

Conejo Recreation & Park District

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Jim Friedl

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GENERAL MANAGER EMERITUS
Tex Ward

DATE: April 3, 2014
TO: Board of Directors
FROM: Jim Friedl, General Manager
SUBJECT: **Environmental and Design Services for Sapwi Trails Community Park - Update**

RECOMMENDATION

Receive and file report.

BACKGROUND

In July 2013, the District entered into a contract with RRM Design Group (RRM) in the amount of \$106,554 for Phases 1 and 2 of environmental and design services for Sapwi Trails Community Park (formerly Lang Ranch Community Park – see March 6, 2014 CRPD approved Board report <http://www.crpdc.org/civica/filebank/blobdload.asp?BlobID=8620>). Since that time, RRM:

- Held on-site tours with staff, consultant team, and user groups
- Presented to CRPD draft Site Plan
- Met with City of Thousand Oaks Planning and Public Works staff
- Visited the site numerous times with consultant team
- Continued to review and update existing technical studies
- Presented final Site Plan
- Worked on preparing the Initial Study and Mitigated Negative Declaration

From these efforts, RRM has further refined the conceptual plan (see attached).

The Site – Sheet 1

Sapwi Trails Community Park (Sapwi Trails) project includes 44 developed acres supporting a number of generally passive recreational activities such as hiking, biking, disc golf, and permitted activities and events such as model glider flying and high school cross-county meets. Overall, Sapwi Trails is comprised of a neighborhood park, open areas, an outdoor classroom, interconnecting multi-use trails, distinct activity areas containing several recreational amenities, as well as ancillary facilities such as parking lots and restrooms. The following provides a summary description of Sapwi Trail's distinct activity areas.

Neighborhood Park – Sheet 2

Located at the corner of Erbes Road and Scenicpark Street, the Neighborhood Park features pervious, paved 42-space parking lot, seatwalls at the pedestrian entry plaza, natural play area, boulder garden, restroom, beginner bike pump track, group picnic shelter, accessible pathways, and practice disc golf basket. Multi-use trails connect to the Sapwi Trails' network: one, north of Lang Creek, follows the Creek to Avenida de los Arboles Staging Area; the other access trails over a single span pedestrian bridge over the Creek.

Avenida de los Arboles Staging Area – (Arboles Staging) – Sheet 3

Located immediately south of Avenida de los Arboles, this area will serve park users accessing Sapwi Trails from the north. A new driveway off Avenida de los Arboles will connect to the parking lot and provide right-in/right-out vehicle access. Arboles Staging features a 28-space pervious, paved parking lot with turnaround, picnic areas, restroom, and features access to the Tee Box of disc golf Hole One. Multi-use trails connect with the remainder of the Sapwi Trails' network via two single span pedestrian bridges.

Westlake Boulevard Staging Area – (Westlake Staging) – Sheet 4

The Westlake Staging Area, located on the southeastern portion of Sapwi Trails and northwest of Westlake Boulevard, will serve park users accessing the park via Westlake Boulevard. Westlake Staging includes a 60-space pervious, parking lot with turnaround, restroom, landscaping, interpretive exhibits, individual and group picnic areas. These features will be interconnected via an accessible pervious, paved walkway. The existing driveway and access road off Westlake Boulevard, with right-in/right-out vehicle access, will connect to the parking lot providing vehicle access to the Westlake Staging Area. Multi-use trails connect with the remainder of the Sapwi Trails' network.

Westlake Upper Terrace (Terrace) – Sheet 5

Westlake Upper Terrace, located on the southeastern portion of the park, will serve as a permitted use venue within the park's hiking and biking circulation system. Permitted activities and events contemplated, but are not limited to, include non-motorized model glider flying and high school cross-county meets. The Terrace features an open area suitable for non-motorized glider launching, a landing area surfaced with synthetic turf, picnic areas, viewing benches, restroom, and a gravel parking lot capable of holding roughly 76 cars and eight school buses. The existing driveway off Westlake Boulevard will connect to the parking lot and provide vehicle access to the Westlake Upper Terrace via a locked gate located on the driveway approach.

Bike Park – Sheet 6

The Bike Park, located in the Park’s north-central portion and south of Lang Creek will be enclosed by a split rail perimeter fence. Amenities and facilities will include bicycle terrain and obstacle features, viewing areas, a bicycle staging and repair station, and low-impact development features such as water capture. Two ADA parking spaces are provided east of the Bike Park. Sheet 6 represents a conceptual plan or ‘place-holder’ design. Local volunteer user groups will construct the Bike Park based upon design criteria set forth in the future construction design guidelines. A series of stand-alone Bike Skills Stations along and set-off from the multi-use trail west of the Bike path are individual riding elements used for skill development. The stations will likely include beams, bridges, ramps, or boulders.

Next Steps

RRM is nearing completion of the Draft IS/MND, and expects to distribute the Draft IS/MND for public review in the beginning of May 2014, responding to comments by the beginning of June 2014, with the intent of presenting to the Board on July 17, 2014.

Upon adoption of the MND, volunteer constructed areas (such as the non-motorized glider area) can commence work without design development and bidding.

As the current contract is structured so that the District is only obligated for RRM to complete Phases 1 (Project Initiation) and 2 (Environmental Assessment and Technical Studies, Initial Study/Mitigated Negative Declaration, and Administration and Processing) of the contract, staff will provide a recommendation for further action.

Project Financial Status:

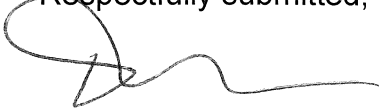
FY 13/14 BUDGET	
BUDGET	
CIP budgeted funds	\$ 180,000
Carryover funds from FY 12/13	\$ 19,000
TOTAL BUDGET	\$ 199,000
FY 13/14 COSTS	
PAID TO DATE (as of 3/25/14)	
RRM Design Group	\$ 38,672
Biologists	\$ 11,717
Misc	\$ 220
TOTAL PAID TO DATE	\$ 50,609
PROJECTED COSTS**	\$ 67,882
Phase 1 and Phase 2	
FY 13/14 CURRENT BALANCE	\$ 80,509

**Estimated Fees for Phase 3 (Design Development - \$60,820), Phase 4 (Construction Documents - \$181,608), Phase 5 (Construction Support - \$25,880) – total \$262,558. Optional Tasks total \$45,150

STRATEGIC PLAN COMPLIANCE

Meets 2013 Strategic Plan Element 2.3: Maintain the 10-Year Capital Improvement Plan. Regularly update the 10-Year Capital Improvement Plan to prioritize projects and effectively plan and allocate future resources. Update plan every two years as part of the Budget process.

Respectfully submitted,



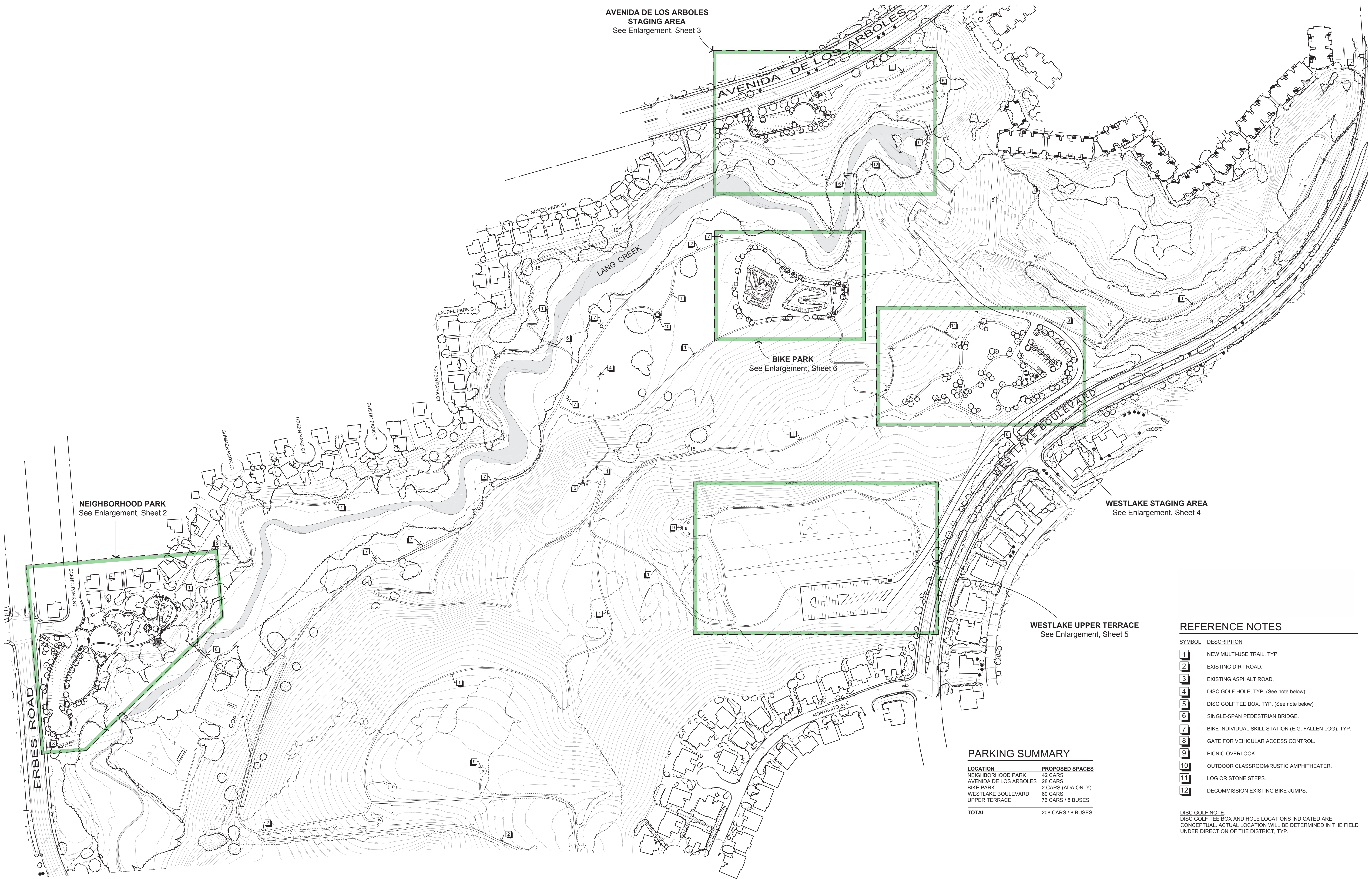
T. P. Hare
Parks and Planning Administrator

Prepared by:



Denise Johns
Park Planner

Attachments



AVENIDA DE LOS ARBOLES STAGING AREA
See Enlargement, Sheet 3

BIKE PARK
See Enlargement, Sheet 6

WESTLAKE STAGING AREA
See Enlargement, Sheet 4

NEIGHBORHOOD PARK
See Enlargement, Sheet 2

WESTLAKE UPPER TERRACE
See Enlargement, Sheet 5

PARKING SUMMARY

LOCATION	PROPOSED SPACES
NEIGHBORHOOD PARK	42 CARS
AVENIDA DE LOS ARBOLES	28 CARS
BIKE PARK	2 CARS (ADA ONLY)
WESTLAKE BOULEVARD	60 CARS
UPPER TERRACE	78 CARS / 8 BUSES
TOTAL	208 CARS / 8 BUSES

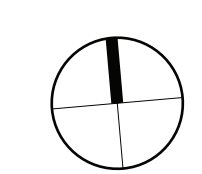
REFERENCE NOTES

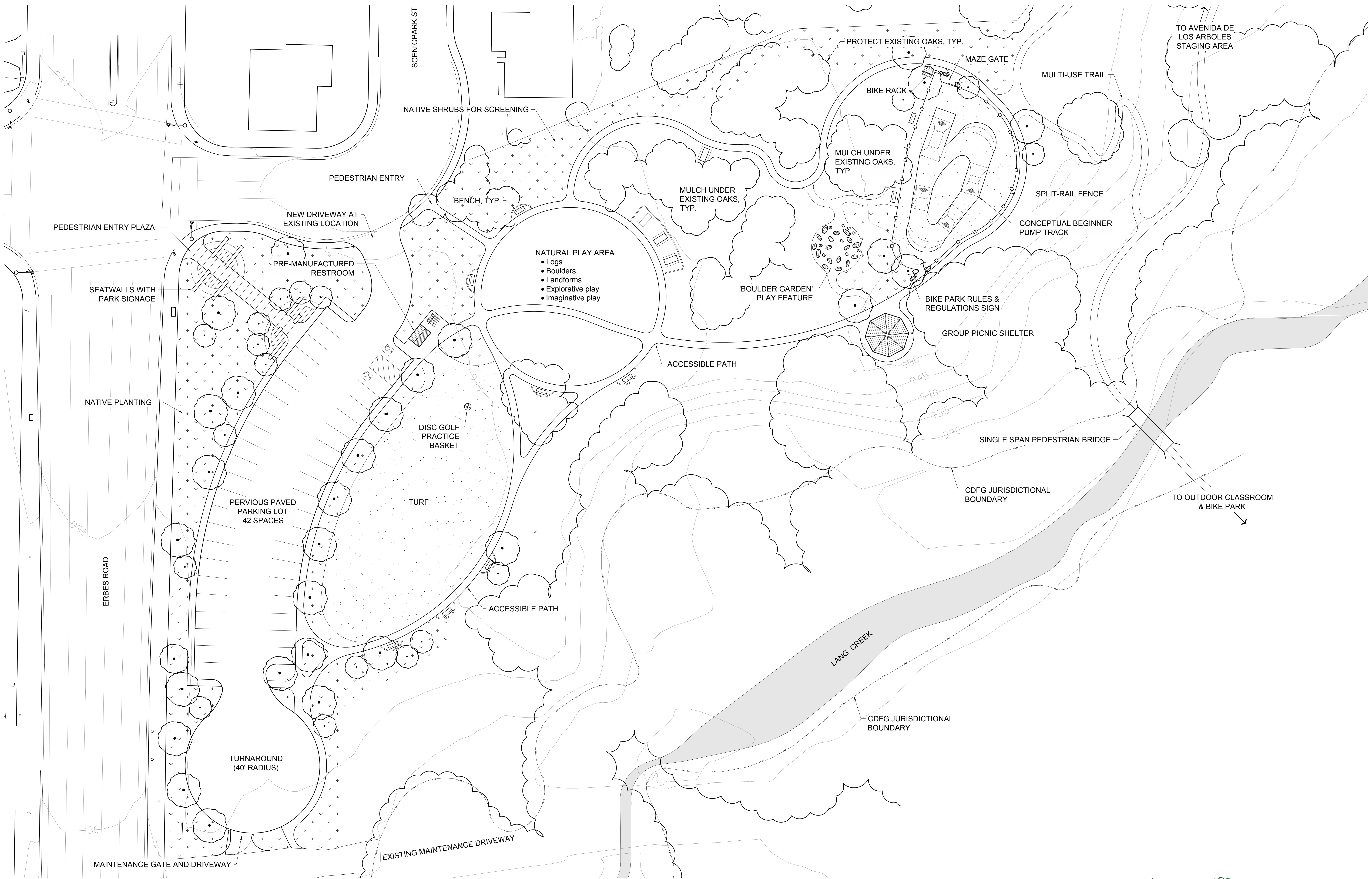
- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | NEW MULTI-USE TRAIL, TYP. |
| 2 | EXISTING DIRT ROAD. |
| 3 | EXISTING ASPHALT ROAD. |
| 4 | DISC GOLF HOLE, TYP. (See note below) |
| 5 | DISC GOLF TEE BOX, TYP. (See note below) |
| 6 | SINGLE-SPAN PEDESTRIAN BRIDGE. |
| 7 | BIKE INDIVIDUAL SKILL STATION (E.G. FALLEN LOG), TYP. |
| 8 | GATE FOR VEHICULAR ACCESS CONTROL. |
| 9 | PICNIC OVERLOOK. |
| 10 | OUTDOOR CLASSROOM/RUSTIC AMPHITHEATER. |
| 11 | LOG OR STONE STEPS. |
| 12 | DECOMMISSION EXISTING BIKE JUMPS. |

DISC GOLF NOTE:
DISC GOLF TEE BOX AND HOLE LOCATIONS INDICATED ARE CONCEPTUAL. ACTUAL LOCATION WILL BE DETERMINED IN THE FIELD UNDER DIRECTION OF THE DISTRICT, TYP.

Site Concept Plan | **SAPWI TRAILS COMMUNITY PARK**

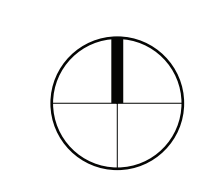
March 20, 2014

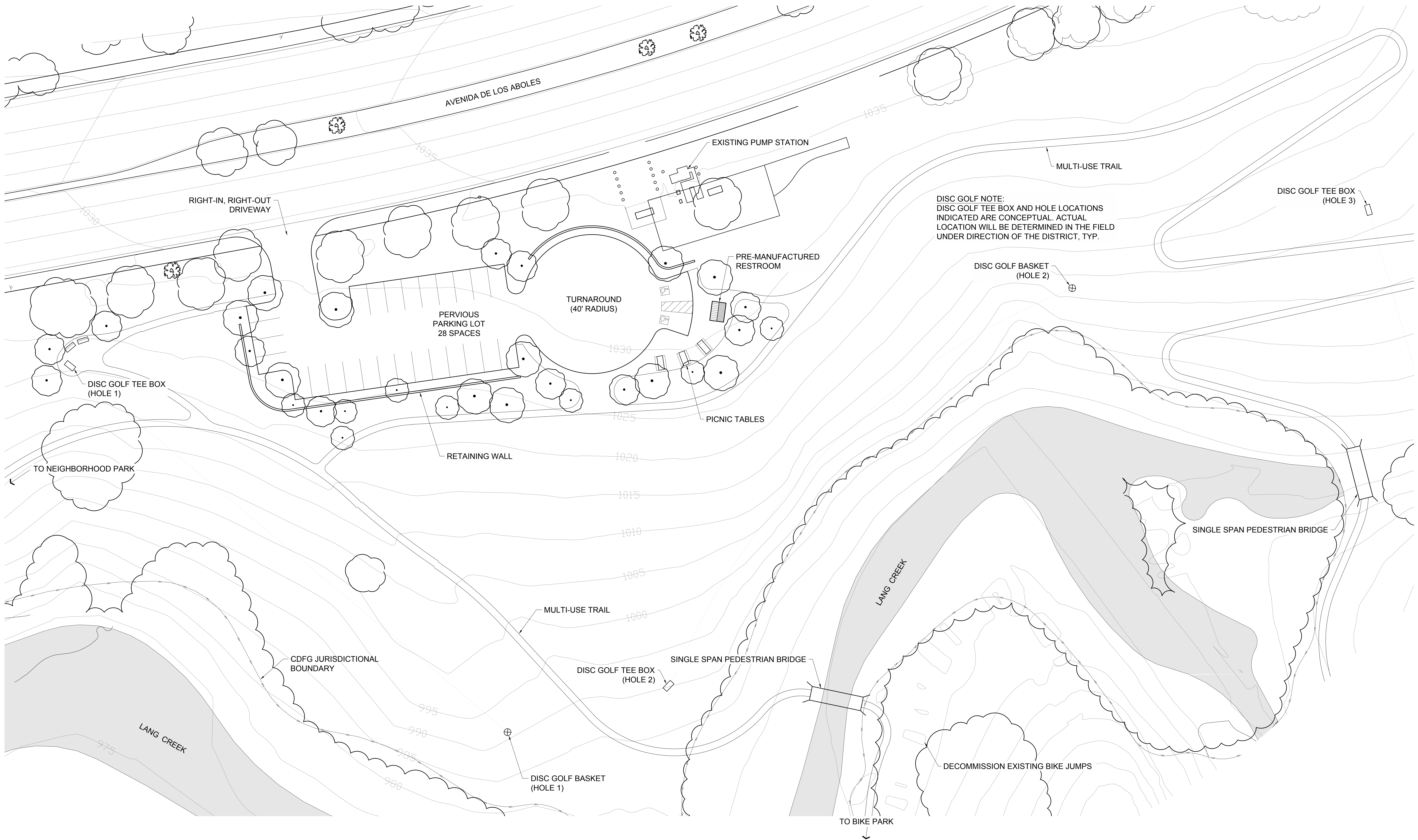




Neighborhood Park | SAPWI TRAILS COMMUNITY PARK

March 20, 2014

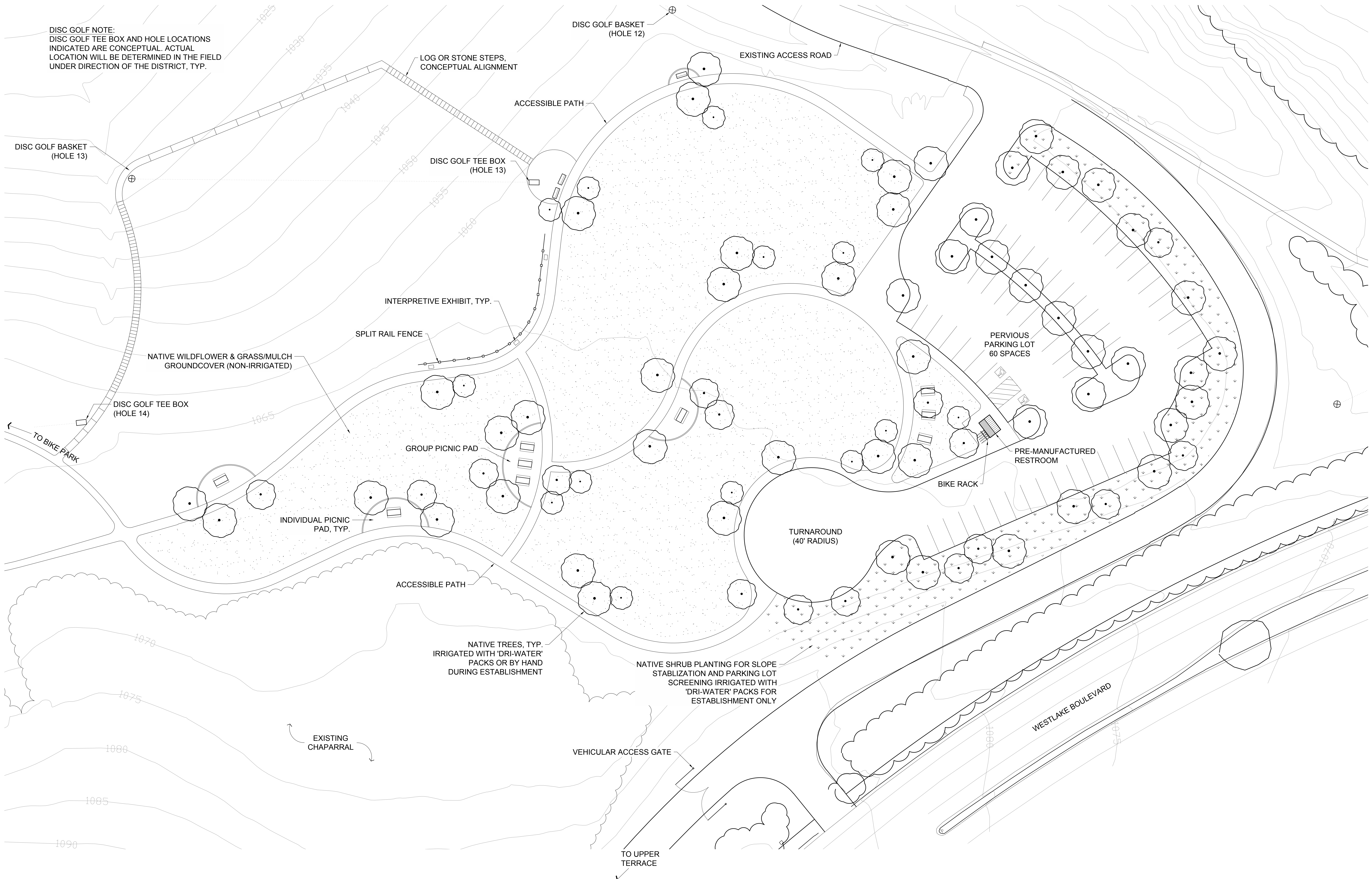




Avenida de los Arboles Staging Area | SAPWI TRAILS COMMUNITY PARK

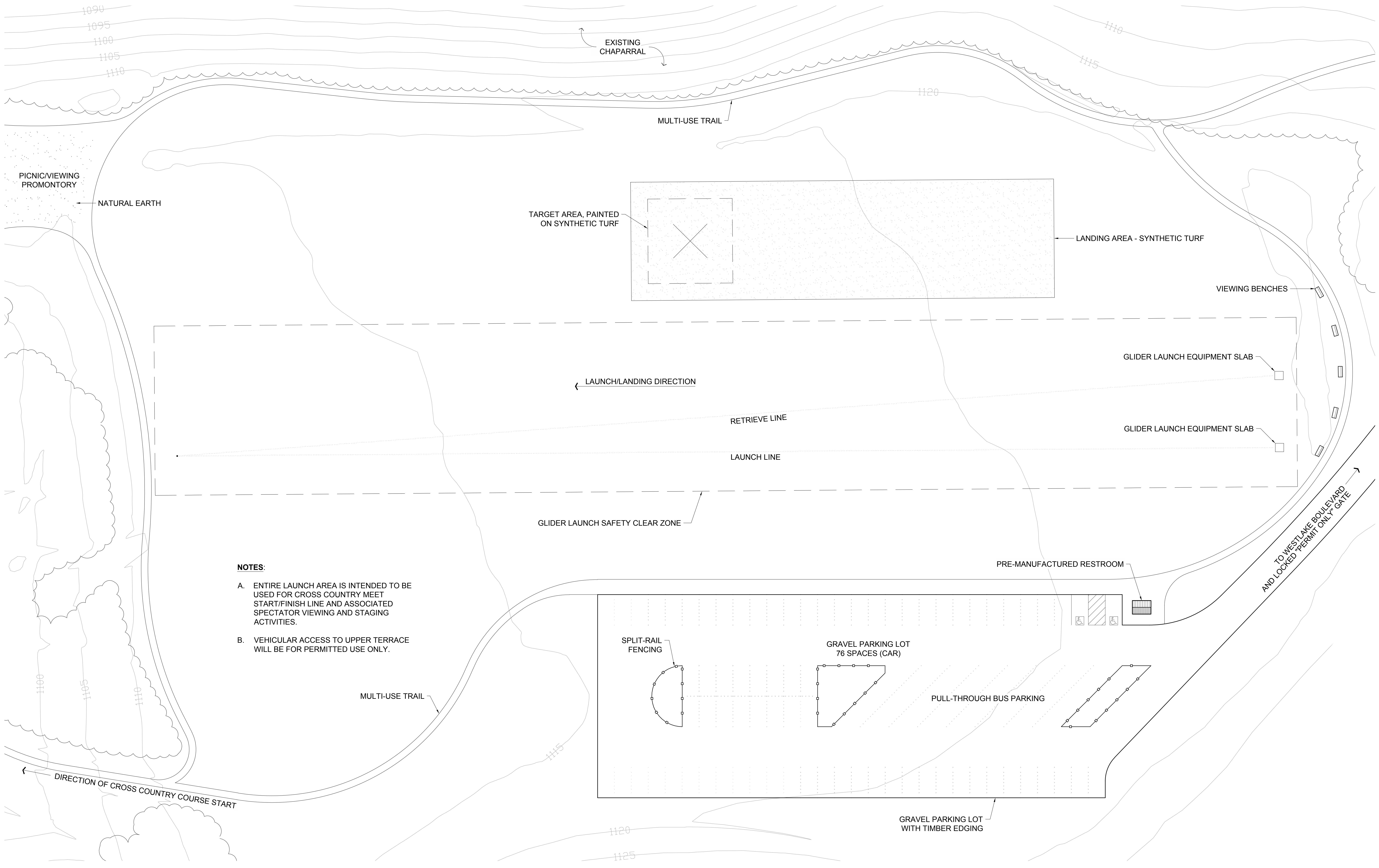
March 20, 2014

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Westlake Boulevard Staging Area | SAPWI TRAILS COMMUNITY PARK

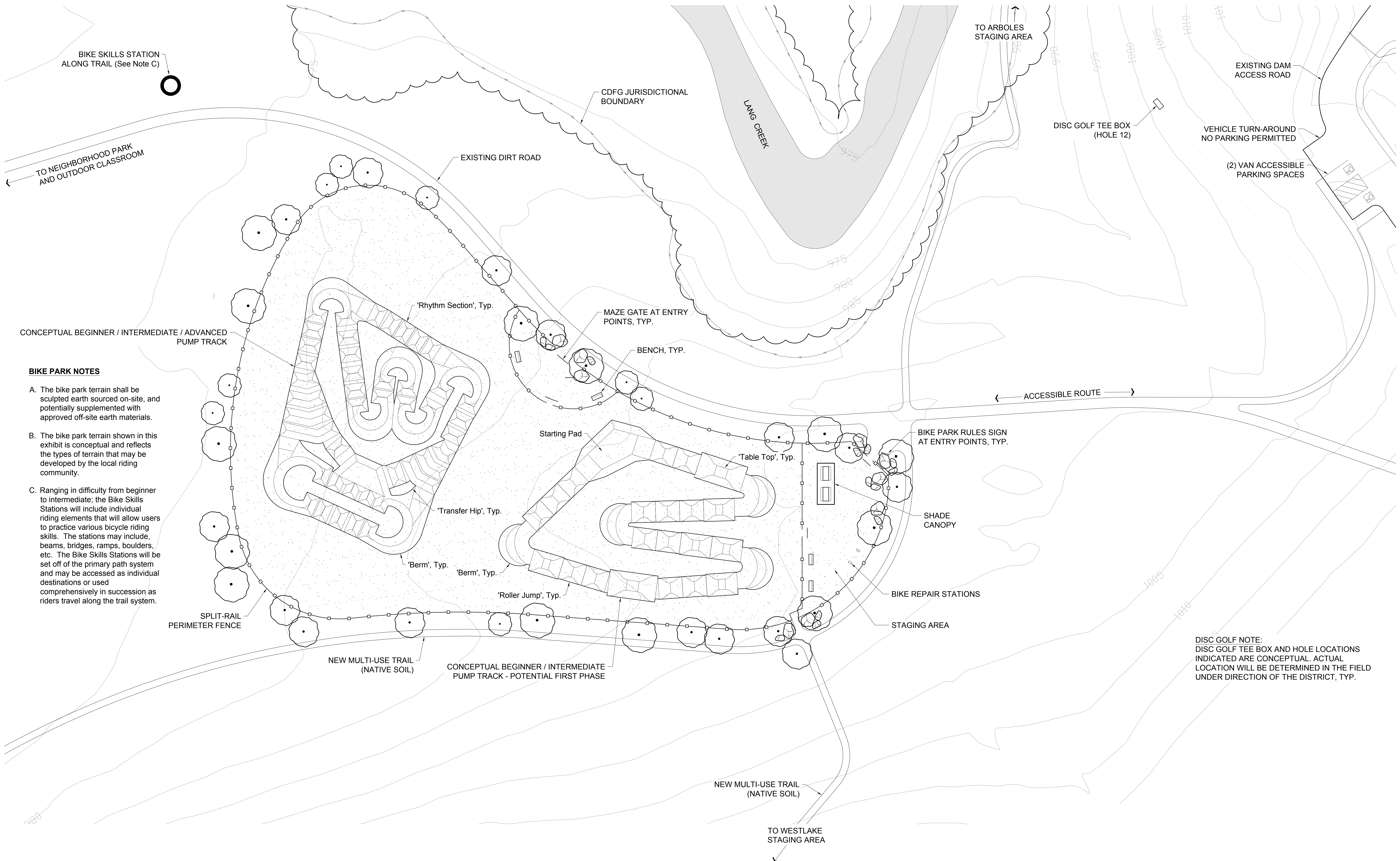
March 20, 2014



- NOTES:**
- A. ENTIRE LAUNCH AREA IS INTENDED TO BE USED FOR CROSS COUNTRY MEET START/FINISH LINE AND ASSOCIATED SPECTATOR VIEWING AND STAGING ACTIVITIES.
 - B. VEHICULAR ACCESS TO UPPER TERRACE WILL BE FOR PERMITTED USE ONLY.

Westlake Upper Terrace | SAPWI TRAILS COMMUNITY PARK

March 20, 2014



CONCEPTUAL BEGINNER / INTERMEDIATE / ADVANCED PUMP TRACK

BIKE PARK NOTES

- A. The bike park terrain shall be sculpted earth sourced on-site, and potentially supplemented with approved off-site earth materials.
- B. The bike park terrain shown in this exhibit is conceptual and reflects the types of terrain that may be developed by the local riding community.
- C. Ranging in difficulty from beginner to intermediate; the Bike Skills Stations will include individual riding elements that will allow users to practice various bicycle riding skills. The stations may include, beams, bridges, ramps, boulders, etc. The Bike Skills Stations will be set off of the primary path system and may be accessed as individual destinations or used comprehensively in succession as riders travel along the trail system.

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