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## **Subject: ARPA Narrative**

**Project: Phelan Community Park Garden Learning Center, Court Sports and Exercise Trails**

**Date: December 12, 2022**

### Project Overview/Project Description:

COVID 19 placed a major burden on communities across the County. Given the lack of outdoor community park space in the Phelan and Pinon Hills area, residents have felt this impact greater than most areas of the County. The high percentage of retired individuals that have fixed incomes that keep them isolated socially along with the overall lack of park and recreation facilities for the community, have both contributed to social, mental, and physical health problems. On the other side of the spectrum, young adults and teens are also isolated and would benefit from the educational aspects of agriculture and horticulture as well as interacting with other adults and seniors. The gardening program that the District has operated over the last several years, was inundated with interest during Covid lockdowns and this demand has continued through today. Additional facilities would support a broader program and help the community improve their mental, social, spiritual, and physical health. The social aspects of gardening and pickleball / tennis would support more socialization and activity. The exercise trail and exercise equipment nodes would support increased physical activity.

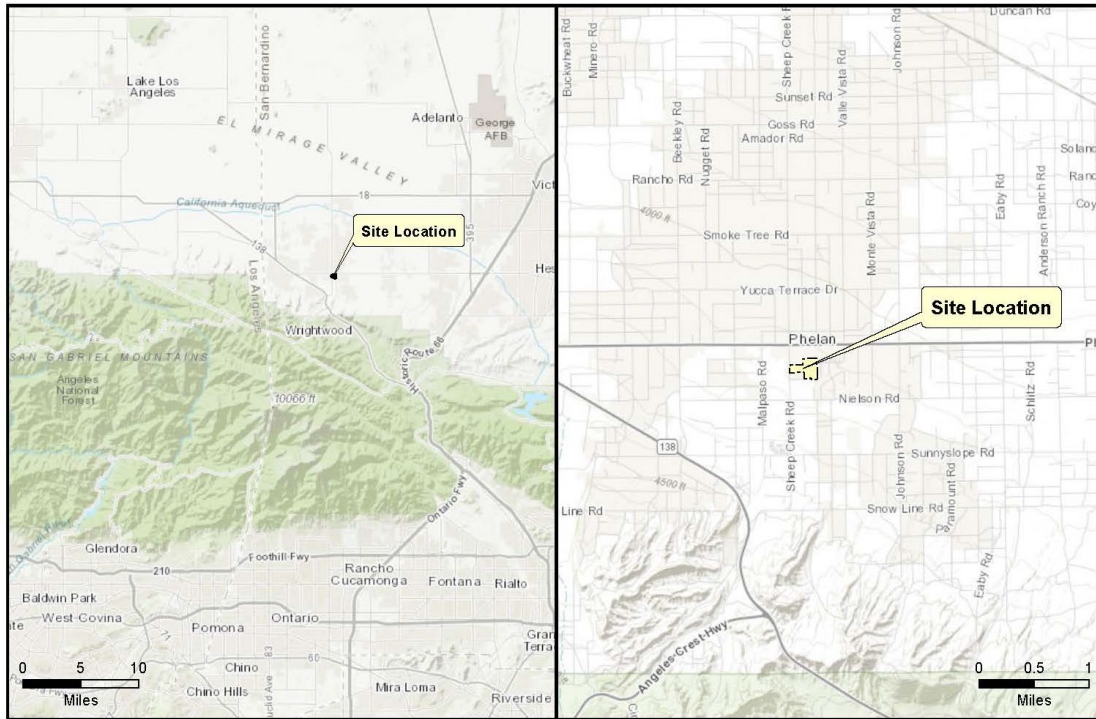
Based on the comprehensive community Parks Master Plan completed in 2019, the level of service for the community was considerably low for the area at .23 acres per thousand. The current population size of 21,299 only has access to 4.8 acres of parks in two locations. As such, the Phelan Pinon Hills Community Service District (District) has committed to building a large community park to the east of the existing Phelan Community Park to help increase the park level of service. However, as this is a large project with multiple phases, the park amenities will not be available to the community for the next several years. The District has determined that infilling the existing park which is lacking in amenities would help provide park amenities in the short term to allow space for community gathering, education, healing, and general welfare to serve the immediate needs of the COVID 19 impacts. These infill amenities include a multi-use tennis & pickleball court, a community educational garden, and walking paths with exercise equipment and shade.

# ARPA Grant

## Phelan Community Park - Community Garden and Tennis/Pickleball Courts

December 12, 2022

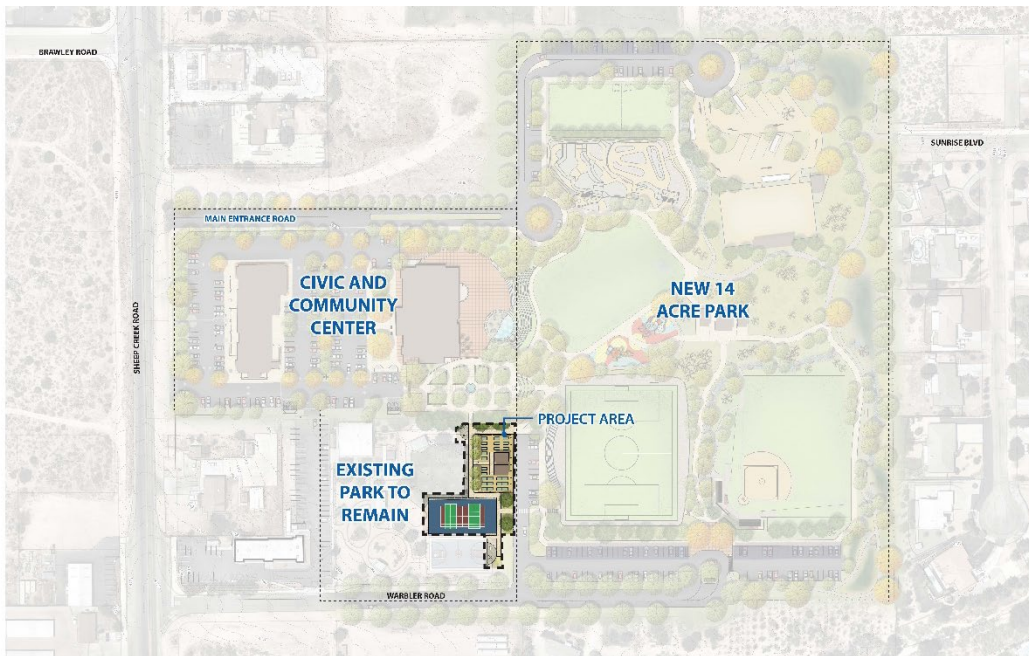
### Location Map:



Regional Location Map

City Location Map

### Site Key Map:





**ARPA Grant**

Phelan Community Park - Community Garden and Tennis/Pickleball Courts

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Existing Site Aerial:





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**Existing Site Photos:**



Existing Basketball Court



Existing Swing Set



Existing Playground Structure



Existing Community Garden Area



Existing Horseshoe Area



Existing Picnic Structure

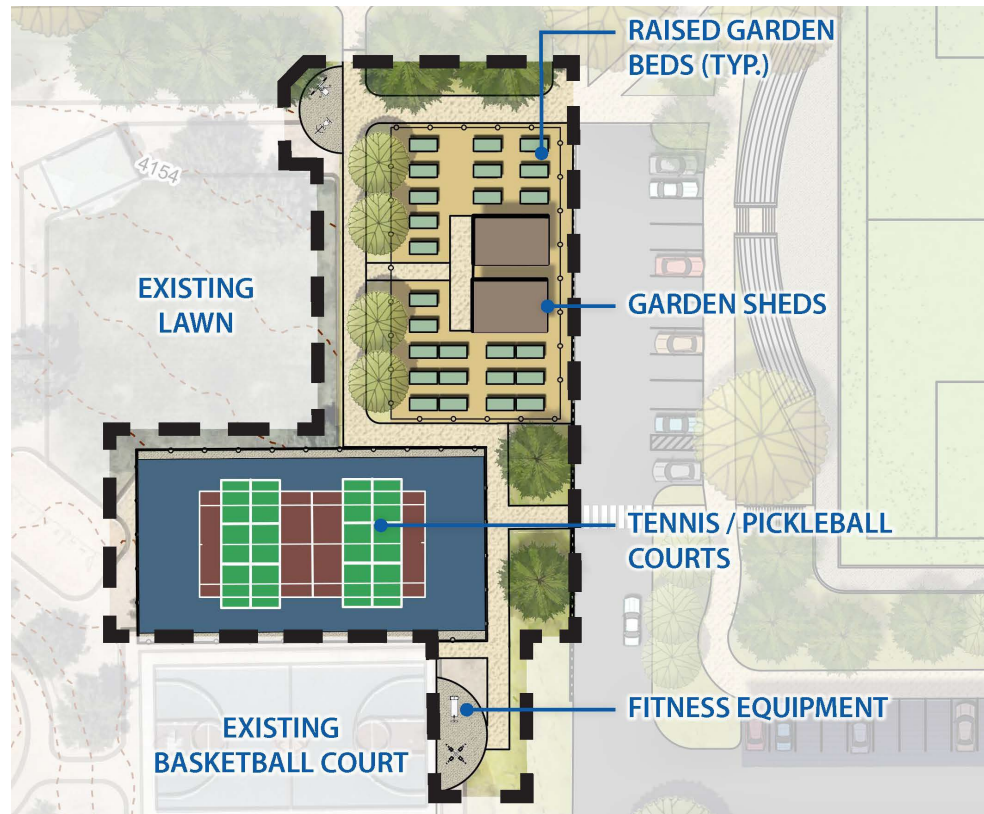


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Phelan Community Park - Community Garden and Tennis/Pickleball Courts

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Site Map:



### Project Demographic Distribution:

This project will serve the whole community from youth, young adults, to seniors. As all segments of the population were negatively impacted by COVID-19, these outdoor activities will allow members of the community of all ages to enjoy the spaces, interact with each other, learn, and get the essential exercise that they need. During the lock down period of the pandemic, the lack of exterior recreational spaces was critical. This prohibition on outdoor areas in a community like Phelan, meant there were no options for outdoor group activities and experiences. This made it difficult for educational programs for school age children. The outdoor community garden will support outdoor teaching opportunities including education on agricultural and horticultural skills and careers, along with the opportunity for people of all ages and walks of life to interact and help grow a community as well as a garden.

### Uses of Funds:

It is anticipated that the County will fund the entire eligible amount of this project with the ARPA allocation. The project will consist of design, engineering, and construction of the project. Any elements that are ineligible with the ARPA funding will be paid by the District or an alternative funding source.

The expected capital expenditure is expected to be \$914,388 for the ARPA allocation.

**ARPA Grant**

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Below is a breakdown of the costs for the project:

<b>Cost Estimate</b>		<b>Actual</b>
<b>Pre-Loaded Costs</b>		<b>\$ 657,833</b>
<b>Soft Cost (19% of Budget)</b>		<b>\$ 124,988</b>
<b>Construction Budget</b>		
<b>Contingency (20%)</b>		<b>\$ 131,567</b>
<b>Construction Cost</b>		<b>\$ 789,400</b>
<b>GRAND TOTAL W/ Soft Costs</b>		<b>\$ 914,388</b>

<b>EXERCISE LOOP AND SITE PARK TRAIL ENHANCEMENTS</b>				
Reconfigure the Loop Trail	750	LF	\$20.00	\$ 15,000
Pedestrian Paving (4" concrete)	3,545	SF	\$20.00	\$ 70,900
Minor Grading and 3' Site Wall on East Side	200	LF	\$250.00	\$ 50,000
Outdoor Exercise Equipment (2 nodes)	2	EA	\$20,000.00	\$ 40,000
Trail Signage and Trail Art	1	LS	\$5,000.00	\$ 5,000
Trees (36" box) for Exercise Nodes and Waiting Areas	6	EA	\$1,200.00	\$ 7,200
Shrubs / Groundcover (30% 1 Gal / 70% 5 Gal)	1,500	SF	\$3.50	\$ 5,250
Bark Mulch (3" Depth)	2,000	SF	\$0.40	\$ 800
Soil Amendments	2,000	SF	\$0.30	\$ 600
Irrigation	2,000	SF	\$3.50	\$ 7,000
<b>TOTAL</b>				<b>\$ 201,750</b>
<b>Cont.</b>			20%	<b>\$ 40,350</b>
<b>AREA SUB TOTAL:</b>				<b>\$ 242,100</b>

<b>"GROWING KNOWLEDGE THROUGH COMMUNITY GARDENING"</b>				
Decomposed Granite Surfacing (4" depth)	7,200	SF	\$12.00	\$ 86,400
Pedestrian Paving (4" concrete)	429	SF	\$20.00	\$ 8,580
Garden Sign and Gateway Portals with Art	1	LS	\$7,500.00	\$ 7,500
Black Vinyl Fencing (6') and gate	320	LF	\$60.00	\$ 19,200
Trees (36" box)	4	EA	\$800.00	\$ 3,200
Raised Beds @ Garden (4'x10')	23	EA	\$500.00	\$ 11,500
Potting Topsoil	34	CY	\$45.00	\$ 1,533
Shrubs / Groundcover (30% 1 Gal / 70% 5 Gal)	800	SF	\$3.50	\$ 2,800
Bark Mulch (3" Depth)	800	SF	\$0.40	\$ 320
Soil Amendments	800	SF	\$0.30	\$ 240

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Irrigation	1,720	SF	\$3.50	\$ 6,020
Greenhouse / Storage Shed / Potting Tables	2	LS	\$25,000.00	\$ 50,000
<b>TOTAL</b>				
				<b>\$ 197,293</b>
<b>Cont.</b>				
			20%	<b>\$ 39,459</b>
<b>AREA SUB TOTAL:</b>				
				<b>\$ 236,752</b>
<b>TENNIS/PICKLEBALL COURT</b>				
Pedestrian Paving (4" concrete)	8,102	SF	\$20.00	\$ 162,040
Tennis/Pickleball Court Striping	4,000	LS	\$1.00	\$ 4,000
Fencing (10' ht.)	370	LF	\$75.00	\$ 27,750
Court Lights	20	EA	\$2,500.00	\$ 50,000
Court Waiting Benches	2	EA	\$7,500.00	\$ 15,000
<b>TOTAL</b>				
				<b>\$ 258,790</b>
<b>Cont.</b>				
			20%	<b>\$ 51,758</b>
<b>AREA SUB TOTAL:</b>				
				<b>\$ 310,548</b>

**Promoting Equitable Outcomes:**

The project will promote equitable outcomes ranging from social, environmental, cultural, educational, and economic health and quality of life for youth, seniors, and families by providing various areas where the community can gather and recreate.

The project will include various raised planter beds, a greenhouse, and community gardening classes and education to promote water-wise planting and fitness nodes and equipment. Each of these features will be highlighted through signage and educational plaques. The project will highlight the cultural significance of the plant materials and economic benefits of them. Furthermore, the park will include a community garden that is focused on the revenue of the active members by allowing them to grow their own food or to allow them to use horticultural plants at their houses.

The tennis and pickleball courts will provide an area for community members of all ages to recreate and enjoy healthy activities with other families and friends. Pickleball is the fastest growing sport in the USA and is a multigenerational activity that allows players of all ages starting from early teens to the older adults in the community. It is an equitable sport based on the ability for this multigeneration and gender play ability. The trails and exercise equipment will tie all these activities together and provide the population with areas to obtain their needed 30 minutes + of exercise each day.