



MEMORANDUM

TO: Land & Facility Development Committee
FROM: General Manager
DATE: March 13, 2014
RE: March 18, 2014 5:00 p.m. Personnel Committee Meeting

The following items will be discussed at the Land and Facility Development Committee meeting with Chair Zac Shess and Member Bobby Glover. The meeting is on Tuesday, March 18, 5:00p.m., taking place at the Conference Room at the Administration Office.

Discussion Regarding District Facilities:

A. Rodgers Ranch

Rodgers Ranch representatives Steve Wallace and Denise Koroslev will be on hand to update the Board on the progress, specifically the Rodgers Ranch Barn. There have been some concerns expressed to me that the Friends of Rodgers Ranch have not communicated with the District, specifically that the District has not officially approved what they are doing at the site regarding the barn and the phasing aspect of the construction plans. Denise and Steve will be in attendance to share more regarding the future plans of the barn and the construction timeline. This then can be agendized later for the full Board of Directors to review or approve.

B. Winslow Center

This agenda item is to discuss with the committee the status of the Winslow Center. We did the epoxy fix that gives us additional four years of usage and five years on the trellis. We are trying to ascertain the status and how these "fixes" are holding up. Carrie Miller is having structural engineer Al Horeis out again on August 24 to give us a further update and report on the structural integrity of the Winslow Center.

C. School House

This is being placed on the agenda for the Board to start discussion on the future of the School House. Obviously, there is a lot involved with the future and cost of the site; restoring, rebuilding, utilizing it for some other activity, selling the property, all of these possibilities and I am sure there could be more possibilities up for discussion regarding the School House property. This is only for discussion and brainstorming at this particular time.

D. Pleasant Oaks Park

We are giving the Land and Facility Development Committee an update on Pleasant Oaks Park and especially wanted to touch base on the playground fundraising project.

E. Paso Nogal Park

a. Disc Golf

Staff has been approached by Scott Anders interested in laying out a disc golf course for Paso Nogal Park. Scott Anders, will be on hand to discuss his proposal. I am sure at a later date; we will want to visit this site to discuss the possibilities. Attached are some of the materials from Scott.

Paso Nogal Park Disc Golf Course Proposal

1. PROJECT DESCRIPTION

Proposed installation of a 18-hole disc golf course ~~to~~ at Paso Nogal Park in Pleasant Hill CA. Total cost of the project is estimated at about \$10,000.

Course design, installation, and enhancements will be offered free of charge by myself, Scott Anders and players in the local disc golf community.

Rationale:

There are now more than 2000 Disc Golf courses in the United States and Canada, nearly all installed by city and county parks departments. They have found that there are few recreational activities that offer the high benefit-to-cost ratio of disc golf. Disc golf has relatively low capital and maintenance costs compared with other recreational installations, is environmentally sound, is played year-round in all climates and is enjoyed immediately even by beginners of all ages.

The installation of a disc golf course would be consistent with the goals of Paso Nogal Park, by adding a major attraction to increase park use. Disc golf can also enhance development and improvement of recreational facilities and emphasize the park's natural attributes and sweeping views of Carquinez Straits & Mount Diablo.

National Trends:

Most urban areas nationwide have already seen a major increase in disc golf courses in the past decade. Without any empirical study to reference, I can only use anecdotal evidence as examples.

Similarly-sized metropolitan areas in the U.S. generally have multiple courses.

Des Moines, Iowa (Population 198,682):
42 courses in a 60-mile radius.

Huntsville, AL (Population 176,645):
13 courses in a 60-mile radius.

Portland, OR (Population 582,130):
37 courses in a 60-mile radius.

Comparison:

Pleasant Hills's population is roughly 33,152.
Contra Costa County's population is roughly 1,029,703.

There are currently only six 18-hole disc golf courses within 60 miles of Paso Nogal Park.

Berkeley: 24 miles

Golden Gate Park: 36 miles

Vacaville: 36 miles

Napa: 36 miles

Novato: 50 miles
Stockton: 50 miles

Design Ideas for the Paso Nogal Disc Golf Course:

The map provided shows the areas best suited for disc golf.

The areas in red would be most likely optimal from a course design perspective.

Traffic and Parking

To help avoid overcrowding the main parking lot on Paso Nogal; the additional parking at the end of Paso Nogal Rd can be used as well as Morello Ave. Kiki Dr is all ready established as a park entrance and is a great alternative as well.

What Is Disc Golf?

Disc Golf is played much like traditional golf. Instead of hitting a ball into a hole, you throw a more streamlined looking Frisbee® disc into a supported metal basket. The goal is the same: to complete the course in the fewest number of shots. A golf disc is thrown from a tee area to each basket, which is the "hole." As players progress down the fairway, they must make each consecutive shot from the spot where the previous throw has landed. The trees, shrubs and terrain changes in and around the fairways provide challenging obstacles for the golfer. Finally, the "putt" lands in the basket and the hole is completed.

Who Can Play?

The simple answer is that everyone can. In studies measuring participation in recreational activities, "throwing a Frisbee" has consistently been a top-ten activity. A disc golf course serves a broader portion of the community than many narrower interest activities with higher cost, skill or fitness levels required to even begin to play. Men and women, young and old, families with small children -- all can play disc golf. Because disc golf is so easy to understand and enjoy, no one is excluded. Players merely match their pace to their capabilities and proceed from there.

How Much Does It Cost To Play?

Many courses are located in city or regional parks where citizens play free. Most private and several public facilities will charge up to \$5 per day to play, or earn passive income from annual passes and/or fees to enter the park. The equipment itself is quite inexpensive – discs designed for golf sell for \$8-\$15 each and only one is needed to get started.

What Kind of Construction Would Be Planned for Paso Nogal Park?

The installation of a 18-hole disc golf course would include the construction of tees and the installation of signs and baskets. No foliage would need to be planted or removed. A few branches usually need to be trimmed or removed near a few tees and baskets, especially near eye level range.

Tees: Each hole would have one tee, preferably 4 feet wide by 10 feet long with a brushed surface to prevent slipping.

Baskets: Each playable hole would have a basket mounted on a pipe that slides inside an anchor pipe that gets cemented into a hole measuring approximately 8" in diameter and 18-24" deep. The basket pipe and anchor pipe each have collar tabs that line up and are securely locked with a padlock. Each

hole would have 1-3 additional anchors installed so that the basket could be moved to different anchor locations periodically to reduce soil compacting and erosion, plus add some variety for players similar to moving holes around on a golf green.



Signs: Tee signs are very important to help first time users find their way through the course. Each hole would have a sign indicating the number, length, recommended flight path and par. In addition, a rules sign and information board should be installed before the first hole. The signs can be constructed with a variety of materials although we believe it would be preferable to construct signs with a natural appearance to fit in with the surrounding area. Commercial signs designed for disc golf are also available from several sources.

What Maintenance Is Required For a Disc Golf Course at Paso Nogal Park?

After installation, the maintenance needs for a disc golf course are primarily grass mowing. Unlike weekly mowing usually required for ballfields, mowing for disc golf can be stretched to every three weeks (depending on rainfall). And even then, only the fairways or even just the greens (40-foot radius) need attention. The targets are made of welded steel anchored in concrete and need no regular maintenance. In the unlikely event that one of the targets is damaged beyond repair or stolen, they can be replaced for around \$350. Much of the area of the proposed course is underutilized and not highly maintained. Under the proper supervision of the Park staff, volunteers would be eager to undertake an initial clean up of these areas and then maintain them as trash-free zones. With 2-3 anchor placements per hole, wear and tear on any one area is reduced. Walking pathways used by players may need occasional maintenance to prevent erosion and soil compacting. Volunteers would also be willing to help under proper supervision. After my last inspection of the property the current conditions are perfect; there would hardly be any other work required.

A 18-hole course would cover approximately 25-35 acres, depending on design the rough rule of thumb for total space needed is about one acre per hole. A significant advantage of disc golf is its ability to utilize areas that are not very desirable or usable for other activities such as woods choked with non-native foliage like buckthorn, rocky areas and slopes. In addition, a disc golf course need not be an exclusive use area -- it can co-exist amicably with other active and passive recreation uses such as hiking, dog-walking, etc.

2. HOW THE PROJECT BENEFITS THE COMMUNITY

The installation of a disc golf course in Paso Nogal Park would benefit the surrounding community by increasing and enhancing recreational opportunities, park safety and conservation goals.

Recreational Needs: A disc golf course would provide an inexpensive form of recreation for people of all age and skill levels and be a much-needed addition to the recreational facilities at Paso Nogal Park. Disc skills, and in particular disc golf, have been incorporated into the San Francisco Unified School District's athletic curriculum for more than 10 years. A disc golf course would give youth in the neighborhood a healthy and challenging outlet for their energies and would allow disc golfers in Contra Costa the presence of a local disc golf course and would obviate the need to travel to play.

The sport of disc golf continues to grow at a very fast rate. There will always be a growing number of players in the sport to step up, get involved, and help serve the community and its parks where disc golf is available.

I can volunteer to be "course pro" for the Paso Nogal Park course. In this capacity, I Scott Anders would work with Park staff and local players to run leagues, clinics and tournaments if desired These activities would be self-funding and so would require no new park funds.

Safety: A disc golf course at Paso Nogal Park would increase foot traffic in the Park at random times during the day and steadily during evenings and weekends. The influx of purposeful visitors would discourage the presence of individuals who are only in the park to cause mischief and perhaps engage in crime. Areas that are infrequently used and considered unsafe would be "opened-up" by the course. Letters from different Recreations Departments show that the installation of a disc golf courses has led to significant decreases in vandalism and litter as users have a stake in keeping the course and surrounding area clean and well-kept.

Conservation: Disc golf can be an environment-friendly sport. Unlike traditional golf, a disc golf course may not require trees to be removed, grass mowed and watered daily, plants uprooted or non-native species planted. Many courses can be designed to fit into the existing flora of the park like at Paso Nogal Park. The impact of a disc golf course on the surrounding area is minimal. Each hole has multiple pin placements, ensuring that no one area gets constant foot traffic (this has the added benefit of providing new challenges to players). In addition, disc golfers overall tend to take great pride in where they play, helping reduce potential litter on the course. In the long-term, a disc golf course would also help in the preservation of the park by giving young people in the neighborhood a stake in its preservation and protection.

Economics: A deluxe 18-hole disc golf course with professional signs and baskets can be purchased and installed for easily under \$30,000, less than the cost of a single tennis or basketball court. A 18-hole course can serve more than 100 people at any time, compared with a tennis court (4 maximum) or basketball court (10 maximum). The cumulative square footage of 27 x 60 sq. ft hard surface tee pads is also less than either a basketball or tennis court.

3. SUPPORT FOR PROJECT:

A small, one-time grant and/or investment in the project by the parks would go a long way to bringing about the completion of this exciting new use for Paso Nogal Park.

Additional Funding:

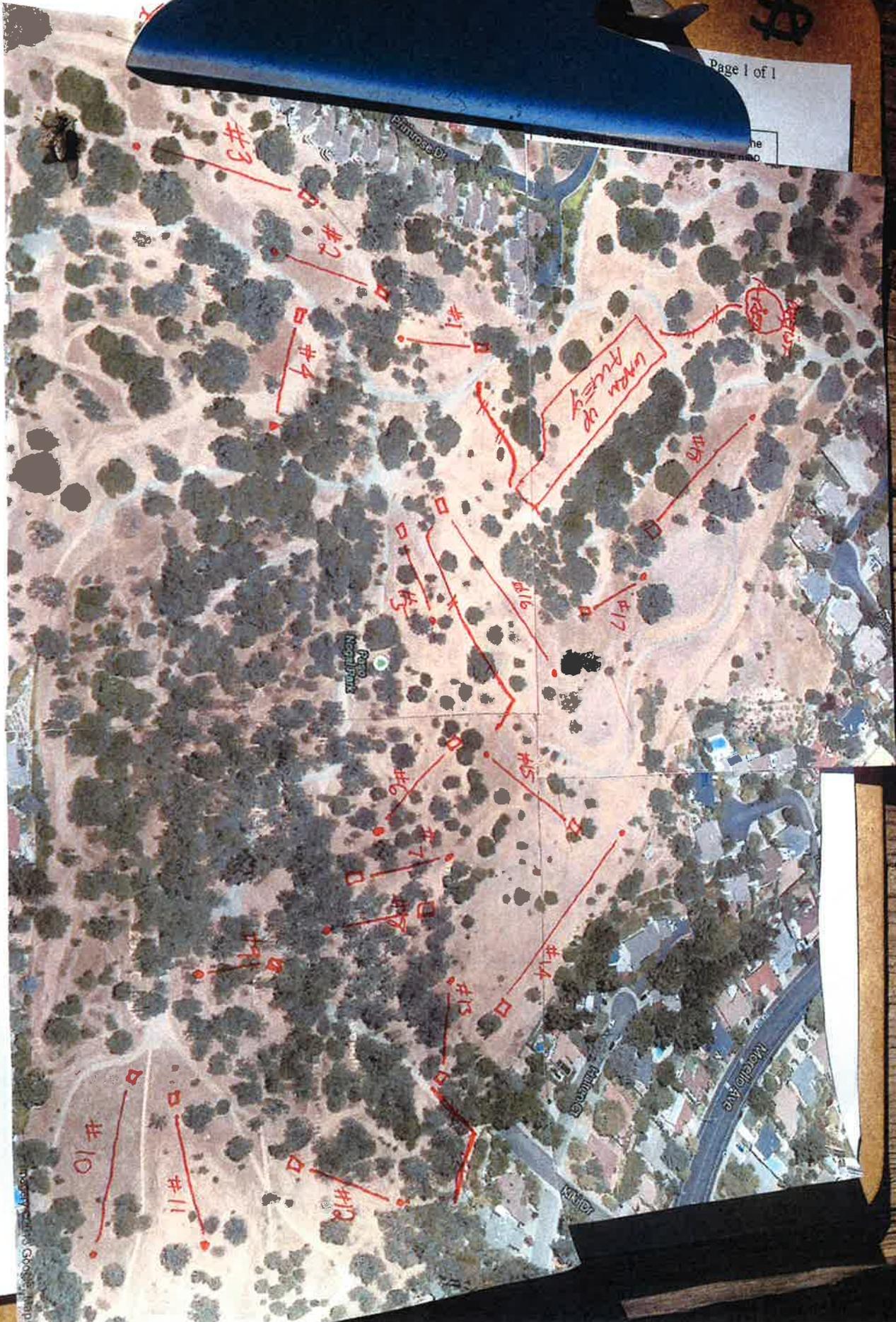
Players will be expected to raise cash and in-kind contributions from local players and the manufacturer of the disc golf baskets. Any funding gap of which we hope to fill with resources from individuals, hole sponsors, and local businesses willing to participate in promoting the sport.

Additional Disc Golf Info:

1. NRPA Article: <http://www.nrpa.org/content/default.aspx?documentId=5214>
2. Professional Disc Golf Association: <http://www.pdga.com/>
3. About Course Development: <http://www.pdga.com/course-development>

166 Donegal Way

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Park
Knappton

Hilltop

McCall Ave

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