



CITY OF FORT BRAGG

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COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: JANUARY 22, 2019
TO: COMMUNITY DEVELOPMENT COMMITTEE
FROM: MARIE JONES
AGENDA ITEM TITLE: Receive Report and Make Recommendation to City Council
Regarding Reuse of Noyo Headlands Park Large Dog Park as
a BMX Pump Track

ISSUE:

City staff was approached by Don Bainbridge, Don Powers and Julie Wipple, from the Mendocino Coast Police Activities League (MCPAL), about finding a location for a BMX and or pump track for cyclists in Fort Bragg. MCPAL has raised considerable funds for the construction of a BMX Track and or Pump Track for cyclists of Fort Bragg.

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

Staff is seeking a recommendation from the CDC regarding this possible project.

SUMMARY:

The City acquired the Dog Park property through a land swap with GP that extinguished about eight acres of un-utilized City easements across GP's property in exchange for eight acres of property for the Coastal Trail project, including the dog park. This means that 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 small and one large dog) 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 and brambles, which appeared to inhibit the use of the dog park by dog owners. However the placement of these materials did not result in more utilization of the area as a dog park.



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

The proposed activity would require a Coastal Development Permit. A preliminary design has not yet been drafted for the Bike Park, but would be drafted prior to bringing this item forward to City Council for consideration.

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 MCPAL is also willing to maintain the track and all equipment. They would like to ask for Public Works staff to empty the trash can as part of the regular Coastal Trail maintenance activities.

If the CDC directs staff to research this project further prior to bringing it forward to the City Council, a couple of issues will need to be further considered and fleshed out:

1. MCPAL could construct, manage and operate the Bike Park. This could have a number of advantages: 1) the MCPAL may not be obligated to pay prevailing wage to construct the project as it would be privately funded; and 2) Public Works is currently stretched thin and MCPAL's management and operation of the facility would reduce the burden of this new park on City Staff. In order for this approach to work, the City would probably need to lease the site to the Mendocino Coast Police Activities League. Additionally the City will need to reach out to REMIF to ensure that the City's broad immunities for use of parks would extend to a MCPAL's lease of the property. If it does not, MCPAL would need to obtain liability insurance.
2. The City could construct and manage the park. This would have the benefit of ensuring that City's park immunities would be extended to the park. However it would require the City to prepare a bid package for the improvements and competitively bid the project at prevailing wage, which would be much more expensive.

If the CDC would like to bring this forward to City Council, staff will complete further research on the pros and cons of both approaches.

RECOMMENDATION:

Staff recommends that further research be completed on the mechanism for construction and management and that CDC make a recommendation to the City Council to consider reusing the large Dog Park at the Noyo Headland Park as a bike park.

ATTACHMENTS:

None