

**AUBURN AREA RECREATION AND PARK DISTRICT  
MEETING OF THE ACQUISITION AND DEVELOPMENT COMMITTEE AGENDA**

**WEDNESDAY, AUGUST 21, 2019, 5:00 PM**

**CANYON VIEW COMMUNITY CENTER, 471 MAIDU DRIVE  
AUBURN, CA 95603**

Materials related to an item on this Agenda submitted to the District after distribution of the agenda packet are available for public inspection in the District's Office at 471 Maidu Drive, Auburn, CA 95603 during normal business hours. In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (530) 537-2187. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

**1.0 CALL TO ORDER**

Gray \_\_\_ Ferris \_\_\_

**2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL**

**3.0 PUBLIC COMMENT – This is the time wherein any person may comment on any item not on the agenda within the subject matter jurisdiction of the Committee Chairperson, please state your name and address for the record (optional). There is a time limitation of three minutes.**

**4.0 BUSINESS**

**4.1 Approval of Minutes from the July 16, 2019 Acquisition & Development Meeting**

**Recommendation:** Review and approve minutes.

**Discussion items:**

1. Discussion of Proposal to Restore the DeWitt Theatre and Gym.
2. Fitness Court discussion.
3. 2019 – 2020 Project Activity Report.

**5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS**

**6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH  
ADJOURNMENT**

AUBURN AREA RECREATION AND PARK DISTRICT  
This agenda is hereby certified to have been posted as follows:

8-16-19  
Date

10:30 Am.  
Time

L. Larson  
Secretary to the Board

**Auburn Area Recreation and Park District  
Minutes of the Acquisition & Development Committee Meeting  
Tuesday, July 16, 2019, 55:00 PM  
Canyon View Community Center, Board Room  
471 Maidu Drive, Auburn, CA 95603**

**1.0 CALL TO ORDER**

The meeting of the Acquisition & Development Committee was called to order at 5:04 p.m.

**ROLL CALL**

Directors Gray and Ferris were present.

**2.0 ANNOUNCEMENTS, AGENDA REVIEW, CHANGES AND APPROVAL**

The agenda was approved by the Committee.

**3.0 PUBLIC COMMENT-** This is the time wherein any person may comment on any item not on the agenda within the subject matter jurisdiction of the Committee. After you are recognized by the Committee Chairperson, please state your name and address for the record (optional). There is a time limitation of three minutes.

None.

**4.0 BUSINESS**

**4.1 Approval of Minutes from the June 17, 2019 Acquisition & Development Meeting**

The minutes from the June 17, 2019 Acquisition & Development Meeting were reviewed and approved by Directors Gray and Ferris.

**Discussion Items:**

1. 24 Acres and Proposition 68 Grant Opportunities – Update – Staff is working on an RFQ for designs and an environmental review.
2. 2019-2020 Project Activity Report – this item was reviewed with the Committee by District Administrator Kahl Muscott.

**5.0 ITEMS TO BE CONSIDERED AT FUTURE ACQUISITION & DEVELOPMENT MEETINGS**

None.

**6.0 PENDING ITEMS REQUIRING MORE DETAILED RESEARCH**

None.

**ADJOURNED**

As there was no further business, the meeting was adjourned at 5:44 p.m.

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Date

## Discussion Item #1. Cover sheet – Discussion of Proposal to Restore the DeWitt Theatre and Gym

Auburn Area Recreation and Park District (ARD) Acquisition and Development Committee April, 2019; Board of Director's Meeting April 25, 2019; **Acquisition and Development August, 2019**

### The Issue

A discussion and **update** on a proposal to save and restore the DeWitt Theatre and Gym.

### Background

In February, 2015, Sandra Fogler and the Preserve and Protect Dewitt Theatre Group approached ARD about the possibility of ARD taking over ownership/management of the Dewitt Theatre, slated for demolition as part of the Dewitt Master Plan and arrival of Costco. ARD decided not to get involved with the project due mainly to the high costs to restore the theatre (estimated to be \$650,000 - \$850,000 at that time).

Sandra and her group are asking that ARD reconsider, and are now asking ARD to also consider restoration of the gymnasium (formerly Courthouse Athletic). Sandra stated the following in an email:

“What I envision is a community-based entity to assume property management - maybe even a conservancy trust? - to save them from demolition - and in the meantime, through community-wide efforts, conduct campaigns and drives for money, supplies and labor to restore these important pieces of local history - and honor DeWitt's legacy of service by being resurrected to serve the Auburn area in the 21st century as well as it's World War II and Post-WW2 significance.....ARD could say they had a facility which is on the State AND National Historic Registries, which I'm hoping will give us more leverage to qualify for grants and other funding.”

**Since this previous staff report, there have been a few developments:**

- 1) **The Placer County Board of Supervisors have granted the group a chance to raise funds and come up with a viable proposal. The provision for a public hearing on this matter expires 7/1/21. An article from the Auburn Journal about this development is attached.**
- 2) **A group called the Concerned Citizens for Community and Public Lands has sued Placer County and the environmental review associated with the DeWitt campus plan. An Auburn Journal article regarding this development is attached.**
- 3) **The Preserve and Protect Dewitt Theatre Group has shared more information on their recent actions, including the circulation of a petition/letter (attached). The group will update the A&D Committee about other steps and plans.**

### Recommendation for the A&D Committee

Review and discuss the proposal.

Staff is concerned about the possible extensive costs involved with bringing these buildings up to code, should code upgrades be necessary. The theatre is a World War II era building and renovations could be considerable (estimated \$650,000 - \$850,000 in 2015). The building evaluation of the theatre provided by Placer County lists a number of issues. It should also be noted that if the building were to stand, there are additional costs to the

building improvements related to creating a separate site, independent from the development site and the County property. This would include water metering, retaining walls, frontage improvements, etc.

Because of this, staff does not recommend moving forward with this discussion unless the Save Dewitt Theatre/Gym group comes forward with a substantial amount of money and a sustainable plan for the buildings to operate at a profit on a yearly basis.

**Fiscal Impact**

Unknown at this time.

**Attachments**

Building Evaluation of the DeWitt Theatre (pages 1 – 3; the entire 37-page document is available upon request)

**Auburn Journal article April 24, 2019**

**Auburn Journal article June 6, 2019**

**Information from the Preserve and Protect Dewitt Theatre Group**

## Building Evaluation

# DeWitt Theater

---



11596 D Avenue  
Auburn, CA 95603

---

Placer County

August 2014



Project #21422

**MFDB ARCHITECTS INC.**

---

111 Scripps Drive  
Sacramento, CA 95825  
P: 916.972.0131  
F: 916.481.1845

**Table of Contents:**

**1. Building Evaluation**

Prepared by MFDB Architects, Inc.

- a. Project overview
- b. Preliminary Life Safety Analysis
- c. Preliminary Accessibility Analysis (Site)
- d. Preliminary Accessibility Analysis (Building)
- e. Energy Efficiency
- f. Deferred Maintenance

**2. Structural Building Assessment and Evaluation**

Prepared by – Buehler & Buehler Structural Engineers

- a. General Description
- b. Scope of Study
- c. Soil Conditions
- d. Seismicity of the Site
- e. Conditions of the Building
- f. Conclusions and Recommendations

**2a. Structural Testing**

Prepared by – Holdrege & Kull

- a. H&K Field Report
- b. H&K Field Report Map Attachment
- c. B&B Memo

**3. Electrical Assessment**

Prepared by – The Engineering Enterprise

- a. Background
- b. Electrical Assessment and Findings
- c. Conclusion

**4. Order of Magnitude Opinion of Probable Construction Cost**

**Executive Summary:**

The DeWitt Theater was constructed in 1943 as part of the DeWitt Army Hospital in Auburn, California. It served as a USO theater during World War II. After World War II the theater was given to the State of California and served as a theater for recovering patients of the DeWitt State Mental Hospital. The building consists of a lobby, a ticket office, a rehearsal room, men's and women's restrooms, a projection room, a main auditorium with fixed seating for 194 people, an elevated stage and a back stage area with dressing rooms and restroom facilities. Accessibility upgrades and life safety improvements will be required. Our findings are summarized as follows:

**Life Safety:** No egress lighting, no battery backup for exit signs, no apparent GFCI protection for outlets near sinks, insufficient fire alarm pull stations and strobes, insufficient exit door clear width, insufficient landing size, non-compliant guardrails, handrails and non-compliant stair width, rise/run and under-stair fire protection. Missing or incomplete fire separation between stage and back stage rooms. Unverified fire separation at attachment to Senior Center.

**Accessibility:** Parking access aisle overlaps the accessible route, missing signage, excessive slope of walking surfaces, ramps without handrails, insufficient clear space and width at doors, non-compliant door hardware, protruding objects, non-compliant restrooms, lack of accessibility to stage, lack of wheelchair spaces in auditorium, signage.

**Energy Efficiency:** Weather strip at doors, single glazed windows, absence of thermal insulation and lighting control.

**Deferred Maintenance:**

- a. Cracked concrete walks.
- b. Inoperable door hardware.
- c. Rust and oxidation on metal doors.
- d. Spray acoustic ceiling texture peeling off in places.
- e. Stage ceiling is cut up for light bar bracing and not patched.
- f. Plumbing fixtures.

**Structural System:** Wood frame roof with unreinforced masonry (brick) walls and spread footings. The theatre roof framing consists of built up timber trusses spanning the width of the building (50'). Spanning between these trusses are 2x10's @ 24" oc. The truss supports are 16" reinforced brick pilasters. Exterior wall construction is double wythe, 8" thick unreinforced masonry.

**Electrical:** The building has a 200A / 120/280V Pacific Gas and Electric (PG&E) electric utility service. The building has a series of sub-panels throughout the building, some original and some added over the years.



# Gold Country Media

SUBSCRIBE



Search for...



Seen here while still open in the early part of this decade, the World War II-vintage Dewitt Theater in North Auburn could be part of a Placer County Government Center demolition project.

## Glimmer of hope for Dewitt Theater demolition opponents

Supervisors adopt new North Auburn government center master plan



By Gus Thomson  
Of the Auburn Journal

Apr 24, 2019 12:34 PM

# Gold Country Media

---

SUBSCRIBE



Search for...

While stopping short of guaranteeing that the 76-year-old theater would not be torn down, supervisors added a clause in planning documents that would require a public hearing before the board before demolition could move forward.

And there's a time limit to allow theater-preservation backers an opportunity to raise funds and come up with a viable proposal. The provision for a public hearing ends July 1, 2021.

The debate over the future of the theater stretches back to at least 2014, when Costco and the county started studying the idea of building a store on the government center campus. Initial plans showed a Costco parking lot replacing the theater. Costco subsequently decided not to proceed with the store. The theater has remained vacant and unused since then.

"This is sort of a last chance," Supervisor Bonnie Gore said.

The decision on the theater was part of discussion leading to the adoption by the board of planning approvals on a 20-year master plan for the government-owned campus off Bell Road. It includes provisions for a new Health and Human Services headquarters building and a multi-family housing development.

# Gold Country Media

SUBSCRIBE



raise funds to bring back the Dewitt Theater. But Gore warned it could cost as much as \$500,000.

"I've toured the site and boy, it needs a lot of work," Gore said.

Supervisor Kirk Uhler said Tuesday's decision doesn't mean buildings will be torn down. Instead it puts in place language allowing the county to cover itself legally if it decides to, he said.

Supervisor Robert Weygandt said he'd support a public hearing and time limit but wouldn't want to restrict what he termed a "really quality proposal" on the government center site.

Search for...



COMMENTS (0)



# Gold Country Media

SUBSCRIBE



The Dewitt Theater is one of several World War II military hospital buildings at the Placer Government Center that could be torn down. It's not on the affordable housing project footprint.

## Supes to consider \$37M, 79-unit North Auburn housing project funding plan

Uhler critical of court challenge 'roadblock' to Mercy Housing proposal



Gus Thomson Jun 06, 2019 3:25 PM

# Gold Country Media

SUBSCRIBE



The project — to be built on county owned land at First Street in the Placer County Government Center — has a total development cost of \$37 million.

plan to be presented by the county's Department of Facilities Management, hinges on Mercy Housing's 5 percent low-income housing tax credit application being approved. The deadline for the next round of federal approvals is July 1. The funding would pay for 30 to 70 percent of project costs.

Paul Breckenridge, Placer County senior architect, says in a report that if credits are not received in this round, Mercy would have to apply again or find other funding sources.

The county's proposed financial contributions total \$8 million and include base rent of \$1 a year on a 99-year ground lease for the property. The land is valued at \$1.98 million.

The consideration of the funding plan follows a Board of Supervisors decision in April to approve environmental documentation for a government center master plan that takes in the Mercy Housing proposal as a key element. That plan is now being contested in a court case by the Concerned Citizens for Community and Public Lands group.

A statement from Placer says that county officials contend the court challenge "threatens to derail a proposed workforce housing development on the North Auburn campus."

# Gold Country Media

SUBSCRIBE



the county have been previously advised of this. Thus, the county’s narrative that the lawsuit is a roadblock to the housing project is misleading.”

The county statement said the court action challenges the environmental impact report in the master plan, focusing on the demolition of the 75-year-old DeWitt Theater. The group is asking for assurances the building will be preserved. Threatened with being torn down to make way for a Costco parking lot, the theater was placed on the National Register of Historic Places in 2014 despite county opposition.

Supervisors voted in April — with newly sworn-in District 5 Supervisor Cindy Gustafson abstaining from the vote, citing lack of familiarity with the project — to approve potential demolition. The vote included a provision that allows community members up to two years to organize funding to rehabilitate the theater before the county would make any decisions about its future.

Concerned Citizens said the wording of the provision — “Projects within the mixed use designation that require removal of the theater shall be subject to a hearing before the Board of Supervisors. This provision shall sunset on July 1, 2021” — is vague and problematic to nonprofits looking for more assurances before committing funding to preservation.

Uhler said in a county news release that time is running short and the lawsuit is a hindrance.

“This lawsuit is a disappointing and unnecessary roadblock to meeting the community housing needs we’ve all been working so hard toward,” Uhler said. “We’ve offered community groups time to find needed funding to rehabilitate the theater. It’s unfortunate that this group is holding hostage desperately needed housing when there have been plenty of opportunities to achieve their goal without litigation.”

The Concerned Citizens challenge states that the theater is one of several World War II military hospital buildings to be torn down without a plan for what they will be replaced with and an environmental impact report that is still incomplete. The theater is not part of the nearby housing project’s construction footprint.

## Placer County Multi-Generational Community Center Feasibility Study

In 2015, Placer County commissioned a \$160,000 Placer County Multi-Generational Community Center Feasibility Study. A series of workshops were held in 2015 to discuss two possible locations for a community center which were:

- DeWitt (PCGC) Center
- Parkside Church (North Auburn Campus)

The study was completed in 2016 and the County never took formal action on the study and we believe the reasons the County never completed the study was because:

- The County only looked at new construction at DeWitt and the cost for a new community center exceeded \$18 million. The County is not able to pay the high cost for new construction.
- Parkside Church is located in within an overflight zone of the Auburn Airport and there would be significant use restrictions on the number of people that could occupy the church/community center facilities at any one time.

Preserve DeWitt Legacy/DeWitt Community Complex is arguing that the Multi-Generational Community Center Feasibility Study failed to look at another option for a community center that would involve restoring the old theater and senior citizens buildings, along with some other structures, and bring back community uses to DeWitt. This option is less expensive than new construction and DeWitt does not have the occupancy restrictions that the Parkside Church location has.

The cost estimates for the two community center options reviewed by the County's study are attached.

In April 2019, Placer County approved a new master plan for the DeWitt Center. A lawsuit was filed based on deficiencies in the EIR. The main issue is that the County is removing buildings that are on the National Historic Register and claiming that there is not a feasible alternative to saving some of these buildings. The lawsuit is challenging this claim and is arguing that restoring some of the existing buildings is more economically feasible than new construction.

# Concept 1 | Placer County Government Center: Proposed Conceptual Program

## Placer County Government Center Total Project Cost:

### Basic Program | Phase 1

36,530 S.F. at \$500/S.F. \$18,265,000

- Excludes aquatics component
- Assumes limited site costs

### Future Program | Phase 2

### Black Box Theatre

11,180 S.F. at \$500/S.F. \$5,590,000

### Aquatics

Indoor Facility Only \$13.75 M

Outdoor Facility Only \$3.5 – 5.0 M

- Conceptual Estimate
- Assumes limited site costs

| CONCEPTUAL PROGRAMMING   | PLACER COUNTY GOVERNMENT CENTER (PCGC)           |                          | CONCEPTS 1 OF 2 AQUATIC CENTER |  |
|--|--|--------------------------|--------------------------------|--|
|  | New Construction                                 |                          | Regional Park                  |  |
|  | BASIC PROGRAM (App. SF)                          | FUTURE PROGRAM (App. SF) | FUTURE PROGRAM (App. SF)       | NOTES  |
| <b>SPRIT   COMMUNITY   SOCIALIZATION</b><br>SMALL GROUP GATHERING<br>• Senior Center<br>• Teen Center<br>• Youth Programs<br>• Childcare<br>• Café<br>• Kitchen<br>LARGE GROUP GATHERING<br>• Banquet/Conference Facilities/Multipurpose<br>• Black Box Theater<br>• Performance Arts Space  | 2,500<br>1,500<br>1,000<br>1,200<br>1,500<br>500 |                          |                                | Seats 100<br>Café & Conf. Center   |
| <b>MIND   ENRICHMENT   EXPLORATION</b><br>EDUCATIONAL<br>• Classroom/Conference Spaces - Enrichment Programs<br>• Maker Labs<br>• Technology Lab - Computers, Printers, High Tech Equipment<br>• Arts Lab - Clay Works, Textile, Arts, Crafts, Fine Arts, Culinary<br>SERVICES<br>• Reading Room, Exhibit Space<br>• Administrative Space(s)                   | 12,000   | 8,600                    |                                | Includes back of house   |
| <b>BODY   FITNESS   WELLNESS</b><br>FITNESS<br>• Aquatics - Indoor facility<br>Activity pool, rec. pool, water slide, 3 lane lap pool, lazy river, equip, storage, lockers<br>• Aquatics - Outdoor facility<br>8 lane x 25 yd. competition pool, equip, storage<br>LABS<br>• Fitness Classes - Adult and Family, Oriented Options<br>SERVICES<br>• Transit Hub | 2,000  |                          |                                | Shared with Fitness<br>1 Lab<br>1 Lab<br>Included in Gross S.F.<br>3 rooms |
|  | 3,000  |                          |                                |  |
|  | 500  |                          |                                |  |
|  | 28,100   | 8,600                    |                                | Office /Lobby<br>Net Program S.F.<br>Gross S.F.                            |
|  | <b>36,530</b>                                    | <b>11,180</b>            |                                | <b>37,000</b><br>@70% Efficiency<br>Gross<br>Prog. S.F.                    |





## **DRAFT**

### **PRESERVE DEWITT LEGACY /DEWITT COMMUNITY COMPLEX**

#### **Mission and Vision**

Our mission is to preserve and adaptively reuse the historic theater, auditorium, former senior center buildings, and swimming pool for community uses at the DeWitt General Hospital National Register Historic District located in North Auburn, CA. Leveraging the preservation of these key historic resources for community uses will help foster an identity as well as develop a community destination and activity hub for the North Auburn area. Re-establishing community uses in these historic buildings is a win-win: offering recreation for residents, supporting the local economy and supporting the County's master plan vision for a mix of residential and commercial development at the DeWitt Center.

#### **Proposed DeWitt Building Preservation and Community Uses**

**DeWitt Theater** - The DeWitt Theater has always served the community as a film and live performance venue. Community theater venues of this size are in high demand. Seating approximately 230 people, the DeWitt Theater is similar in size to the popular historic Finnish Temperance Hall Theater in Rocklin, CA.

**DeWitt Senior Center Buildings** - Adjoining the DeWitt Theater, the former Senior Center buildings would provide needed storage and practice space to support the theater. These buildings can also be used to provide community meeting and classroom space.

**DeWitt Auditorium** - The DeWitt Auditorium originally hosted holiday events, USO performers and dances. Utilizing the DeWitt Auditorium as a community event/conference center will help meet local demand for community center space as well as act as a demand generator for the proposed on-site hotel. The DeWitt Auditorium would be comparable in size to the successful historic Blue Goose Event Center in Loomis, CA.

**The DeWitt Swimming Pool** - The DeWitt pool has continuously served the Auburn community. Refurbishing the DeWitt pool would provide residents with recreational facilities. Due to airport overflight restrictions, the DeWitt Center is the most feasible location for a pool in North Auburn.

The proposed DeWitt building renovations would provide nearly 30,000 square feet of community use facilities which is 1.0% of the surplus land earmarked for private development at the DeWitt Center.

#### **Why Preserve and Reuse DeWitt Buildings?**

- Restoration is usually significantly less expensive than new construction
- Historic rehabilitation generates more domestic jobs than other industries, including new construction
- On average, there is a \$33:\$1 Return on Investment for historic preservation projects
- A greater percentage of money invested in historic rehabilitation becomes household income, benefiting the local economy
- Preserves an iconic and significant piece of Auburn's history
- Visitors to heritage sites stay longer and spend more money locally per day when compared to visitors at non-historic areas
- Historic preservation is a proven key component to successful community revitalization
- Land costs are minimal since the County purchased the DeWitt property from the state for \$1

Historic DeWitt building restoration for community uses will not only serve North Auburn residents, it will also function as a demand generator, bringing in potential customers to the private development proposed in the master plan for the 200 acre DeWitt property. For instance, prior to 2015, many historic DeWitt buildings housed several

community uses, including Music and More in the theater, the Senior Center, Placer Adult School, and pool. These venues were utilized daily by the community and created a steady customer base. In response to the absence of steady clientele since 2015, the Placer Grown/Foothill Farmers Market was cancelled at the DeWitt Center this year.

#### **Constraints of New Construction Versus Building Renovation at DeWitt**

The market study and EIR prepared for the PCGC/DeWitt Center master plan and the Placer County Multi-generational Community Center Feasibility study made the following conclusions:

- The high cost of new construction is an economic constraint for implementing the new master plan
- Estimated construction costs for a new community center (\$18 million), aquatics center (\$3.5 to 5 million), and a Black Box Theater (\$5.5 million) at DeWitt. Utilizing existing facilities with minimal improvements at Parkside Church (\$250K to \$1million), adding classrooms, a gym, and a performing arts center to the church complex (\$3.5 to 5 million). Parkside Church has airport overflight restrictions. (Note: the option of restoring the existing buildings at DeWitt was never evaluated even though it would not have overflight restrictions nor the high construction costs associated with new construction.)
- Two environmentally superior alternatives retaining the DeWitt Theater and other historic buildings were presented in the EIR. (Note: the Board of Supervisors did not select either of these two options. Instead they voted in favor of the option with the most environmental impacts that demolishes the theater and nearly all other historic buildings.)
- The region is in particularly short supply of conference/meeting space. A community/conference center would provide a community service while simultaneously acting as a demand generator for an on-site hotel. (Note: the proposed 30,000 square foot new community center is not expected to be constructed for another 16-20 years.)
- Demand generators will benefit economic and private development. (Note: the master plan's main demand generator is the proposed new community center in the last development phase of 16-20 years.)
- The commercial retail market in Auburn is saturated, there is no demonstrated need for additional retail development

**DeWitt General Hospital Historic Significance** DeWitt General Hospital was listed on the National Register of Historic Places in February 2016 for its historic significance in all 3 National Register criteria.

- DeWitt is architecturally significant as an example of the large-scale planning and construction required to meet WWII national defense needs
- DeWitt Hospital is a "Type A" permanent Army General Hospitals designed by the notable architecture firm York and Sawyer. The only other mostly intact "Type A" hospital besides DeWitt is Mayo General Hospital in Galesburg, IL that was also constructed in 1943.
- Highly regarded surgeon Norman Freeman developed vascular surgery advancements at DeWitt General Hospital during WWII. DeWitt had a nursing training school specializing in psychiatry during WWII. Occupational therapy and physical therapy were other new medical fields developed during WWII.
- DeWitt Hospital significantly influenced the Auburn Community economically as the area's largest employer and supported community activities and education. The auditorium held USO dances for patients and the community. The pool offered swim and lifeguard classes and hours open to the public. The theater also had shows open to the public. Notable celebrities who entertained at DeWitt included: Rhonda Fleming, Lon Chaney Jr., Eddie Cantor, Dorothy Lamour, Robert Alda and Joe E. Brown.
- Notable psychologist Tarmo Pasto's research at DeWitt contributed to the development of art therapy. Pasto's research also led to the "discovery" of the artwork of Martin Ramirez.
- Outsider artist Martin Ramirez created hundreds of his notable works while in residence at DeWitt Hospital. Ramirez's work has been recognized by the American Folk Art Museum in New York and appeared on US "Forever" postage stamps
- Ramirez is also recognized for his contribution to Latino history in California

To: Placer County Board of Supervisors  
bos@placer.ca.gov

I support bringing community uses back to the PCGC DeWitt Center. Several years ago, it appeared the public was not given sufficient notice to comment on whether the theater, senior center, and the gym with a swimming pool should remain on public land. Now, there is a chance to bring these types of uses back. I strongly encourage the Board of Supervisors to take positive action and reestablish the community that has been lost. If appropriate action is not taken, citizens lose the opportunity to have community uses on public land. The citizens need this sense of community and there has not been a suitable replacement in north Auburn

Additional comments:

Signature \_\_\_\_\_

email \_\_\_\_\_

Address \_\_\_\_\_

## **Discussion Item #2. Cover sheet – Fitness Court**

**Auburn Area Recreation and Park District Acquisition and Development Committee  
meeting August, 2019**

### **The Issue**

A discussion about the Fitness Court outdoor gym.

### **Background**

National Fitness Campaign (NFC) has developed the outdoor Fitness Court, a 32' x 32' training area that focuses on functional fitness training using body weight exercises. These fitness courts have been installed in the U.S., Canada and Australia. More information on the Fitness Court and NFC is available in the attached documents.

NFC offers a \$30,000 grant toward the purchase of a Fitness Court. Communities/agencies are responsible for \$95,000 plus the cost of installation (\$35 - \$40,000). The estimated total cost that an agency would be responsible for is \$135,000 - \$140,000.

Site selection is key. Possible sites in ARD parks may include Railhead Park, Overlook Park or Regional Park.

### **Recommendation**

Review and discuss. This project would be a new entry on to the ARD Five-Year Project List.

### **Fiscal Impact**

Approximately \$140,000 plus a minimum project contingency of 15% (\$21,000).

### **Attachments**

Info on the Fitness Court from NFC



# OUR MISSION

Make World Class Fitness Free.



## CAMPAIGN STORY

1979

The Fitness Court is designed at Stanford University and NFC is founded by Mitch Menaged in San Francisco.



Stanford University



San Francisco



The first Fitness Court

3

Countries



National Fitness Campaign

10,000

Fitness Courts built in over 4,000 communities

1980 - 2000

Wells Fargo becomes the Campaign's national sponsor and the Wells Fargo National Fitness Campaign explodes across 3 countries. The program raised over 200 millions dollars to support public wellness, the largest initiative of its day.



2012

NFC Founder Mitch Menaged returns to re-invent NFC for the 21<sup>st</sup> century with a world class team in San Francisco.





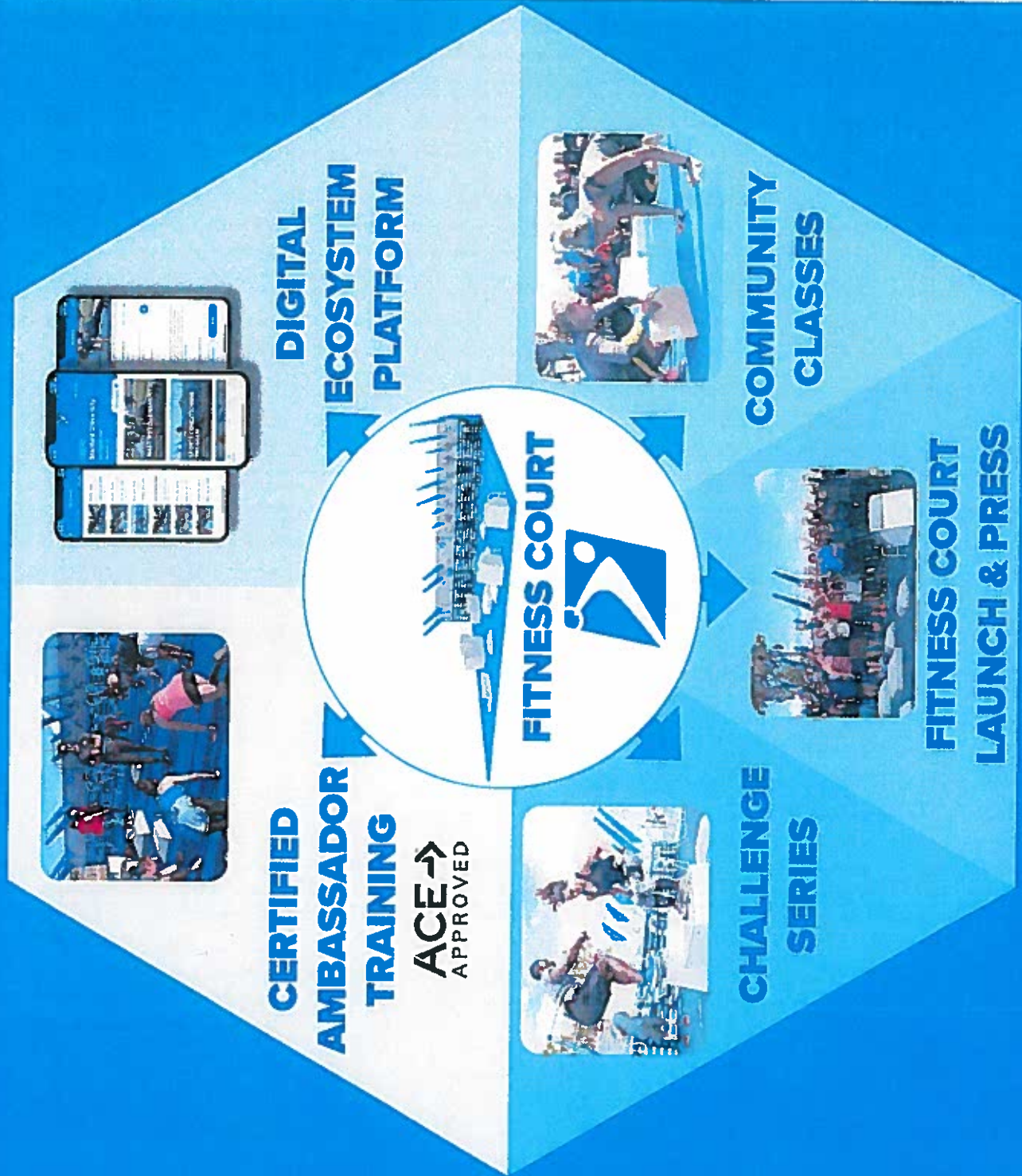


## Campaign Ecosystem

### Beyond the Fitness Court

NFC's 21st century campaign is a holistic health and wellness initiative for communities nationwide based around the innovative Fitness Court.

Taking outdoor wellness beyond infrastructure, the program provides the integrated Fitness Court Mobile App, a toolkit of promotional resources, training support services, fitness classes, programs, and events. This toolkit launches with every partnership and is designed to build healthy communities on the best-in-class outdoor Fitness Court.













1



### IS WELLNESS A PRIORITY

Is healthy living a priority in your city? Does the campaign align with your city's goals and local initiatives? Is there support from appropriate stakeholders?

- Mayor
- City Council
- Parks Director
- Leadership

2



### SITE SELECTION

Main Criteria for Site Selections

- 1. Iconic Sites**  
Supports Success and Impact
- 2. Accessibility**  
Engage all Population Sectors
- 3. Connectivity**  
Program locations align with pedestrian infrastructure and trails systems.

3



### PROGRAM FUNDING

Qualified cities will receive \$30,000 in Grant Funding from NFC for each Fitness Court. With variable funding models and opportunities for partnership development within your local and regional network, there are multiple ways to Fund the Campaign. NFC is here to help!

4



### PROGRAM TIMING

**2020 SUMMER**

Application Submission:  
**October 1, 2019**

Program Launch:  
**PER AWARD PERIOD**

# PROGRAM ADOPTION PROCESS

# GRANT FUNDING AWARD

REQUIRED FUNDING FOR EACH SITE



+

**FITNESS COURT &  
CAMPAIGN ECOSYSTEM**

**TOTAL FUNDING  
REQUIRED PER FITNESS COURT**

**\$125,000**

+

**COURT INSTALL**

=



**\$30,000**

**GRANT FROM NFC**



**\$95,000**

**LOCAL FUNDING MATCH**

**INSTALLATION**

CONCRETE SLAB + FITNESS COURT ASSEMBLY + GRAPHICS INSTALL

**IN HOUSE**

**OR IN KIND**

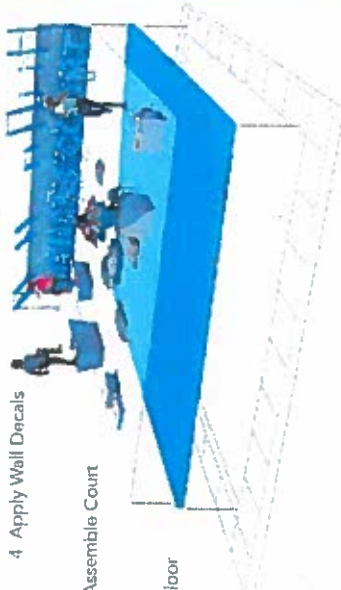
**OR BID OUT**



# CAMPAIGN SUMMARY

NATIONAL FITNESS CAMPAIGN

FITNESS COURT



4 Apply Wall Decals

3 Assemble Court

2 Sports Floor

1 Concrete Pad

## Fitness Court Surface - Tile Surface Specifications

AN OUTDOOR SPORTS FLOOR

- Size 1024 SF (32'x32')
- Color: NFC Blue
- Thickness: 1" Tiles
- ADA Boarder Included

## Warranty + Maintenance

VIRTUALLY MAINTENANCE FREE

- Made for all climates
- Almost no moving parts (only cables)
- Equipment is anchor bolted into concrete
- Replacement parts available through NFC
- No requirement for disassembly in winter
- Maintenance guide, including touch-up paint & necessary tooling included

See Official Warranty for Full Warranty Coverage

## Specifications

MADE TO LAST IN THE USA

- All structural components are made from high-grade carbon steel
- Structural components receive high-grade dual layer powder coating
- All cladding (skins) made from high-grade aluminum and powder coated
- Graphics and signage printed with anti-graffiti over-lamination material
- Manufactured in the United States
- Resilient to heavy, repeated daily use
- Over 30 individual pieces of equipment
- Powder-Coated Structural Components
- Galvanized fittings and bolts - all attachments for install included
- Stainless Steel Cables
- Full Installation guide provided

## 2020 FITNESS CAMPAIGN ECOSYSTEM

The Fitness Campaign Ecosystem is a collection of resources and services designed to activate, encourage and strengthen public participation in free outdoor fitness activities. Contact NFC for Detailed Specifications.

Campaign Program Includes:



### Promotions and Marketing Package

- 2020 National promotions including city partners
- Customized 2020 Campaign Web story and press release featuring city partners
- 2020 Social Media activation and promotion campaign featuring city partners

### Fitness Court Mobile App

- IOS/ Android App teaching proper use, routines and challenges to the public - free for all users
- Learn: Video guides delivering workouts and teaching programs on the Fitness Court
- Train: Audio guides delivering a digitally aided coach in the pocket for users
- Challenge: Full Challenge tool allowing users to take and score the Fitness Court Challenge
- Class Scheduler: build a schedule of Fitness Classes for your community

### Apple Watch App

- Fitness Court Audio Guides delivered through the Apple Watch to residents on the Fitness Court

### Localized Promotional Materials

- Opening Day Launch Kit: NFC swag items, prizes for challenges, custom promotional flyers, event guidance

### NFC Ambassador Program

- Training for 10 local Ambassadors with certification provided by NFC.

## FITNESS COURT

The Fitness Court® is a 32'x35' outdoor bodyweight circuit training system (contact NFC for full overview and details)

### Fitness Court® Description:

- 32'x35' outdoor bodyweight circuit training system with the following components:
- Seven station circuit training system providing full-body workout modules
- Fitness Court body-weight training wall measuring 32'W x 2'D x 6' H with custom wall graphics
- Thirty pieces of body-weight training equipment (Fitness Elements) for simultaneous use by 28 users at one time. Fitness Elements are anchored and grouped within seven stations.
- Bolts, attachments and anchors required for installation

| 2019/2020 PROJECT ACTIVITY REPORT   |            | UPDATED 8/13/19  |                       |
|---|------------|--|-----------------------|
| PROJECT   | EST. COST  | NOTES  | EST. COMPLETED        |
| <b>RECREATION PARK</b>  |            |  |                       |
| James Ballfield Renovation Project (2019)   | 277,086.00 | Project has begun with turf removal, infilled mix stockpiling and grading operations underway at time of this update. Storm drainage, soil amendment, irrigation system are next steps followed by installation of existing and District purchased infield mixes and planting of the hybrid bermuda grass stolons (stolons in outfield, bermuda sod in infield) second week of September. After acceptance of the work by the District, the contractor has a 60 calendar day maintenance period on the project. District will consider over-seeding the outfield with a ryegrass depending on how well the bermuda grows in this fall. | OCTOBER/NOVEMBER 2019 |
| Recreation Park South Parking Lot Accessible Parking Stall Project (2019)                             | 15,000.00  | Project Completed. Simpson & Simpson Inc. did a nice job.  | JULY 2019             |
| <b>PLACER HILLS POOL</b>  |            |  |                       |
| ADA Path of Travel (2016/2017)  | 10,000.00  | Sidewalk path of travel has been found to be in acceptable ADA shape but the parking lot asphalt and ADA striping could use renovation. Additionally there is a significant drainage problem trapping a large puddle of water that needs to be studied.  | SEPTEMBER 2019        |
| <b>REGIONAL PARK</b>  |            |  |                       |
| New Playground (130K-completed) and new ADA path of travel from parking lot project (40K) (2017/2018) | 170,000.00 | ADA Parking and path of travel project has been completed.   | AUGUST 2019           |
| Irrigation Pump Replacement (2017/2018)   | 160,000.00 | New pump is installed and working well. Project is finally completed!  | JULY 2019             |
| <b>OVERLOOK PARK</b>  |            |  |                       |



|   |            |  |                                 |
|---|------------|--|---------------------------------|
| Restroom ADA Upgrades (2018/2019)   | 35,000.00  | Staff planning on hiring consultant to prepare construction documents in the Summer 2019 with bidding and construction in the Fall.  | DECEMBER 2019                   |
| <b>24 ACRE PROPERTY</b>   |            |  |                                 |
| Statewide Park Development and Community Revitalization Program Grant (2018/2019) | 0.00       | Staff will be pursuing the next round of grant funding for the property next spring and all 5 required public meetings have taken place with staff obtaining input on the current master plan drawing. Prior to this staff will be putting together and releasing a RFQ requesting a design firm that can not only take the project through CEQA, but that can also assist with any design refinements and produce construction documents for whatever the first phase of the 24 Acre development turns out to be post CEQA.   | AUGUST 2019 THROUGH SPRING 2020 |
| <b>CVCC</b>   |            |  |                                 |
| Bike Park - Design, CEQA, NEPA etc. (2014/2015)                                   | 100,000.00 | The signed FONSI (Finding Of No Significant Impact) from the USBOR was finally received July 2nd.  | JULY 2018                       |
| Bike Park - Construction (2015/2016)  | 320,000.00 | Work anticipated to begin second week of September after pre-construction meeting. Project submittals currently being reviewed and site furnishings being ordered (solar lights, picnic tables, removeable bollards, info kiosk). Still need to review contractors proposed import soil.   | AUGUST/SEPTEMBER 2019           |
| Maidu Drive Repair (2018/2019)  | 25,000.00  | The Bureau asked both ARD and PCWA to get additional budget cost estimates for the entire stretch of their portion of Maidu Drive (South of CVCC towards Auburn Folsom Road ending at the edge of the housing development) This is in addition to the estimates already received for the more damaged portion by CVCC. At some point the project(s) will need to be put out to formal bid. ARD is offering \$25K towards the re-paving of the bad section by CVCC/Bike Park. Staff obtained the additional cost estimates from the paving contractor and forwarded them off to the Bureau. Next steps by the Bureau are currently unknown. | TBD                             |
| <b>MEADOW VISTA PARK</b>  |            |  |                                 |
| Parking Lot Re-seal/Re-Stripe (2018/2019)   | 10,000.00  | Parking lot maintenance project is planned for Fall 2019.  | FALL 2019                       |
| <b>MULTI-PARK ITEMS</b>   |            |  |                                 |

|  |            |  |   |
|--|------------|--|---|
| Streambed Alteration Agreement<br>(2016/2017)        | 44,000.00  | The Draft Vegetative Management Plan IS/MND (Initial Study/Mitigated Negative Declaration) was accepted by the Board in December 2018 and the Agreement is now in place. | Agreement in place,<br>project on-going |
| Carry over projects from 2018/2019 list in<br>YELLOW |            |  |   |
| <b>Fiscal Year Projects Total:</b>                   | 874,000.00 |  |   |