



CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 16, 2008

ITEM NUMBER:

SUBJECT: MINOR AMENDMENT TO TEWINKLE PARK MASTER PLAN TO REFLECT NEW BARK PARK BOUNDARY

DATE: SEPTEMBER 4, 2008

FROM: PUBLIC SERVICES DEPARTMENT

PRESENTATION BY: PETER NAGHAVI, PUBLIC SERVICES DIRECTOR

**FOR FURTHER INFORMATION CONTACT: MELANIE EUSTICE, MANAGEMENT ANALYST (714)
754-5024**

RECOMMENDATION:

Approve the attached Resolution (Attachment 3 & 4) to make minor amendments to the TeWinkle Park Master Plan, which is part of the Open Space Master Plan of Parks and Recreation (Open Space Master Plan) to reflect the following:

- A. Expansion of the small dog Bark Park boundary northward into future tennis court expansion designation. (Attachment 1)
- B. Expansion of the large dog Bark Park boundary into the space located between the Tennis Center and the Air National Guard facility, including the future tennis court expansion designation (Attachment 2) with the conditions as set in this report.

BACKGROUND:

On January 23, 2008, the Parks and Recreation Commission recommended to the City Council, the expansion of small and large dog areas at TeWinkle Park, as requested by the Costa Mesa Bark Park Foundation (Foundation). Both of these areas include parts of future designated expansion areas for the Tennis Center on its south and east sides.

On March 18, 2008, the City Council approved this request and directed staff to return with the suggested minor amendments to the TeWinkle Park Master Plan. In developing recommendations for the amendments, staff met with the Foundation and the Tennis Court Operator, to build consensus as to the best way to move forward for all parties involved. Staff recommendations as identified in this report, reflect the results of this three-way understanding, between the Foundation, Tennis Center and City Staff.

On August 27, 2008, the Parks and Recreation Commission considered all conditions and recommended to the City Council, with a unanimous vote, that they approve the proposed minor amendments to the TeWinkle Park Master Plan to reflect the expanded boundaries of the Bark Park.

ANALYSIS:

The existing layout and configuration of the Bark Park was approved by the City Council in October 1999 when major improvements were made to the Bark Park. Since that time, the City has completed many additional improvements that include the renovation of the dog watering station, improvements to irrigation, concrete walkways, and turf. Other improvements also include the restriping of the Arlington Street Parking Lot, construction of a new restroom for use by the Bark Park and lighting for both the parking lot and the interior of the Bark Park.

Expansion of the Small Dog Area

Construction of the small dog area expansion has been completed. The construction included the removal of fencing, the addition of new fencing and the installation of an ADA accessible entrance gate. The Foundation was financially responsible for the fencing and ADA gate costs associated with the expansion of the small dog area.

Expansion of the Large Dog Area

Since the completion of the small dog area construction, staff has met with the Foundation to work out the details of the large dog area expansion requirements. (Attachment 5) These items include fencing around the new area, a maintenance gate and irrigation. The new fencing would be six feet high in the large dog area. The additional access gate would be installed along the northern portion of the fence to provide access for maintenance personnel.

Staff has identified that the expansion of the large dog area would require a modified irrigation system if the Bark Park Foundation required control of the water schedule in that area. The subject area is currently irrigated on the same schedule as the TeWinkle Park area north of the Bark Park and east of Junipero Drive. The irrigation within the proposed expansion area cannot be controlled or segregated with the existing Bark Park irrigation without extensive relocation of existing irrigation lines and rewiring of the irrigation controllers for both TeWinkle Park and the Bark Park. Should muddy conditions develop over time as the turf is damaged by the dogs, the irrigation scheduling could not be adjusted down without negative impacts on areas outside of the expanded Bark Park area, unless the Foundation maintains control of irrigation within their respective expansion area.

To prevent any security concerns after dusk due to the current level of lighting and the physical location of the area, the Bark Park Foundation would be responsible to ensure that the gate connecting the existing large dog area to the newly approved expanded area is locked each night at dusk.

The following conditions are required as part of the Master Plan amendment for the expansion of the large dog area:

1. All design and construction work must be performed by the Costa Mesa Bark Park Foundation, or their licensed contractor through a no-fee permit with the City. The contractor must provide insurance, meeting all the City's requirements.
2. Maintenance Services staff must inspect the work during construction to insure all work meets City standards.

3. At the completion of all approved work, the irrigation and turf must be fully restored to provide full irrigation coverage, and established turf grass of a variety approved by the Maintenance Services Manager.
4. Design of any improvements must meet all applicable building codes, and other City requirements/standards; and be approved by the Public Services Director prior to issuance of permits.
5. Bark Park Foundation shall be responsible for securing the existing gate into the proposed expansion area every evening at dusk and reopening at the same daily time to be determined by the Bark Park Foundation.

The improvements to this area for the expansion of the large dog area must be completed by the Foundation prior to actual use of the approved expanded area.

Elimination of Two Future Tennis Courts Designation in the TeWinkle Park Master Plan

The Needs Assessment, in the Open Space Master Plan identified a shortage of tennis courts and called for the addition of two future tennis courts at TeWinkle Park. However, the future shortage of tennis courts may be addressed by the implementation of various recommendations identified in the Open Space Master Plan including the joint use of sports fields.

Due to the date of the study, the Open Space Master Plan did not recognize the additional lighted tennis courts that will be built by the Newport-Mesa Unified School District at Costa Mesa High School. These additional courts will address the tennis court needs in the community. Therefore, staff proposes to amend the Open Space Master Plan to reflect the additional courts.

The current TeWinkle Park Master Plan has one tennis court currently planned for the south end of the existing courts, where the small dog area was recently expanded into, and the other one is currently planned for the east end of the existing courts where the new large dog area is proposed.

Staff has met with Mr. Hank Lloyd, the Tennis Center Operator, who offered his support for the small and large dog area expansions and the elimination of the designation of two future courts while requiring that the City undertake certain pressing improvements at the Tennis Center. Staff fully supports the requested short and long-term improvements as conditions for eliminating the designation for two future tennis courts. These requested improvements can be considered as two phases, which are identified below.

Short-Term Improvements

The requested short-term improvements at the Tennis Center include the relocation and replacement of the existing supply shed and the replacement of segments of stadium court fencing on the west side.

Currently, there is a large metal shipping container that has been modified to serve as a storage shed that is located next to the Tennis Center building. The shed has been used for many years for storing a wide variety of retail sales items for the pro shop. Some of the stored supplies include tennis equipment, beverages and sporting goods. The shed is in need of replacement as it is aged from use and weather conditions. Additionally, it is not screened from public view.

The replacement and relocation of the shed would allow use of the sidewalk at this location. It would also increase pedestrian circulation to the multi-disciplined recreational facilities in the park by connecting the Tennis Center parking lot and

the Arlington Street parking lots via existing concrete walkways.

The fencing improvement at the stadium courts includes the installation of high fencing behind the existing bleachers, as well as the short fencing between the bleachers and the actual stadium tennis courts. This would provide improved viewing of tennis tournaments and lesson play as well as providing additional separation between spectators and outside uses; such as the skate park.

The estimated cost for the short-term improvements for the shed and fencing is approximately \$20,000. If approved by the City Council, staff will program the short-term improvements as part of the next fiscal year budget.

Long-Term Improvements

From a long-term perspective, perhaps at the time of an overall TeWinkle Park Master Plan update, the Tennis Center building structure will require enhancements that include possible building expansion. A reasonable time frame for these improvements is estimated at fifteen to twenty years. Staff recommends that consideration of this item and the overall needs of the building modifications should be studied in detail in the future to identify all issues and needs. As these improvements are considered major, and there are currently no plans and specifications, no cost estimate is available at this time.

As a result of the Foundation's request, deletions of planned improvements to the Tennis Center are required. Staff has determined that the deletion of these planned tennis courts can be mitigated with existing and planned joint-use facilities at Costa Mesa High School. However, certain improvements need to take place concurrent with the proposed Foundation improvements. Therefore, staff recommends that in addition to the approval of the proposed Master Plan minor amendments, the City Council also approve the proposed Tennis Center short-term improvements.

ALTERNATIVES CONSIDERED:

The City Council can choose not to approve the minor amendment to TeWinkle Park Master Plan. However, since the expansion of the Bark Park has already been approved by the City Council, this would be in conflict with previous directives. The City Council could also modify or change conditions for the Foundation to follow with respect to the Bark Park expansion.

FISCAL REVIEW:

There is no fiscal impact with the minor amendments to the TeWinkle Park Master Plan. The City currently has no funding to provide for the requested design and construction of the proposed changes to the Bark Park. The needed improvements to the expanded large dog area will be the responsibility of the Foundation.

Further, any short-term improvements to the Tennis Center, at an estimated cost of \$20,000, will need to be programmed as part of the next fiscal year budget.

LEGAL REVIEW:

The City Attorney's Office has reviewed the attached Resolution to amend the existing Update of Open Space Master Plan of Parks and Recreation and TeWinkle Park Master Plan Report and has approved it as to form.

CONCLUSION:

The Foundation's request to expand the dog boundaries of the Bark Park at TeWinkle Park has already been approved by the City Council. Therefore at this time a minor amendment to the TeWinkle Park Master Plan is necessary to reflect the new boundary for the Bark Park. The Parks and Recreation Commission considered and recommended the needed minor amendments and the list of conditions at their meeting of August 27, 2008. Therefore, staff requests that the City Council approve the attached Resolution to amend the TeWinkle Park Master Plan as well as set conditions and terms as described within the staff report.

PETER NAGHAVI, Director
Public Services

MELANIE EUSTICE, Management Analyst
Public Services

DISTRIBUTION: City Manager
City Attorney
City Clerk
Director of Finance
Director of Public Services
Staff

ATTACHMENTS: 1 [Map – Dog Park Expansion Areas](#)
2 [Map – Large Dog Expansion](#)
3 [Resolution, Amending Open Space Master Plan and TeWinkle Park Master Plan](#)
4 [Resolution, Exhibit A](#)
5 [Letter of Support, Bark Park Foundation](#)