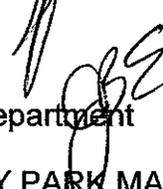


Council/Agency Meeting Held: _____	_____ City Clerk's Signature
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date: 9/2/2008	Department ID Number: CS08-024

**CITY OF HUNTINGTON BEACH
REQUEST FOR CITY COUNCIL ACTION**

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Paul Emery, Interim City Administrator 

PREPARED BY: Jim B. Engle, Director, Community Services Department 

SUBJECT: APPROVE UPDATED WORTHY COMMUNITY PARK MASTER PLAN TO INCLUDE A MODULAR RESTROOM AND SKATEBOARD AREA

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)
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STATEMENT OF ISSUE: There is a need to update the master plan for the portion of Worthy Community Park that previously incorporated the Pay N Play racquetball building.

FUNDING SOURCE: The city has identified, in the Park Acquisition and Development Capital Improvement Project's (CIP) budget for FY 2008/09, \$130,000 (design and construction) to place a modular restroom in the park. There is also \$150,000 identified in the CIP for the purposes of designing a new skateboard area at Worthy Community Park. Council could redirect this funding should it decide on an alternative park amenity.

Note: The termination agreement with the Huntington Beach Union High School District includes a provision where the district would contribute \$75,000 if a skateboard area is developed in Worthy Community Park within three years.

RECOMMENDED ACTION: Motion to:
Approve the Worthy Community Park master plan to include a modular restroom in the park and a skateboard area in the 10,000 square foot area previously used for the Pay N Play Racquetball court.

ALTERNATIVE ACTION(S):
City Council may select a recreation amenity for the master plan other than a skateboard area. The following analysis includes potential alternatives that can be considered.

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ANALYSIS:

History: Worthy Community Park was dedicated in 1983. The 12-acre park is located west of 17th and Main Streets, south of Huntington Beach High School (HBHS). The city owns seven acres, and the Huntington Beach Union High School District owns five acres (see Attachment #1). The park is named after Norman L. Worthy, an employee of the City of Huntington Beach for 32 years and the original Director of the city's Parks and Recreation Department. The city/school district agreement called for the city to develop the 12-acre park and the school district to maintain it.

Facilities: Worthy Community Park includes a children's play area; open turf; picnic tables; Pay N Play indoor racquetball facility; two lighted basketball courts; two lighted softball diamonds; and parking (one area for park users and another for the HBHS students).

Pay N Play Racquetball: The Pay N Play Racquetball concession has been part of the park since its inception in 1983. The racquetball site is approximately 10,000 square feet in a rectangular shape. It was built and operated by a private concessionaire under a long-term agreement with the city.

As a result of the closure of the HBHS skateboard area, city staff contacted the concessionaire to open a dialogue for a potential buy-out of the lease. A real estate consultant estimated the value of the remaining lease to be \$100,000. The city decided not to move forward at that time; however, the city did resume negotiations later. At that time, an agreement was reached to permit the concessionaire to terminate the lease without a buy-out fee from the city, but with the city assuming responsibility for removal of the Pay N Play Racquetball building which is estimated to cost between \$20,000 and \$30,000. City Council approved the termination agreement on June 16. This 10,000 square foot area is now available to be master planned for additional park use.

Master Plan/Public Input Process: The first step in the master plan process is consideration by the Community Services Commission, which is advisory to City Council on park and beach matters. The commission formulates a recommendation to City Council, who then makes the final decision.

On August 13, 2008 the commission conducted a public meeting on the master plan for Worthy Community Park. The city advertised the public meeting to the community. This included: written notification mailed to property owners within 500 feet of the park; a notice was posted on the Channel 3 public announcement character generator; and, as is the case with normal public notices, a notice was placed in the local newspaper and on the agenda/notice posting wall at City Hall. Anyone who has communicated to the city regarding the park or skateboard area via email, letter, or at public comments of a commission or council meeting also received notification.

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Potential Recreation Amenities: There have been significant public comments regarding the removal of the HBHS skateboard area and relocation of same to Worthy Community Park. This option was considered as part of this master plan process. But the public and commission also had the opportunity to suggest and/or consider other recreation amenities that could be included in this area. The following is a list of some, but certainly not all, potential recreation amenities that could be constructed on this 10,000 square foot site:

- Skateboard area
- Open turf and trees
- Three-wall outdoor racquetball court
- Bocce ball/lawn bowling
- Picnic shelter
- Paddle ball court
- Outdoor par course/exercise area
- Volleyball court
- Horseshoe pit
- Misc. Other

Restroom Facility: The Pay N Play Racquetball building includes two restrooms that the concessionaire had made available to the public who use the park. With the closure of this building, these restrooms will no longer be available. For the short term, staff has placed a rented portable restroom unit on site. Staff is recommending, in addition to the recreation amenities noted above, that a permanent, modular unisex restroom be included in the master plan and constructed within the park area to serve all park users. Attachment #2 shows the type of modular restroom that could be used. It is the same model that City Council has approved for use in Bluff Top Park. It is a LEED certified building ("environmentally green"). It is a double-stall, disabled accessible restroom that uses approximately a 14' by 14' space.

Measure C (Charter Section 612): Any recreation amenity selected will need to be evaluated to determine if a Measure C vote of the people is required. The basic parameters are: a lease or sale of any portion of a park or beach; a building over 3,000 square feet, or structure over \$100,000.

Community Services Commission Recommendation: At the August 13, 2008, Community Services Commission meeting, there were 21 speakers and a petition presented. Eighteen speakers were in favor of putting a skateboard area in the park similar to the one being razed at HB High School. One of the speakers presented a petition with 120 names in support of the skateboard facility at the park. Three speakers spoke against having a skateboard area in the park; two of the three felt the city should have such a facility, but not in this park. The commission and staff discussed ways to control inappropriate behavior through design should a skateboard area be approved. After discussion, the Community Services Commission voted to recommend to City Council modifying the master plan to include the skateboard area and modular restroom in Worthy Community Park.

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The Commission's master plan recommendation is as follows:

1. Recommend to City Council approval of a modular restroom as part of the Worthy Community Park master plan; and
2. Recommend to City Council approval of a skateboard park to be included as part of the master plan in the 10,000 square foot area previously used for the Pay N Play Racquetball court, with appropriate signage of related city ordinances and park rules.

STRATEGIC PLAN GOAL: The master plan for Worthy Park meets Strategic Plan Goal, L-3, "preserve the quality of our neighborhoods, maintain open space and preservation of historic neighborhoods" by replacing the dilapidated Pay N Play courts and restrooms with other recreation amenities to better serve the community who utilize the park. The actions will replace the restrooms at Pay N Play and the skateboard area being demolished at the adjacent HBHS.

ENVIRONMENTAL STATUS: Not required for the master plan process, but an environmental assessment will be conducted as part of the entitlement process.

ATTACHMENT(S):

City Clerk's Page Number	No.	Description
5	1.	Worthy Community Park Aerial
7	2.	Modular Restroom
9	3.	Worthy Park Power Point

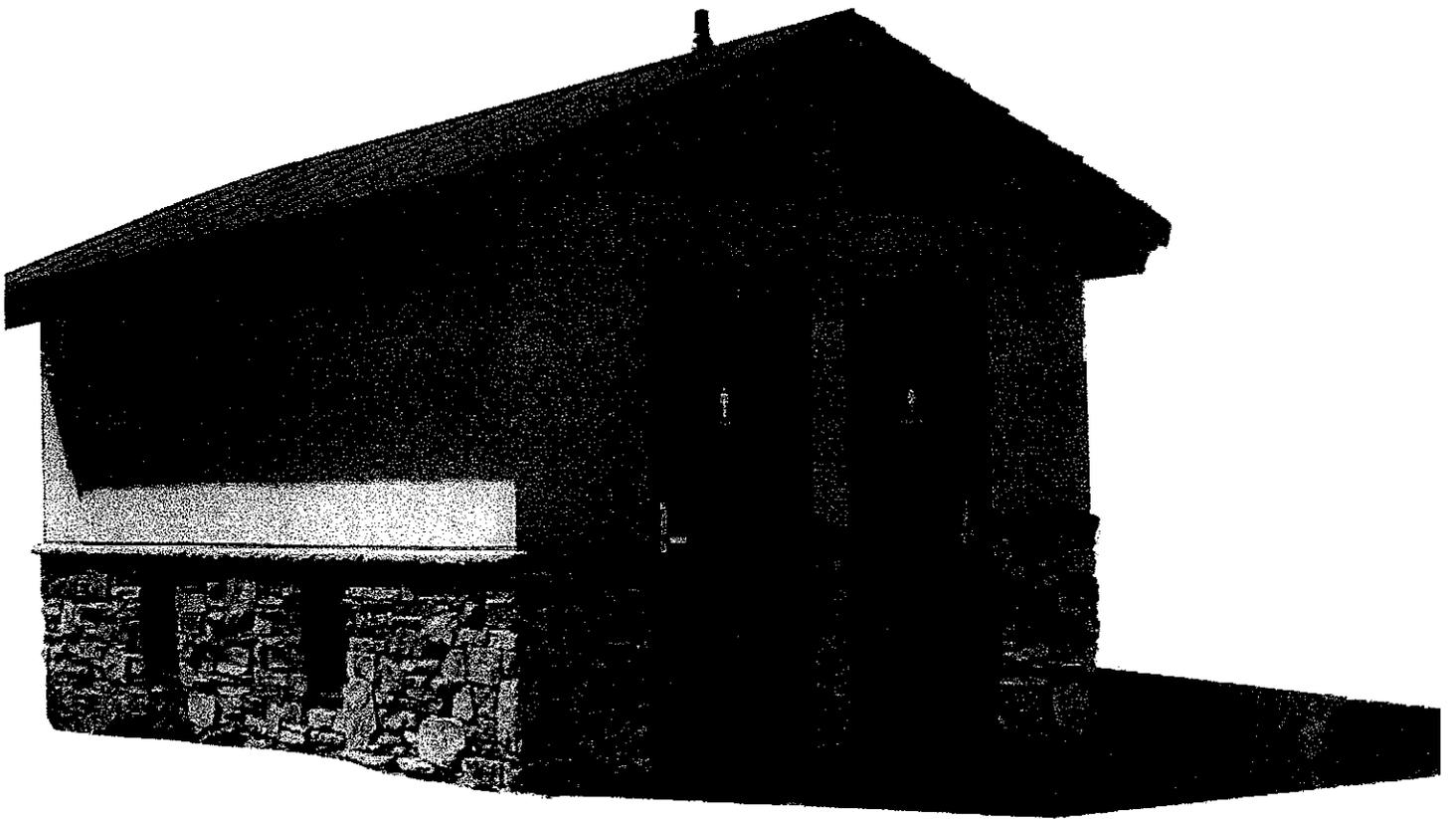
ATTACHMENT #1



Worthy Community Park

ATTACHMENT #2

Worthy Community Park Restroom



ATTACHMENT #3

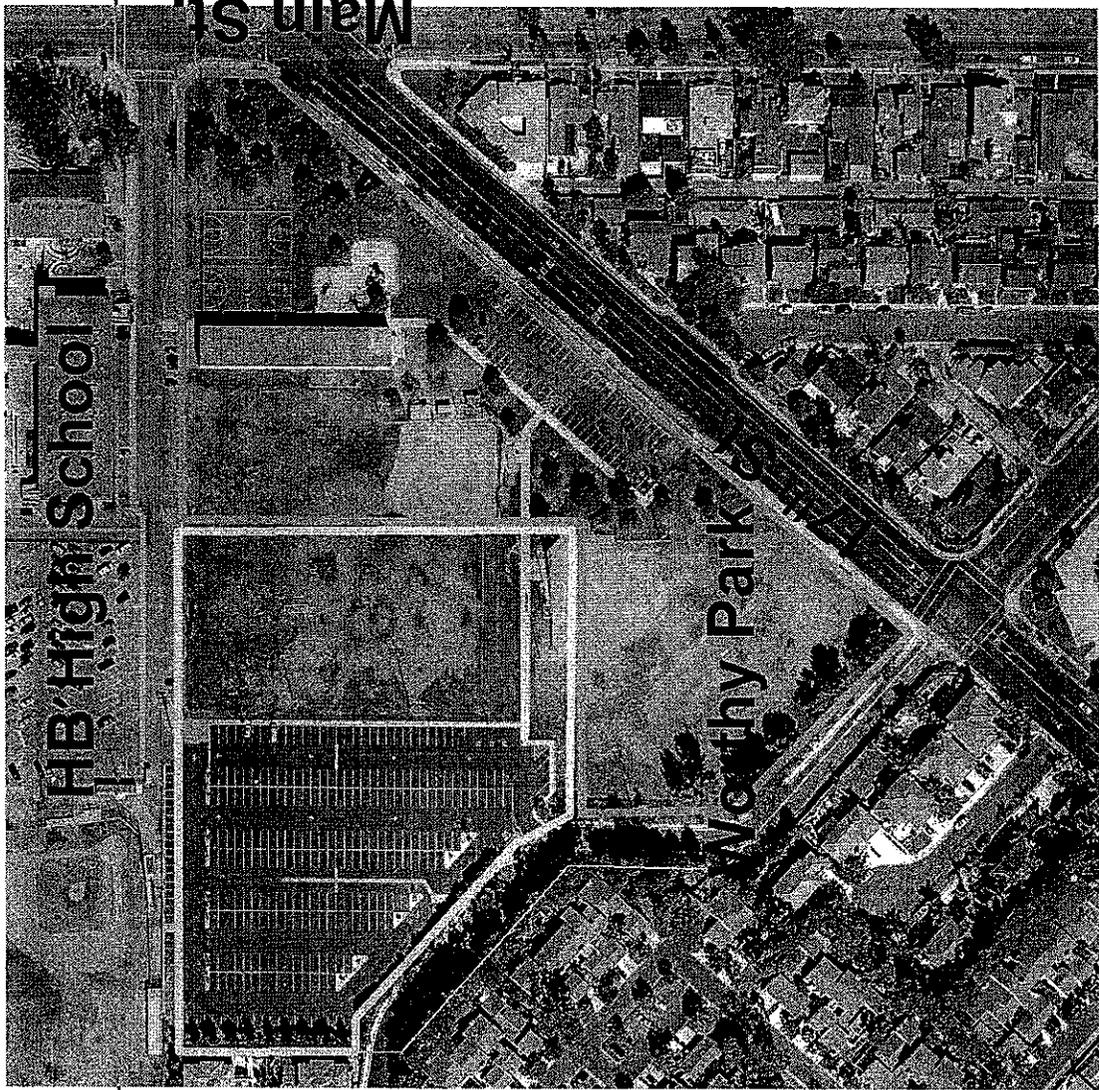
**INTENTIONALLY
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Worthy Community Park

= School

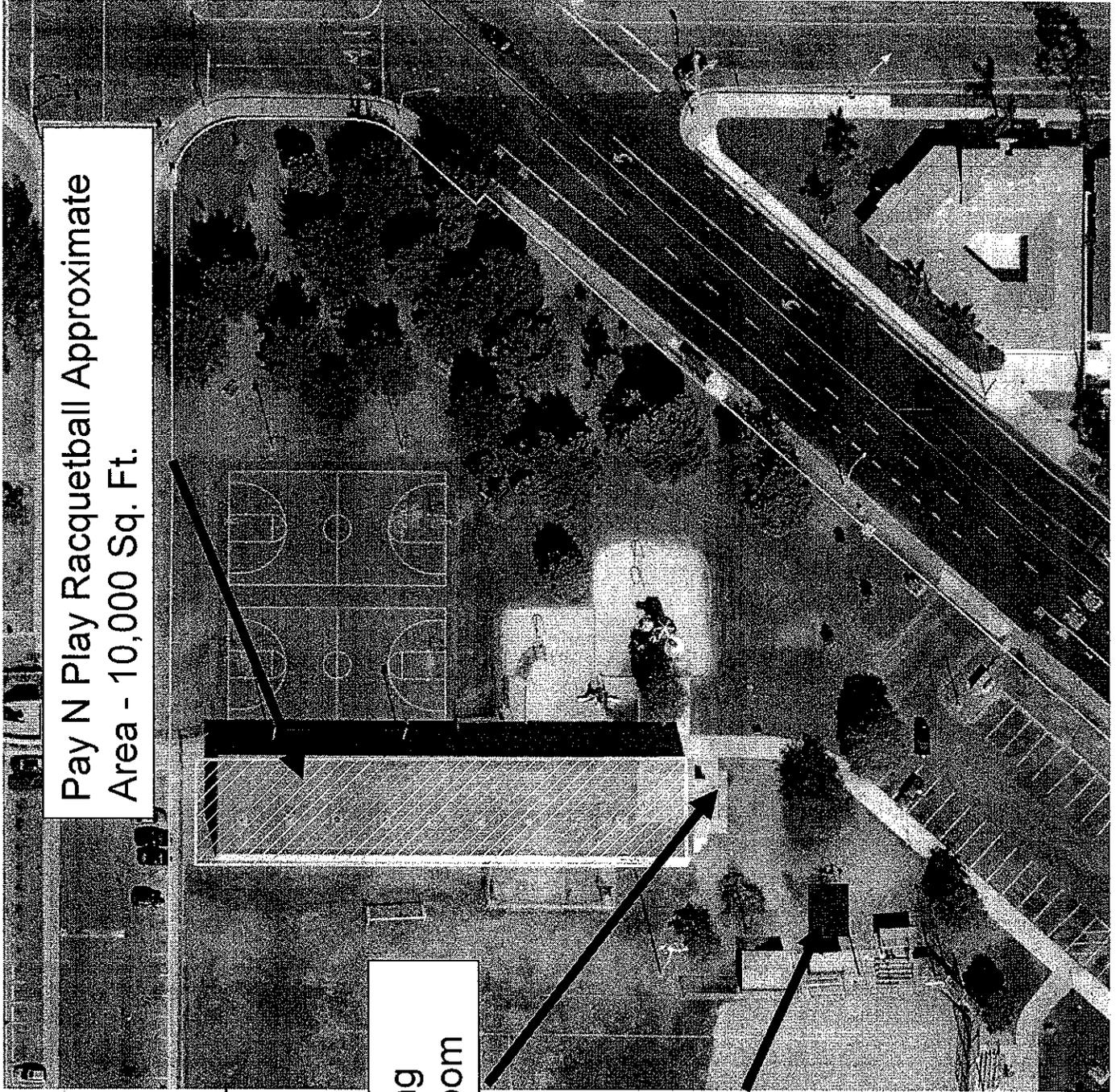
= District Property

= City Property



Worthy Community Park

- **Constructed in 1980**
- **12 acres (5 acres owned by HBHSD)**
- **Existing Amenities:**
 - **(2) Softball fields (lighted)**
 - **Soccer field (overlay)**
 - **Tot lot**
 - **(2) Outdoor basketball courts (lighted)**
 - **Picnic tables**
 - **Indoor racquetball facility (Pay N Play)**

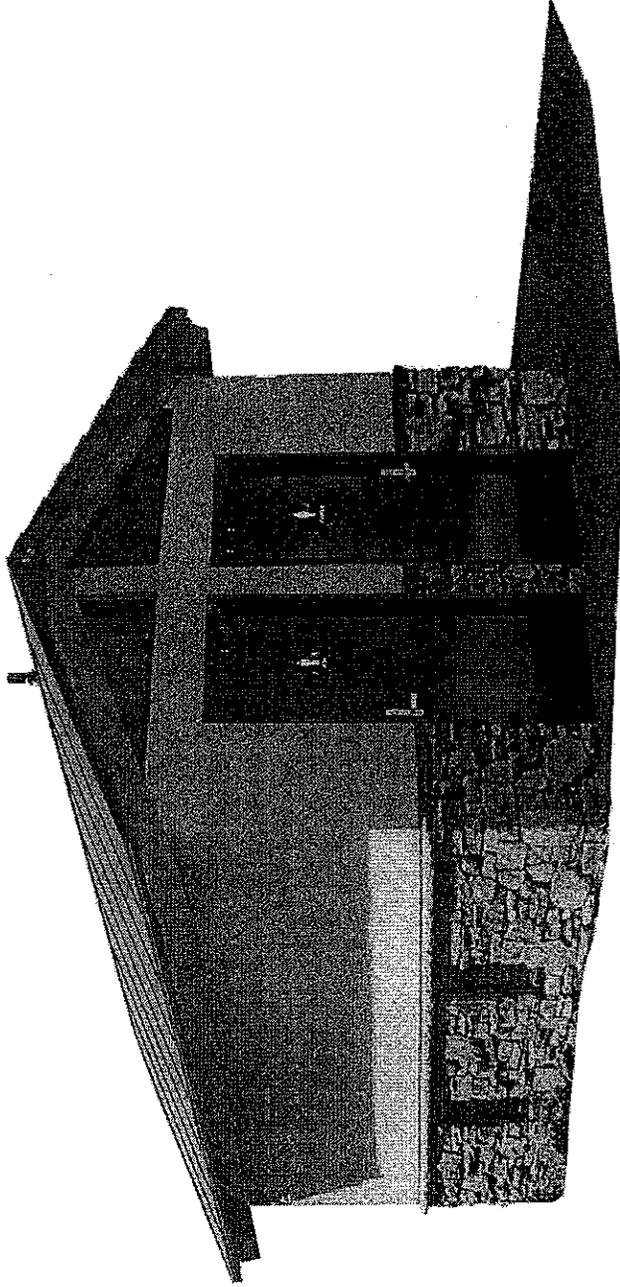


Pay N Play Racquetball Approximate
Area - 10,000 Sq. Ft.

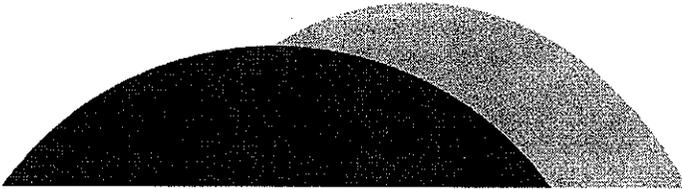
Existing
Restroom

Proposed
Restroom
Location

Worthy Sample Restroom Community Park



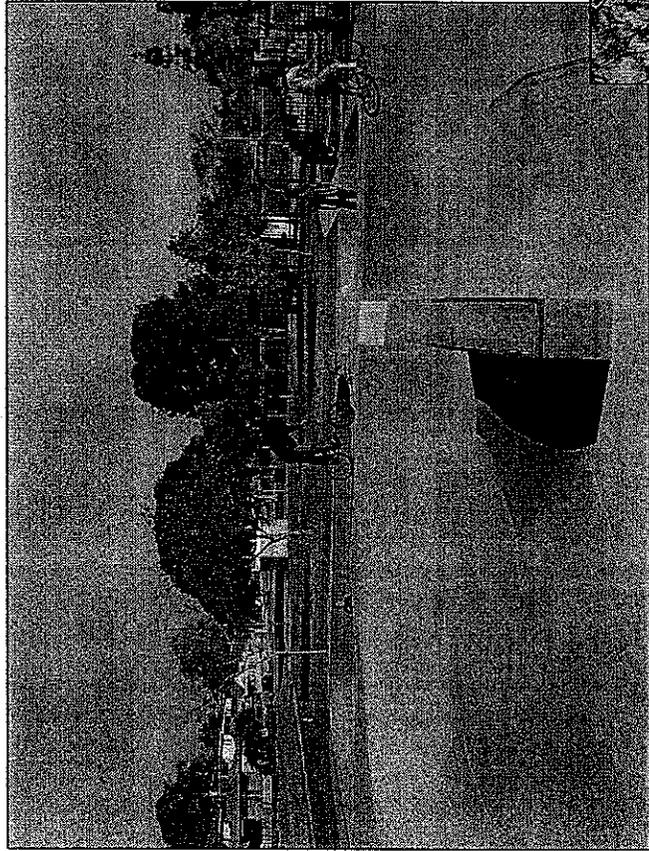
- 2 – Stalls
- 14’ x 14’
- Modular Construction
- LEED “Environmentally Green” Building
- CS Commission/City Council – approved design for Bluff Top Park



Worthy Community Park

Potential Park Facility/Amenity Options

- Keep within Pay N Play area
- Minimize impacts to existing park uses / users
- FY 08/09 – Funding for Design
- Construction funding to be determined
- Entitlements – Measure C

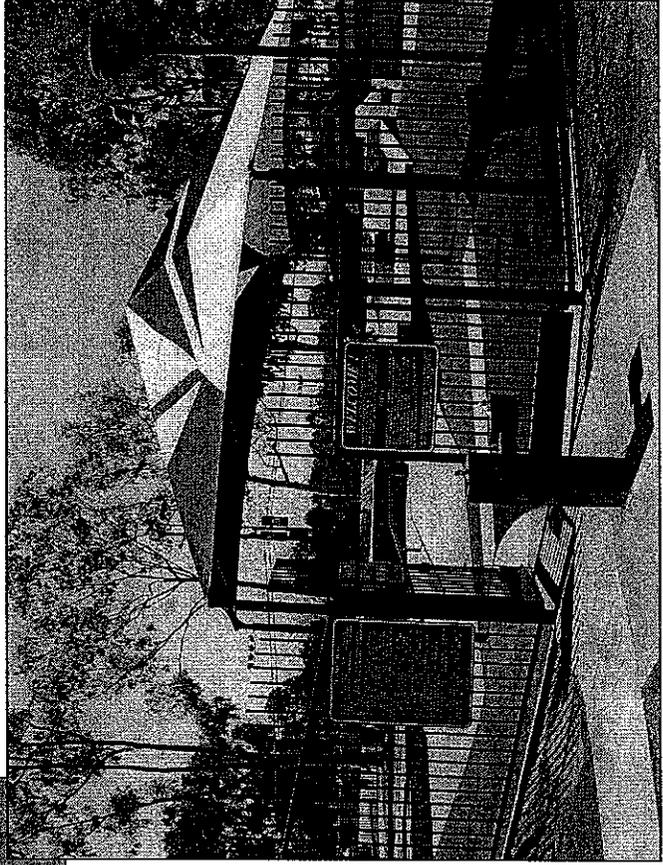


Skate Park City of Westminster

•5,000 Sq. Ft.

•Not staffed Not Gated

•Adjacent to Tot Lots/picnic area



**Volcom Skate Park – City of
Costa Mesa**

•13,000 sq. ft.

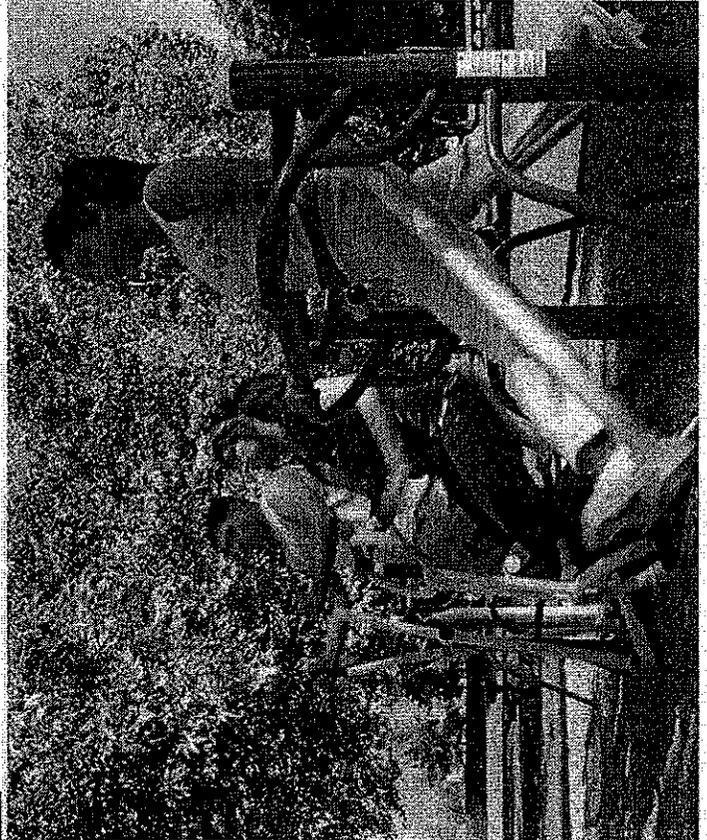
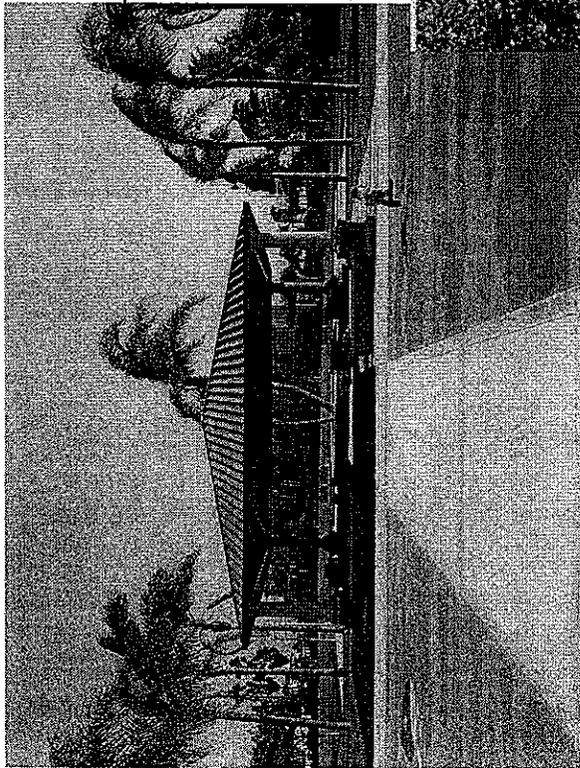
•Gated/Not staffed

•Patrolled

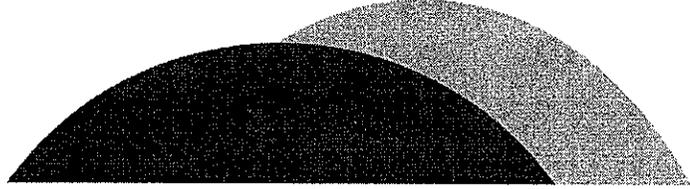
•Adjacent to tennis facility/picnic
area



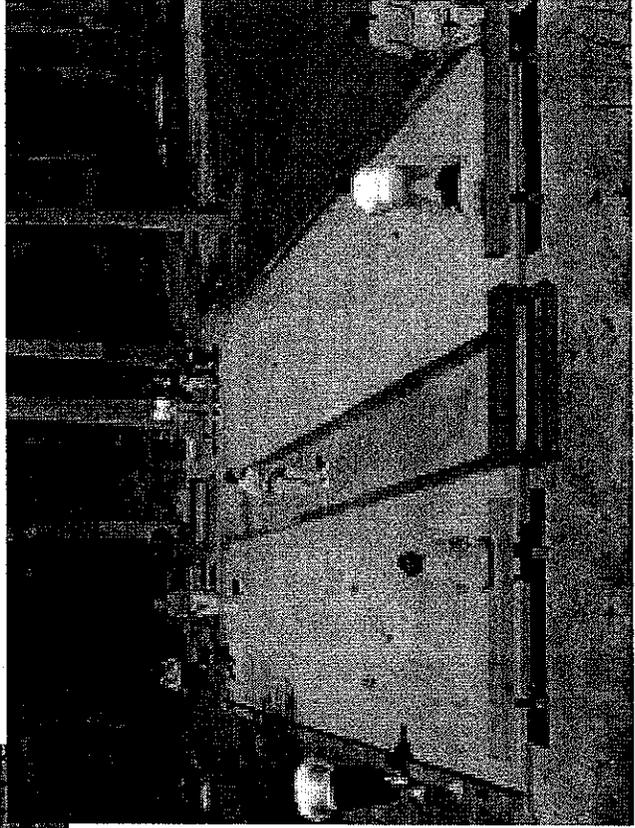
Picnic Shelter Example



Outdoor Fitness Area



Paddle Tennis (Court Size: 50'x22')



**Bocce Ball Court
(60-100' x 10' -13')**

Worthy Community Park

Recreational Options

- Skateboard area
- Open turf & trees
- Three wall outdoor racquetball court
- Bocce ball/lawn bowling
- Picnic Shelter
- Other Amenity:
 - Paddle ball court
 - Outdoor exercise area
 - Volleyball court
 - Horseshoe pit

Worthy Community Park

Recommended Action(s):

- Recommend to City Council approval of a modular restroom as part of the Worthy Community Park master plan; and
- Recommend to City Council approval of a skateboard park to be part of the master plan in the 10,000 square foot area previously used as the Pay N Play Racquetball Court, with appropriate signage of related city ordinances and park rules.