



== CITY OF ==

NEWPORT BEACH

PB&R Commission Staff Report

Item **V-D**
April 2, 2019

TO: Parks, Beaches & Recreation Commission

PREPARED BY: Patrick Arciniega, Senior Civil Engineer
949-644-3347, parciniega@newportbeachca.gov

TITLE: Newport Island Park Rehabilitation Project Review

RECOMMENDATION:

That the PB&R Commission provide input on the concept for rehabilitation of Newport Island Park and forward to City Council for final approval.

FUNDING REQUIREMENTS:

Sufficient funds are available for preparing contract bid documents and project construction.

DISCUSSION:

Staff presented three park concepts to the Parks, Beaches and Recreation Commission at their February 5, 2019 meeting. Residents expressed concerns that the meeting notice did not reach the entire island community and requested a continuance of the meeting so they could further review the presented concept plans. Additionally, there was resident concern about the quality of the sand in the tot-lot area. The Commission directed staff to gather further information from the community and return to a future meeting.

In early March, staff mailed out the attached survey to the 150 residents of Newport Island and requested their preference for one of two options. Option 1 entails replacing existing sand with new sand, and slightly expands and replaces the existing rubberized surface with new surfacing for a preliminary cost of \$285,000. Option 2 entails removing all sand from the play area and installing new rubberized surface throughout for a preliminary cost of \$359,000. At the writing of this report 48 residents have responded. Twenty votes have been received for Option 1 and twenty eight votes have been received for Option 2. The results of the survey through March 25, 2019 are attached.

Staff held a community meeting at Newport Island Park on March 13, 2019 at 5:00 p.m. to present the two concepts to residents, answer questions and gather feedback. The majority of residents in attendance voiced comments in favor of option 1. They stated that their children enjoyed playing in sand and jumping off the swings into sand. Several residents voiced concerns about the temperature of rubberized surface in the sun. Other residents requested a low (42" high) fence between the basketball court and street. Overall, the

community was very receptive to the planned improvements and appreciative to staff for holding a community meeting to listen to their concerns.

Staff from both Public Works and Recreation Department monitor and maintain the play area sand and since the February commission meeting, have photo documented the results of the maintenance twice a week. No evidence of any problems were found with the sand other than minor remnant plant material that was intermixed with the sand. Additionally, a new sifting tool is now being utilized to maintain the sand to remove tree debris.

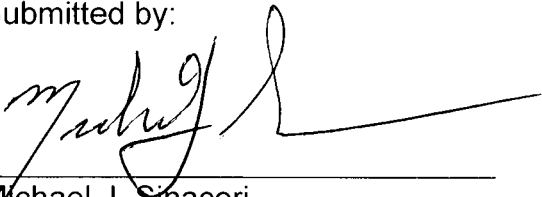
Staff is recommending option 1 as there are still community members who wish to maintain sand in the play area. Option 1 is less costly and will have less ongoing maintenance in the future. Other features included in either option are hardscape improvements that will enhance the seating around the play equipment with improved sightlines, moving utility boxes to improve aesthetics and renovating the landscaping to create a more family friendly atmosphere while using the park. New amenities include new benches, replaced street light and an upgraded drinking fountain that will have a bottle filler and pet drinking bowl.

Staff is also working with the Newport Island HOA to relocate the shed to the southerly wall. Our current plan was showing the removal of the shed to allow for a future sidewalk and railing project along the channel. As we are delayed until the Fall for construction Staff will explore including this additional project and minimize impacts to the community by doing one project instead of two.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item). All 151 residents of Newport Island were noticed via postcard mailing on March 20, 2019 (see attachment E).

Submitted by:



Michael J. Sinacori
Acting City Engineer

- Attachments:
- A. Park Survey
 - B. Exhibits of Newport Island Park concepts: Options 1 & 2
 - C. Survey Results
 - D. Newport Beach Independent article
 - E. Postcard meeting notice



Exhibit A 1 of 2

Public Works Department
City of Newport Beach
P.O. Box 1768
Newport Beach, CA 92658-8915

March 4, 2019

Property Owner
Address
City, State, ZIP

Site: Newport Beach Address

**Re: Newport Island Park Improvements
Survey and Notice of Community Meeting**

Dear Property Owner:

The City of Newport Beach Public Works Department in conjunction with the Recreation and Senior Services Department is in the process of developing a plan to remodel the playground area of the park.

Staff presented park improvements concepts to the Parks, Beaches, and Recreation Commission on February 5, 2019. The Commission requested staff conduct a survey and outreach to the community to gather input from residents regarding park improvements.

The City is inviting the community out to view the proposals and ask questions and provide input. Please plan on attending the upcoming community meeting:

**NEWPORT ISLAND PARK RENOVATION
NEWPORT ISLAND PARK
Wednesday, March 13, 5:00 p.m.**

Option 1 – this option reduces sand play area slightly, reconstructs and expands the rubberized surfacing, entry to park and seating areas, upgrades water fountain, and landscaping.

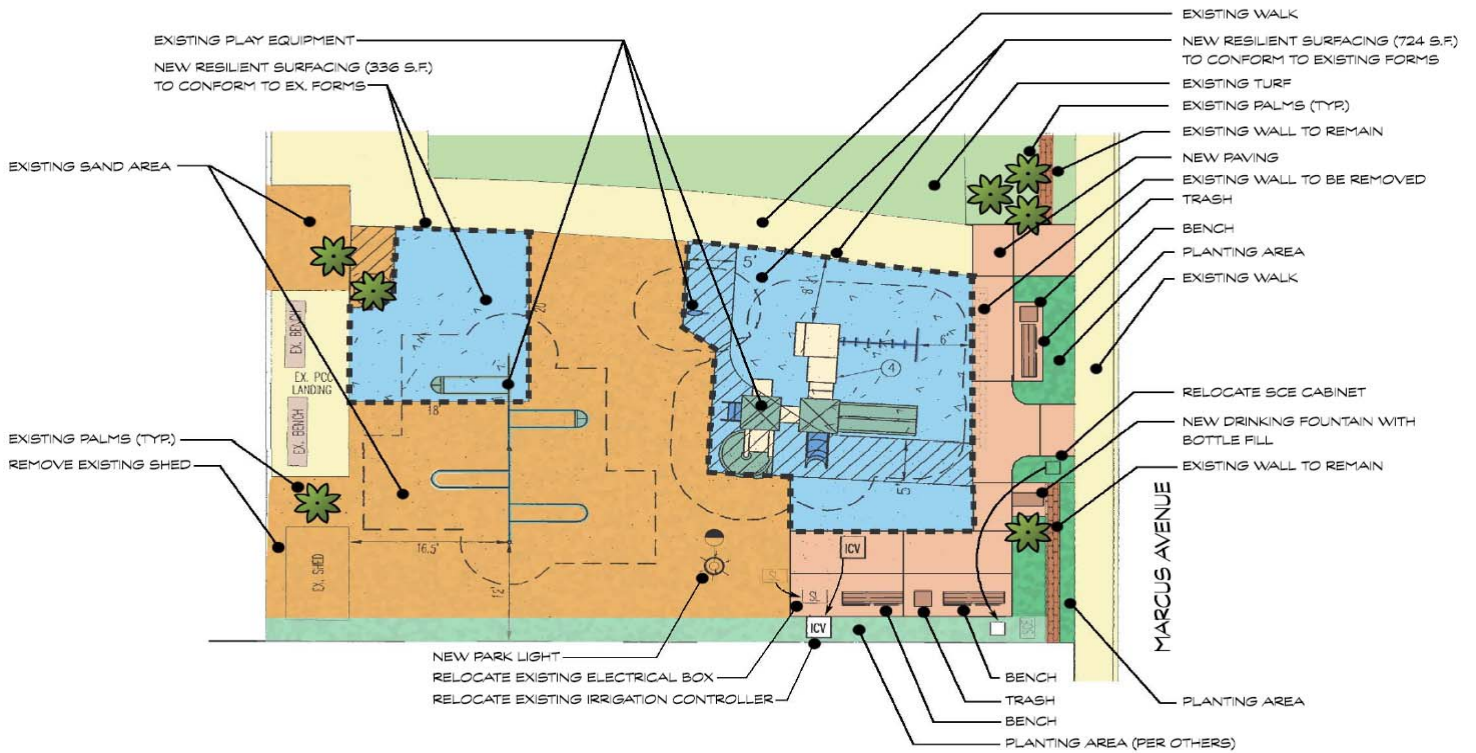
Option 2 – this option removes all sand in play area, replaces entire play area with rubberized surfacing, reconstructs the entry to park, seating areas and upgrades water fountain, and landscaping.

Should you have any questions, you may also contact Senior Civil Engineer, Patrick Arciniega, P.E. at parciniega@newportbeachca.gov at (949) 644-3347.

For more information, please visit our website: newportbeachca.gov/newportislandpark

Sincerely,

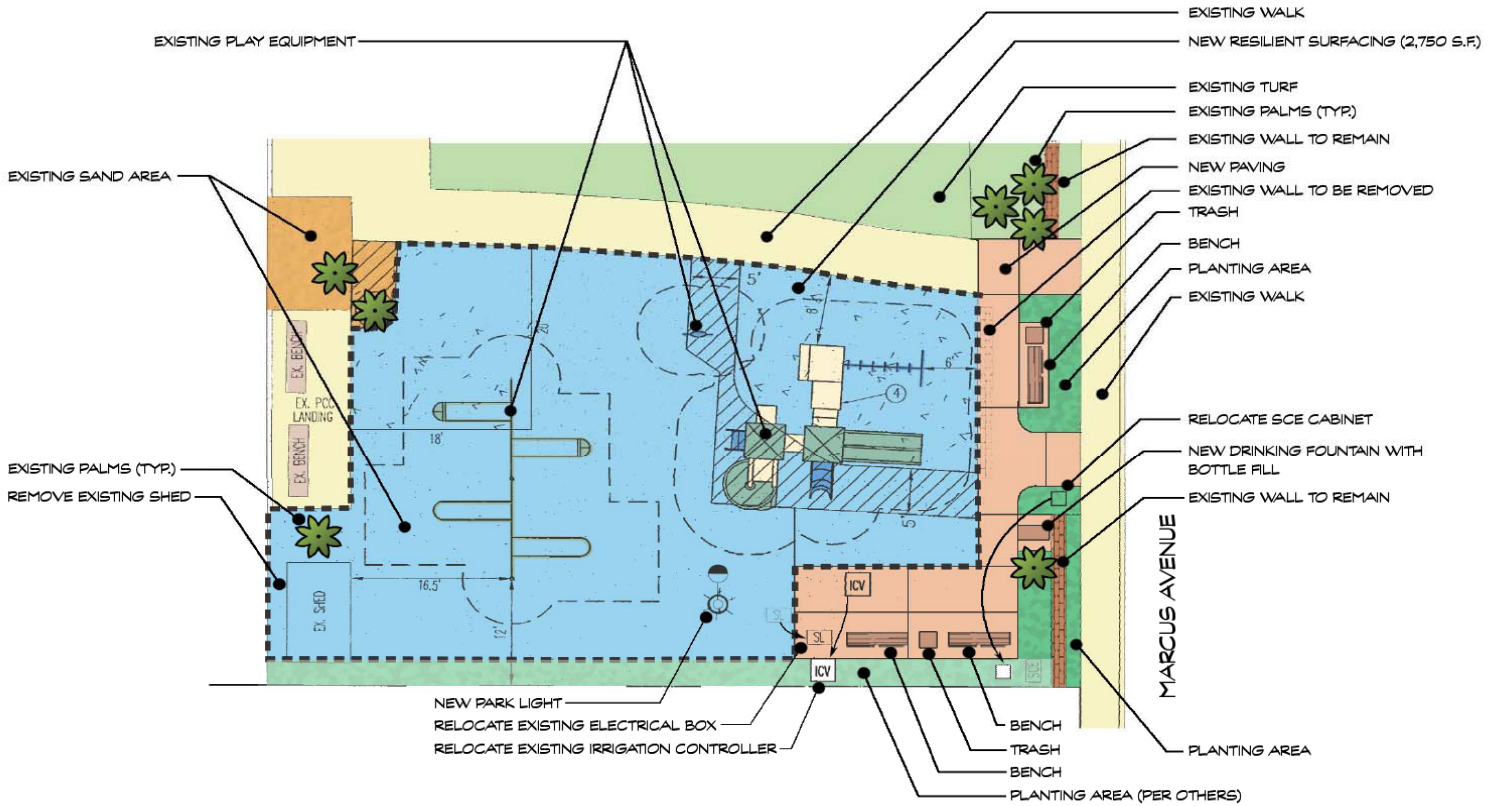
Patrick Arciniega
Senior Civil Engineer
Attachment



01/31/2019

CONCEPTUAL SITE PLAN - OPTION #1

NEWPORT ISLAND PARK
CITY OF NEWPORT BEACH, CALIFORNIA



02/04/2019

CONCEPTUAL SITE PLAN - OPTION #2

NEWPORT ISLAND PARK
CITY OF NEWPORT BEACH, CALIFORNIA

Exhibit A 2 of 2

SURVEY

Newport Island Park

Property Owner

Address

City, State, ZIP

Site: *Newport Beach Address*

Please mark your survey in ink. Do not use pencil.

SURVEYS MUST BE SIGNED TO BE VALID.

Upon completion, fold the survey, place it in the return envelope and seal the envelope. Mail or deliver the survey to the address shown on the return envelope.

Option 1 – this option maintains sand play area, reconstructs the existing rubberized surfacing, entry to park and seating areas, upgrades water fountain, and landscaping.

Option 2 – this option removes all sand in play area, replaces entire play area with rubberized surfacing, reconstructs the entry to park, seating areas and upgrades water fountain, and landscaping.

For additional information about Newport Island Park please see newportbeachca.gov/newportislandpark

✂ Please cut along this line, fold the SURVEY, seal in the provided envelope, and return to Public Works Dept. ✂

PROPERTY OWNER PARK SURVEY

Owner Name: *Property Owner Name*

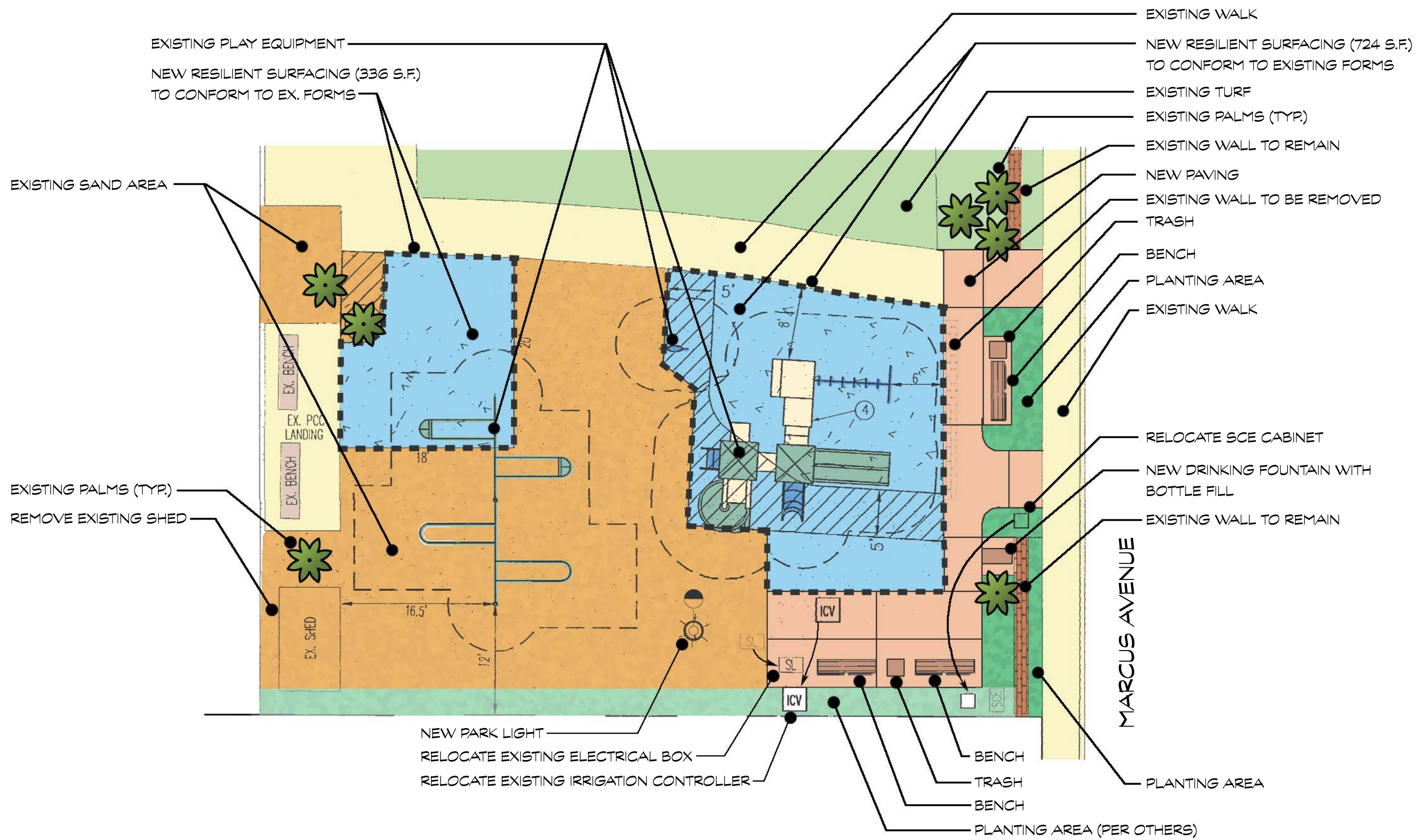
- ☐ **I am IN FAVOR** of Option 1 – maintains existing sand and replaces existing rubberized surfacing.
- ☐ **I am IN FAVOR** of Option 2 – removes all sand and replaces with rubberized surfacing.

SURVEY

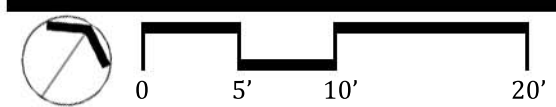
Signature of person completing park survey

Print name of person completing park survey

Exhibit B 1 of 2



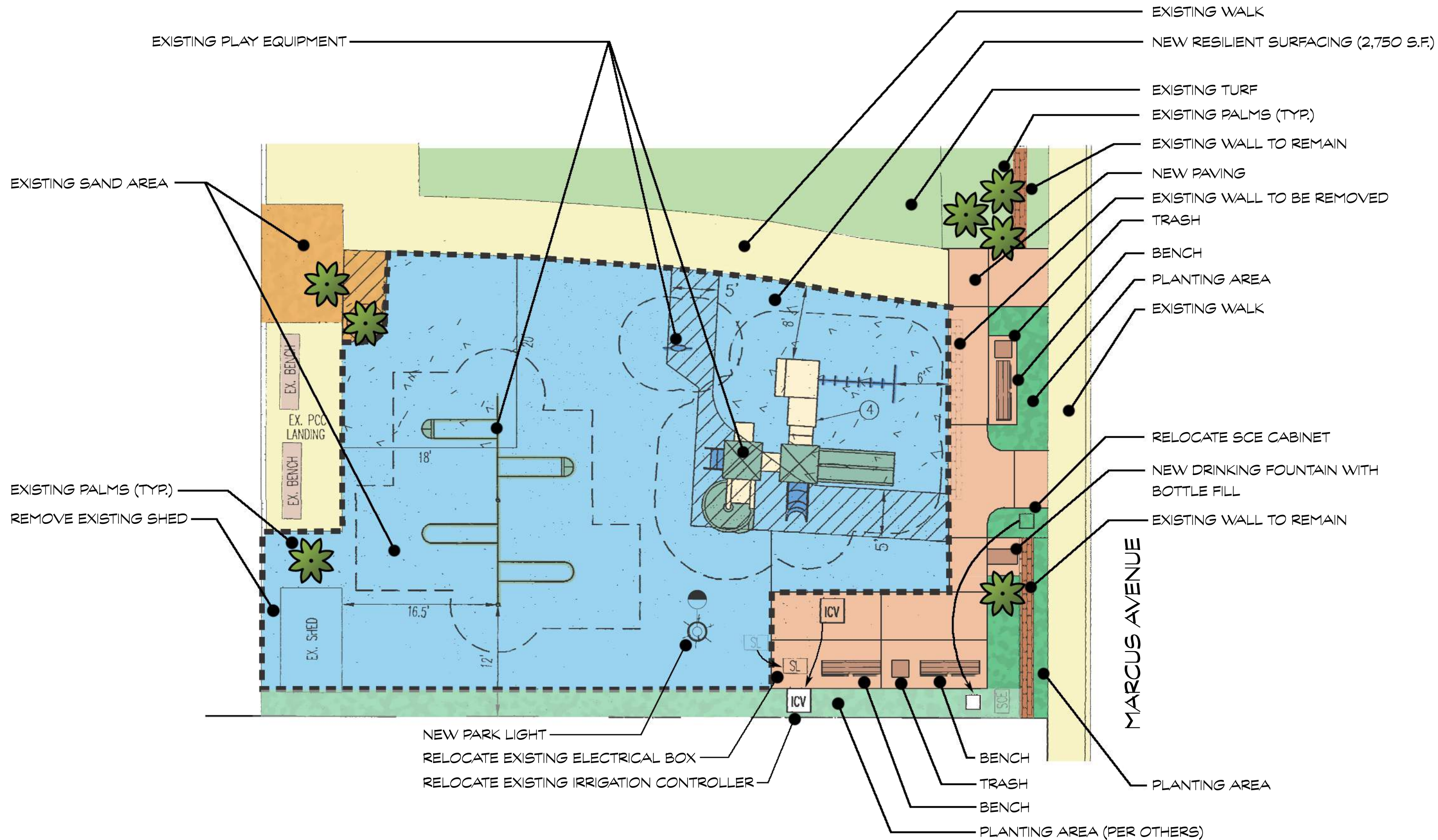
01/31/2019



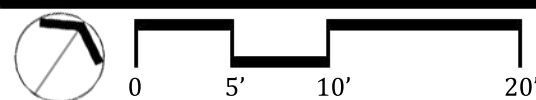
CONCEPTUAL SITE PLAN - OPTION #1
NEWPORT ISLAND PARK
CITY OF NEWPORT BEACH, CALIFORNIA

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Exhibit B 2 of 2



02/04/2019



CONCEPTUAL SITE PLAN - OPTION #2

NEWPORT ISLAND PARK
CITY OF NEWPORT BEACH, CALIFORNIA

Exhibit C

Newport Island Park Survey

Total Ballots Mailed out: 150

Total Ballots Received: 48

Option 1 42%

Option 2 58%

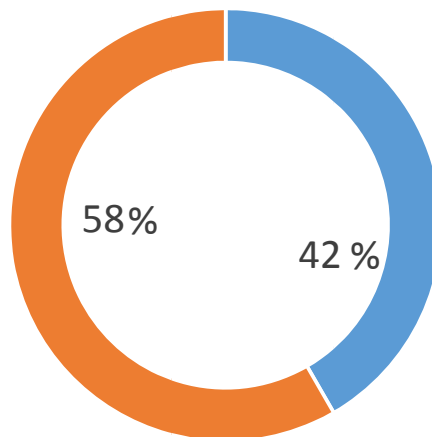
20 Votes for Option 1

Reduces sand play area slightly, reconstructs and slightly expands the rubberized surfacing, entry to park and seating areas, upgrades water fountain, and landscaping.

28 Votes for Option 2

Removes all sand in play area, replaces entire play area with rubberized surfacing, reconstructs entry to park, and seating areas, upgrades water fountain, and landscaping.

Survey Results



■ Option 1 ■ Option 2

results as of 3/25/19

Exhibit D



Assistant City Engineer Mike Sinacori talks about possible improvements for Newport Island Park during a community meeting Wednesday at the park, while longtime local Jim Miller (center) and other residents listen and pitch in with ideas and concerns.

— Photo by Sara Hall ©

More than a dozen residents attended a community meeting Wednesday about proposed renovation of Newport Island Park.

It's a great turnout, Assistant City Engineer Mike Sinacori noted. It shows how much locals care about this park and the community, he added.

"They said their peace and whatever happens, happens," Miller said.

Renovation of the small, local park in West Newport was tabled at a Parks, Beaches & Recreation Commission meeting last month until more research and community outreach is conducted, primarily centered around health concerns about whether to use sand or a rubber mat in the play area.

PB&R commissioners voted 7-0 on Feb. 5 to continue the rehabilitation of Newport Island Park until a future meeting.

At the PB&R meeting, longtime resident Jim Miller mentioned potential health concerns associated with the sand, where he, and other residents, claim cat feces and urine have been found. Miller said he once shoveled up five scoops of cat feces.

On Wednesday, Miller said some residents were leaning toward sand, but it could go either way. As long as the community is informed and is able to provide their input, then it works out fine, he added.

"They said their peace and whatever happens, happens," Miller said.

Wednesday's discussion included questions about sand, rubber mat, swing styles, sidewalk, landscaping, and more.

The project includes two main design concepts, approximately \$285,000 to \$300,000, option one includes replacing the sand in the area with play equipment and option two includes replacing the sand with a rubberized resilient surface.

A revised plan will likely return to PB&R on the first Tuesday of April or May, then, if a project is approved, on to City Council in early summer and staff hopes to hit the ground running in fall.

Miller and city staff encouraged residents to attend the upcoming meetings to share their opinions.

For more information, call Public Works Department at (949) 644-3311 or visit newportbeachca.gov/government/departments/public-works/capital-improvement-program/newport-island-park

The city is considering several rehabilitation design concepts for Newport Island Park.
— Photo by Sara Hall ©

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**Balboa Island Trees
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Harbormaster's Report

Leave a Reply

Exhibit E



CITY OF NEWPORT BEACH
Parks, Beaches & Recreation Commission
Tuesday, April 2, 2019 — 6:00 pm
City Council Chambers — 100 Civic Center Drive
Newport Beach, CA 92660

PUBLIC NOTICE

The PB&R Commission will meet on **Tuesday, April 2, 2019 at 6:00 pm** in the City Council Chambers to review and make recommendations related to the park design and amenities associated with the Newport Island Park Improvements. The proposed park concept includes: renovating the rubberized surfacing, hardscape updates, new seating areas, water fountain, landscaping and sand replacement. **Please return resident surveys to Public Works by March 29, 2019.**

For more information, please call Patrick Arciniega in Public Works Department at 949-644-3347. If you are unable to attend the meeting, but would like to provide comments to the Commission, please e-mail recreation@newportbeachca.gov.

Project Information: For more information, please visit our website: newportbeachca.gov/newportislandpark

Project Location: Newport Island Park located at Marcus Avenue and 39th Street



**City of Newport Beach
Public Works
100 Civic Center Drive
Bay D
Newport Beach, CA 92660**

**«Owner First Name:» «Owner Last Name:»
«Mail Address:» «Mail Street:»
«Mail City:», «Mail State:» «Mail Zip:»**