

TO: Thomas Frutchey, City Manager

FROM: Meg Williamson, Assistant City Manager
Julie Dahlen, Library and Recreation Services Manager
Dick McKinley, Public Works Director

SUBJECT: Larry Moore Park – Public Park Status

DATE: May 17, 2016

NEEDS: For the City Council to consider accepting Larry Moore Park into the City public park system and assume maintenance effective July 1, 2016.

- FACTS:
1. When the Riverbank development was approved in the 1980s, the developer built the park now known as Larry Moore Park. The park was designed to serve the Riverbank development, but fee title to the underlying land was transferred to the City of Paso Robles. (See Attachment 2 – Existing Park Layout.)
 2. The Riverbank development was included within Zone 4 of the Landscape and Lighting District which was intended, in part, to help pay for the maintenance costs of Larry Moore Park.
 3. Landscape and Lighting District assessment rates for Riverbank properties were set at \$103 per year per lot and have not increased since that time. Proposals to increase the assessments to keep pace with maintenance costs have been unsuccessful. As a result, funding is inadequate to properly maintain the park, and the City was forced to permanently close the restroom. Park features such as playground equipment have been in general disrepair.
 4. Since Riverbank’s initial construction, the City has installed a recreational trail along the Salinas River corridor that has increased community access to Larry Moore Park. The park is no longer only accessed via the neighborhood streets, but is also accessible via a public recreational trail system. Over time, there has been an increase in community use of the park.
 5. The City began an outreach effort with the Riverbank neighborhood in August 2015 with a meeting held in Larry Moore Park. At the meeting, which was well-attended by neighborhood residents, the City proposed the idea of transitioning the park to the City park system, with operating and maintenance costs to be borne by the City. This responsibility would include programmed youth recreational activities.
 6. At the neighborhood meeting, the City also suggested that Larry Moore Park could be improved with at least one lighted youth baseball/softball field and outfield turf area that could double as a youth soccer field. The concept of a second future ball field and parking lot enhancements were

also discussed. Neighborhood concerns were carefully noted and the City promised to develop a conceptual park enhancement plan to share for discussion.

7. The City contracted with the Wallace Group to prepare a conceptual plan of Larry Moore Park enhancements. A second meeting with the Riverbank neighborhood was held in December 2015 to review the conceptual park enhancement plan, answer questions, and receive community input. (See Attachment 3 – First Draft Concept Plan.)
8. While some neighborhood residents supported the park renovation and enhancement concept; others opposed it, due to concerns over increased community use, vehicle traffic, and general safety. The City stated that any future park enhancements would include a traffic evaluation, as well as consideration of relocating proposed parking to the northern portion of the park.
9. Based on the neighborhood input and subsequent analysis, a revised draft Park Enhancement Plan has been developed, showing a parking area at the north end of the park along with a phased installation of two baseball/softball fields. (See Attachment 4 – Revised Concept Plan.)
10. At this time, the City Council is only being requested to determine whether Larry Moore Park should be removed from the Landscape and Lighting District and accepted into the City's park system for maintenance and programming.
11. Acceptance of the park will require the City to make an initial investment to upgrade park improvements for safety and usability. The City's FY2016-2017 budget will propose funding to renovate the restrooms and upgrade the playground area, along with annual maintenance funding.
12. The proposed transfer of Larry Moore Park was also discussed at two Landscape and Lighting District public meetings held on March 29 and 30, 2016 with Riverbank residents in attendance.
13. The Riverbank neighborhood is being re-balloted for its Landscape and Lighting maintenance assessment at this time. Per City Council action on April 19, 2016, Zone 4 is being re-balloted without the cost maintaining Larry Moore Park, which will significantly lessen the annual assessment per household.
14. The City's Parks and Recreation Advisory Committee reviewed the Larry Moore Park enhancement concept at its meeting on April 11, 2016 and recommended the City take over park maintenance and programming.
15. The construction of the ball fields and other supporting facilities are not proposed at this time. A full proposal will be brought before the City Council for consideration and action once a conceptual plan is completed and a funding proposal is assembled.

ANALYSIS &

CONCLUSION: Larry Moore Park has not been properly maintained over the past several years due to significantly inadequate funding from the Landscape and Lighting District. Further, the neighborhood has experienced some problems with the park due to its disrepair and the use of the park by recreational groups without proper programming (e.g., setting up their own lighting systems for night use). Having the City assume responsibility for the park will address these issues.

The City has worked with the neighbors for the past eight months to prepare a reasonable and balanced conceptual plan for future park enhancements. As a result, it is proposed that the City assume maintenance of Larry Moore Park effective July 1, 2016 and proceed with plans to ensure that the facility is in proper condition for public use by the community. The City Council will be asked to consider implementation of the future playing field enhancements when a conceptual plan is developed and a funding package is identified. Staff has shared with the neighbors that, once the park is accepted into the City's park system, factors relating to park and recreation needs City-wide become more important, and the needs and desires of the neighborhood less so, as with all other parks.

POLICY

REFERENCE: Council Goals for FY 2016-2017– “Expand efforts to invest in city infrastructure through the strategic use of reserves, with an emphasis on streets, parks, landscaping and facilities.”

FISCAL

IMPACT: The FY 2016-17 budget will proposed an appropriation of general fund money to renovate the Larry Moore Park restrooms, playground, and general use areas, which is estimated to be \$250,000.

The future playing field enhancements shown in the draft conceptual plan are estimated to be \$1.5 - \$1.8 million. These funds could come from a combination of park development impact fees and general fund. A final park design proposal, funding and timing will be resolved in the months ahead, working with the Parks and Recreation Advisory Committee, as well as the neighborhood.

OPTIONS:

- a. After considering the conceptual plan for future public enhancements of Larry Moore Park, and taking public input, that the City Council approve Resolution 16-XXX that will:
 1. Remove the park and the adjacent landscape parkway on Riverbank Drive from Zone 4 of the Landscape and Lighting District, effective July 1, 2016, and accept Larry Moore Park into the City park system effective July 1, 2016;
 2. Direct staff to conduct a traffic analysis and other necessary evaluations, and develop plans and specifications for the renovation of restrooms and playground equipment at Larry Moore Park; and

3. Direct staff to proceed with formulating a Phase I plan for Larry Moore Park to include a lighted youth baseball/softball field and outfield turf area that could double as a youth soccer field.
- b. Amend, modify, or reject the above option.

Attachments:

1. Resolution 16-XXX – Modifying maintenance status of Larry Moore Park
2. Existing Site Conditions – Aerial Photo
3. First Draft Conceptual Park Enhancement Plan
4. Revised Draft Conceptual Park Enhancement Plan

RESOLUTION NO. 16-XXX

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF EL PASO DE ROBLES
REMOVING LARRY MOORE PARK FROM ZONE 4
OF THE LANDSCAPE AND LIGHTING DISTRICT AND
ACCEPTING LARRY MOORE PARK INTO THE CITY PUBLIC PARK SYSTEM

WHEREAS, when the Riverbank development was approved in the 1980s, the developer built a neighborhood park now known as Larry Moore Park, but transferred fee title to the property to the City of Paso Robles; and

WHEREAS, the Riverbank development was included within Zone 4 of the Landscape and Lighting District, which was intended, in part, to help pay for the maintenance costs of Larry Moore Park; and

WHEREAS, in the years since Riverbank's development, the City has installed a recreational trail system along the Salinas River corridor that has increased community access to and use of Larry Moore Park; and

WHEREAS, the City initiated outreach efforts with the Riverbank neighborhood in August 2015 to propose that the park be transferred to the City park system for operation and maintenance like other City Parks, including programmed youth recreation; and

WHEREAS, a draft Park Enhancement Plan has been developed, showing the potential for a future off street parking area along with the phased installation of two lighted baseball/softball fields; and

WHEREAS, the City's Parks and Recreation Advisory Committee reviewed the Larry Moore Park enhancement concept at its meeting on April 11, 2016 and recommended the City take over park maintenance and programming; and

WHEREAS, removing Larry Moore Park from the Landscape and Lighting District and accepting the park into the City's park system for maintenance and programming will shift the burden of maintenance costs from the Riverbank neighbors to the City of Paso Robles; and

WHEREAS, based on the City Council's April 19, 2016 action, Zone 4 residents have been asked to approve an annual assessment that does not include the cost of park maintenance, which will significantly lessen the amount they otherwise would have been asked to pay; and

WHEREAS, if the City assumes maintenance and programming for the park, it will be required to make an initial investment in park upgrades for safety and usability, however the construction of the ball fields and related enhancements are not proposed until a complete proposal can be brought to the City Council for consideration and action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of El Paso de Robles as follows:

Section 1. All of the recitals above are true and correct and incorporated in this Resolution.

Section 2. After considering the conceptual plan for potential future public enhancements of Larry Moore Park, and taking public input, that the City Council hereby approves the following actions:

- a. Larry Moore Park and the adjacent landscape parkway on Riverbank Drive shall be removed from the Landscape and Lighting District Zone 4, effective July 1, 2016; and
- b. Larry Moore Park shall be accepted into the City park system effective July 1, 2016; and

Section 3. The City Council hereby authorizes the City Manager, or his designee, to prepare, or have prepared, the following:

- a. A traffic analysis and any other necessary analyses, and develop plans and specifications for the renovation of restrooms and playground equipment at Larry Moore Park; and
- b. Formulation of a Phase I plan for Larry Moore Park to include a lighted youth baseball/softball field and outfield turf area that can also be used as a youth soccer field.

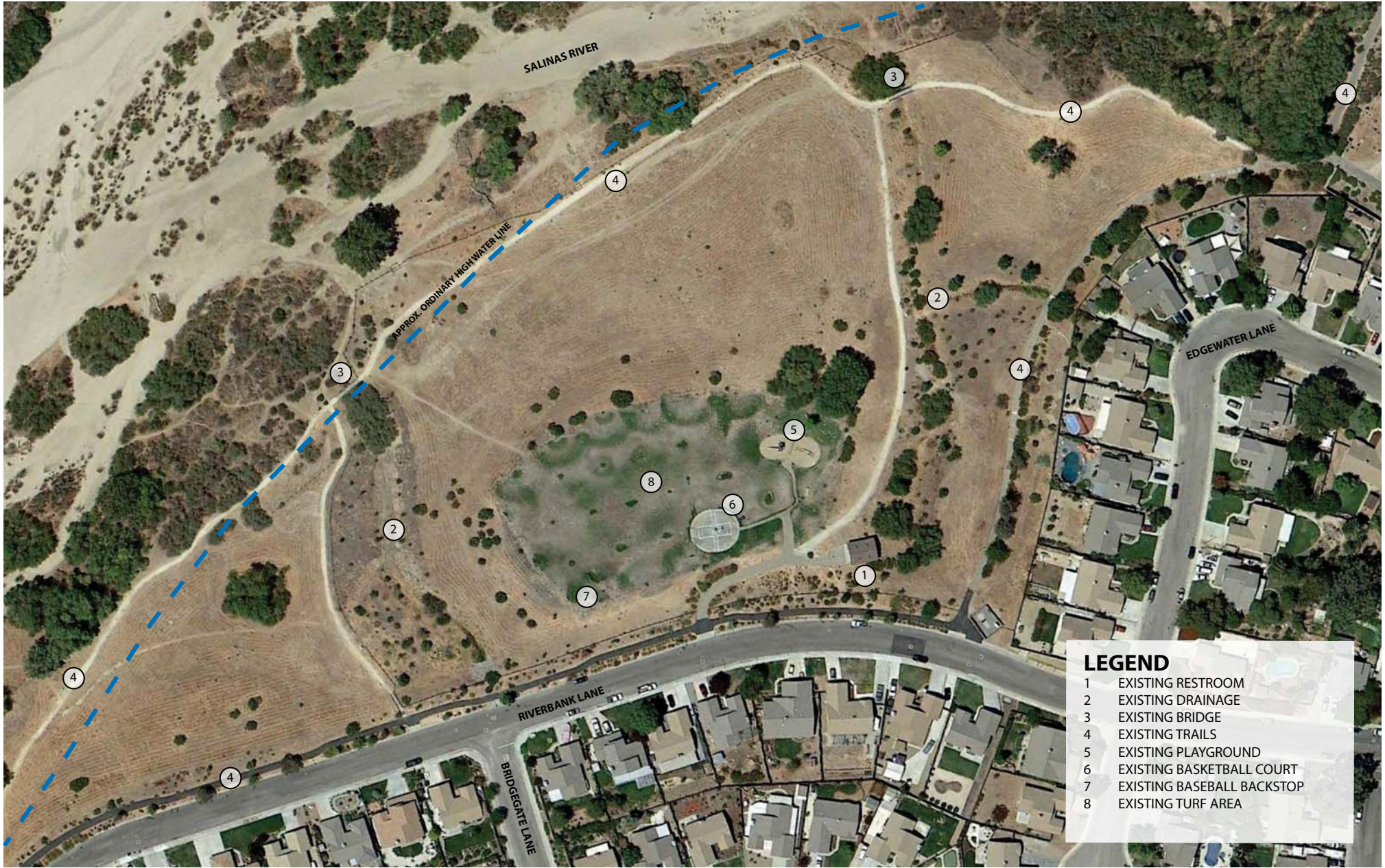
PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 17th day of May, 2016 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Mayor Steven W. Martin

ATTEST:

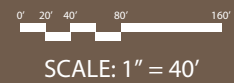
Kristen L. Buxkemper, Deputy City Clerk



LEGEND

- 1 EXISTING RESTROOM
- 2 EXISTING DRAINAGE
- 3 EXISTING BRIDGE
- 4 EXISTING TRAILS
- 5 EXISTING PLAYGROUND
- 6 EXISTING BASKETBALL COURT
- 7 EXISTING BASEBALL BACKSTOP
- 8 EXISTING TURF AREA

LARRY MOORE PARK
EXISTING CONDITIONS
 DECEMBER 12, 2015



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 12/12/15



LARRY MOORE PARK CONCEPT MASTER PLAN

DECEMBER 12, 2015

0' 20' 40' 80' 160'

SCALE: 1" = 40'





LEGEND

- 1 EXISTING RESTROOM
- 2 EXISTING DRAINAGE
- 3 EXISTING BRIDGE
- 4 EXISTING TRAIL
- 5 EXISTING ON-STREET PARKING

PLANNED:

- 6 PARK ENTRY ACCESS
- 7 NEW CROSSWALK
- 8 TRAIL
- 9 PLAYGROUND
- 10 YOUTH BASEBALL FIELD
- 11 NATURAL OPEN SPACE AREAS
- 12 TURF
- 13 PARKING AREA (APPROX. 83 SPACES)

OPTIONS:

- 14 YOUTH BASEBALL FIELD
- 15 FITNESS STATIONS
- 16 PICNIC TABLES
- 17 BENCHES