

REPORT TO CITY COUNCIL

DATE: OCTOBER 22, 2008

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: AMY BRINK, DIRECTOR OF COMMUNITY SERVICES

SUBJECT: DISCUSSION OF THE RECREATION CENTER FEASIBILITY STUDY

On November 14, 2007, the City Council approved a professional services agreement with CWA, Inc. to perform a site feasibility study for the new Agoura Hills Recreation Center. The purpose of the study was to identify viable sites and their potential for becoming a recreation center. Working with city staff, CWA, Inc. identified twenty-one (21) sites within the City of Agoura Hills.

Each site's potential was evaluated considering a variety of characteristics including but not limited to, costs of acquisition, location, land mass, and most importantly, impacts on neighborhoods and the environment. To do so, CWA, Inc. utilized a weighted point system to rank the potential of the twenty-one (21) sites identified. When evaluating the site factors on each piece of land, the cost to acquire it, the grading requirements, the size, and the utilities available, all played an important role. Environmental factors evaluated the location in the city, proximity to complimentary programming (i.e., ball fields, playground, schools, etc.), traffic impacts, and pedestrian friendliness. The facility factor addresses the logistical elements of a new building, which include the allowable size, the open space that will be taken away by building a recreation center on that piece of land, the potential to expand and bonus programming opportunities. Lastly, there was an intrinsic factor included in the ranking system that was defined by City staff and took into account many factors such as programming and desirability of the sites from a local perspective. The intrinsic points in the study are based on the fundamental values of parks and recreation. In order for a recreation center to not only serve a purpose, but to be a destination for residents, it must have many unique characteristics. Those characteristics may include a grass area, play equipment, quiet places to sit, picnic tables, basketball courts, or a baseball field. The goal is to create a facility where all recreation components come together to create a wonderful destination and form a sense of community.

In conclusion, after scoring all twenty-one (21) sites, the site that received the most points, thereby ranking number one is Forest Cove Park. According to the City of Agoura Hills' Parks 1988 Master Plan, Forest Cove Park is a ten acre active park. Forest Cove Park is geographically divided into two sections, an upper and lower section. The lower section consists of a baseball field, play equipment, a basketball court, and is highly utilized. In contrast, the upper portion of the park is used more for passive activities, such as birthday parties and small gatherings. Because it has small rolling hills and cannot be used for any type of sport activity, it

has become an underutilized portion of the park from a recreation perspective. By comparison, if a recreation center was going to be placed at a park such as Chumash Park, there are several programs, including football, softball tournaments, and baseball leagues that would have to be relocated.

The City has made a commitment to create a recreation center with aesthetics that will conform to the natural beauty and contours of Agoura Hills which this community values. Forest Cove Park ranks high among the sites that were studied at length by the Community Services Sub-Committee. In combination with the intrinsic points, it becomes the number one choice of sites for the new Agoura Hills Recreation Center, which is to be a design project with the neighborhood in mind.

RECOMMENDATION

Staff respectfully recommends the City Council:

1. Approve the Recreation Center Feasibility Study, as prepared by CWA, Inc., and
2. Authorize staff to seek bids for architectural services to design the new Agoura Hills Recreation Center.

Attachments: City of Agoura Hills Recreation Center Site Selection

City of Agoura Hills Recreation Center Site Selection

Evaluation Matrix

Criteria		Site							Environmental										Facility						Points							
		Cost to Acquire	Ability to Acquire	Size	Shape Factor	Grading Required/ ADA Considerations	Utility Availability	Points	Rank	Oak Tree Impacts on Dev	Additional Environmental Considerations	Location in City	Accessibility	Zoning Compatibility	Proximity to Complimentary Programming	Traffic Impacts	Pedestrian Friendly	Adjacent Land Uses	Points	Rank	Allowable Size	Open Space	Parking	Potential to Expand	Orientation/sun angles	Bonus Programming Opportunities	Points	Rank	Sub total	Intrinsic Points	Total	Final Ranking
Site	Possible Points	50	50	35	35	35	25	230	10	10	20	15	15	20	25	20	20	155	50	35	35	25	15	25	185	570	100	670				
1	Yerba Buena	25	50	25	10	25	15	150	4	1	1	1	15	10	10	5	10	54	13	20	15	10	5	5	15	70	10	274	10	284	10	
2	Lake Lindero CC	0	0	15	5	25	20	65	17	5	1	1	5	15	10	10	10	67	10	25	35	25	15	15	20	135	2	267	0	267	12	
3	Agoura Rd-1	10	0	35	25	5	20	95	13	5	5	1	1	5	1	15	5	43	16	20	30	30	20	15	15	130	5	268	10	278	11	
4	Reyes Adobe Park	40	40	5	15	30	15	145	5	2	3	15	10	15	10	15	15	100	4	5	5	5	0	5	10	30	17	275	10	285	9	
5	Agoura Rd-2	10	25	20	20	10	20	105	10	2	2	2	1	5	1	15	5	38	17	30	30	25	20	15	15	135	2	278	20	298	7	
6	Forest Cove Park	50	40	25	30	25	20	190	1	6	5	15	15	15	15	10	15	116	1	40	25	20	15	15	20	135	2	441	90	531	1	
7	Morrison Park	50	40	5	10	25	15	145	5	2	2	15	10	15	15	10	10	94	7	15	5	5	0	10	5	40	16	279	10	289	8	
8	Agoura Rd East of Ladyface	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
9	Gateway Church Site- Portion	20	25	10	5	5	15	80	16	2	2	3	2	10	5	15	5	54	13	20	10	10	5	5	10	60	11	194	10	204	17	
10	Canwood-1	20	25	10	15	10	15	95	13	10	5	10	10	10	5	15	5	80	8	20	10	10	5	5	10	60	11	235	20	255	14	
11	Canwood- 2	10	25	20	25	5	15	100	11	2	2	10	10	10	5	15	5	69	9	30	20	20	20	15	15	120	7	289	30	319	5	
12	Chumash Park	50	30	30	30	25	20	185	2	5	6	15	10	15	20	5	15	111	2	50	30	30	20	15	20	165	1	461	60	521	2	
13A	Sumac Park	50	30	5	15	30	15	145	5	3	2	10	10	15	20	5	15	95	6	10	5	10	5	15	5	50	14	290	10	300	6	
13B	Sumac Park **	40	20	25	25	30	15	155	3	6	2	10	10	15	20	5	15	98	5	40	15	20	15	15	15	120	7	373	50	423	3	
14	Agoura H.S. Adjacent	20	40	10	10	0	10	90	15	5	1	15	10	10	20	5	15	101	3	5	30	5	0	5	15	60	11	251	0	251	15	
15	Old Agoura Park	50	20	10	20	25	20	145	5	5	1	4	5	15	5	5	10	10	60	11	5	5	5	0	10	20	45	15	250	0	250	16
16	Agoura Rd- East *	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
17	Agoura Village	10	10	20	20	20	20	100	11	10	2	1	10	5	0	15	5	53	15	50	0	30	10	10	10	110	9	263	0	263	13	
18	Roadside Site	5	20	25	25	25	20	120	9	8	1	2	10	5	5	15	5	56	12	40	20	30	15	15	5	125	6	301	20	321	4	
19	Existing Rec Location***	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
20	Chateau Hills Open Space	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
21	Ridgebrook Property	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18

* Dedicated Wildlife Corridor

** Ability to acquire a portion of adjacent school owned land

*** The Site is not available for stand alone use