



CITY OF FORT BRAGG

416 N. FRANKLIN, FORT BRAGG, CA 95437
PHONE 707/961-2823 FAX 707/961-2802

COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: February 8, 2017
TO: Public Works and Facilities Committee
FROM: Scott Perkins, Associate Planner
AGENDA ITEM TITLE: **Receive Report and Make Recommendation to City Council Regarding Fencing and Pavilion Improvements for Bainbridge Park**

ISSUE:

At their January 26, 2015 meeting, City Council authorized use of Community Development Block Grant (CDBG) Supplemental Activity funds for the enhancement of Bainbridge Park. City Council directed staff to work with the community to develop a plan for park improvements, focusing on the west side of the park, to enhance the “family friendly” environment at Bainbridge Park. City Council adopted the *Bainbridge Park Master Plan (Attachment 1)* at their November 29, 2016 meeting.

The City’s CDBG Program Income revenues are expected to be collected as scheduled, with approximately \$75,000 of funding for the first phase of park improvements available in spring of 2017. With funding becoming available, staff would like to receive direction about how best to spend the limited funding on the highest priority park improvements identified in the *Bainbridge Park Master Plan*.

SUMMARY:

At the community workshops and public meetings that informed the *Bainbridge Park Master Plan*, the top citizen concerns regarding the park were safety and security. Suggestions to increase park safety and security included installing a perimeter fence, providing clear and concise signage stating the rules of the park, increasing active use of the park to discourage loitering and updating the park’s video surveillance capabilities. Updates to the park’s video surveillance system took place in mid-2016.

The *Bainbridge Park Master Plan* calls for improvements based on the community’s recommendations. The top priority improvements identified in the *Bainbridge Park Master Plan* include perimeter fencing and entrance signage. A multiuse pavilion to increase active use of the park is included in the next group of priorities. See the full list of improvement priorities on page 17 of the *Master Plan*.

Fencing

Although fencing was the highest priority improvement for the park it was also the most controversial potential improvement for the park at the community meeting. Although a principal park concern is security and the fence is meant to address that issue, many community members felt that a perimeter fence would make the park less inviting and accessible. At the community workshop, park fencing received 21 votes in favor and 17 votes opposed, illustrating the divided opinion on this potential improvement.

The *Master Plan* calls for a perimeter fence along the northern and western boundaries of the park. The Fort Bragg Police Department recommends a tall perimeter fence to limit options for ingress or egress making the park less desirable for transient individuals and increase the sense of security within the park. The *Master Plan* calls for the fence to “generally match” the existing fencing around the Wiggly Giggly Playground.

Staff researched various fencing options to implement this first phase of the *Bainbridge Park Master Plan*. **Attachment 2** is a detailed comparison of the fence options for the park and their consistency with the *Master Plan*. The following table summarizes the options and costs:

Fence Type	Fence Extent	Estimated Cost ¹	Pros	Cons
Redwood split rail	Full	\$5,975	Attractive, “historic look”, easy to maintain, easy to mow around	Can be “jumped”
Redwood split rail	Partial	\$4,675	See above + easy access by park users	See above + easy access by homeless
Metal – match existing	Full	\$13,175	Solid construction, matches Giggly Wiggly, can’t be “jumped”	Inhibiting look, maintenance costs, can’t mow under the fence
Metal – match existing	Partial	\$9,300	See above	See above
Metal – nearly match existing	Full	\$7,400	More affordable, see above	More affordable, see above

Staff requests that the Committee review the differences in fencing options, pros and cons, and costs, and make a recommendation to City Council for consideration.

In addition to fencing, the top priority improvements identified in the *Bainbridge Park Master Plan* include signage and landscaping. Depending on the Committee and Council’s direction on fencing, signage and landscaping will be developed to compliment the fence.

Pavilion

The second phase of the *Bainbridge Park Master Plan* calls for the development of a pavilion and public art. The pavilion is intended to provide a dry location for activities during inclement

¹ Cost estimates include materials and labor. Labor costs estimated based on use of Parlin Forks crews (\$225/hour). Cost estimates for metal fence assumes that no concrete curb is necessary under the fence.

weather, a venue for parties and events, and a small stage for shows. Regardless of the Committee and Council's decision on fencing, a good deal of CDBG Program Income will remain to develop a pavilion in this fiscal year.

The community members at the Bainbridge Park workshop voted for a pavilion as their top preference: it received 26 votes in favor and only 3 opposed. Preference for a rectangular shaped building far exceeded the votes for an octagonal design.



Bainbridge Park Master Plan Park Layout

As a result of the community workshop and multiple City Council meetings, the *Bainbridge Park Master Plan* positions the pavilion in the northwest corner of the park. This location was selected for the following reasons:

1. The inside of the pavilion will be easily visible from both Harrison and Laurel Streets to accommodate police monitoring;
2. The entire western half of the park can serve as a lawn for seating or other open space activities;
3. This location separates the pavilion from residences to reduce the potential for impacts on neighbors; and
4. The close proximity to Harrison and Laurel Streets provide easy access for loading and unloading equipment, food and party supplies for the pavilion.

During the community workshop attendees broke into small groups to create potential layouts for the future enhancement of the park. Groups were given the option of a smaller 288 square foot (24'x12') pavilion and a larger 1,152 square foot (48'x24') pavilion. All groups selected the

larger pavilion. The *Bainbridge Park Master Plan* Park Layout above shows the larger pavilion option located in the northwest corner of the park.

The *Bainbridge Park Master Plan* also addresses design elements and functionality of the pavilion, including provisions for electricity and water to encourage various uses. These utilities are to be secured and available by reservation only. Additionally, at their February 22, 2016 meeting, City Council recommended that the future pavilion architecturally match the style of the existing bathrooms and Veteran’s Memorial Hall.

Staff researched various pavilion options to implement this next phase of the *Bainbridge Park Master Plan*. **Attachment 3** is a detailed comparison of the pavilion options for the park and their consistency with the *Master Plan*. The following table summarizes the options and costs:

Pavilion Type	Pavilion Dimensions	Estimated Cost ²	
		Per Sq. Ft.	Total
Redwood kit	1,080 SF (45’x24’)	\$57.87	\$62,500
Redwood kit	324 SF (18’x18’)	\$83.33	\$27,000
Match restrooms	1,152 SF (48’x24’)	\$122.83	\$165,500
Match restrooms	324 SF (18’x18’)	\$179.01	\$58,000

Staff advises the Committee to review the differences in pavilion options and costs, pros and cons, and make a recommendation to Council for consideration. In addition to the pavilion, the second priority improvements identified in the *Bainbridge Park Master Plan* include public art complimenting the pavilion. Staff will work with local artists to secure public art proposals for the site, which will be reviewed either by the Planning Commission, the City Council or staff, as directed by City Council.

RECOMMENDATION:

Staff recommends construction of the split rail fence and the large redwood kit pavilion as they provide the best value and complement the City’s historic architecture, while meeting the goals of the *Bainbridge Park Mater Plan*. This would leave sufficient money in the budget to implement additional priorities for the park, such as landscaping, the entrance signage and the petanque court at a cost of approximately \$20,000.

ATTACHMENTS:

1. *Bainbridge Park Master Plan*
2. *Bainbridge Park Fence Options*
3. *Bainbridge Park Pavilion Options*

NOTIFICATIONS:

Notify Me List: *Bainbridge Park*

² Cost estimates include materials and labor. Labor costs for redwood kits estimated based on use of Parlin Forks crews (\$225/hour). Cost estimates for a style matching the restrooms based on review of cost breakdown for the actual development of the park’s restrooms, and includes estimates for design and engineering costs.