



Council Agenda Report

From: Freda Berman, Public Works Director

Subject: Award Park Design and Environmental Services Contracts for Larry Moore Park Redevelopment

CEQA Determination: The City finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378.

Date: April 2, 2024

Facts

1. Larry Moore Park was planned and developed in the 1980s as part of the Riverbank development and designed to serve that neighborhood. The Riverbank development was included in the Paso Robles Landscape and Lighting Maintenance District, with resident assessments intended to help pay for park maintenance costs.
2. After many years of assessments not keeping pace with maintenance costs, the park was in general disrepair and the restroom and playground closed to the public. In 2016, the City of Paso Robles removed the park and adjacent landscape parkway from the Landscape and Lighting District and accepted Larry Moore Park into the City park system. A new playground was installed, and the restroom upgraded and reopened.
3. Extensive neighborhood outreach was conducted to discuss Larry Moore Park transferring from the Landscape and Lighting District to the City. At one neighborhood meeting the City suggested that Larry Moore Park could be improved with the addition of lighted youth baseball/softball fields and outfield turf areas that could double as a youth soccer field, along with parking enhancements. Some community members were concerned about increased use, vehicle traffic and general safety. The City contracted with a local firm to develop two preliminary concept plans (Attachment 1) and committed to a traffic evaluation prior to moving forward with any park enhancements.
4. Data maintained by the Community Services Department indicates that the need for youth baseball fields and soccer fields exceeds available inventory and currently the City lacks three baseball diamonds and two youth soccer fields based on accepted population standards (Attachment 2).
5. On May 2, 2023, the City issued an Invitation to Submit Proposals to Provide Design Services for Larry Moore Park Redevelopment.
6. Proposing firms were asked to consider the preliminary concepts plans as examples only, and specifically evaluate design of the site to include two lighted youth baseball/softball fields, a multi-use sports turf area, parking area, picnic areas and a basketball court. Additionally, proposing firms were asked to explore the possibility of constructing a seasonal concert shell in the southwest area of the park adjacent to the Salinas River.
7. Seven firms submitted proposals which were reviewed by Angelica Fortin, Community Services Director, Warren Frace, Community Development Director, Chis Huot, Assistant City Manager, and Freda Berman, Public Works Director, for adherence to the basic qualifications as stated in the Invitation to Submit Proposals.

8. Two firms were asked to interview with a panel representing youth sports organizations, the Parks and Recreation Advisory Committee, and the City: Mike Aanerud representing Paso Robles Youth Baseball; James Lopez representing AYSO; Rich Clayton representing the Parks and Recreation Advisory Committee; and Katie Banister, Associate Planner, Angelica Fortin, Community Services Director, and Freda Berman, Public Works Director. Both firms were evaluated on (1) a creative vision for redevelopment of Larry Moore Park; (2) a collaborative approach that emphasizes the importance of public workshops; (3) proposed park features that met the requirements of the Request for Proposals; and (4) acknowledgment of the inherent challenges of designing and building a park in not only an active neighborhood, but importantly, in a flood plain.
9. For park design, the review committee recommends retaining David Volz Design (DVD). This recommendation is based on qualifications, proposed approach and other criteria as listed in the City's request for proposals, which is included as an attachment.
10. Because the park site is located in an active flood plain, full environmental review pursuant to the California Environmental Quality Act (CEQA) is required. As described in the RFP, an environmental consultant was originally envisioned to be part of the park designer's team. During scope discussions with DVD, it was determined that since the City will serve as the CEQA Lead Agency, the environmental portion of the project was best contracted directly with the City, as opposed to being a subcontractor to the park designer. SWCA Environmental Consultants, although now contracting directly with the City, refined their proposal in collaboration with the DVD work scope to provide a fully coordinated project.

Community Outreach

Robust community outreach is a critical element of this project. The input of youth sports representatives, the neighborhood and general public is essential to produce a park that will serve the City well into the future. Both DVD and SWCA have included community meetings and presentations to the Parks and Recreation Advisory Committee and City Council.

Options

1. Take no action;
2. Award a contract for landscape architecture design services for Larry Moore Park Redevelopment to David Volz Design in the amount of \$707,498 and a contract for Larry Moore Park Redevelopment CEQA Services to SWCA Environmental Consultants in the amount of \$144,042.86 and find the action exempt from CEQA; or
3. Provide alternative direction to staff.

Analysis and Conclusions

Requests for field reservations for youth baseball and soccer far outstrip available fields. This lack of inventory will be compounded by the loss of the Pioneer Park youth baseball field with the sale of a large portion of the park to the Paso Robles Event Center.

Larry Moore Park is an underutilized asset located in the middle of an active, youthful neighborhood. The redevelopment of the park to include field space will not only serve youth sports organizations but provide a state-of-the-art recreational amenity for that neighborhood in particular and the community as a whole.

As noted from previous community input, a key component of the design process will be to address concerns such as traffic and parking.

The conceptual plan will be reviewed and approved by the Parks and Recreation Advisory Committee and City Council prior to preparation of construction documents.

Design is anticipated to take nine months to one year to complete. Construction duration is estimated at one year.

Fiscal Impact

Two funding sources are proposed for park design and environmental services for the Larry Moore Redevelopment project. The total cost of both contracts is \$851,540.86. First are the net proceeds from the sale of a portion of Pioneer Park to the Events Center, which are estimated at \$775,000.00. The remainder, estimated at \$76,541.00, is proposed to be funded from Parks and Recreation Facilities Development Impact Fees.

CEQA

The City finds that this action is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378, since the recommended action is to award two contracts only associated with environmental and design services and will not result in a direct or reasonably foreseeable indirect physical change in the environment. One of the contracts is the City's retention of an environmental consultant that will under all California Environmental Quality Act review associated with the chosen park design.

Recommendation (Option 2)

Approve Resolution 24-XXX awarding a contract for landscape architecture design services for Larry Moore Park Redevelopment to David Volz Design in the amount of \$707,498.00; awarding a contract for Larry Moore Park Redevelopment CEQA Services to SWCA Environmental Consultants to SWCA Environmental Consultants in the amount of \$144,042.86; find the action exempt from CEQA under State CEQA Guidelines, §§ 15060, subd. (c)(2)-(3), 15378; and authorize the City Manager to execute both contracts, subject to any minor, technical, or non-substantive changes as approved by the City Manager and the City Attorney.

Attachments

1. Larry Moore Park Preliminary Concept Plans
2. Level of Service Amenities Table
3. RFP to Provide Design Services for Larry Moore Park Redevelopment
4. Proposal – DVD - David Volz Design
5. Proposal – SWCA Environmental Consultants
6. Resolution 24-XXX – Park Design and Environmental Services