



Meeting Date: 07/20/2010

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other

Prepared By: Cyndi Hookstra, Management Analyst III _____ Agenda Item No. 0-1

Reviewed By: City Manager _____ City Attorney _____ Finance _____ Other (Specify) _____

DATE: July 20, 2010

TO: City Council

FROM: Michael Henderson, General Services Superintendent
City Manager's Office 

SUBJECT: Park Master Plan and Development

RECOMMENDATION

That City Council:

1. Approve the Park Master Plan as it applies to Campus Park and provide direction to staff concerning, park development, planning and priorities.
2. Approve the Park Master Plan as it applies to East Village Park and provide direction to staff concerning, park development, planning and priorities.
3. Approve the Park Master Plan as it applies to all other parks contained in this report and provide direction to staff concerning, park development, planning and priorities.

DISCUSSION

Oxnard's parks and park amenities are essential components in the quality of life. They provide a place for families and friends to gather and enjoy all that Oxnard has to offer at little or no cost. A park master plan develops a comprehensive vision of the park amenities available to the community they serve. The purpose of this park master plan is:

- To inventory and categorize all existing park areas and facilities maintained and operated by the City of Oxnard, and to provide data to the community pertaining to the availability of recreational opportunities.
- To propose the development of new parks and facilities necessary to keep pace with anticipated user demands.
- To identify necessary improvements to existing facilities and operations and to propose a means to bring them up to present day standards. These improvements are identified for each park and broken down into near term and long term improvements.

The 2000 census places the City's median age at 28.9 years of age and 35% of the City's population is under the age of 19. Through league attendance, the Recreation Department indicates that soccer and baseball are the two most popular sports among this age group. The completion of three of the City's major park developments would add additional sports fields to support the field sports demand within the City. The master plan presentation also includes a brief discussion of the current City Council approved construction projects.

The parks master plan has been divided into two broad areas. The first area is major park development which includes design and construction on currently undeveloped parklands. These are undeveloped or incomplete park land areas within the City in need of additional funding for development and completion. Detailed construction time lines and estimated construction costs for each major park development are included in the park master plan presentation.

The second area is existing parks. This area is subdivided into near term and long term improvements to existing parks. The time frames assigned to the near term and long term improvements are intended to be used as a general guide for development. The near term improvement listing addresses park needs within a 1 to 5 year time frame. The long term improvement listing addresses park needs within a 5 to 10 year time frame. A master plan park summary is included with this report for reference.

College Park, Campus Park, Sports Park and East Village Park are all major park developments in various stages of development. College Park is the closest to completion but the City has delayed the development of the five soccer fields due to lack of sufficient funding. Phase 1 is the grant funded area of College Park and it is completely designed. There is \$1.1 million in soccer field construction grant funding remaining. The first of the grant funding is set to expire in March of 2011. College Park soccer field construction is estimated to be \$14 million. Next is Campus Park which has had health and safety improvements made as funding sources have been identified over the past four years. Campus Park needs final design as well as construction funding for completion. The total cost for completion is estimated to be \$20 million.

Sports Park is in need of final design and construction funding. No improvements have been made on the Sports Park property and it is in an unimproved state. The completion of Sports Park is estimated to be \$5.4 million. This estimated cost does not include the water well facility approved by City Council for the site on April 22, 2008. The water well injection and extraction facility will include a restroom, lighting, parking lot, and landscaping which will provide additional services to the park. East Village is another unimproved park in need of funding. The design has been completed and its construction cost is estimated to be \$3.3 million.

The near term improvements consist of recommendations needed to improve or upgrade park conditions. The long term improvements consist of improvements which should be undertaken once the near term improvements are completed or substantially underway. It may be necessary to implement some of the long term improvements prior to accomplishing all of the near term improvements to take advantage of special federal, state or local funding sources or other opportunities that may develop.

It should be noted that recommendations presented in each area of the master plan may be modified at City Council's discretion in order to continue to meet the needs of the community. A detailed listing of the existing park near term and long term improvements is contained in the park master plan document. A park master plan summary is attached and contains a brief description of the highlights within the master plan.

FINANCIAL IMPACT

No financial impact at this time.

(MH/clh)
Attachment # 1 Park Master Plan Summary

Attachment 1

Park Master Plan Summary

Park Inventory Background

Type of Park available in the City

- Community
- Joint Use
- Mini
- Neighborhood
- River Ridge Golf Club
- Special Use

Inventory Summary – 991.47 total acres

- 66 Parks within the City of Oxnard
- 1 – 36 hole golf course
- 1 – Trail system
- 1 – Dune Habitat

Current Construction Projects

City Council Approved and Funded Projects

1. Lathrop Park Play Structure Project (Quimby Funded) – Completed June 2010	\$350,000
2. Colonia Play Structure Project (CDBG Funded) – Completed June 2010	\$320,000
3. Rio Lindo Park Rehabilitation Project (Quimby Funded) – To be completed September 2010	\$1,000,000
4. Lemonwood Park Improvement Project (CDGB Funded) - Construction to start December 2010	<u>\$415,000</u>
TOTAL	\$2,085,000

Planned Major Park Developments

- College Park
- Campus Park
- Sports Park
- East Village Park

Major Park Development Cost Summary

College Park (Phase IC)	\$14,000,054
College Park (Phase II Ball Fields)	\$15,207,358
Campus Park (Buildings/Park)	19,998,000
Sports Park	5,472,000
East Village	<u>3,320,000</u>
TOTAL	\$57,997,412 *

* Annual park maintenance for the 4 new major parks is estimated to be \$2,505,000. One time equipment purchases are estimated to be \$975,000. Annual building maintenance, utilities and custodial services are estimated to be \$235,500 (Campus Park building facilities only).

Existing Parks Cost Summary

Near Term Improvements to existing parks

*(Not in order) (See park list page 3)

Snack bars (4 parks)	\$2,070,000
Restrooms (2 parks)	\$ 600,000
Play structure surfaces	\$ 300,000
Play structures Part I	\$4,300,000
Roof replacements	\$ 305,000
Security lighting	<u>\$ 350,000</u>
TOTAL	\$7,925,000

Long Term Improvements to existing parks

(Not in order)

Southwest Community Park Enhancements	\$5,488,000
Del Sol Park – All Weather Walking Track	\$ 175,000
River Ridge Golf Club - Upgrade of Covanta Maintenance Facility	\$ 100,000
Play Structures Part II *(see park list on page 4)	\$3,050,000
Other Park Improvements (Parking lots, ball field rehabilitation, monument signs, minor park improvements, walking tacks, horseshoe renovation, replace fixtures.....)	<u>\$ 5,836,000</u>
TOTAL	\$14,649,000

Total Near Term Improvements	\$ 7,925,000
Total Long Term Improvements	<u>\$14,649,000</u>
GRAND TOTAL EXISTING PARK IMPROVEMENTS	\$22,574,000

GRAND TOTAL MAJOR PARK DEVELOPMENTS	<u>\$57,997,412</u>
GRAND TOTAL PRESENT & FUTURE PARK NEEDS	\$80,471,412

ATTACHMENT NO. 1
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*** Near Term Improvement Listing (not in order)**

Snack bars:

• Johnson Creek Park	\$475,000
• Community Center West Park	\$350,000
• Beck Park	\$425,000
• Durley Park – Snack bar & Restroom	<u>\$820,000</u>
TOTAL	\$2,070,000

Restrooms Rehabilitation:

• Wilson Park	\$550,000
• Lemonwood Park	<u>\$50,000</u>
TOTAL	\$600,000

Play Structure Surface:

• Orchard Park (surfacing only)	\$100,000
• Sea Air Park (surfacing only)	<u>\$200,000</u>
TOTAL	\$300,000

Play Structure Replacement – Phase I:

• Johnson Creek Park	\$350,000
• Lemonwood Park	\$350,000
• South Winds Park	\$350,000
• Thompson Park	\$350,000
• Community Center East	\$350,000
• Community Center West	\$350,000
• Carty Park	\$350,000
• Durley Park	\$350,000
• Beck Park	\$350,000
• Del Sol Park	\$350,000
• Wilson Park	\$350,000
• Pleasant Valley Park	<u>\$450,000</u>
TOTAL	\$4,300,000

Roof Replacement:

• College Estates Park – Restroom	\$15,000
• Sea Air Park - Restroom	\$15,000
• Seaview - Restroom	\$15,000
• Seaview - Picnic shelter	\$15,000
• Sierra Linda Park – Restroom	\$15,000
• Del Sol Park – Picnic Shelter	\$100,000
• Oxnard Beach – 2 Restrooms	\$30,000
• Oxnard Beach Park – Picnic Shelter	<u>\$100,000</u>
TOTAL	\$305,000

Security Lights:

• Carty Park	\$75,000
• Eastwood Park	\$75,000
• Johnson Creek Park	\$75,000
• Via Marina Park	\$75,000
• Community Center West Park	<u>\$50,000</u>
TOTAL	\$350,000

*** Long Term Improvement Listing (Not in order)**

Play Structure Replacement – Phase II:

• Marina West Park	\$350,000
• Peninsula Park	\$300,000
• Sea View Park	\$400,000
• West Village Park	\$450,000
• Eastwood Park	\$250,000
• Sierra Linda Park	\$350,000
• College Estates park	\$300,000
• Fremont Tot Park	\$450,000
• Neptune Park	<u>\$200,000</u>
TOTAL	\$3,050,000