



PARKS AND WATERFRONT COMMISSION SUBCOMMITTEE ON PARKS CAPITAL PROJECTS

Parks and Waterfront Commission

- Meeting Date: Monday, May 1, 2017, 1:00pm – 2:00pm
- Meeting Location: Chinquapin Room, 1st floor north, 2180 Milvia St, Berkeley, CA

AGENDA

1. Call to order.
2. Roll Call.
3. Announcements.
4. Public Comment on items on the agenda only.
5. Review of a draft recommendation from the subcommittee to the full Commission (attached).
6. Adjournment.

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DRAFT RECOMMENDATION TO PARKS AND WATERFRONT COMMISSION

From: T1 Subcommittee on Parks Capital Projects

After a series of subcommittee meetings, the T1 Subcommittee on Parks Capital Projects has reached a consensus on a series of projects that we think should be funded under T1, and one additional project for consideration by the full Parks and Waterfront Commission. We reached this recommendation after listening carefully to the public commentary, which identified bathrooms in parks and play equipment as high priority, and after a series of discussions with city staff and our colleagues on the Public Works Commission. We are hopeful that we can develop a joint recommendation and written report with the Public Works Commission, and that these recommendations, if adopted by the full Commission, will find a home in that recommendation. In particular, we discussed the condition of existing bathrooms and play structures, and the availability of nearby facilities that might serve park visitors. Here are our recommendations, with a brief summary of our reasoning.

SUPPORT THE RECOMMENDATIONS FOR PARKS IN THE CITY MANAGER'S MEMORANDUM OF DECEMBER 22, 2016

All of the projects identified in that recommendation are high priority projects that have been discussed by the full PWC over the past two years.

RECOMMEND THAT THE COUNCIL ADD ADDITIONAL HIGH PRIORITY PARKS PROJECTS

BATHROOMS

- a) Replace all five existing concrete block bathrooms with improved and expanded facilities. The bathrooms at Strawberry, Cedar Rose, Aquatic, Willard, and Codornices Parks are small and generally in poor condition. While the bathrooms are sturdy, they don't all meet ADA requirements, or have secure doors that provide privacy. It may be that upgrading of the Willard facility will result in a suitable bathroom, and we know that there is a bathroom available to Codornices visitors by going through the tunnel to Rose Garden, but we think that all parks over 1 acre should have an accessible bathroom if at all feasible. We believe that a project to replace all of the bathrooms could be undertaken by a contractor at a cost of about \$1.25 million.
- b) Add a new bathroom to parks over 1 acre where T1 of F funding will result in park improvements. We anticipate that both Ohlone and James Kenney could have new bathrooms at a cost of \$1.6 million. While there is a bathroom at James Kenney, it is not open on the weekends, and park use is high. We also recognize that finding a suitable location for a bathroom at Ohlone Park that is acceptable to the community may be difficult, but we think public health and human dignity are compelling reasons to recommend a bathroom.
- c) Support the recommendation for a bathroom at the ballfields at Gilman. This is part of the staff recommendation.

UNIVERSITY AVENUE CONSTRUCTION

In addition to supporting the staff recommendation for design work on University Avenue, we recommend that funds be allocate for construction during Phase 1. The conceptual design has advanced to the point where we believe that a two or three lane replacement road can be built without having the road located above the old piers piles that create bumps in the road. There is ample room for a narrower road without disturbing the State Park or wetlands, and there is sufficient land available to make the road resilient to sea level rise. An improved roadway is important to recreational users, and to the existing hotel, which provides annual fees to the City in excess of the cost of the road. An improved roadway is also important to the redevelopment or re-leasing of the

H's Lordships site. The leases in the marina, in turn, provide the necessary funds for public access improvements throughout the marina and Cesar Chavez. We estimate the cost of construction would be \$2.25 million, for a total cost of \$2.6 million since the existing recommendation includes \$350,000 for planning, design, and permitting.

PLAY STRUCTURES

We reviewed the condition of all play structures with parks staff. We heard comments that many play areas are not in good condition, and we think that safe and engaging play structures are a priority element of city parks. Therefore, we recommend that the Council include funding to replace seven play structures, and to upgrade the new play structures so that they appeal to a wider age group, demographic group, and ability level. Those structures include those at George Florence, Cedar Rose, San Pablo, Greg Brown, Aquatic Park, Codornices and ???)

PLANNING

Planning for improvements beyond phase 1 or existing facilities poses certain challenges because T1 funds cannot always be used for such efforts. However, there are three areas where planning needs to be completed to make sure that the future parks provide for the needs of the future residents. First, with 3 buildings in the parks slated for upgrading (Live Oak, Frances Albrier, and Willard), and James Kenney already receiving substantial funding, it is important to make sure that the programming needs of the future can be met in those buildings. Some of this must be done in Phase 1 to determine the scope of renovations needed at Live Oak in Phase 1 and Frances Albrier and Willard in Phases 2 and 3. Do we still want to ask for some additional money?) Second, while we support the planning for replacing and upgrading the tide tubes in the CM's recommendations, we think that the permitting for that project will be very complicated. Therefore, we recommend that an additional \$100,000 be added to the budget, for a total of \$350,000, to support a robust stakeholder process. Finally, while we support the studies for repairing and or replacing the Berkeley pier, we think additional planning work is done to support the re-leasing of the H's Lordships site, and possibly to consider a location for a future ferry as part of rebuilding the pier. We understand that this can and should be done with marina funds.

In addition to the projects above, which represent a consensus on the committee, Susan would like the Commission to consider an additional effort that would fund planning and design for expansion and/or renovation of the James Kenney Community Center to meet current needs. In considering this additional effort, the Commission should keep in mind that the following projects at James Kenney are funded and nearing completion:

1. Seismic safety and siding replacement \$3.7 million
2. Replacement of siding at Bahia \$256,000
3. Rehabilitation of play areas \$1,250,000

Costs are taken from the October 18, 2016 report to the Council. In addition, the Department's list of unfunded capital needs for James Kenney includes two other projects, renovation of the basketball and tennis courts, at a cost of \$800,000, and renovation of the ball fields, at a cost of \$450,000. Consider also the consensus recommendation to add a bathroom at James Kenney.