

**CITY OF HUNTINGTON BEACH  
COMMUNITY SERVICES COMMISSION  
REQUEST FOR ACTION**

**MEETING DATE:** AUGUST 13, 2008  
**SUBMITTED TO:** COMMUNITY SERVICES COMMISSION  
**SUBMITTED BY:** JIM B. ENGLE, DIRECTOR, COMMUNITY SERVICES  
**PREPARED BY:** JIM B. ENGLE, DIRECTOR, COMMUNITY SERVICES  
**SUBJECT:** WORTHY COMMUNITY PARK MASTER PLAN

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**STATEMENT OF ISSUE:** There is a need to update the master plan for the portion of Worthy Community Park that previously incorporated the Pay N Play racquetball building.

**ANALYSIS:**

**History:** Worthy Community Park was dedicated in 1983. It is 12 acres located west of 17<sup>th</sup> and Main Streets, south of Huntington Beach High School. The city owns seven acres, and the Huntington Beach Union High School District owns five acres (see Attachment #1). The park is named after Norman L. Worthy, an employee of the City of Huntington Beach for 32 years and the original Director of the city's Parks and Recreation Department. The city/school district agreement called for the city to develop the 12-acre park and the school district to maintain it.

**Facilities:** The park includes a children's play area, open turf; picnic tables; Pay N Play indoor racquetball facility; two lighted basketball courts, two lighted softball diamonds, and parking.

**Pay N Play Racquetball:** The Pay N Play Racquetball concession has been part of the park since its inception in 1983. The racquetball site is approximately 10,000 square feet in a rectangular shape. It was built and operated by a private concessionaire under a long-term agreement with the city. As a result of the upcoming closure of the HB High School skateboard area, city staff contacted the concessionaire to open a dialogue for a potential buy-out of the lease. A real estate consultant estimated the value of the remaining lease to be \$100,000. The city decided not to move forward at that time; however, the city did resume negotiations later. At that time, an agreement was reached to permit the concessionaire to terminate the lease without a buy-out fee from the city, but with the city assuming responsibility for removal of the Pay N Play Racquetball building which is estimated to be \$20,000 to \$30,000. City Council approved the termination agreement on June 16, 2008. This 10,000 square foot area is now available to be master planned for additional park use.

**Master Plan/Public Input Process:** The city has advertised the public meeting to the community to seek input as to what recreation amenity should be constructed once the racquetball building has been raised. Property owners within 500 feet of the park received notification of the public input meeting in the mail. A notice was posted on Channel 3's public announcement character generator and, as is the case with normal public notices, in the local newspaper, and on the agenda/notice posting wall at City Hall. Anyone who has communicated to the city regarding the park or skateboard area via email, letter, or at public comments of a commission or council meeting also received notification.

The Community Services Commission will discuss potential recreation amenities that will fit into the 10,000 square foot site as well as the public's comments. The commission will formulate a recommendation that will be forwarded to City Council, which shall make a final decision regarding the master plan.

**Potential Recreation Amenities:** There has been significant public comment regarding the removal of the HB High School skateboard area and relocation of same to Worthy Park. This option will certainly be considered as part of this master plan process. But the public and commission will also have an opportunity to suggest and/or consider other recreation amenities that could be included in this area. The following is a list of some, but certainly not all, potential recreation amenities that could be constructed on this 10,000 square foot site:

- Skateboard area
- Open turf and trees
- Three-wall outdoor racquetball court
- Bocce ball/lawn bowling
- Picnic shelter
- Paddle ball court
- Outdoor par course/exercise area
- Volleyball court
- Horseshoe pit
- Other amenity:\_\_\_\_\_

**Restroom Facility:** The Pay N Play Racquetball building includes two restrooms that the concessionaire has made available to the public who use the park. With the closure of this building, these restrooms will no longer be available. Staff is recommending, in addition to the recreation amenities noted above, that a permanent, modular unisex restroom be included in the master plan and constructed within the park area to serve all park users.

**Funding:** The city has identified, in the Park Acquisition and Development Capitol Improvement Project's (CIP) budget for FY 2008/09, \$130,000 (design and construction) to place a modular restroom unit in the park.

There is also \$150,000 identified in the CIP for the purposes of designing a new skateboard area at Worthy Park. At the time of preparation of the FY 08/09 budget, public consensus was supportive of consideration of a skateboard area, but whatever recreation master plan recommended by the Community Services Commission to the City Council can utilize this \$150,000 for design purposes. Funding for the actual construction of the approved recreation amenity will need to be determined in the future. Note: the termination agreement with the school district does include a provision where the district would contribute \$75,000 if a skateboard area is developed in Worthy Park within three years.

**Measure C (Charter Section 612):** Any recreation amenity selected will need to be evaluated to determine if a Measure C vote of the people is required. The basic parameters are: a lease or sale of any portion of a park or beach; a building over 3,000 square feet, or structure over \$100,000.

**RECOMMENDED ACTION(S):** Motion to:

1. Recommend to City Council approval of a modular restroom as part of the Worthy Community Park master plan; and
2. Recommend to City Council approval of a skateboard park to be included as part of the master plan in the 10,000 square foot area previously used for the Pay N Play Racquetball court.

**Alternative Action(s):**

Commission may select a recreation amenity for the master plan other than a skateboard area. The above report includes potential alternatives that can be considered by commission. Commission also has the option of recommending some other type of recreation amenity.

**ENVIRONMENTAL STATUS:** Not required for the master plan process, but an environmental assessment will be conducted as part of the entitlement process.

**ATTACHMENT(S):**

	1.	Worthy Community Park Aerial
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RCA Author: **Jim B. Engle**