



AGENCY: City Council
MEETING DATE: Feb 25, 2019
DEPARTMENT: CDD
PRESENTED BY: Marie Jones
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AGENDA ITEM SUMMARY

TITLE:

Receive Report and Community Development Committee Recommendation Regarding Reuse of Noyo Headlands Park Large Dog Park as a Bike Park Pump Track

ISSUE:

City staff was approached by Don Bainbridge, Don Powers and Julie Whipple, from the Mendocino Coast Police Activities League (MCPAL), to help them find a location for a pump track for cyclists in Fort Bragg. MCPAL has raised considerable funds for the construction of a bicycle park (aka Pump Track) for cyclists of Fort Bragg and is ready to build a track.

CDD staff immediately thought of repurposing the larger dog park on Noyo Headlands Park for this purpose, as this facility is underutilized and would function well as a bike park.

This item was presented to the Community Development Committee on January 26, 2019 and the CDC recommended that the City Council consider granting a request to construct a bicycle park track in the Large Dog Park of Noyo Headlands Park. Further the CDC recommended that staff address some concerns that arose at the CDC meeting, namely: the added burden of calls to the Police Department, trash control, and impact of the park conversion to dog owners.

ANALYSIS:

The City acquired the dog park property through a land swap with Georgia Pacific (GP) that extinguished about eight acres of unutilized City easements across GP's property in exchange for eight acres of property for the Coastal Trail project, including the dog park. The dog park is one of the few areas of the Coastal Trail that is not deed restricted for passive recreational uses.

Based on community input, the City constructed two dog parks (one for small dogs and one for large dogs) on an approximately 1.5-acre location. However only the small dog park at the northern most end of the runway is consistently used by the public. The large dog park, illustrated in the aerial (in green outline), is virtually unused by the public.

In 2016, the City accepted 5,000 cubic yards of dredge sand materials for the dog park. The dredge sands were analyzed for contaminants of concern prior to being deposited on site and none were found above background levels. The dredge sands were placed on top of an area of extensive blackberry brambles, which appeared to inhibit the use of the dog park by dog owners. However, the placement of these materials did not result in a higher level of utilization of the area as a dog park. The large dog park remains very underutilized.

Mr. Bainbridge, Mr. Powers and Ms. Whipple accompanied staff to the large dog park on January 15, 2019 and they expressed great appreciation for the location's potential as a bicycle park for a pump track. The deposited dredge sands were viewed as an asset which can be shaped for the track.



Project Considerations

1. **Coastal Development Permit & Encroachment Permit.** The MCPAL will need to apply for and secure a Coastal Development Permit for this project. A preliminary design has been drafted for the Bike Park (see Attachment 1), and would be refined through the CDP process. The Coastal Development Permit process would require careful consideration of the impact of the park on coastal resources, which include: visual resources, botanical and wetland resources, cultural resources and public access. If a CDP is approved for the project, it will likely include a variety of special conditions which will limit the height of park improvements, the color of park equipment and possibly the location of improvements, if there are any botanical resources that could be impacted by the park. The CDP process will include a review of all improvements including the park facilities, fencing, signage, etc. If the CDP is approved, MCPAL will need to get liability insurance and an encroachment permit in order to construct the facility. The encroachment permit process protects the City from liability during the construction process.
2. **Construction.** MCPAL is prepared to fund the complete construction of the bike park, including: replacing fencing, installing benches, building the track, manufacturing signage for the park, and more. The City Attorney has determined that the project would be subject to public contracting code and thus would require a public bidding process and the payment of prevailing wages as the project would occur on City property. Neither granting a license nor

entering into a long term lease would negate the legal requirement to consider this a public project. However, MCPAL anticipates using all volunteer labor and hiring an owner/operator for the heavy equipment portion of the project, and neither volunteers nor self-employed owner-operators have to be paid prevailing wage. Thus MCPAL does not view this as a challenge to the project.

3. **Maintenance.** The MCPAL would maintain all of the bicycle park facilities, including: the track, all fencing, benches, signage, and all equipment. MCPAL is seeking assistance from Public Works staff to empty one trash can as part of the regular Coastal Trail maintenance activities. City Staff would develop an operating agreement (MOU) between the City and MCPAL to address all issues of operating the facility if it is approved and constructed.
4. **Impacts on the Police Department.** The operation of the Skate Park has in the past become a burden on the Police Department and this park could similarly become a burden on the police department. Some care will need to be taken in the development of the MOU to set operating standards so that the park can be shut down if safety or behavioral issues become an issue at the park. The Chief of Police has indicated that he would work with MCPAL and the Community Development Department to ensure that their concerns are addressed through the CDP process and the formulation of an MOU for the facility.
5. **Liability Concerns.** The bicycle park would benefit from the liability limitation granted to publicly owned parks, similar to the Coastal Trail, Bainbridge Park and the Skate Park.

RECOMMENDED ACTION:

Direct staff to work with MCPAL to process permitting and develop an MOU for a Bicycle Park in Noyo Headlands Park.

ALTERNATIVE ACTION(S):

Direct staff to not proceed with a Bicycle Park in the Noyo Headlands Park.

FISCAL IMPACT:

The City does not have funds to support this project. If MCPAL constructs and operates the park as discussed, then the fiscal impact of this project will include a small investment of staff time by the Community Development Department to develop an MOU and to process the permits for the project and some Public Works staff time for trash removal over the longer term.

CONSISTENCY:

This project is consistent with the following Coastal General Plan policies:

Goal OS-17 Provide an attractive system of parks and recreation facilities throughout the City to meet the needs of all age groups and capabilities.

Policy OS-17.3 Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.

Policy OS-17.4 Playground Facilities: Add or upgrade playground facilities at existing neighborhood parks.

Policy OS-18.3 Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.

Program OS-18.3.1: Utilize local volunteer efforts and fund-raising to cover the "match" costs needed to secure rehabilitation or purchase grants for public parks.

IMPLEMENTATION/TIMEFRAMES:

This project would take from four months to a year to complete and would include the following steps:

1. Complete resources studies for the site (botanical and wetland delineation).

2. Staff review of the project and development of staff report to the Planning Commission.
3. The Planning Commission will consider granting a Coastal Development Permit for the project.
4. Develop MOU with MCPAL for operation of the facility. Bring MOU forward to City Council for consideration.
5. MCPAL to obtain encroachment permit.
6. Project construction.
7. Project opening and operation.

ATTACHMENTS:

1. Conceptual Site Plan

NOTIFICATION:

1. Julie Whipple
2. Don Bainbridge
3. Donald Powers
4. Coastal Trial Notify Me List