



Staff Report

TO: City Council
FROM: Elizabeth Gibbs, Community Services Director
DATE: January 19, 2021
SUBJECT: Approval of the Draft Stewart Park Conceptual Plan - Capital Improvement Projects P-01 and P-10

Background and Analysis:

On June 2, 2020, City Council adopted Resolution No. 2020-49 adopting a five-year capital improvement plan (CIP) for fiscal years 2021/2022 through 2024/2025 (Attachment A). In that plan, Stewart Park was programmed to receive \$1,145,000 in community park development impact fees (Project No. P-01) and \$250,000 in community facilities district (CFD) funds (Project No. P-10).

On October 6, 2020, City Council adopted Resolution No. 2020-43 amending the five-year CIP and allocating an additional \$2,000,000 of CFD pay-go funds for the redevelopment of Stewart Park (Attachment B). The total project funding for Stewart Park is \$3,395,000.

Current Park Facilities and Conditions

Stewart Park stretches across three blocks on approximately 11 acres of land, mostly open space, with a few park amenities (*Figure 1*). One third of the park is a detention basin for storm water runoff from neighboring streets, with overflow of the basin into the center section, westerly of the pool facility. Two streets divide the park into three separate park areas.



Figure 1

Park amenities consist of a full basketball court, a pool facility, a restroom/concession stand, a pavilion with a concrete pad for live entertainment, a skate park, two playgrounds, a baseball diamond, and a small parking lot.

Pool Facility

In the Fall of 2020, the City retained the services of Counsilman-Hunsaker (CH) to perform a swimming pool assessment and feasibility study of the existing pool facility located at Stewart Park. The current pool is more than 55 years old and has several physical and functional issues, including:

- Three major leaks have been found in the swimming pool and mechanical system. CH observed numerous cracks in the pool shell and in the surrounding deck which points to structural movement of the pool shell.
- The current perimeter overflow system and piping does not sufficiently meet modern industry standards which is for the system to handle 100% of the recirculation rate as required by the current State Code (3136B) (*Figure 2*).
- The pool's turnover rate exceeds the State Code requirement by 1.9 hours.
- The pool deck is shifting and has numerous cracks surrounding the pool necessitating a complete replacement (*Figure 3*).
- The depth and slope of the deep end of the pool does not meet the minimum requirement for the 1-meter diving board.
- The children's pool does not meet the current 2010 Americans with Disabilities Act standards or the Model Aquatic Health Code standards for secondary sanitation.
- An evaluation has determined that the in-pool lights are not grounded per National Electrical Code 680 requirements.
- Significant corrosion exists in the swimming pool's mechanical room necessitating separate chemical rooms for the pool's sanitizer (calcium hypochlorite) and the pH buffer (muriatic acid).

- Attendance has decreased over the past several years with an increasing general fund subsidy required for summer pool operations.
- The shallow portion of the main pool is too deep for young children, inhibiting the City's ability to teach swimming lessons.
- The pool does not contain easily accessible exits for pool users. Exit stairs are a key component of modern swimming pool design to ensure the ingress and egress to the pool is easily manageable for all pool users.
- Today's expectation for an outdoor aquatic facility has drastically changed from that of 1963, the year in which the current pool was originally built.
- While most outdoor family aquatic centers will still incorporate lap lanes, a competition pool is not essential since Beaumont Unified School District operates their pool unless there is a large contention of competitive swimmers within the immediate area.
- Children's areas are typically designed much larger than the existing one at the Beaumont Plunge Swimming Pool and incorporate perimeter seating for adults in order to allow them to enjoy the experience and closely monitor their children.
- Recreational water has taken a more freeform shape as opposed to the traditional rectangular pools of the 1960s. It is common for these pools to have multiple zones that include a zero-beach entry, waterslide plunge areas, moving water such as a current channel or lazy river, inflatable crossing activities and deep-water amenities such as climbing walls, drop slides and diving boards or platforms.
- Mechanical systems have also been updated to address the requirements set forth in the Model Aquatic Health Code. These include increased turnover rates and secondary disinfection systems.



Figure 2



Figure 3

Options for Consideration

Option 1 – Complete Renovation of Existing Pool – Cost Estimate = \$2,066,754

This would include modifications to the existing pool and pool structure, a new stainless-steel gutter system, and removal of the 1-meter diving board. The existing children's pool would be demolished and a new one built in its place. Mechanical system upgrades would be made to both pools as well as a renovation to the existing bathhouse.

Option 2 – Pool Replacement – Cost Estimate = \$5,500,000

The second option would entail a complete demolition of the existing Beaumont Plunge Pool and the construction of a new outdoor swimming pool in its place. The new pool would contain fitness lap lanes, waterslides, and zero-beach entry with children's area and an update to the existing bathhouse.

It must be noted that Options 1 and 2 would not be eligible for the use of restricted funds allocated in the CIP. Alternative sources of funds would be required.

Option 3 – New Spraypad – Cost Estimate = \$1,100,000

The third option includes the demolition of the existing Beaumont Plunge Pool and replacing it with a spraypad.

Skate Park

The current skate park is more than 15 years old and is approximately 6,900 square feet (*Figure 4*). It is situated between two playgrounds, with only a fence to separate the facilities. The skate park is concrete with minimal features for skateboard enthusiasts. Many of the amenities from the original design have been permanently removed.



Figure 4

Ballfield

The general condition of the ballfield at Stewart Park is fair to poor and has areas of poor drainage, weeds, and has historically lacked sufficient turf maintenance (*Figure 5*). The ballfield lighting is outdated and in need of total replacement, including an electrical panel upgrade (*Figure 6*). An ADA accessible route to the spectator area is not provided (*Figure 7*).



Figure 5



Figure 6



Figure 7

Pavilion

The pavilion is in fair to poor condition overall (*Figure 8*). Over a decade ago, several rooms were constructed on either side of the pavilion to be used by musicians during concerts. The rooms were constructed with makeshift plywood and they each have significant maintenance issues, including mold. To the north of the pavilion is a chain linked area covering additional electrical panels that were installed for overnight parking during the Cherry Festival and the former concert programs (*Figure 9*).



Figure 8



Figure 9

Restroom/Concession Stand

The condition of the restroom and concession stand is relatively good (*Figure 10*). The building has a solid brick exterior and the condition of the roof is in fair to good condition.



Figure 10

Playgrounds

The park's two playgrounds are on either side of the skateboard park, separated only by fencing (*Figure 11*). The tot lot is approximately 2,600 square feet, while the youth lot is roughly 6,200 square feet (*Figure 12*). The equipment is outdated and in need of replacement and spectator seating is minimal.



Figure 11



Figure 12

Basketball Courts

The park has two full size basketball courts that are end-to-end. They are in relatively good condition, needing minimal improvements. These courts are heavily used by residents during optimal weather conditions.

Ninth and Tenth Streets

Manual swing arm gates were erected more than a decade ago, closing Ninth Street to through traffic; however, the asphalt from the original street remains (*Figure 13*). In the Fall of 2020, City staff retained a traffic engineer to assess the additional closure of Tenth Street to through traffic. The traffic engineer concluded, “...that the proposed

closure of E. 10th Street segment between Orange Avenue and Maple Avenue within the boundaries of Stewart Park will not have any adverse impact on the mobility, transit routing, safety and traffic operations of all the study intersections surrounding the subject street.”



Figure 13

Proposed Park Improvements – Draft Conceptual Plan

City staff worked with a landscape architect and the City Engineer to design a conceptual plan of some proposed park improvements, including a ground spray splash pad, concrete walking trail throughout the length of the park, picnic pavilions throughout the park, additional playground equipment with shade structures, a gaga ball court, increased parking facilities, connection of the park across Ninth and Tenth Streets, and landscaping (Attachment C) (*Figure 14*).

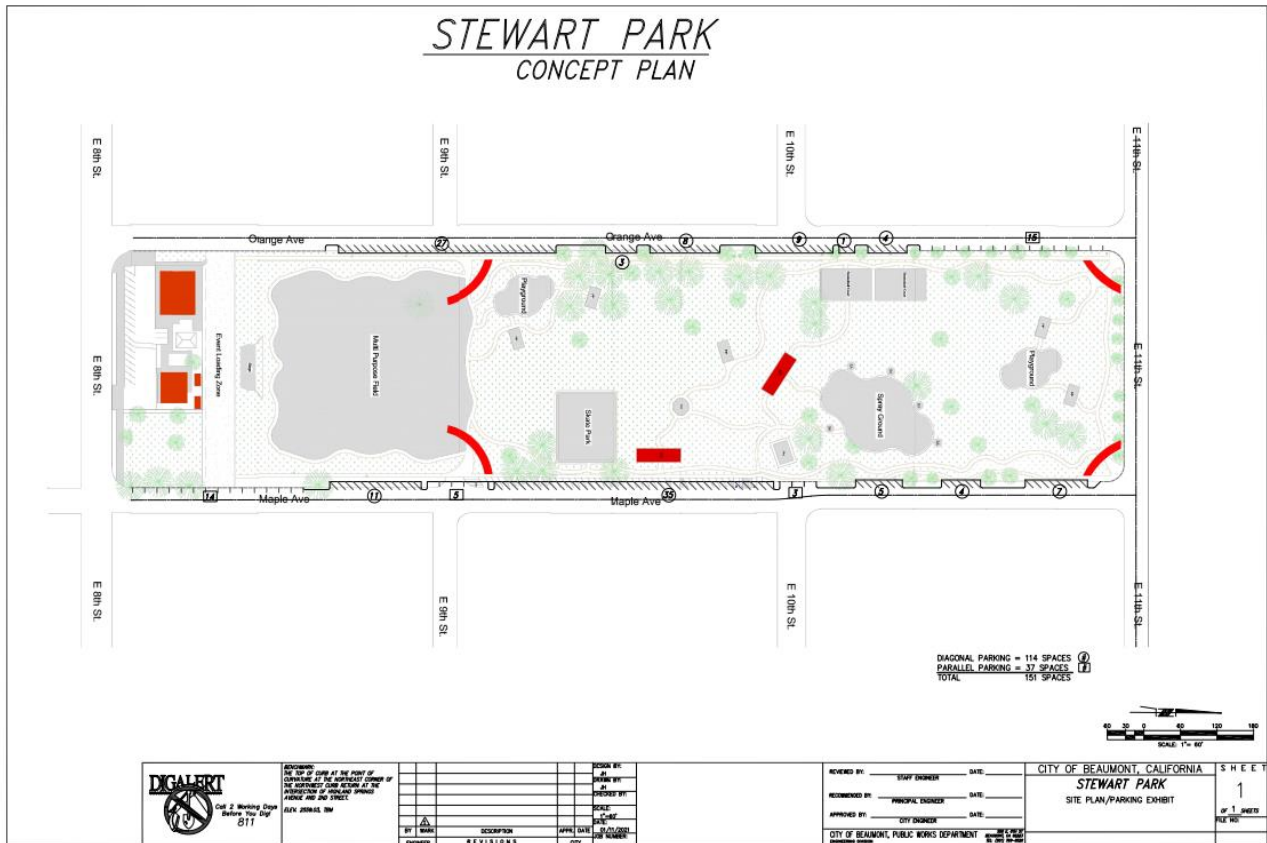


Figure 14

Ground Spray Pad (New)

City staff proposes the removal of the pool facility and construction of a new ground spray pad (Figure 15). Ground spray pads have several benefits, including significantly lower maintenance and operating costs, compliance with the American with Disabilities Act (ADA), safe play environments for the community members thereby reducing danger to children, which in turn reduces the risk to the managing jurisdiction (Figure 16). Spray pads also offer more of an interactive experience, and in turn, play time and visits generally last longer. They offer an enhanced integration to open, public spaces (Figure 17).

The costs to operate a ground spray pad are one-tenth that of an outdoor public swimming pool, predominately because of the elimination of the need for lifeguards and other pool staff.

The American with Disabilities Act requires that facilities built or modified after 1992 must be readily accessible by people with disabilities. The proposed ground spray pad

ensures that all individuals, regardless of mobility, can participate in water play and benefit from this new park feature.

Furthermore, according to the Center for Disease Control (CDC), drowning is a significant cause of death and injury to children. Splash parks reduce that danger and provide a more stress-free environment for parents, especially with younger children.

Splash parks can also be used throughout the year, offering more of a return on investment to the constituents, whereas swimming pools are generally open only during the traditional 14-week summer of Memorial Day weekend to Labor Day weekend.

The proposed ground spray pad would consist of approximately 17,000 square feet of flat surface, with a recirculation system, pumphouse, restroom facility and a required outside shower. Splash pads with recirculating systems are comparable to pools in that they are equipped with chemicals, filters, and pumps.



Figure 15



Figure 16

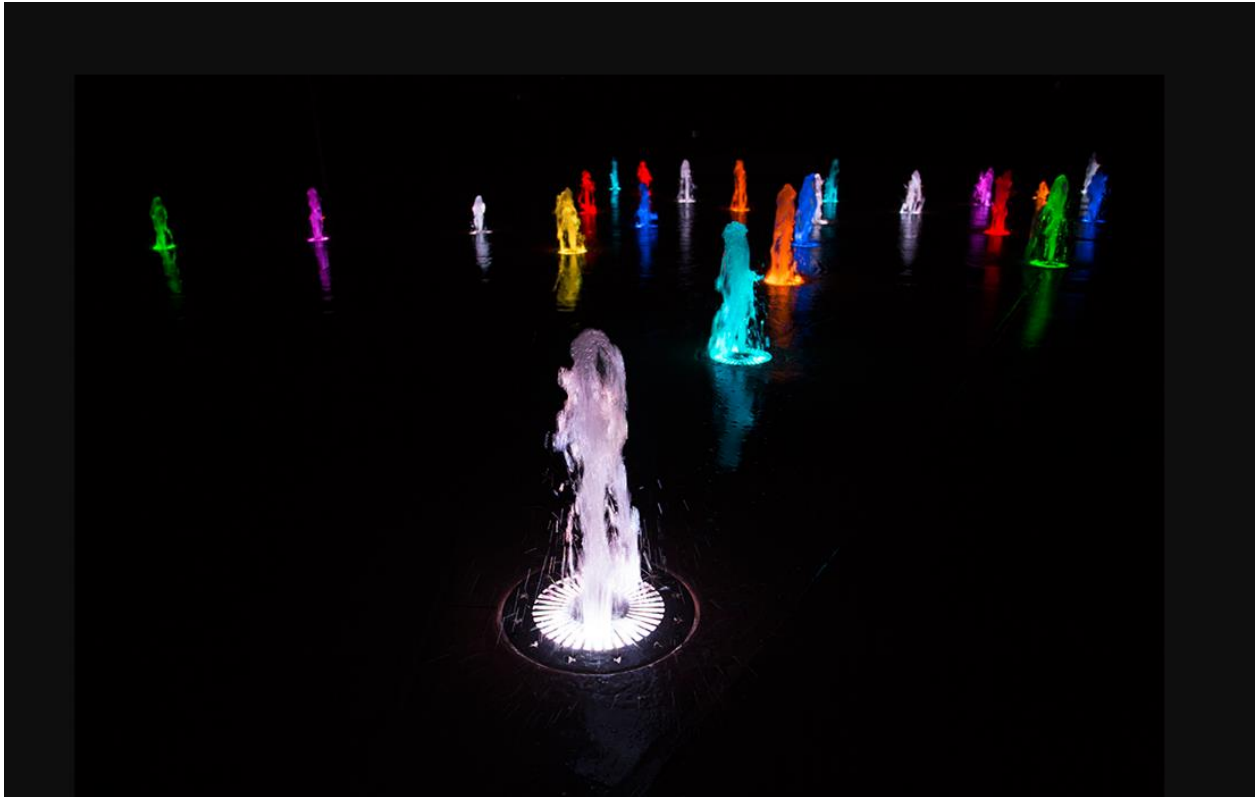


Figure 17

Gaga Ball Court (New)

City staff recommends a gaga ball court be constructed in the area of the current pavilion (*Figure 18*). Gaga ball is similar to dodge ball but played in an octagon shaped court. It combines several skills including dodging, running, jumping, and coordination in trying to hit the opponent below the knees with a soft foam ball (*Figure 19*).



Figure 18



Figure 19

Playgrounds (New)

City staff recommends the current playgrounds be demolished and two, new playgrounds be constructed away from the skate park.

In a 2018, poll conducted by the National Recreation and Park Association, nearly 9 in 10 Americans say that communities should offer all-inclusive play options at playgrounds. This includes playground equipment that is suitable for children of all physical and cognitive abilities (Figure 20). An increasingly popular aspect of playgrounds are multigenerational recreation swings and challenge courses (Figure 21).



Figure 20 (Photo courtesy of GameTime.com)



Figure 21

Bandshell Area and Multipurpose Field (New)

One of the City's premier events is the annual four-day Cherry Festival held in June. In addition to residents, the festival draws thousands of patrons from around Southern California who enjoy the Cherry Festival parade, carnival, food vendors, with the largest attraction being the all-day live music. City staff recommends a new bandshell be constructed with modern sound and lighting equipment, with the grass area as a new multipurpose field to replace the current baseball field (*Figure 22*).



Figure 22

By utilizing the grass area north of the bandshell as a multipurpose field, it will allow for use by more than one sports branch, giving more residents the ability to utilize the open space at the park. Multipurpose fields allow for any number of sports, including football, baseball/softball, soccer, rugby, and field hockey.

Skate Park (*Upgraded*)

City staff recommends the current skate park be upgraded and enhanced, with safety features and modern equipment.

Basketball Court (*Improved*)

City staff recommends minor improvements to the current basketball courts, including erosion control around the courts, and replacement of the current backboards and baskets, and new court markings.

Overall Theme

City staff is recommending that Stewart Park architecture model the elements found in Spanish Colonial Revival. Modern designs include red-tile roofs, arched passageways and bright ceramic tile details. A perfect example of this type of architecture can be found at Riverside's famous Mission Inn. To compliment those elements, City staff recommends four archways, one at each corner of the park (*Figure 23*). These archways serve to entice residents to enter the park's grounds and leisurely meander through the park, enjoying all the many amenities that the park has to offer (*Figure 24*).



Figure 23



Figure 24

These improvements will make Stewart Park a destination for families to enjoy and increase Beaumont's social capital. It will transition into a true community icon, increase overall usage of the park, and serve as a major component for the downtown revitalization.

Fiscal Impact:

The adopted CIP includes Projects P-01 and P-10 allocating \$3,395,000 in funding for Stewart Park improvements.

Recommended Action:

Approve the draft conceptual plan and direct staff to proceed with improving Stewart Park in accordance with Public Works Contract Code and the Beaumont Municipal Code.

Attachments:

- A. Resolution No. 2020-49
- B. Resolution No. 2020-43
- C. Draft Stewart Park Conceptual Plan