



CITY OF HUNTINGTON BEACH

P.O. BOX 190

2000 Main Street

California 92648

CITY OF HUNTINGTON BEACH COMMUNITY & LIBRARY SERVICES COMMISSION

REQUEST FOR ACTION

MEETING DATE: NOVEMBER 10, 2021

SUBMITTED TO: COMMUNITY & LIBRARY SERVICES COMMISSION

SUBMITTED BY: CHRIS SLAMA, DIRECTOR OF COMMUNITY & LIBRARY SERVICES

SUBJECT: EDISON COMMUNITY PARK RECONFIGURATION – CONCEPTUAL PLAN

Statement of Issue: Staff has worked with RJM Design Group to conduct a 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 to review the conceptual plan and make a recommendation to City Council for approval.

Financial Impact:
Not applicable

Recommended Action:
Approve the conceptual diagram for Edison Park reconfiguration and forward to City Council for their consideration.

Alternative Action:
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 main recreation facilities in the City. With multiple sports facilities and a community center building, Edison Park offers a wide range of programs for sports leagues, cultural and recreation classes to meet the recreational needs of the public.

Development Background
In the past, Commission and City Council have approved changes to the park in order to keep up with recreational programming trends and demographic changes. One such

change occurred in 2010 when approval was given to reconfigure portions of the park to function as a youth sports complex. At the time, the Fountain Valley School District decided to sell Wardlow and Lamb Schools. The Huntington Beach City School District was also in early discussions to consider claiming LeBard and Kettler Schools as surplus. Each of the four school campuses included multiple sports fields utilized by local non-profit youth sports organizations. Facing the possibility of losing the school sports fields, a master plan was created to develop multi-use sports practice fields, a competition level soccer field, and additional parking at Edison Park. The approved master plan update for the park was designed to be completed in four phases. Phase I was completed in 2011 and included additional parking to the south of the community center building and three multi-use, lighted practice fields running parallel to Hamilton Avenue. Additional phases were to include more parking at the northeast section of the park and the competition level soccer field to be an overlay on the two existing softball fields.

The City was later able to purchase areas at certain closed school sites, which acquired:

- 6 acres of land at Wardlow School, preserving six baseball fields utilized by Huntington Valley Little League
- 2.6 acres at Lamb School, preserving a lighted soccer field to be utilized by AYSO
- 6.6 acres at LeBard School, preserving the ballfields being used by Seaview Little League

The ability to preserve these fields eliminated the need to provide additional youth sports fields within Edison Park at that time, so the remaining three phases of the Edison Park Master Plan were not executed.

Today, existing park amenities at Edison Park include two lighted softball fields, three lighted multi-use practice field areas, four tennis courts, four full and four half-sized basketball courts, six outdoor racquetball courts, open turf areas, walkways and a 17,361 square foot community center building and parking. The interior of the community center was remodeled in 2021, modernizing the building and improving the functionality. A temporary skate spot was also recently developed in the location of the former picnic shelter area to utilize space 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. Sections of the existing tennis courts are located within the landfill limits. The courts were 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. A copy of the report is available on the Community Services webpage for public review. 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 four decades 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.

Additionally, the Huntington Beach City School District is currently in the process of selling the Gisler School site to a private developer. This closed school site also featured a large field space with lighting, which has traditionally been utilized by AYSO Region 56 for youth soccer. Staff has coordinated with HBCSD, City Council, and AYSO leadership in an effort to identify alternate options for soccer field space. The pending reconfiguration of Edison has been identified as a feasible opportunity to provide significant soccer field space.

While the formerly approved youth sports complex concept at Edison is no longer completely relevant, new recreational trends and input from the public have generated a need to develop a revised master plan for the park. 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

Development of the 2021 conceptual plan included extensive community outreach. Staff and RJM solicited public input in the form of two virtual on-line surveys, an in person community survey meeting, and an in person design charrette conducted at the Edison Community Center. Each virtual survey was open for two weeks. Survey 1 received 160 responses, focusing on how Edison Park is used for recreation, what is most liked and disliked about the park, what improvements can be made, and what amenities should be added. Survey 2 received 295 responses, focusing on what respondents felt were the most important active and passive amenities, as well as maintenance and site improvements. Utilizing this data, 45 residents participated in the in-person design charrette, which included an awareness tour around the park. Attendees were separated into multiple groups, provided a scaled park site plan and various amenity and facility templates, and were tasked with working together to prepare a plan of preferred park improvements. A dedicated project website was also created and linked on the Community & Library Services Department webpage in an effort to keep the public informed as the project reached various milestones. Additionally, a “Feedback” button will continue to be active through the life of the development of the master plan, ensuring residents can continue to provide feedback until the master plan has been approved by City Council.

Proposed Improvements

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. Main items of the proposed plan are:

- Reconfigured parking lot with enhanced entries
- New basketball courts (4 full and 4 half-court)
- New dedicated tennis courts (2)

- New dedicated pickleball courts (8) on two of the existing tennis courts
- New dual striped courts (2 tennis, or 8 pickleball)
- New sport court plaza with seating and shade
- Enclosed dog area with water, seating, and shade
- Reconfigured walkways
- New trees
- New shade shelter
- New outdoor exercise stations
- New tot lot with rubberized surfacing, equipment and shade
- 4 new U-10 youth soccer overlays, with 2 full size overlay options
- Enlarged skate area
- New pump track
- Reconfiguration of existing batting cages
- New park restrooms and concession stand near softball fields
- Expansion of the exterior community restrooms

Project Development Process/Timeline

Pending approval by the Commission and City Council, the next step in the process would be the development of detailed engineering plans and specs, including preparation of a preliminary construction estimate. Funding in the amount of \$300,000 has been included in the City's FY 21-22 Capital Improvement Program (CIP) for Edison Community Park preliminary design services. Additional funds will need to be identified and budgeted as the project proceeds through the various design and construction phases.

Environmental Status: N/A at this time. The appropriate environmental process will be followed as directed by the Planning Division of the Community Development Department once a re-use option is determined.

Attachment(s):

	No.	Description
	1.	RJM Conceptual Plan Diagram

RCA Author: Chris Slama by David Dominguez