ITEM 9.C.

MOORPARK CITY COUNCIL
AGENDA REPORT

TO: **The Honorable City Council**

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

DATE: **March 28, 2007 (CC Meeting of April 18, 2007)**

SUBJECT: **Consider Poindexter Park Expansion Conceptual Design**

BACKGROUND

On February 3, 2006, the City Council awarded a contract to Community Works Design Group to prepare a conceptual design for the expansion of Poindexter Park. As the Council may recall, the City purchased the 2.2 acre parcel adjacent to the north end of Poindexter Park with the intent of expanding the park. The Council is being asked to approve the conceptual design presented by the Parks and Recreation Commission (Attachments A & B).

The Parks and Recreation Commission held three meetings to discuss ideas for the design of Poindexter Park (June 3, June 26, and October 15). Prior to each meeting, staff sent out notices to the residents to the west of Poindexter Park, and posted meeting information on the City's website and government channel. The average attendance at two of the three meetings was approximately 10 individuals. However, at the June 26 meeting there were approximately 20 individuals in attendance, primarily young skateboarders.

DISCUSSION

Conceptual Design:
Based on the input from the meeting attendees, and the Parks and Recreation Commission's objectives, the Commission recommended that the park expansion include a 14,000 square foot skatepark, a full-court basketball court, a new play lot designed for youth between the ages of 8 and 12 (sometimes referred to as "tweens"), and picnic amenities. The proposed play lot consists of balance and climbing components that are challenging and attractive to older adolescents (9 to 13).

Before arriving at its final recommendation for the conceptual design of the Poindexter Park expansion, the Commission discussed a water spray park feature, an additional baseball field, a dog park, soccer/multipurpose fields, and an amphitheater. The concept of a skatepark was selected by the Commission and is supported by staff because there appears to be significant interest to support such a facility. The Commission and staff have received requests from interested residents over the years for a skatepark. Skateboarders in Moorpark have been waiting a long time for to see such a facility constructed. In the meantime, they often drive to Camarillo and Thousand Oaks to use the skateparks in those communities. The City Council and Commission have indicated prior support for a skatepark and have included identifying a location an objective over the past couple of year.

Poindexter Park appears to be a desirable location for a skatepark. The Park location is adjacent to a middle school; it is highly visible from Poindexter Avenue by law enforcement, City officials, and the public; and the park has a restroom and sufficient parking to accommodate the number of park users that would potentially be attracted to a skatepark facility. Noise concerns are mitigated by the placement of the skatepark on the east side of the park adjacent to Chaparral Middle School and away from the homes to the west, and the ambient noise created by the traffic along Poindexter Avenue and the train tracks on the north side of the street. An eight-foot fence is being proposed to secure the skatepark, and since lights are not being proposed, the skatepark would close no later than dusk. If the Council approves the inclusion of a skatepark, staff will return with a recommendation regarding hours of operations, which may further mitigate skatepark impacts.

Previously, the Active Adult Advisory Committee requested consideration of adding a third horseshoe pit to the existing two pits. They use the pits during the Senior Games every two years. When the Parks and Recreation Commission considered the conceptual plan, they discussed moving the horseshoe pits to a location at the southeast end of the Park so that the request for a horseshoe pit did not conflict with desire for a full-court basketball court. Staff believes that the proposed location for the horseshoe pits is not desirable because of its proximity to homes. Based on the very little public use of horseshoe pits receive and the more likely demand for basketball, staff recommends that the number of horseshoe pits remain at two in the existing location. This information has been shared with the Active Adult Advisory Committee and they are comfortable with the recommendation.

Staff has initiated discussions with Moorpark Unified School District on the feasibility of using the Chaparral Middle School parking lot during non-school hours to provide additional parking for Poindexter Park. Specifically, staff

believes that the parking lot at the front of the School, adjacent to the eastern edge of the undeveloped park property could serve park users (see Attachment B). A new driveway off of Poindexter Avenue through a section of the park and into the School's parking lot is proposed. In order to restrict access to the parking lot during school hours, the City would install a vehicle gate.

Future Street and Middle School Access Improvements

Staff intends to secure a traffic engineering consultant to look at the feasibility of constructing improvements to Poindexter Avenue and the Chaparral Middle School driveway, closest to Poindexter Park. The purpose of these potential improvements is to better facilitate the traffic flow of parents dropping off and picking up students, thereby relieving vehicle stacking on Poindexter Avenue west of the school and from cars attempting to make left-hand turns onto Poindexter Avenue. The construction plans and specifications for the Poindexter Park Expansion will accommodate potential future traffic improvements including the widening of Poindexter Avenue and possibly undergrounding the overhead utility lines.

Project Budget:

Based on the conceptual design being presented, the cost estimate to complete design and construction plans and specifications and construct improvements (not including any street improvements) is $2,368,203 and is summarized below:

Activity	Sub-Costs	Total Costs
Design & Specifications/Construction Management		$ 343,217
Construction		1,716,086
Demolition and Clearing	$ 63,787	
Grading and Drainage	125,005	
Skatepark	$ 770,000	
Playground	50,950	
Basketball Court	40,610	
Horseshoe Courts	7,200	
Site Features (BBQ, benches, tables)	26,625	
Walls/Fences	119,125	
Hardscape	132,506	
Landscaping	123,698	
Irrigation	66,340	
Lighting/Electrical	159,000	
Miscellaneous (signs and striping)	31,240	
Contingency (15% of total)		$ 308,900
Estimated Total Project Budget		**$2,368,203**

The proposed 14,000 square foot skatepark represents the greatest project expense. The current cost to construct an in-ground, concrete skatepark is approximately $55.00 per square foot. In staff's opinion, 14,000 square feet represents a desirable compromise between what skateboarders often request (16,000 square feet or greater), budget constraints, and available park space.

The City has $89,495 available in state Park Bond funds for park improvements, which staff recommends using towards the Poindexter Park Expansion Project. It is proposed that the remaining costs ($2,278,708) be funded from the Park Improvement Fund – Zone I. Zone I covers the downtown and central area of Moorpark which includes Poindexter Park. The current fund balance in Zone I is approximately $350,000 and staff anticipates additional revenues in the amount of $462,600 in FY 2007/08, bringing the total available funds for the Poindexter Park balance to $812,600. Over the next ten years or at build out, it is anticipated that Zone 1 will generate an additional $5.5 million in residential and commercial development fees. Of that amount, $1.4 million should be generated within the next five years.

If the City Council elects to proceed with the design and construction of the Poindexter Park expansion, including a skatepark, staff recommends the approval of a loan of approximately $1.5 million, depending on actual costs and receipt of development fess. . The exact amount of the loan will be identified at the time a construction contract is awarded as the amount may change once cost proposals are received. The potential loan sources include the City's Endowment Fund, General Fund, or Redevelopment Agency. Regardless of the loan source, approximately $50,0000 per $1 million in interest income would not be earned each year. Interest earned from the General Fund and Endowment Fund reserves are a revenue source for the annual General Fund operating budget..

The following is a summary of the funding recommendation:

Funding Sources	Allocation
State Park Bond	$ 89,495
Park Improvement Fund – Zone I	812,600
Loan to Zone I	1,466,108
Total Revenue	**$2,368,203**

Pending the Council's approval of the conceptual plan, staff will solicit proposals for the design of construction plan and specifications and will work with Moorpark Unified School District to discuss shared use of the Chaparral Middle School parking lot and parking lot improvements. The construction design phase of the project will include working with skateboarders and other interested individuals to design the skatepark. Such efforts will include a hands-on design workshop.

STAFF RECOMMENDATION

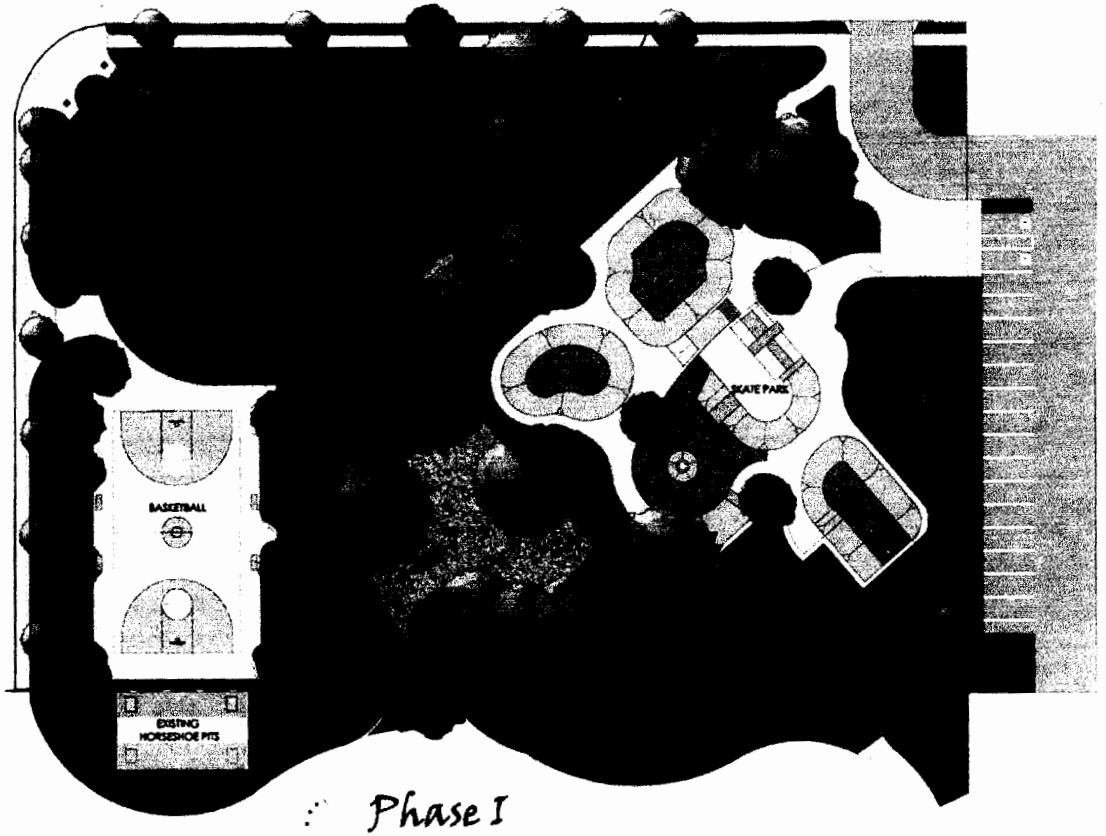
Approve the Poindexter Park expansion conceptual design as outlined in the Agenda Report and direct staff to proceed with construction plans and specifications.

Attachments: A – Conceptual Plan – Color
B – Conceptual Plan – Black & White

ATTACHMENT A

POINDEXTER AVENUE

GISLER ROAD



Phase I
(Existing)

Chaparral
Middle School

0 20' 40' 80'

NORTH

COMMUNITY WORKS DESIGN GROUP
4649 Brockton Ave
Riverside, CA 92506
(951) 369 0700
Fax (951) 369-4039
http://www.comworksdg.com

DATE: 4-12-07

Master Plan
POINDEXTER PARK, PHASE II
City of Moorpark

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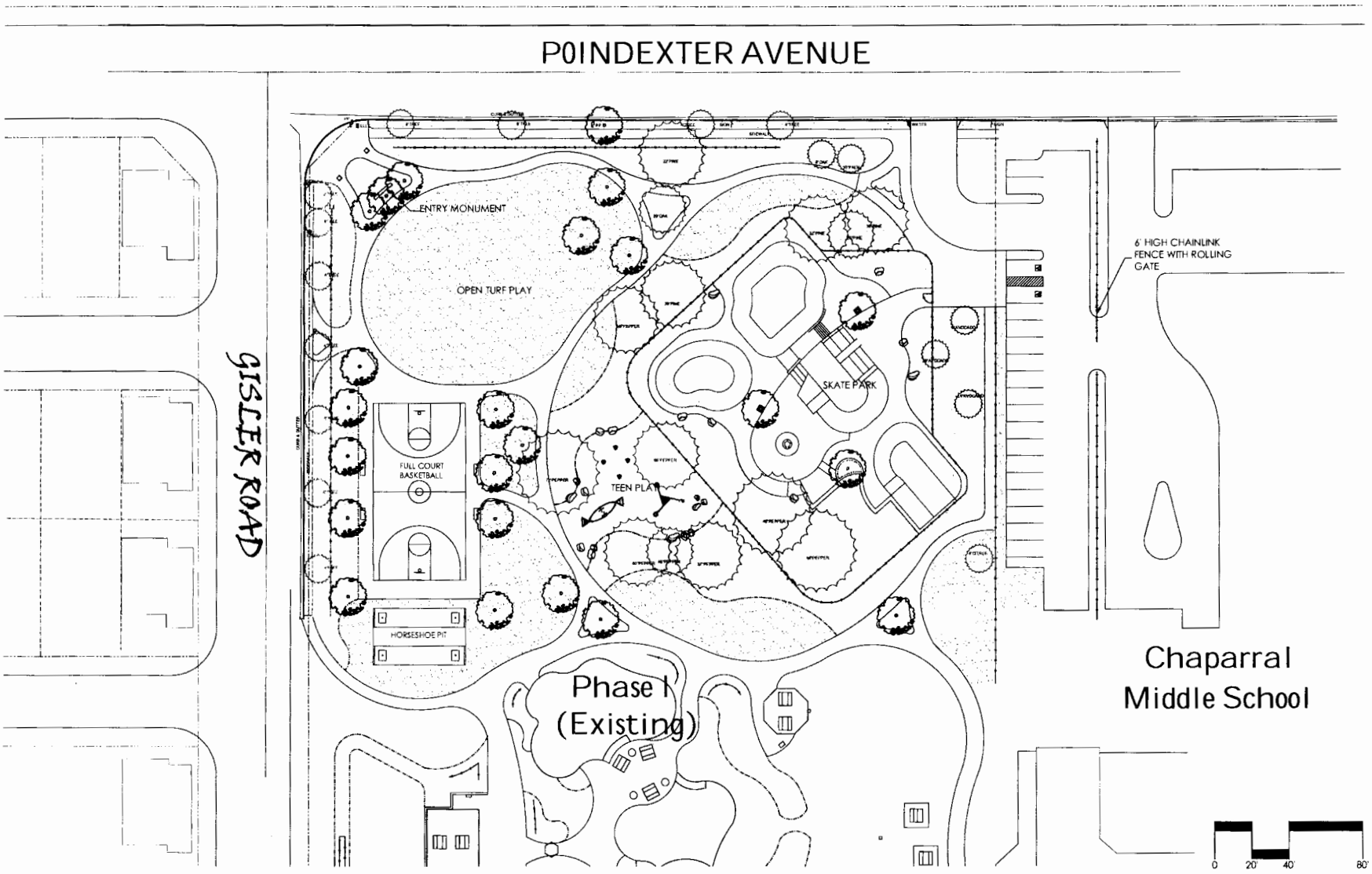
ATTACHMENT B



Master Plan
POINDEXTER PARK, PHASE II
City of Moorpark

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