

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Mary K. Lindley, Parks, Recreation, and Community Services Director 

DATE: March 23, 2006 (Meeting of April 5, 2006)

SUBJECT: Consider Conceptual Design of the Park in Specific Plan No. 2
– Tract 5045

BACKGROUND

On October 6, 1999, the City Council adopted Ordinance No. 263, approving a Development Agreement between the City and Fountainwood Agoura (Morrison-Fountainwood-Agoura). The agreement was approved in connection with Moorpark Highlands Specific Plan No. 2; a 445-acre master planned community, located east of Walnut Canyon Road and north of Charles Street. One of the developer's obligations is to dedicate to the City, seven acres of parkland and to fully construct public park improvements. Pursuant to the agreement, park improvements to be constructed shall be at the sole cost of the developer and may include, at the City sole discretion the following:

- Softball field
- Soccer field
- Lighted tennis court
- Basketball court
- Children's play lots and equipment
- Restrooms
- Picnic Shelter
- Off-street parking
- skateboard facility

The park will be located within the development project on Elk Run Loop, adjacent to a proposed K through 8 school site (see Attachment A). The park must be completed prior to the occupancy of the 350th dwelling unit. Additionally, prior to occupancy of the 500th dwelling unit, the developer must submit a cash deposit of \$350,000 to fund the future replacement of park amenities.

DISCUSSION

Due to the park's limited size and the desire to include basic park amenities such as play lots, basketball and tennis courts, multipurpose field, picnic shelter and restrooms, the skateboard facility has not been included in the conceptual plans being presented. A skatepark of sufficient size (10,000 to 16,000 sq. ft.) would consume too much of the limited park acreage. Additionally, the Parks and Recreation Commission is considering the location of a skatepark in the expanded portion of Poindexter Park or Arroyo Vista Community Park, both of which offer more centralized locations. Also, a park of this limited size will not be used by youth sports groups to host games; the groups will only use the open turf spaces for informal practices. Therefore, a multipurpose field is suggested in place of a dedicated softball and soccer field. A multipurpose field offers greater flexibility and freedom with room to play informal softball, soccer, kickball, or any other field games.

The conceptual plan recommended by the Parks and Recreation Commission and staff is illustrated on Attachment B. The following summarizes the concept behind the proposed plan. The plan includes a lighted tennis court and basketball court that, due to the lights, were placed adjacent to the school site and away from the multi-family neighborhood to the south of the park. The multi-family complex is approximately 15 feet lower than the park. This placement should mitigate any potential light spillage. The plan contains two play lots; one for children between the ages of 2 to 5 and the other for children between the ages of 5 and 12. Fencing will be installed between the parking lot and play lots to prevent children from running out into the parking lot. The design of the play equipment will be considered by the Parks and Recreation Commission prior to park construction.

The multi purpose field is situated at the eastern end of the park. As stated above, the various youth sports groups will not use a single field for games, but may want to use the area for informal practices. Even though the plan includes a lot of amenities for the size of the park, staff believes the layout of the multipurpose field provides sufficient room for park users to engage in field activities. The parking lot consists of 36 standard parking stalls, 2 handicapped stalls, and lights.

Staff had hoped that when the school site is developed, there would be an opportunity for joint use of the two sites, in particular, joint use of the parking lots and softball fields. Prior to completing the conceptual plan, City staff attempted to secure an agreement with MUSD such that the final school site would include a parking lot in the southwest corner of the school site, adjacent to Elk Run Loop and the proposed parking lot in the park, and that the design would facilitate shared use. This concept is similar to the arrangement at Mountain Meadows

Park and Mountain Meadows School. However, MUSD's current plans identify the area adjacent to the park's parking lot as a school bus driveway and special event parking. The design does not allow for excess across both sites, making future joint use parking difficult. Staff still hopes that we will be able to achieve joint use of the school's softball field, gaining access through gate in the fence between the park and school sites once the school is developed.

The conceptual plan contains a restroom building that is similar in size and layout to the Miller Park restrooms (Attachment C). The walls will be constructed from attractive materials that will also be easy to maintain and less vulnerable to vandalism, and the roof will be concrete tile. The colors, accents and architectural features, to be approved by staff, will be unique to the park and fitting with the surrounding residential tract. There will be a privacy wall at the entrance to the men's and women's restroom doors, which is consistent with the City's other park restrooms. The picnic pavilion (Attachment D) will be constructed with materials to match the restrooms.

The developer is responsible for constructing property line walls and installing fencing. Along the park's southern and eastern property lines, block walls will be constructed. The block walls are adjacent to down-slopes. Along the northern property line, adjacent to the school site, and the western property line, adjacent to the public sidewalk, wrought iron fencing with pilasters will be installed.

The Parks and Recreation Commission recommends that park incorporate unique playground equipment and, or, a special feature that recognizes the recent Mammoth fossil finds in the William Lyons and Pardee development sites. Staff believes that this recommendation can be accomplished and will work with the Council and the Commission to identify an appropriate feature.

Once the conceptual plan is approved, staff will work with the developer to finalize the park furniture (benches, tables, drinking fountains, etc.) and construction specifications.

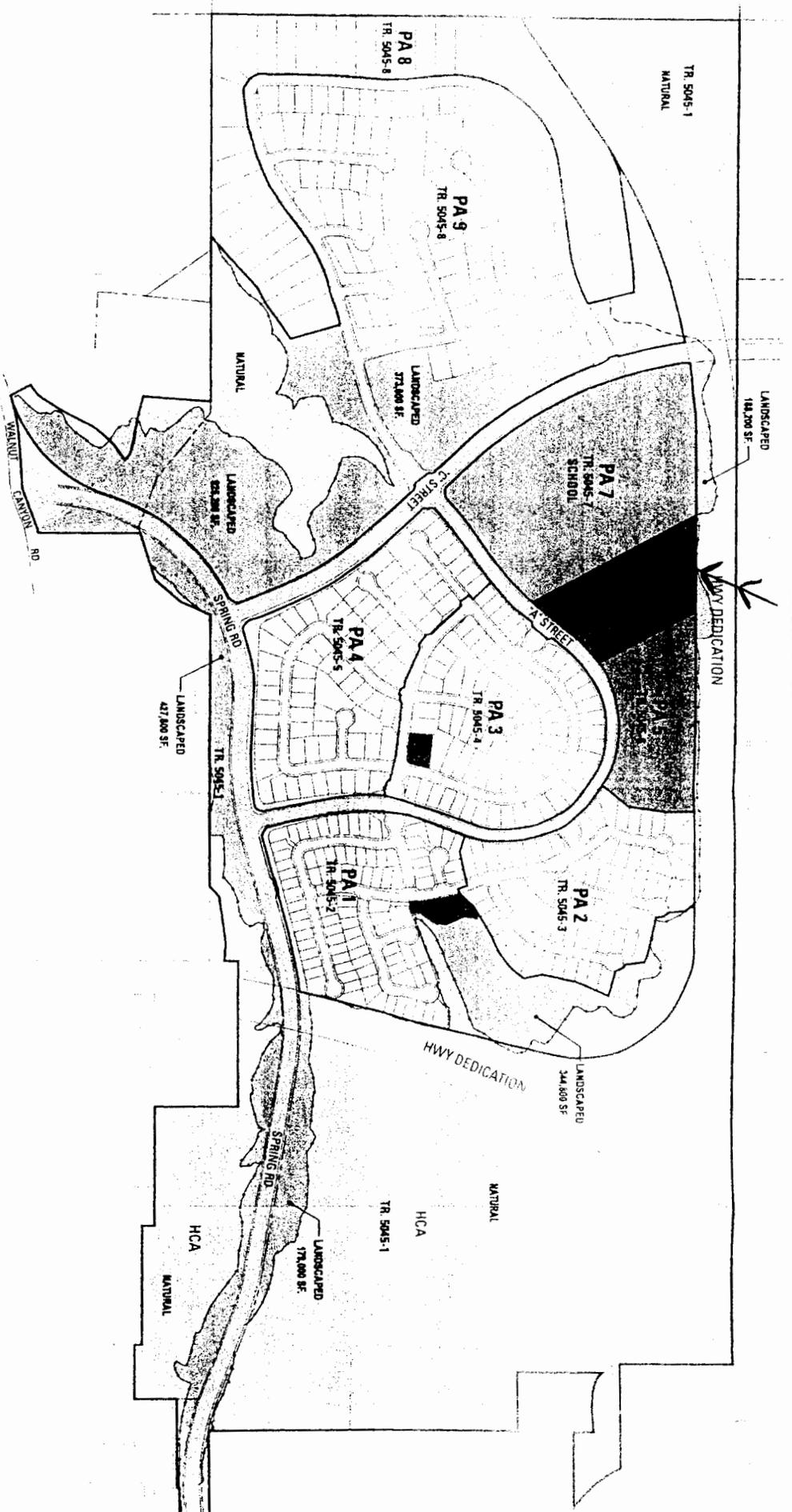
STAFF RECOMMENDATION

Approve the proposed conceptual plan for the park in Specific Plan No. 2 – Tract 5045.

Attachments: A – Site Location
 B - Park Conceptual Plan
 C – Restroom Elevations
 D – Pavilion Elevations

Park Site

ATTACHMENT A



TR 5045-1 MAJORS	0 Units
Habitat Conservation Area	101.3 Ac
Hwy Dedication	47.1 Ac
Private Open Space	27.0 Ac
Major Roads	27.0 Ac
TOTAL	202.4 Ac

PA 2 TR 5045-3 SF Residential	71 Units
Residential Area	18.1 Ac
TOTAL	18.1 Ac

PA 3 TR 5045-4 SF Residential	76 Units
Residential Area	21.6 Ac
Recreation Area	5.4 Ac
TOTAL	27.1 Ac

PA 4 TR 5045-5 SF Residential	78 Units
Residential Area	23.7 Ac
TOTAL	23.7 Ac

PA 5 TR 5045-6 MF Residential	102 Units
Residential Area	8.5 Ac
TOTAL	8.5 Ac

PA 6 TR 5045-7 Park	0 Units
Park Area	7.1 Ac
TOTAL	7.1 Ac

PA 7 TR 5045-7 School	0 Units
School Area	21.9 Ac
TOTAL	21.9 Ac

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CC ATTACHMENT 2

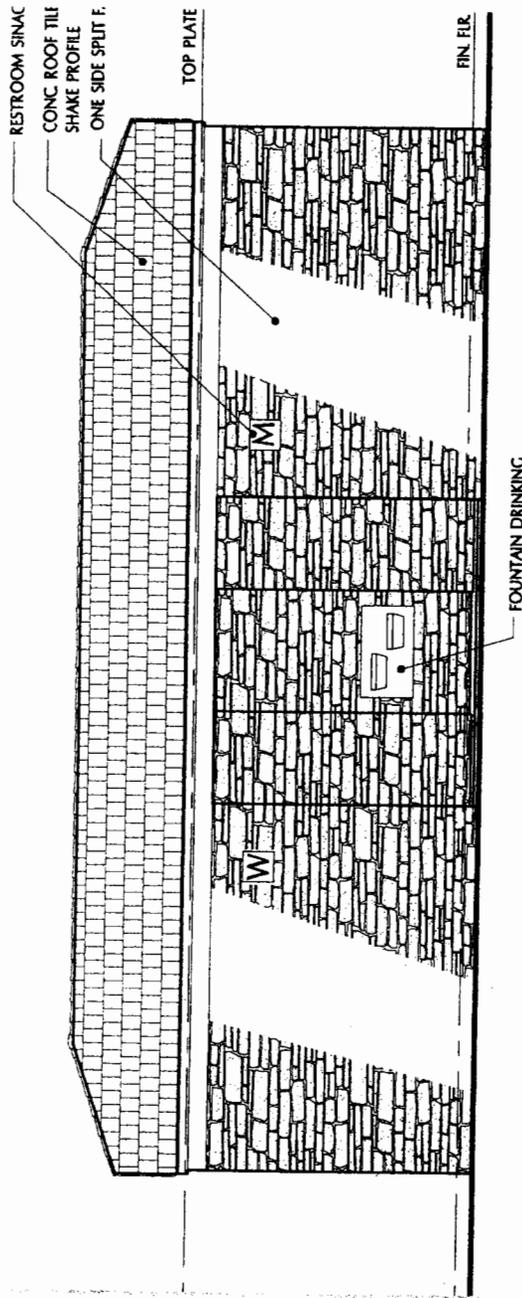
TOTAL UNITS = 554 UNITS
TOTAL AREA = 456 ACRES

NOTE: Landscaped Area Less Than 10,000 Sq Ft Are Not Shown On The Exhibit
MOORPARK HIGHLANDS
03-17-2003

000126

ATTACHMENT C.1

Restroom Plan



FRONT ELEVATION

SCALE: 1/4"=1'-0"



LGS ARCHITECTS, INC.

architecture • land planning • forensic

2444 DUPONT DRIVE
IRVINE, CALIFORNIA 92612
(949) 752-2010

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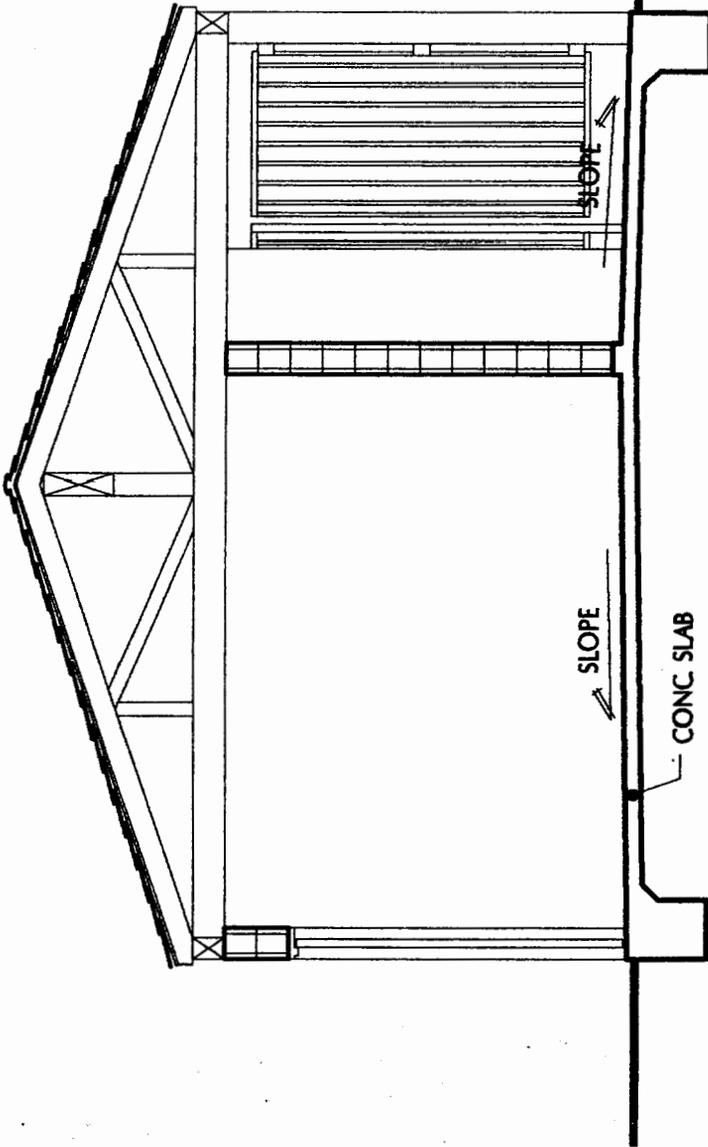
ATTACHMENT C.2

Restroom Plan

TOP PLATE

8'-2"

FIN. FLR.



SECTION

A

SCALE 1/4"=1'-0"

ATTACHMENT C.3

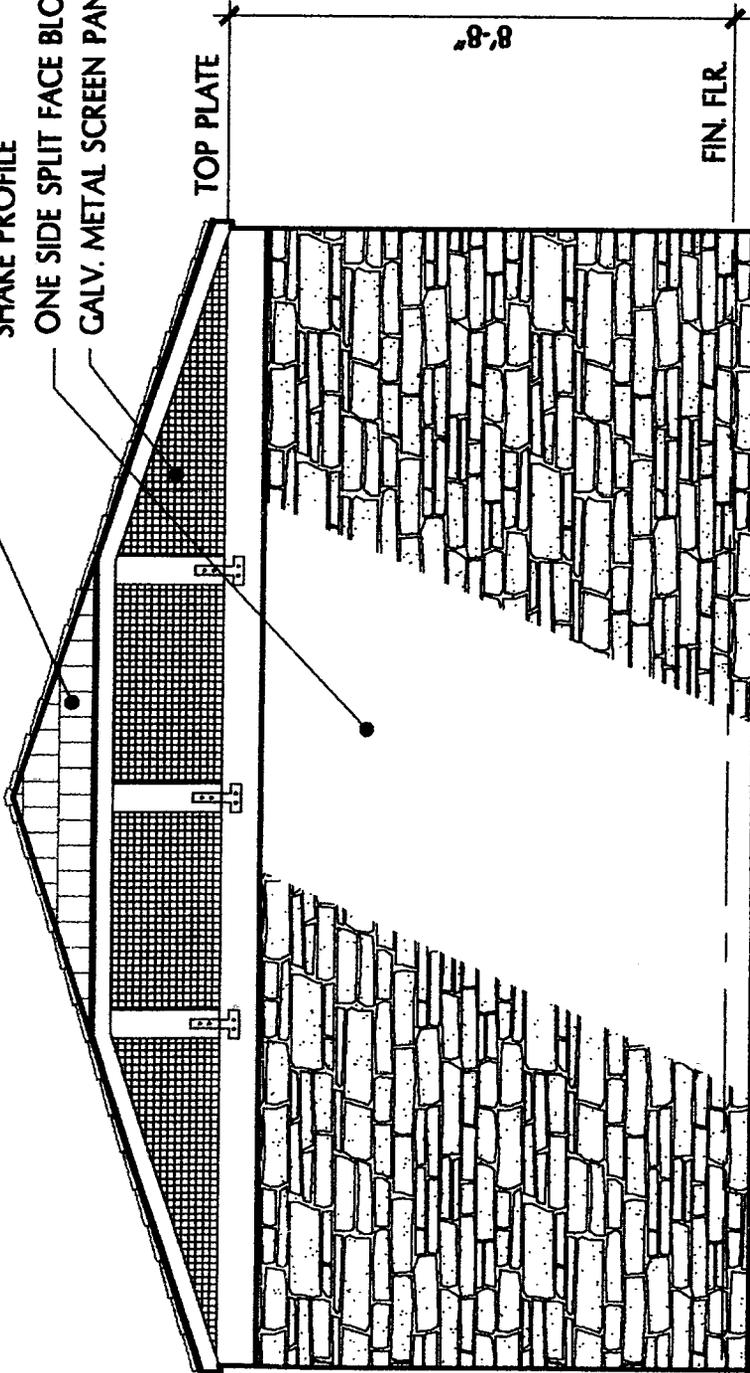
Restroom Plan

CONC. ROOF TILE

SHAKE PROFILE

ONE SIDE SPLIT FACE BLOCK

GALV. METAL SCREEN PANEL



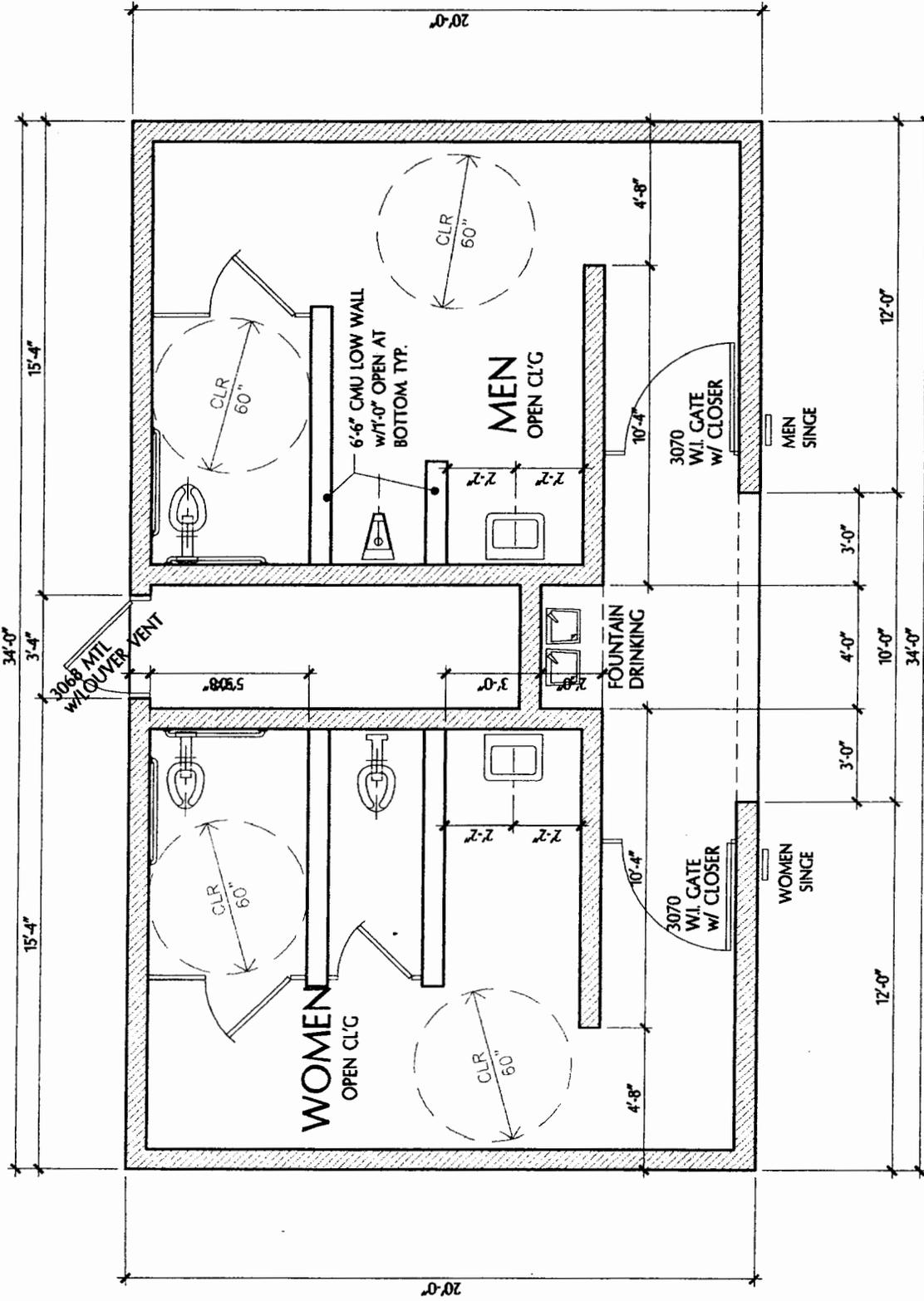
RIGHT / LEFT (SIM.) ELEVATION

SCALE: 1/4"=1'-0"



ATTACHMENT C.4

Restroom Plan

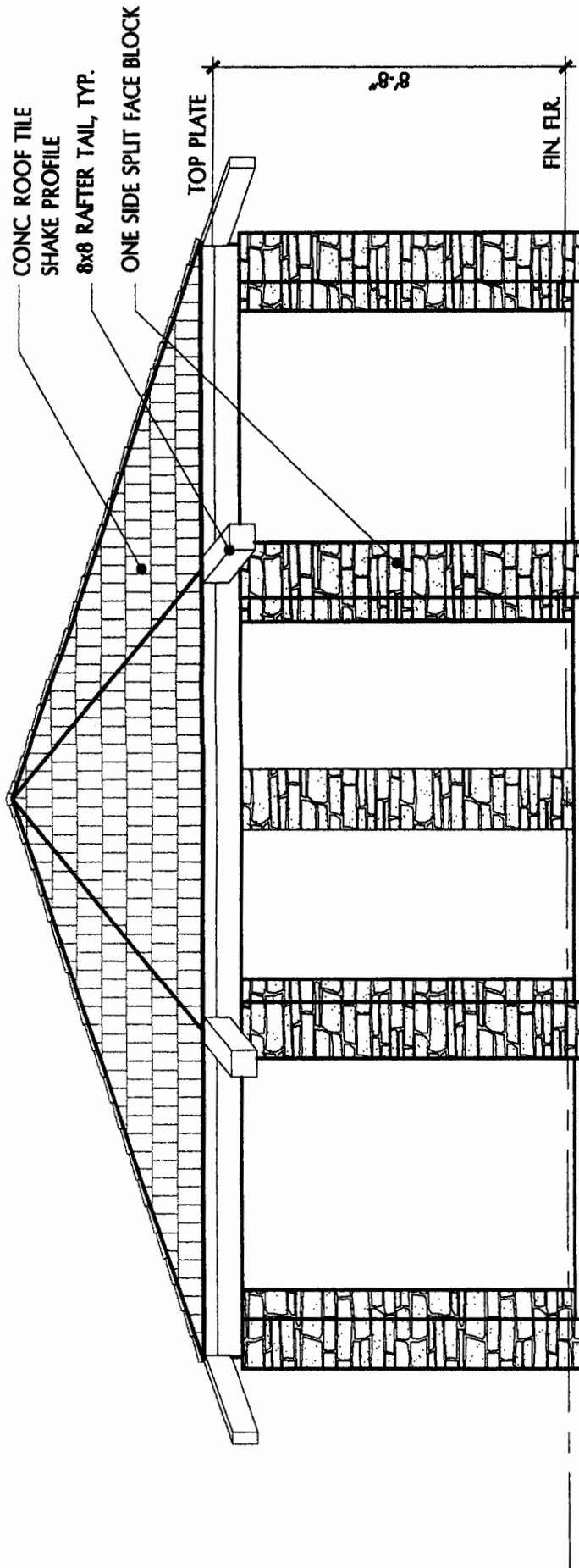


RESTROOM FLOOR PLAN

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ATTACHMENT D.1

Pavilion Plan

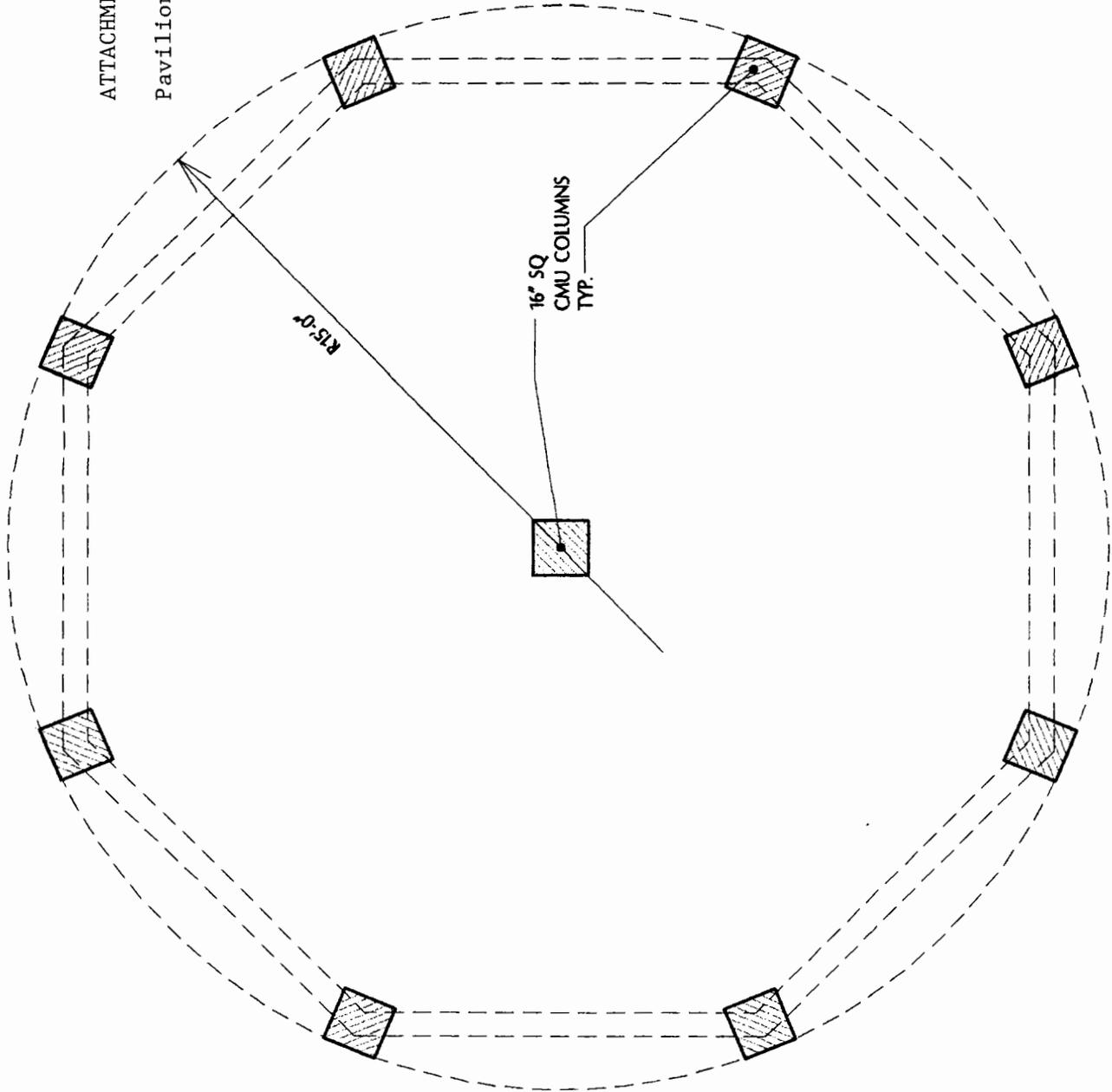


ELEVATION

SCALE: 1/4"=1'-0"

ATTACHMENT D.2

Pavilion Plan.



GAZEBO FLOOR PLAN

SCALE 1/4"=1'-0"