



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 24-279

Meeting Date: 8/6/2024

TITLE:

APPROVE PROPOSED DESIGN IMPROVEMENTS FOR SHALIMAR PARK

DEPARTMENT: PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

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 park design Plan B, and provide staff direction on the Parks and Community Services Commission recommendation to include restroom facilities, for the proposed improvements at Shalimar Park, 782 Shalimar Drive, Costa Mesa.

BACKGROUND:

Shalimar Park is located in the Westside neighborhood of Costa Mesa along Shalimar Drive between Wallace Avenue and Placentia Avenue. The park was dedicated in January 1999, and despite its relatively small size, less than half-acre, the current park includes a playground featuring elements for young children, trees, a seating area and benches. The park is situated between two apartment complexes and is an essential part of the community in serving the nearby underserved residents with recreational amenities in an area of the City that is deficient in public park amenities.

The City secured state grant funding through State Senator David Min for various parks and \$1 million was allocated for Shalimar Park Improvements as part of Fiscal Year 2023-24 budget. The proposed improvements will expand the park area, and 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 prepare conceptual design options and conduct several community outreach meetings for the Shalimar Park improvements. The preliminary park design options were presented and discussed at the City's Parks and Community Services (PACS) Commission on August 10, 2023.

On January 16, 2024, the City Council selected Community Works Design Group (CWDG) as the consultant to provide design services for the Shalimar Park improvements.

ANALYSIS:

The City's consultant, CWDG, based on input from prior community meetings, developed conceptual plans for Shalimar Park. The proposed plans consider expansion of the park into the street by creating a large bulbout. In addition, a raised crosswalk was added at the park entrance to enable improved pedestrian accessibility. Other measures such as speed humps will be added to the east of the park to slow speeds in the vicinity of the park.

A community outreach meeting was held on May 17, 2024 at Shalimar Park to review conceptual plans. Meeting notices were distributed to residents in the surrounding area and also through social media. The meeting attracted a large number of residents and stakeholders, who shared their opinions and ideas on the conceptual plans. CWDG and City staff presented design boards with various options. Community members were encouraged to provide their comments as well as indicate their preference of various features using "dot" stickers. In addition, for those who could not attend the community outreach meeting, City-sponsored online survey was commissioned to obtain additional input.

Based on input received on the conceptual plans, CWDG prepared two options: Plan A and Plan B, which are shown in Attachments 1A and 1B. Many residents indicated that the park should have a soccer theme incorporated into the aesthetics of the park, which is reflected in both plans A and B. Plan A features a layout consisting of an expanded playground with added swing gliders and picnic tables. Plan B features a prominent grassy area in front of the park, which accentuates the open space aspect of this small park. The community responses are reflected in Attachments 2A and 2B.

City staff and CWDG presented the conceptual plans, park themes, and park components for the Shalimar Park expansion to the Parks and Community Services (PACS) Commission on June 27, 2024 for their review and recommendation for City Council approval. While several comments expressed support for the project, they requested inclusion of restrooms as part of the park expansion.

The PACS Commission passed a motion to recommend to the City Council to accept Plan B and to consider the option to design and install restroom facilities.

Restroom facilities were not included in the scope of the project as the intent of the project was to maximize the use of space to enhance recreational and open space opportunities for park patrons. The total park area is approximately 6,900 square feet or 0.16 acre. The inclusion of a restroom would increase the scope of work, require additional funding and a re-design of the park to accommodate a restroom. This would also result in a reduction of park amenities such as the removal of swings, mini-pitch soccer field, or open space. Furthermore, during the community outreach meeting on May 17, 2024, a significant majority of the community voiced opposition to the installation of public restrooms at Shalimar Park.

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.

Following PACS meeting, the project plans for mini-pitch were modified to add a handball court as an additional amenity. Upon the approval of the design concept and theme by the City Council, staff will instruct CWDG to proceed with the final design plans, specifications, and cost estimates.

This park project is in alignment with the City Council's Strategic Plan objective to identify strategies to increase park access with a focus on the Westside of Costa Mesa. As previously mentioned, Shalimar Park is 6,900 square feet, and an expansion of this park is desirable as the proposed design is limited due to space constraints. Staff will continue to seek land acquisition opportunities that would help expand open space opportunities on the Westside. Should a land acquisition opportunity arise, staff will be prepared to develop a design concept that complements the proposed Shalimar Park design and park components.

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 the 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 are available from the \$1.0 million state budget earmarked from state Senator David Min adopted in Fiscal Year 2023-24 Capital Improvement Program (CIP) budget and approximately \$1.3 million in other City funds for Shalimar Park budgeted in prior fiscal years.

LEGAL REVIEW:

This 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 park design Plan B, and provide staff direction on the Parks and Community Services Commission recommendation to include restroom facilities, for the proposed improvements at Shalimar Park, 782 Shalimar Drive, Costa Mesa.