

COMMUNITY & LIBRARY SERVICES COMMISSION REQUEST FOR ACTION

SUBMITTED TO: MEMBERS OF COMMUNITY & LIBRARY SERVICES COMMISSION

SUBMITTED BY: Ashley Wysocki, Director of Community & Library Services

PREPARED BY: Ashley Wysocki, Director of Community & Library Services

Subject:

Edison Community Park Redevelopment – Conceptual Plan

Statement of Issue:

Staff has worked with RJM Design Group to conduct a robust public input process and develop a conceptual plan to make needed improvements at Edison Community Park (Edison Park). There is a need for the Community and Library Services Commission (Commission) to review the conceptual plan and make a recommendation to City Council for approval.

Financial Impact:

A total of \$3,749,000 in funding is currently available in the FY 24-25 budget for the next phases of design and construction through a combination of Park Development, Quimby, and AES sources.

Recommended Action:

Approve the conceptual design for Edison Park reconfiguration and forward to City Council for their consideration.

Alternative Action(s):

Do not approve the recommended action and direct staff on how to proceed.

Analysis:

Edison Park, located at 21377 Magnolia Avenue, was constructed in the early 1970's and was opened to the public in 1974. Since that time, the 40-acre park has functioned as one of the City's main recreational facilities. With multiple sports facilities and a community center building, Edison Park offers a wide range of programs for adults and children alike, including sports leagues, camps, and a wide range of recreational and instructional classes.

Development Background

Today, existing park amenities at Edison Park include two (2) lighted softball fields, three (3) lighted multi-use practice field areas, four (4) tennis courts, four (4) full and four (4) half-court basketball courts, six (6) outdoor racquetball courts, seven (7) temporary pickleball courts, open turf areas, walkways, and a 17,361 square foot community center building and approximately one-hundred and eight-four (184) parking stalls. The interior of the community center was remodeled in 2021, modernizing the building and improving its functionality and ADA access. A temporary skate spot was also developed in the location of the former picnic shelter area to offer another recreational amenity during the Edison Park community outreach and design phases.

Sections of the park have been affected by land settlement over the years. A portion of the park was developed over a former construction material landfill. While the former landfill is mainly covered with

turf, there are certain park amenities that have been impacted. The existing tennis courts are located within the landfill limits, constructed with a post-tension slab design in an effort to minimize settlement issues. However, two of the four courts have shifted to the point of creating severe grade changes and developing cracks in the concrete playing surface. These two courts are no longer in use by the public. Sections of the tot playground and softball field areas have also shown significant settling.

In an effort to get a better understanding of the landfill conditions and to determine feasible park improvements, staff consulted with a geotechnical engineering firm to conduct a subsurface investigation of the site (Attachment 1). In anticipation of a need to relocate amenities or repurpose sections of the park, staff began looking at design options not only within the limit of the former landfill, but throughout the park. Since the park was constructed over fifty years ago, there was a need to assess the current park layout and amenities and consider options for reconfiguring the park to meet current demands and enhance recreational opportunities. To address the current issues and need for Edison Park rehabilitation, staff has consulted with RJM Design Group to develop a conceptual master plan that proposes both new and relocated amenities.

Public Outreach

A robust community outreach plan (Attachment 2), spanning multiple years, was conducted to ensure the proposed park redesign meets as many needs of the community as possible. This outreach included:

- May – June 2021: RJM initiated background research and data collection and developed a project website to allow feedback and project reporting to the community.
- July 12 – 16, 2021: Online Survey #1 conducted (160 participants)
- August 9 – 23, 2021: Online Survey #2 conducted. (295 participants)
- August 18, 2021: In-person community workshop #1 at Edison Community Center (ECC). (10 participants)
- September 15, 2021: Community Design Charette Workshop #2 at ECC. (45 participants)
- September – October 11, 2021: Online Feedback Survey. (90 participants)
- November 16, 2021: City Council approved “Conceptual Plan C” (Attachment 3)
- March 1, 2022: City Council withdrew previous approval and directed staff to conduct further community outreach
- June 2022: Arborist report (Attachment 4) and topographic survey conducted (Attachment 5)
- August 4, 2022: In-person Community Workshop #3 at ECC. (145 participants)
- August – September 29, 2022: Online Survey #3 conducted (450 participants)
- August 30, 2022: FAQs from the Community Workshop released online
- November 9, 2022: Staff presented a project update to the Community & Library Services Commission, summarizing all outreach efforts
- February 2023: City, RJM and Geosyntec (Design Team) work with Edison Park Community Group (EPGC) to review park planning efforts
- April 2023: Staff directs Design Team to further assess the viability of the proposed recreational amenities in regards to the landfill and the related cost implications. Additional studies conducted include a pickleball noise impact study (Attachment 6), geophysical testing for oil well locations (Attachment 7), and additional geotechnical analysis (Attachment 8).

Various Study Results

The arborist report surveyed two-hundred and thirty-four (234) existing trees in the park, recommending that sixty-seven (67) trees be removed due to hazardous health, plus an additional fifteen (15) trees based on declining health. The remaining one-hundred and fifty-two (152) trees were deemed to be healthy. The project will follow the City’s typical tree replacement process of a 1:2 ratio, that is for every one tree removed, two will be planted.

The noise impact study, conducted by RK Engineering Group, set up two noise monitoring locations: one at Stillwell Drive, south of Stillwell Drive residences, and the second on the west side of the park, east of the Breton Lane residences. The study evaluated noise levels for sixteen (16) pickleball courts, as proposed in Conceptual Plan C. The results of this survey projected a maximum noise level of 61.2 dBA for the northern receptors (Stillwell residences) and 56.7 dBA for the western receptors (Beton residences). These noise limits did not exceed the City's noise standards as outlined in HBMC 8.40.050 Exterior Noise Standards of 75 dBA from the hours of 7:00am – 10:00pm. An additional receptor was installed at Edison High School, identified as the Eastern Receptor, which also did not exceed the City's noise standards.

The geophysical investigation was performed to detect the locations of two existing known oil wells at the site. The geophysical method consisted of a non-intrusive survey using magnetometer method. The two existing oil wells were located near the corner of Stillwell Dr. and Magnolia Ave. The oil wells were abandoned to previous standards at the time. As long as this project does not affect the abandoned oil wells, no additional work to re-abandon the oil wells will be required.

The geotechnical report, prepared by Geosyntec Consultants, was conducted to develop further understanding of the landfill subsurface conditions through review of existing documentation and performing an on-site geotechnical engineering analysis. This report aided in a more defined identification of the landfill limits on the eastern portion of the park, noted as a green hashed line in the exhibits. This report also confirmed the landfill waste is generally composed of construction material and municipal solid waste and measured the encountered groundwater levels.

Proposed Improvements (Attachment 9)

Based on the community input received and professional analysis, RJM Design Group has prepared a conceptual master plan that includes repurposing sections of the park, enhancing some existing facilities and introducing new amenities. Crime Prevention Through Environmental Design (CPTED) principles were applied to the design to provide as much line of site through the park as possible. Main items of the proposed plan are:

- Reconfigured parking lot, adding approximately seventy-four (74) parking stalls, with enhanced entries to align with the Edison High School traffic signalized entry and Poston Lane.
- New basketball courts (6 full courts).
- New dedicated tennis courts (2 courts).
- New dedicated pickleball courts (8 courts) on two of the existing tennis courts.
- New dual striped courts (2 tennis or 8 pickleball).
- Hitting wall
- Reconfigured walkways.
- New shade shelter.
- New all-inclusive playground with rubberized surfacing, equipment and shade.
- New U-10 youth soccer overlays (3)
- Enlarged all-wheeled plaza.
- Refurbishment of the exterior community center restrooms.
- New trees (approximately 200)

RJM and City staff understand the value the community has for mature trees, as expressed by the Edison Park Community Group. As part of the proposed plan, more mature trees will be proposed to be planted in key areas of the park, including around the new tennis and dual striped tennis/pickleball courts to provide additional sound mitigation for neighboring residences. Mounding of the green space along Stillwell and Magnolia will provide a more aesthetic view of the park, while creating new space

for more parking spots. The parking lot and proposed amenities will be designed around existing oil wells, to ensure they are not disturbed.

Additional consideration has been given to ensure the project dollars are used in the most efficient manner. While building on the landfill is possible, it is anticipated that construction costs could triple, and there would be additional permits and work to be conducted with various State and County regulatory agencies. Building outside of the landfill limits will require interaction with the local enforcement agency and water board, which is much less interaction with outside agencies.

Based on previous Measure C opinions regarding similar park redesign projects, this project would not require a vote of the people as it protects the public's access and use of parks.

Project Development Process/Timeline

Pending approval by the Community & Library Services Commission and City Council. The next step in the process would be the development of detailed engineering plans and specifications, including preparation of a more detailed preliminary construction estimate. Funding in the amount of \$3,749,000 is currently available in the FY 24-25 Capital Improvement Program (CIP) to complete this step. Following this step, it is anticipated that a phased approach will be developed for the project to proceed into construction.

Phasing the project will allow rotating portions of the park to remain open during construction; however, phasing does often increase the project cost and lengthen the project timeline (Attachment 10). Proposed phasing would ensure "like-for-like" amenities, reintroduced to the community upon phase completion.

Preliminary phasing options and estimated costs in 2025 dollars are as follows:

Phase A – Cost: ~\$5,588,181

- Demo of condemned tennis court, play area, skate spot, pickleball courts
- Conversion of 2 existing tennis courts to 8 pickleball courts
- New all-inclusive playground, enlarged all-wheel plaza, shade shelter, refurbished exterior park restrooms and additional parking

Phase B – Cost: ~\$6,652,610

- Demo of handball courts/walls, basketball courts, and existing parking
- Installation of 2 new tennis courts, overlaid courts of 8 pickleball/2 tennis courts, 6 full basketball courts and additional parking

Phase C – Cost: ~\$853,649

- Demo of existing walkways
- Installation of 3 new U14 soccer fields and park walkways

Proposed Park with no phasing – Cost: ~\$13,094,440

All above preliminary costs are based on the proposed preliminary plans.

Attachment(s):

1. Edison Geotechnical Report 06072021
2. Edison Community Input
3. Edison Park Conceptual Plan Diagram Council Approved
4. Edison Par Tree Preservation Report 07292022

5. Aerial Topographical Survey
6. Edison Noise Impact Study
7. Geophysical Testing for Oil Well Locations
8. Additional Geotechnical Analysis
9. 2025 Edison Park Proposed Reconfiguration Plan
- 10.2025 Edison Park Proposed Phased Reconfiguration Plan