shown, unless you want to remove the picnic tables installed during Phase I of the Master Plan. Most of the new sidewalk from the Harrison Street entrance installed during Phase I of the Master Plan has to be ripped out to make room for the soccer courts. I would hate to see more money tossed away removing another recent improvement.

Positioning of the pavilion should be in a location that best suits an audience viewing from both the north and the south. It should get top consideration of location, even if it means moving or losing other proposed features or amenities. The "Pavilion Location Options" page of the presentation shows the pavilions with their longer sides facing east and west, meaning either the performers or the audience will have the sun in their eyes unless the short sides are considered the front and back, but that seems odd. Facing north and south are the best and safest directions to be looking when outdoors. That's why outdoor athletic courts are oriented so players face north/south. Why is there no option shown to place the pavilion more in the center of the grassy area with the longer sides facing north and south? That was a favored location in the past. And where are any images that include all of the other proposed changes so one can get a sense of if they will fit in with the pavilion in different locations or not?

The "Sun Path Site Analysis" doesn't state what date was analyzed but it must be from an estimated May or July date. No day has a sunrise at exactly 6am and sunset at exactly 8pm. A sun path study typically includes many different days of year or, at minimum, seasonal snapshots. A single day isn't enough to help determine positioning, but on a later page you can at least see how the sun is guaranteed to be in most people's eyes if they have to face east or west when watching or performing.

Thank you for taking the time to ensure that the number one feature in the Bainbridge Park Master Plan will be finally built in the park. May you both have many opportunities to perform on its stage.

Sincerely~
Kathy Silva