

BLUFF TOP PARK IMPROVEMENTS

CITY COUNCIL MEETING
DECEMBER 16, 2019

BLUFF TOP PARK IMPROVEMENTS

Purpose:

To inform the City Council of proposed improvements to Bluff Top Park based on State approved funding specifically designated for that area.

To provide the public with an opportunity for review and comment.

Accept the approved recommendation of the Design Review Board to utilize a wood, lodge pole guardrail design as part of the Bluff Top Improvement Project.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 12-16-2019

Agenda Item No.: #34 (19-1214)

BLUFF TOP PARK IMPROVEMENTS

Overview:

- Bluff Top Park – 19.96 acres, constructed in 1984
- Located adjacent to PCH from 9th to Seapoint Streets
- Located on State Parks property, managed by the City
- Amenities Include:
 - Multi-use path for service vehicles, pedestrians and wheeled traffic
 - Turf viewing area with tables and benches
 - Beach Access Points
 - Guard Railing
 - 2 parking lots and on street metered parking

BLUFF TOP PARK IMPROVEMENTS

Overview (continued):

- Public Works staff previously requested grant funds for improvements through the Department of Transportation – not awarded
- City staff and the City's State Advocate firm worked with Assembly Member Cottie Petrie-Norris to fund improvements
- Through State's budget process, City has been allotted \$1.7 million to improve the conditions of the Bluff Top Park area of the beach
- While not specifically a grant, funding for the project is being administered through the State Parks Office of Grants and Local Services (OGALS)

BLUFF TOP PARK IMPROVEMENTS

Current Needs:

- Asphalt path in need of resurfacing and widening
- Improved access adjacent to parking meters
- Enhancements to path intersection nodes
- Replacement of guard rail along the length of the bluff, approximately 7,626 linear feet

BLUFF TOP PARK IMPROVEMENTS

Project Scope:

- Widening and resurfacing of asphalt path to improve access and safety (6th Street to Seapoint Street)
- Extension of concrete sidewalk from 11th Street to Goldenwest Street to improve conditions around parking meters and address deteriorated turf conditions
- Landscape and demarcation enhancements at path intersection nodes
- Replacement of guard rail along the length of the bluff top

PATH IMPROVEMENTS

- Asphalt Resurfacing
- Path Widening
- Traffic Control – Markings and Signage
- Access Node Enhancements
- Extended Sidewalk



PATH IMPROVEMENTS

- Asphalt Resurfacing
- Path Widening
- Traffic Control – Markings and Signage



CURRENT CONDITIONS



CURRENT CONDITIONS



CURRENT CONDITIONS

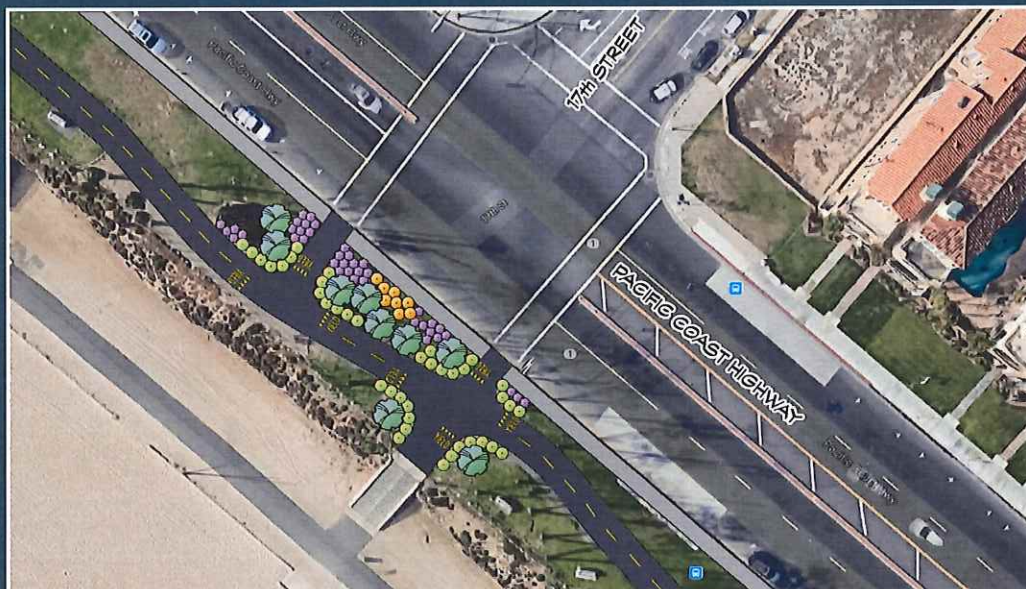


TRAFFIC IMPROVEMENTS



EXTEND SIDEWALK ADJACENT TO PCH





RAILING REPLACEMENT



EXISTING RAILING - INSTALLED IN 2006



CURRENT CONDITIONS



CURRENT CONDITIONS



MATERIALS/DESIGN OPTIONS CONSIDERED



MATERIALS/DESIGN OPTIONS CONSIDERED



MATERIALS/DESIGN OPTIONS CONSIDERED



MATERIALS/DESIGN OPTIONS CONSIDERED



MATERIALS/DESIGN OPTIONS CONSIDERED



MATERIALS PROS/CONS

Galvanized Steel (current material):

PROS:

- Solid – difficult to bend or dent
- Sturdy top rail design suitable for viewing area

CONS:

- Extremely susceptible to corrosion in marine environment
- Replacement sections have to be fabricated

COSTS:

- | | |
|----------------------|----------|
| • Hot Dipped Coating | \$160/LF |
| • Industrial Coating | \$180/LF |

MATERIAL PROS/CONS

Post and Cable:

PROS:

- Less Visual impact than galvanized pipe design
- No special fabrication needed for replacement/repair

CONS:

- Cables tend to sag over time due to standing / leaning / climbing
- Cables can be cut
- Vinyl coating over braided cable easily peeled away
- Posts require thicker diameter or larger footing to deter sagging/bending
- Susceptible to corrosion

COSTS:

- \$130/LF

MATERIAL PROS/CONS

Wood Lodge Pole:

PROS:

- Wood holds up well in marine environment
- Lower installation and replacement cost than other materials
- Easily repaired/replaced, no special fabrication needed
- Sturdy design suitable for high traffic/viewing areas

CONS:

- Increase in sightline impact
- Can be carved into / splinter

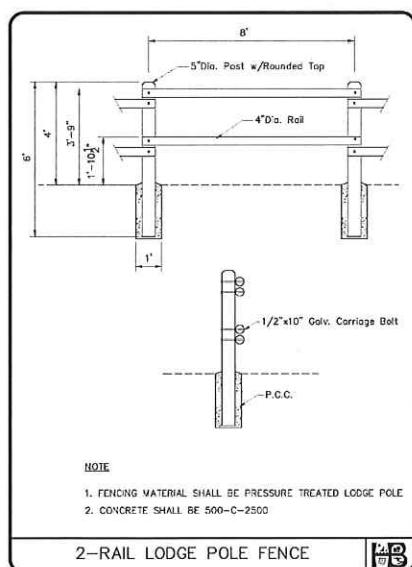
COSTS:

- \$77/LL

PROPOSED RAILING DESIGN



PROPOSED RAILING DESIGN



BENEFITS OF WOOD LODGE POLE DESIGN

- Holds up better than metal in Marine Environment
- Requires less maintenance
- Easy to replace rails and sections
- Consistent spacing of posts and rails with current design
- Less expensive than galvanized steel or other materials
- Currently installed at several parks, including Harriet Wieder, which has sustained well since 1996

HARRIETT WIEDER (O.C. PARKS)



BARTLETT PARK



DESIGN SIMULATIONS

Existing Design (when newly installed)



Lodge Pole Design Simulation



EXISTING GALVANIZED STEEL RAILING at PCH & 19th Street



LODGE POLE RAILING SIMULATION

at PCH & 19th Street



EXISTING GALVANIZED STEEL RAILING

at North Beach Parking Lot (PCH, North of Goldenwest)



SAMPLE LODGE POLE RAILING

at North Beach Parking Lot (PCH, North of Goldenwest)



BLUFF TOP PARK IMPROVEMENTS

Approval Process:

- Approval from Department of State Parks & Recreation
- Design Review Board Recommendation Approved November 14, 2019
(Per City Code, projects located within the Downtown Specific Plan require approval from the DRB)
- Funding approvals include application to OGALS to include, scope narrative, cost estimates and projected schedule to initiate and complete the project

BLUFF TOP PARK IMPROVEMENTS

Next Steps:

- Finalize scope narrative and cost estimates based on final decision of guardrail design.
- January 2020 – Submit project application to **OGALS**
- Upon State approval, finalize plan development, bid process and construction

BLUFF TOP PARK IMPROVEMENTS

QUESTIONS