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Civic Center  
1950 Parkside Drive  
Concord, CA 94519  
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**Regular Meeting of the  
Concord Parks,  
Recreation, and Open  
Space Commission**

Wednesday,  
June 13, 2018

7:00 p.m.

Council Chambers  
1950 Parkside Drive

Information for the public on participation at Commission meetings can be found on the back of the Speaker Identification Card located near the Council Chamber or meeting facility entrance. Should you have any questions after consulting the Speaker Identification Card, please contact staff prior to the meeting.

**AGENDIZED ITEMS** – The public is entitled to address the Commission on items appearing on the agenda before or during the Commission’s consideration of that item. Each speaker will be limited to approximately three minutes.

**1. OPENING**

**Roll Call**

**Pledge to the Flag**

**2. PUBLIC COMMENT PERIOD**

This is a fifteen minute Public Comment Period for items within the Commission’s subject matter jurisdiction that are not on this agenda. Each speaker will be limited to approximately three minutes. State law prohibits the Commission from acting at this meeting on any matter raised during the Public Comment Period.

**3. CONSIDERATION ITEMS**

The public is entitled to address the Committee on items appearing on the agenda before or during the Commission’s consideration of that item. Each speaker will be limited to approximately three minutes.

- a. **Bicycle Playground Concept – Informational Presentation**  
Introduction by Steve Voorhies, Director of Parks & Recreation  
Presentation by Kristen Riker, Project Manager, 511 Contra Costa
- b. **Tournament Sports Complex Report and Conceptual Plan Process Review –**  
Introduction by Steve Voorhies, Director of Parks and Recreation  
Report by Victoria Walker, Consultant

**4. CORRESPONDENCE**

**5. ANNOUNCEMENTS**

**6. ADJOURNMENT**

**Next Meeting: Regular Meeting**  
**Date: 07/11/18 – 7:00 PM**

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS** - The Council Chamber is equipped with a T-Coil Hearing Loop. This system allows “T” coil reception of the audio proceedings. Please switch your hearing aid or cochlear device to the “T”, “T” Coil or telephone position. If you would like better audio reception, a loop receiver that picks up the audio loop is available from the City Clerk.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.



## Staff Report

**Date:** June 13, 2018

**To:** Parks, Recreation, and Open Space Commission

**From:** Steve Voorhies, Director of Parks and Recreation

**Prepared by:** Steve Voorhies, Director of Parks and Recreation  
[steve.voorhies@cityofconcord.org](mailto:steve.voorhies@cityofconcord.org)  
(925) 671-3202

**Subject:** **Bicycle Playground Concept – Informational Presentation**

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### Report in Brief

An initial vision to explore the concept of creating a Bicycle Playground located in an existing Concord park is being presented through this brief report and a PowerPoint presentation.

### Recommended Action

Listen to the Bicycle Playground Concept informational presentation. Ask questions to clarify understanding and provide relevant feedback including suggestions for next steps up and recommendations that project proponents may consider to further develop the concept.

### Background

511 Contra Costa staff provided the following background information to help create a basic understanding of the concept:

#### Street Smarts Diablo Bicycle Playground

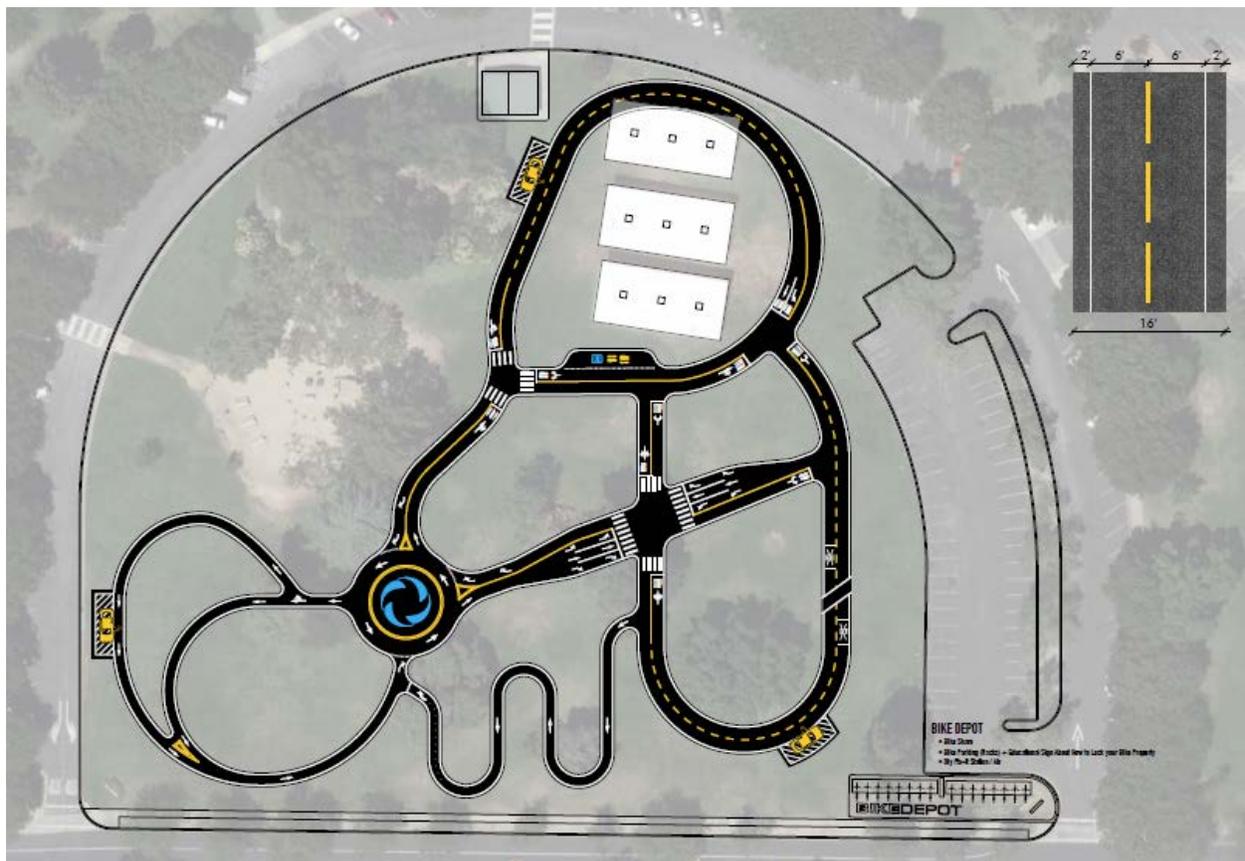
Street Smarts Diablo, 511 Contra Costa's central county Safe Routes to Schools program, is working with the Contra Costa Transportation Authority (CCTA) to create a Bicycle Playground in Concord. A bicycle playground is a permanent, hands-on bicycle training facility fully contained within an existing park.

Designed like a miniature city street-scape, the playground would provide a safe place for children to ride bikes and learn the rules-of-the-road. The park would consist of small roads that weave in and around landscaped areas with small scale versions of real-life traffic features such as mini signals, traffic signs, road markings, bus stops, bike lanes, train tracks, etc.

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The bicycle playground would be the first of its kind in the region and is expected to be completed via private-public partnership.

In addition to open and free public use by individuals and families, a bicycle playground could provide many programming possibilities for the City of Concord. Educational activities such as school field trips and youth/teen/adult classes on bike maintenance, learning to ride, city riding, etc. could be offered. Recreational opportunities also exist for community biking events, safety fairs, and private party rentals.



### Analysis

Concord is fortunate to have a dynamic park system and as expressed in the city's *Mission, Vision and Values (MVV)*, seeks to join with our community to make Concord a city of the highest quality. In the spirit of MVV, Parks and Recreation staff believe concepts such as a Bicycle Playground merits a thorough discussion about viability in the interest of sustainably making the most of the community's parks, open spaces and recreation assets. Over the last several years, innovative amenities such as pickleball courts and disc golf have been embraced through partnerships and collaborative relationships.

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Last year, the City of Concord was approached by staff from the 511 Contra Costa (511contracosta.org) and Streets Smarts Diablo (streetsmartsdiablo.org) programs which operate with funding from several sources including the Contra Costa Transportation Authority. They presented an idea to completely fund the construction of a bicycle playground designed to improve children's bicycle safety on a unique miniature street-scape built at an appropriate city park in Contra Costa County. To our knowledge, there are no bicycle playgrounds in the region currently serving the general public.

The concept was well received by staff from the Parks & Recreation and Public Works Departments and resulted in an initial staff level discussion about goals, objectives and expectations. One of the primary issues was identifying suitable location(s) within the Concord park system where an amenity like a bicycle playground would be beneficial, complement existing park uses and provide proximity to roadway bike lanes, schools, and trails. After evaluating other central county locations, the 511 Contra Costa project management team indicated the City of Concord had emerged as the frontrunner for a potential bicycle playground. More specifically, Concord Community Park was identified by as a potential location to explore more thoroughly.

A well designed bicycle playground has the potential to provide a unique opportunity to all bike riders with an emphasis on children to learn to ride safety at a very unique facility. The concept also aligns with the goal to enhance Concord's leadership as a bicycle and pedestrian friendly community. While City staff are in favor of the concept, it's important to note that discussions have been very preliminary and no promises have been made. Details such as obtaining "real world" cost estimates for a project of this magnitude still need to be developed, along with defining expectations for ongoing maintenance, replacement and programming. From a programmatic standpoint, partnering with Concord based schools and community based organizations are promising elements.

City staff have been informed that during the February 8, 2018 TRANSPAC meeting, an informational presentation was provided to introduce the concept to their board. Staff also suggested the 511 Contra Costa team attend a future Parks, Recreation and Open Space Commission meeting to deliver an informational presentation on the concept and provide an opportunity for the commission members to ask questions and provide feedback.

Concord is fortunate to have a dynamic park system, and as expressed in the city's *Mission, Vision and Values*, seeks to join with our community to make Concord a city of the highest quality. In the spirit of MVV, Parks and Recreation staff believe concepts such as a Bicycle Playground merits a thorough discussion about viability in the interest of enhancing quality of life for Concord residents and throughout the region.

Staff will continue to provide status updates on this topic as it is evaluated and explored. At some point, Concord's Council may be asked to weigh in on the subject.

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**Financial Impact**

The City of Concord has an extensive park and open space system with considerable deferred maintenance issues. Major repurposing of developed city parkland may have significant financial impacts depending on how particular large scale park amenity projects are approached. Greater understanding is needed in the following areas:

1. Vision for funding the design and construction of the proposed amenity.
2. Understanding the maintenance and replacement needs, including anticipated expenses and how they would be funded.
3. Creating a sustainable structure for successfully programming and staffing the facility.
4. Expectations for establishment and enforcement of rules and regulations to ensure safe operations. For example, would skateboards and scooters be allowed?

**Public Contact**

The Agenda was posted.



## Staff Report

**Date:** June 13, 2018

**To:** Parks, Recreation, and Open Space Commission

**From:** Victoria Walker, Consultant

**Reviewed by:** Steve Voorhies, Director of Parks and Recreation

**Prepared by:** Victoria Walker, Consultant  
[Vrtwalker8992@gmail.com](mailto:Vrtwalker8992@gmail.com)  
(925) 366-7654

**Subject:** Tournament Sports Complex Report and Conceptual Plan Process Review

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### Report in Brief

Staff requests Parks, Recreation and Open Space Commission comments on the proposed process to prepare a report and conceptual plan for the Tournament Sports Complex component of the Concord Reuse Project.

### Recommended Action

Parks, Recreation and Open Space Commission will review and provide comments to staff on the proposed process to prepare a report and conceptual design plan for the Tournament Sports Complex as envisioned in the CNWS Area Plan as outlined in this staff report.

### Background

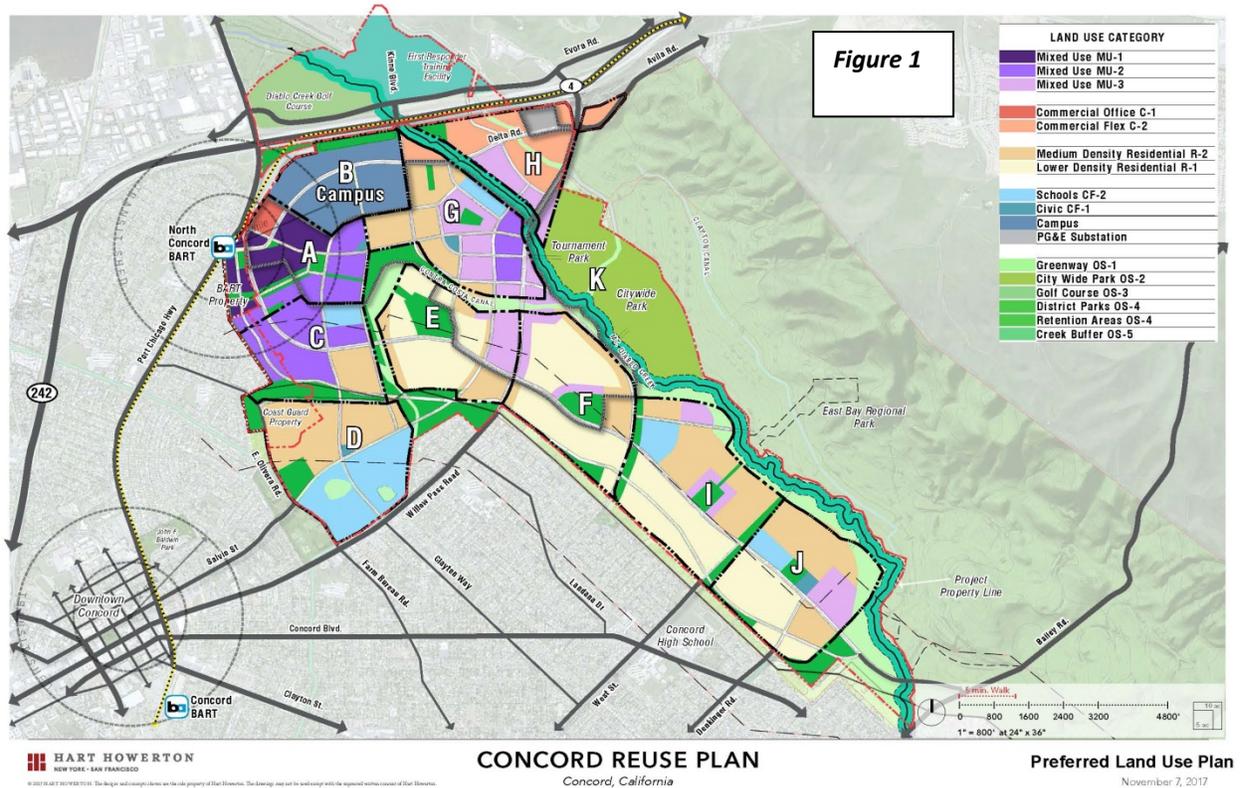
The City is currently working with a Master Developer, Lennar Concord, LLC (Lennar/Fivepoint), to prepare a Specific Plan for approximately 2,300 developable acres of the 5,028-acre property formerly known as the Inland Area of the Concord Naval Weapons Station (CNWS).

A site of approximately 65 acres is planned for a tournament sports complex. As described in the 2012 CNWS Area Plan, the tournament sports complex “will host youth and amateur-level sports tournaments and include a large indoor facility or outdoor stadium for youth or tournament. Complementary uses in neighboring parts of the...

district may provide food and lodging to users of the facility and visitors. Concessions and parking would be provided as appropriate.”

The CNWS Area Plan also includes a 100- acre City Wide Park adjacent to the tournament sports complex that “will accommodate a variety of active recreational activities, providing sport courts and fields, picnic and seating areas, restrooms, and possibly cultural facilities.”

The current preferred Specific Plan draft under evaluation is included below as Figure 1. The proposed Tournament Sports Complex and City Wide Park are located in planning area K.



The preparation of the CNWS Specific Plan and its Environmental Impact Report requires additional information to be generated about the proposed tournament sports complex (TSC) component. This information would be based on a conceptual design plan and report on the preferred TSC program, and will include estimated construction, operational and long-term maintenance costs. The report would facilitate the Specific and Infrastructure planning efforts, identifying likely connection locations for access points, levels of service needed for the various infrastructure to serve the facility and City Wide Park, and other similar information to inform the Reuse Project planning process currently underway.

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The City, through its Local Reuse Authority, intends to select a qualified consultant to conduct the TSC report, including the preparation of 2 alternative conceptual plans. The Parks and Recreation Department is leading the effort to hire a qualified consultant/consulting team to conduct the TSC report via a Request for Proposals process. As currently envisioned by staff, the Parks, Recreation and Open Space Commission (PROSC) will have oversight of this process and make final recommendations to the City Council on the TSC report and conceptual plan that is prepared. A description of the proposed process to prepare the TSC report and conceptual plan has been provided below for review and comment by the PROSC.

### **Analysis**

The City of Concord has long been a residential destination for families, resulting in a high demand for community-serving sports facilities and youth sports venues. The City maintains numerous public parks and several high quality recreation facilities, but demand for sports fields for soccer, softball, football, and other recreational activities is inevitably greater than the current supply. With a population of over a million people, Contra Costa County as a region has limited access to larger scale sports tournament venues.

The City is keenly aware of the community's growing youth and adult sports programs and the need for additional athletic/sporting fields, stadiums and other facilities to accommodate a wide variety of recreational programs and sporting events. A large scale TSC at the former CNWS, as the community envisioned in the Area Plan, would not only serve the recreational needs of the region, but could also provide economic development opportunities for new recreation-serving commercial uses.

Preparation of a report on the conceptual design and program of a TSC, as envisioned by the CNWS Area Plan, will facilitate and possibly expedite the development of a TSC and City Wide Park by informing the Specific Planning process with a more detailed, accurate and comprehensive City vision for the facility.

Proposed Consultant Selection Process. All proposals will be initially evaluated by a staff team for completeness. The top 2 – 4 proposals will be referred to a Selection Committee, composed of two members of PROSC and the Director of Parks and Recreation. Selected finalists will be required to present their proposals to the Selection Committee, which will then make a recommendation on the preferred consultant proposal to the City Council.

Proposed TSC Report and Conceptual Plan Process. The selected consultant will work under the general direction of the Director of Parks and Recreation and the Project Manager to prepare a conceptual design plan and report on the preferred TSC program, and will include estimated construction, operational and long-term maintenance costs. The consultant will prepare reports and participate in public meetings to provide the following in a TSC report:

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- Assess the current and potential recreational demand that could be met by a TSC via interviews with Concord community-serving sports/athletic organizations and others;
  - Describe the features and attributes of a successful TSC and the potential benefits it could provide, including sustainable recreation, tourism, and economic development opportunities;
  - Describe the best practices for development, operation, and maintenance of TSCs, including appropriate examples of existing TSCs at an agreed upon level of detail;
  - Identify the recommended programmatic and operational components of a TSC at the site;
  - Based on the recommended TSC program, prepare a TSC conceptual design plan plus at least one alternative design plan for the site;
  - Identify the estimated cost and funding opportunities/options for the construction, operation and long-term maintenance of the conceptually planned facility, including public/private partnerships;
  - Provide information needed to inform the overall Infrastructure portion of the Concord Reuse Project Specific Plan including: location and type of infrastructure needed to support the TSC conceptual plan and alternative, the infrastructure levels of service, the types of activities anticipated, and infrastructure connection locations to the adjacent City Wide Park and other uses;
  - Provide recommendations/locations for potential ancillary development opportunities (and resulting infrastructure needs) around the proposed TSC such as recreation-serving businesses or facilities.

Public Participation and Community Outreach. The consultant will lead meetings to interview stakeholder groups such as existing community-serving sports/athletic organizations, Lennar, and Parks and Recreation staff. The consultant will provide presentations on the project at public meetings before the PROSC at selected points as the project Work Program is completed. The first PROSC meeting on the topic would be held to gather input from on the TSC project from the community at large. The PROSC will ultimately be asked to provide a recommendation on the final draft TSC report and conceptual design plan to the City Council.

The consultant will provide one or two presentations of the draft conceptual design plan (and alternative) and report to the City Council (or a joint meeting with the City Council and Planning Commission) for review and consideration.

### **Public Contact**

The Agenda was posted.