



AGENCY: City Council  
MEETING DATE: July 22, 2019  
DEPARTMENT: Public Works  
PRESENTED BY: Scott Perkins  
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## AGENDA ITEM SUMMARY

### **TITLE:**

**Receive Report and Consider Adoption of City Council Resolution for the Submittal of a Statewide Park Development and Community Revitalization Program Grant Application for Phase II Bainbridge Park Improvements**

### **ISSUE:**

In 2016, the City developed a Bainbridge Park Master Plan to upgrade and add facilities to Bainbridge Park. Beginning Phase II of this project is a City Council priority in the FY 19/20 adopted budget. The Statewide Park Development and Community Revitalization Program (SPP) is accepting grant applications until August 5, 2019 for new parks, park expansions and park renovations. Staff seeks Council direction on the development of the City's grant application for Phase II Bainbridge Park improvements.

### **ANALYSIS:**

In 2016, the Council adopted a Bainbridge Park Master Plan (**Attachment 1**) that includes perimeter fencing for security, expansion of the basketball court, resurfacing the tennis courts, tree replacement, new petanque courts, storywalks, playground improvements and a multi-use pavilion.



Phase I improvements to expand the basketball court, refinish the tennis courts, install fencing and replace trees were completed in late 2017. The City's adopted budget includes "Funding for Phase II improvements...for a total makeover of the Wiggly Giggly playground and construction of the pavilion" as a FY 2019/2020 top priority. The Capital Improvement Program Project Details estimates costs to be approximately \$800,000 for these improvements. This figure could vary depending on the type of pavilion constructed and the options pursued for playground restoration. Staff will also explore renovations to the irrigation system and lighting as components of the grant application.

Statewide Park Development and Community Revitalization Program (SPP) has created and improved over 7,400 parks since 1965. The SPP offers competitive grants to create new parks and new recreation opportunities in critically underserved communities across California. Through Prop 68 funding, over \$650M will be distributed through multiple funding rounds.

The SPP Application Guide states that California cities are eligible to apply for funding to create a new park, expand an existing park, or renovate an existing park. Examples of eligible activities include amphitheater/performing arts stages, picnic/barbecue areas, playgrounds, and shade structures. The grant will fund projects at a minimum of \$200,000 and a maximum of \$8.5M. Design, plan and specification development, and permits are eligible pre-construction costs (up to 25% of the total grant), meaning that projects do not have to be "shovel ready" for eligibility, and the costs to get a project ready for construction would be covered by the grant. The Council's budget priority of renovating the playground and developing the pavilion in Bainbridge Park would be an eligible and competitive project for SPP funding.

The application deadline is August 5, 2019. In order to receive community input on the content of the City's grant application, staff scheduled the following meetings and outreach opportunities:

<b>Monday, July 8</b>	City Council Meeting
<b>Wednesday, July 10</b>	Farmer's Market Table
<b>Sunday, July 14</b>	Library and Park
<b>Monday, July 15</b>	Library and Park
<b>Monday, July 22</b>	City Council Meeting

Through the meetings above, staff received the following input on the questions presented:

#### **Pavilion – Where and how should the pavilion be situated?**

Citizens were asked where a multi-use pavilion should be located in the park and shown posters with comparing a location in the corner of the park and another in the middle of the park. Most respondents commented that there should be room to accommodate an audience if the stage is used for performances. The majority of residents stated that the corner of the park is preferable, especially if it is designed as an attractive structure that frames the block and park. Some felt that the pavilion in the center of the park would clutter development too completely in one area of the park. Staff recommends the pavilion in the corner of the park for the following reasons:

- Visible for police from both Harrison and Laurel Streets for security.
- Easy access for loading and unloading from Laurel Street.
- Available lawn area for audience seating.
- A pavilion in the center of the park would project sound toward residents on Harrison Street approximately 160 feet away, whereas a pavilion in the corner of the park would project sound toward residents south of the park approximately 230 feet away.

## **Pavilion – What activities should the pavilion be designed to accommodate?**

Residents prefer a pavilion to be flexible and usable for many different activities—reserved parties, impromptu picnics, concerts, live shows, speeches at demonstrations, and flea markets or craft shows. Staff recommends a pavilion design that can accommodate the widest variety of uses, and should have the following characteristics:

- No walls so police can see inside for security.
- Elevated floor that could be used as a stage.
- Wide opening toward the park for performances.
- Available tables and chairs for rent, perhaps in locked storage.
- Water and electricity available with reservation.
- Perhaps a grill nearby for picnics and parties.

## **Pavilion – How should a pavilion look?**

Very few respondents feel that it is important that the pavilion match the architectural style of the existing Veteran's Hall, and many feel strongly that it should not. Most residents prefer the pavilion to have a "natural" look that is consistent with the nearby environment, and many commented that it should be durable to stand up to the local climate. Staff recommends the pavilion be constructed of treated wood and limit the use of non-natural paint colors. When releasing an RFP, the selected designer could be tasked with:

- Incorporating elements of Veteran's Hall in the pavilion design so that they are consistent.
- Proposing materials and designs to reduce the impacts of vandalism.

## **Playground – What types of surfaces are preferred?**

The following descriptions are provided by Ross Recreation, the City's playground vendor:

**Poured Surface:** Made from recycled rubber, these eco-friendly rubberized flooring surfaces and products provide safe, resilient and low-maintenance surfacing solutions, while adhering to the strictest Federal safety and accessibility requirements. PlayBound poured-in-place has virtually unlimited design and color possibilities, offering safe play surfaces that are visually unique and add to the overall design of a space. Ross Recreation's team of certified installers are some of the best in the nation, ensuring a high quality installation.



**Engineered Wood Chips:** Fibar is an engineered wood fiber, made to be the safest loose fill wood product available for playground surfaces. Engineered wood fiber is cost-effective, safe and aesthetically pleasing for play surfaces. When installed properly, it meets the requirements of the U.S. Consumer Product Safety Commission and the American Disability Act (ADA) accessibility requirements for playground surfaces, which requires that all types of play activity in play areas are safe and easily accessible to everyone.



Opinions about the playground surface were mixed. Some prefer the natural look of wood chips, while others prefer the possibilities to design fun playground environments with the poured surface. The following lists some considerations of each surface type:

#### **Poured Surface**

- Less routine (daily/weekly) maintenance
- Easy to clean
- Susceptible to vandalism
- Games can be included in the design (hop scotch, etc.)
- Requires expensive periodic repair

#### **Engineered Wood Chips**

- Requires daily/weekly maintenance
- Litter and pet waste is difficult to clean
- Wood chips deteriorate over time
- Natural/nostalgic look
- Requires expensive periodic removal and replacement of chips

Staff recommends pursuing a poured-surface playground design. This surface will divert several hours per week of maintenance costs associated with engineered wood chips, directing those resources to other City maintenance needs. At the time of the grant application, particular designs or colors are not necessary, and staff will work with the playground designer and the community on the design of these features as the project progresses.

#### **Playground – What types of equipment should be included?**

Staff showed families a variety of playground equipment and asked questions to learn about the most popular products and what should be included in the future playground design. Many families noted that children “age out” of the current playground more quickly than others, and recommended equipment for children to climb on, as opposed to climbing on the facilities not meant for climbing. It was also made clear that the tire swing is the most popular feature, and a future playground design should include one.

While it was useful getting input on specific pieces of equipment from families, the grant application does not require that each individual piece of equipment be selected at this point. The City will work with a playground manufacturer and designer to develop a playground plan. During this process, the City and the designer will seek to work with families to include the correct mix of equipment for our community.

#### **Playground – What types of themes are preferred?**

Families reviewed a variety of playground themes, such as animals, castles, nautical, woodland, etc. Some respondents preferred particular themes, while others preferred a more generic design so that children’s play is not limited by the theme provided. Many of those that prefer a specific theme were drawn to the more natural-looking equipment that incorporated wood-like design.

Similar to the process for specific types of equipment, the City and playground designer will work with the community to develop a playground plan and theme. This level of detail is not necessary for the grant application, but staff will work with Council and the community throughout the project to include the correct design for the playground.

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Based on the information received from the public at the community outreach opportunities, staff intends to move forward by submitting a Statewide Park Development and Community Revitalization

Program grant application for Phase II Bainbridge Park Improvements. Key elements of the grant application will include:

- Design and construction of a multi-purpose pavilion to include design elements but not directly match the existing Veteran's Hall building, and with amenities for activities from picnics to concerts (+/- \$250,000)
- Replacement of wood chip playground surface with a poured-surface design (+/- \$350,000)
- Removal of playground equipment and design and installation of replacement equipment (+/- \$250,000)
- Installation of a new irrigation system (+/- \$18,000)
- Installation of east-facing lights with security cameras on west side of basketball court (+/- \$15,000)
- Public art, including new signage (+/- \$15,000)
- Landscaping, including the installation of new trees (+/- \$10,000)
- ADA access, sidewalk repair, benches, tables, barbecue, etc. (+/- \$20,000)

With the improvements listed above, the total grant application would be approximately \$928,000. Over the next two weeks as staff completes the application package with the assistance of playground designers, a more accurate figure may develop.

**RECOMMENDED ACTION:**

1. Provide direction on the contents of the Statewide Park Development and Community Revitalization Program grant application.
2. Adopt Resolution authorizing the submission of the SPP grant application.

**ALTERNATIVE ACTION(S):**

Direct staff not to apply for SPP funding for Bainbridge Park improvements.

**FISCAL IMPACT:**

If the City applies for and receives SPP funding for park improvements, the funding would cover the costs of park facility design, construction, and staff time associated with the project. The City has not otherwise identified funding for Phase II improvements to Bainbridge Park.

**GREENHOUSE GAS EMISSIONS IMPACT:**

Construction activities would have temporary greenhouse gas impacts. Installation of additional trees would have a net benefit effect on greenhouse gas emissions.

**CONSISTENCY:**

Renovating the Wiggly Giggly Playground and constructing a pavilion in Bainbridge Park would carry out the vision of the Bainbridge Park Master Plan and fulfill a Council priority in the FY 2019/20 budget. Additionally, park improvements would be consistent with the following General Plan policies:

- **Policy OS-9.3:** Recreational Facilities: Provide recreational facilities to meet the needs of all Fort Bragg citizens, especially children and teenagers.
- **Program OS-9.3.1:** Consider teen recreation needs when planning new or redesigned parks.
- **Policy OS-9.4:** Playground Facilities: Add or upgrade playground facilities at existing neighborhood parks.

- **Program OS-9.4.1:** Provide additional playground facilities and basketball courts at appropriate locations within neighborhoods.
- **Goal OS-10:** Develop park and recreation facilities with the coordination of other agencies and the public.
- **Policy OS-10.4:** Public Participation: Actively solicit public participation in the selection, design, and facilities planning for existing and future park sites.

**IMPLEMENTATION/TIMEFRAMES:**

The SPP grant application is due August 5, 2019. Grant awards are expected in early 2020. Facility design would follow, and construction could occur as early as fall 2020, depending on the full scope of work included in the grant application, staff workload and contractor availability.

**ATTACHMENTS:**

1. Bainbridge Park Master Plan
2. Resolution
3. Community Meeting Materials

**NOTIFICATION:**

1. None.