



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 24-280

Meeting Date: 7/16/2024

TITLE:

APPROVE PROPOSED DESIGN IMPROVEMENTS FOR KETCHUM-LIBOLT PARK

DEPARTMENT: PUBLIC WORKS DEPARTMENT/ADMINISTRATION

PRESENTED BY: RAJA SETHURAMAN, PUBLIC WORKS DIRECTOR

CONTACT INFORMATION: SEUNG YANG, P.E., CITY ENGINEER, (714) 754-5335

RECOMMENDATION:

Staff recommends the City Council approve the conceptual design plan, park theme, and park components for the proposed improvements at Ketchum-Libolt Park, 2150 Maple Street, Costa Mesa.

BACKGROUND:

The less than half-acre Ketchum-Libolt Park was constructed in August 2005 as a tribute to fallen Costa Mesa Police Officers James "Dave" Ketchum and John "Mike" Libolt whose lives were lost in a helicopter crash on March 10, 1987. Despite its small size, the current park includes a playground featuring elements for young children, a seating area and benches, turf, and a large concrete pad that is used by the City's mobile recreation van.

The park is an integral part of the community in serving the nearby residents with recreational amenities. The proposed improvements will enhance the playground equipment, play area, landscaping, irrigation, lighting, and supporting facilities.

In 2023, the City contracted with Pat West, LLC, and City Fabrick to conduct several community outreach meetings for the Ketchum-Libolt Park expansion. Preliminary park design options and renderings were discussed with the City's Parks and Community Services (PACS) Commission on August 10, 2023.

On January 16, 2024, the City Council awarded Architerra Design Group (Architerra) as the consultant to provide design services for the Ketchum-Libolt Park expansion project.

ANALYSIS:

Architerra, based on input from prior community meetings, developed conceptual plans for the Ketchum-Libolt Park expansion. A community outreach meeting was held on May 8, 2024, at Ketchum-Libolt Park to review conceptual plans. Notices were sent out to neighboring residents in the surrounding area, and the meeting generated a significant turnout, as residents and community stakeholders shared their opinions and ideas on the conceptual plans. The City's consultant,

Architerra, and staff presented design boards with various options. Community members were encouraged to provide their comments, as well as indicate their preference for various features using “dot” stickers. In addition, for those who could not attend the community outreach meeting, a City-sponsored online opinion survey was commissioned to obtain additional input.

Of the conceptual designs presented and based on the voting results and comments gathered during the outreach meeting, it was determined that the majority of the public selected the Coastal design option, which is shown as Attachment 1. The theme for the park was a near tie between “Whimsical” and “Police & First Responders.” The remaining park components and the community feedback generated are shown in Attachment 2.

Architerra and staff presented the conceptual park plan, park themes and park components to the Parks and Community Services (PACS) Commission on June 27, 2024, for review and recommendation for City Council approval. The PACS Commission passed a motion to recommend to the City Council to accept the Coastal design option with the “Police & First Responders” theme.

During the PACS Commission meeting, two members of the public (not residents of the local neighborhood or District 4) expressed concern about the lack of a restroom facility in the new design. This concern was not shared by neighborhood residents living in closest proximity to the park. As such, the PACS Commission supported the staff recommendation, as presented, but suggested that Council may want to consider including a restroom, if feasible.

It is important to note that restroom facilities were not included in the scope of the project as the intent of the project was to maximize the use of open space to enhance recreational and open space opportunities for the neighborhood’s park patrons that do not currently have many open space opportunities. The total park area is somewhat small, approximately a third of an acre, and providing a restroom would reduce open park space and/or playground amenities. The inclusion of a restroom would also increase the scope of work, require additional funding and a re-design of the park to accommodate a restroom. This would result in a reduction of the park’s amenities for residents already experiencing fewer park and open space options than other parts of the City.

The total estimated cost of the project as currently proposed in the conceptual layout is approximately \$1.5 million. Providing a restroom will require a re-design at a cost of approximately \$30,000 and additional construction cost of approximately \$350,000. Additionally, during the public outreach meetings staff received feedback from neighborhood residents that did not support the installation of restroom facilities at this park.

Upon the approval of the design concept and theme by the City Council, staff will instruct Architerra to proceed with the final design plans, specifications, and cost estimates.

ALTERNATIVES:

The City Council may choose to provide suggestions to revise the proposed conceptual design plan or recommend staff to pursue a different design plan. Staff does not recommend this alternative as this would significantly delay this grant-funded project, as well as increase costs. This project is funded by a state earmark with reporting requirements with a deadline to expend all funds by January 31, 2026.

FISCAL REVIEW:

Funds for this project are available from the \$1.2 million State budget (Fund 231) earmarked from state Assemblymember Cottie Petrie-Norris adopted in the Fiscal Year 2023-24 Capital Improvement Program (CIP) budget, and approximately \$1.3 million from prior year adopted City budgets in Fiscal Year 2022-23 that include Park Development Fees Fund (Fund 208), Capital Improvement Fund (Fund 401), and Prop 68 Per Capita Grant.

LEGAL REVIEW:

The City Attorney's Office has reviewed this agenda report and approves it as to form.

CITY COUNCIL GOALS AND PRIORITIES:

This project works towards achieving the following City Council goals:

- Strengthen the Public's Safety and Improve the Quality of Life.
- Maintain and Enhance the City's Infrastructure, Facilities, Equipment, and Technology.

CONCLUSION:

Staff recommends the City Council approve the conceptual design plan, park theme, and the park components for the proposed improvements at Ketchum-Libolt Park, 2150 Maple Street, Costa Mesa.