

Capitola City Council

Agenda Report



Meeting: June 8, 2023

From: Public Works Department

Subject: Jade Street Park Universally Accessible Playground Project
Conceptual Design Alternatives

Recommended Action: Direct staff to work with Verde Design and prepare a final concept plan, for consideration by the Council on July 27, 2023, for the Jade Street Park Universally Accessible Playground Project that meets projected available funding, and includes opportunities to enhance the design should additional funding become available.

Background: The Jade Street Park Universally Accessible (UA) Playground Project (Project) was allocated \$275,000 in the FY 2022-23 Capital Improvement Plan (CIP) budget, plus an additional \$200,000 in the proposed FY 2023-24 budget. The proposed playground will replace an existing playground that was installed in 1999 and updated in 2007. A renovated UA playground would provide recreation features and design elements that appeal to individuals of all abilities, including those with mobility, cognitive, developmental, sight and hearing impairments.

Initially, staff estimated the construction costs of a comprehensive UA playground project at Jade Street Park to be approximately \$1,500,000. To help close the current significant funding gap staff, staff met with the Santa Cruz County Parks Friends (Friends) about a potential fundraising campaign. The Friends' Board of Directors has conceptually approved partnering with the City on a fundraising effort for a UA playground at Jade Street Park, subject to approving a formal agreement with the City. A conceptual project design and project cost estimates are required prior to the initiation of the fundraising campaign.

On February 9, 2023, the City Council authorized an agreement with Verde Design for the conceptual design phase of the Project, which is inclusive of community outreach, alternative analysis, and final conceptual design. Verde Design and City staff have conducted community outreach efforts, including an online survey, two on-site pop-up events, and two community meetings. Results from the community outreach were used in developing conceptual alternatives.

Discussion: Outreach Efforts

Improvements to Jade Street Park will include various types of play and play features in support of an all-inclusive playground. The community outreach process was a critical project component to both educate and gather public input. Outreach occurred in March and April of 2023 and consisted of two sets of online surveys, on-site pop-up events, and two community meetings.

- **Online Survey:** Online surveys were conducted from March 22nd – 29th and April 26th – May 10th. The initial survey obtained input on theming options and preferences on specific all-inclusive types of play and play equipment. Additionally, participants were able to provide written comments. The second survey obtained input on proposed park layouts. The online surveys were advertised in the City's electronic newsletter and social media as well as the Summer Recreation Catalog.
- **On-Site Pop-Up:** On-site pop-up events were conducted on Saturday, March 25th and Saturday, April 29th at the project site. All materials included in the online surveys were presented at the on-site survey for community input. Dot-voting was used to gather input on theming and all-inclusive types of play and play equipment preferences. All other comments were also recorded.
- **Community Meetings:** Two community meetings were held in the evenings, with the first on March 28th and the second on April 25th, where the community was introduced to the project with an overview of the scope, schedule, and funding. All-inclusive playgrounds and their various types

of play and play equipment options were then described. Dot-voting was utilized to gather input on theming and all-inclusive types of play and play equipment preferences. Although attendance at these meetings was relatively low, participation by the attendees was encouraged. With the small groups, each participant had an opportunity to be heard regarding needs, wants, and features to consider as the design is developed.

Verde Design has summarized the information gathered during the outreach efforts. The data was utilized in preparing the conceptual design. The outreach results indicate a preference for the “Marine and Shoreline” theme, with preferences for the following types of play, in order of highest preference: 1) Swings & Inclusive Whirl; 2) See Saw & Roller Table; 3) Rock and Rope Climber/Rock Wall; 4) Climbing Wall and Rope Course; 5) Pirate ship and playhouse.

Reach Conceptual Design

The conceptual design was developed with an increase in playability in mind and a goal to develop an all-inclusive park facility for seniors, children, and parents of all abilities. The conceptual design is fashioned after the outreach survey’s highest-ranking theme, “Marine and Shoreline”, and the play types and play equipment were chosen based on the input and comments received from the community outreach efforts. All the ranked play types were incorporated into the design. For example, the concept includes climbers, slides, swings, spinners, sensory play pieces, and accommodates tot play.

The conceptual “Reach” design is included as Attachment 1. The conceptual design includes park elements and configuration based on community outreach. A summary of playground elements in the conceptual plan is included in Table 1.

Table 1. Conceptual Design Play Features

<i>Conceptual Design “Reach”</i>	
5-12 Years Play Area	
<i>Climber and Slide Zone</i>	
5-12 Composite play Structure	
Cascade Climber	
ADA Cyclone Spinner (cyclo Cone Plus Climber)	
Burke 4 Seat Orb Rocker	
Roller Table	
<i>Swing and Sway Zone</i>	
4-Bay Swing w/ (4) Belt, (2) Full Bucket & (2) Molded Bucket seats	
Volta Spinner	
Inclusive Whirl (Gametime)	
Tot Play	
<i>Climber and Slide Zone</i>	
Small Embankment Slide	
Cozy Dome	
Novo Teardrop Counter Climber	
Imagination Play Ship	
Whimsy Rider Dolphin w/ Coil Spring	
Chill Spinner	
See Saw	
Hillside Loop Climber	
Rock Climber	
<i>Sensory Play Zone</i>	
Kinderbells	

Percussion Cajon Box
Sansa Rimba

Current allocated funding, including potential fundraising, provides for a projected budget of \$1,325,000. Staff has met with Verde Design to outline ways the Reach concept could be modified to meet the current projected budget. Those changes would include:

- Reduction of the overall square footage by approximately 25%
- Reduction in the number of elements
- Simplified composite play structure.

Other Amenities

The scope for Verde Design thus far has been focused to strictly include renovations to the playground area and does not include costly infrastructure investments, such as restroom improvements and improvements along the perimeter of the project site.

- Restrooms: The ADA Transition Plan Update evaluated the existing on-site restrooms and identified accessibility deficiencies. The estimated cost to address the deficiencies is \$200,000. Full replacement of the restrooms is estimated at \$400,000.
- ADA Accessible Pathway: There are currently several accessible parking stalls in the Jade Street Park parking lot adjacent to Jade Street. The path of travel from these stalls to the park will be fully accessible to the north entrance of the playground. The south entrance of the playground leads to a decomposed granite pathway connecting the east parking lot, restrooms, and 47th Avenue on-street parking. When wet or damaged, the pathway is no longer an accessible route. Ideally, this pathway would be replaced with an all-weather alternative, such as concrete.

With the public outreach effort completed, staff is requesting feedback from the City Council to include in the development of the final preferred conceptual design. Upon completion of the conceptual design, staff will return to the City Council for approval of the conceptual design at the July 27th meeting, with the fundraising MOU. Staff will seek City Council approval of the final design plans, specifications and estimate prior to advertising and bidding the project at the conclusion of the funding campaign.

Fiscal Impact: No fiscal impact is anticipated with this action. The project will come back to the City Council for final conceptual design approval and next steps. Estimated budget for the project alternatives are summarized in Table 2 below.

Table 2. Estimate Project Costs

Allocations		
FY22/23		\$275,000
FY23/24		\$200,000
Fundraising		\$850,000
Total Allocation		\$1,325,000
Estimated Project Cost		
Expenditures	Base	Reach
Design Costs	\$177,000	
Construction Costs	\$823,000	1,500,000
Soft Costs	\$325,000	\$425,000
Total Costs	\$1,325,000	\$2,077,000
Shortfall	0	\$752,000

Attachments:

1. Conceptual "Reach" Plan

Report Prepared By: Jessica Kahn, Public Works Director; Nikki Bryant LeBlond, Recreation Division Manager

Reviewed By: Julia Moss, City Clerk; Tamar Burke, Assistant City Attorney

Approved By: Jamie Goldstein, City Manager