



WALNUT CREEK PARK PLANNING

Civic Park | Heather Farm Park | Shadelands Art Center



MEETING OBJECTIVE

Provide an overview of and receive feedback on the facility analysis for:

- Civic Park Community Center
- Heather Farm Community Center including Clarke Swim Center
- Shadelands Arts Center





MEETING AGENDA

- Project Overview
- Public Comment Period A– items not on agenda
- Recap of AC Meeting #3 Program Recommendations
- Presentation and Discussion: Overview of Facility Needs Analysis
- Public Comment Period B– items on the agenda
- Next Steps



PROJECT OVERVIEW



PROJECT PHASES

- Phase 1: Programming and Facilities recommendations
- Phase 2: Master Planning for the parks

PHASE 1 PROCESS

- Demographic and Trends Analysis
- Establish Evaluation Criteria
- Analyze Programs
- Program Recommendations
- **Facility Needs Analysis**
- Facility Costs and Recommendations



PUBLIC COMMENT ITEMS NOT ON THE AGENDA



ADVISORY COMMITTEE MEETING #3 RECAP



AC MEETING #3 RECAP

Presented Program Recommendations:

- Enhance/Expand
- Maintain
- Monitor





AC MEETING #3 DEBRIEF ON PROCESS AND ENGAGEMENT

Planning Process

- Engaging the Advisory Committee
- Ideas for process improvements



AC MEETING #3

KEY THEMES

Feedback on Data & Analysis:

1. Demonstrate how program categories relate to facilities
2. Demonstrate classification process for "Expand/Enhance", "Maintain" or "Monitor"
3. Desire for more background data
4. Need to see the facility recommendations to understand program recommendations



AC MEETING #3

KEY THEMES

Feedback on Program Recommendations:

1. Identify new programs City should consider providing
2. Expectations for program reductions
3. Ongoing evaluation will continue to address all programs
4. Clarify intent of the "Monitor" category
5. Be consistent with Council recommendation for pools



FACILITY NEEDS ANALYSIS PRESENTATION AND DISCUSSION



FACILITIES PRESENTATION OUTLINE

- Program Recommendations
- Existing Facilities Conditions
- Overview of Facility Needs Analysis
 - Scenario A: Optimized
 - Scenario B: Hybrid
 - Scenario C: Status Quo
 - Pool Options
- Discussion
- Next Steps



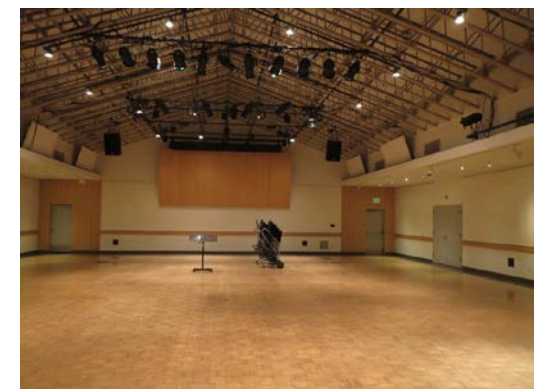
PROGRAM RECOMMENDATIONS

- **Enhance/Expand** – not synonymous with increased space, look for opportunities for multi-use, increased efficiency
- **Maintain** – keep spaces, if currently adequate
- **Monitor** – plan for flexibility as demands change



EXISTING CONDITIONS

- Restricted room size and function
- Limited storage
- Systems upgrade needed
- Moisture infiltration
- 2010 pool studies recommend replacement





FACILITIES ANALYSIS

BENEFITS & DRAWBACKS OF RENOVATION

- Long-term lower energy & material consumption
- Preserves what can't be easily replicated
- Can be less expensive
- Often cannot accommodate all needed uses

BENEFITS & DRAWBACKS OF NEW BUILDINGS

- Efficient land & building use
- Can maximize open space (limit building footprint)
- Greater life expectancy
- Higher functional value
- Can be more expensive



PROGRAMS TO SPACES

Program Recommendations	Recommended Program Action	Existing Space	Recommended Action for Space
Performing & Visual Arts - Beginning	Increase; maintain current programs & diversify	Adequate number of studios & performance spaces; inadequate sizes, finishes & storage	Refinish spaces; increase size & consolidate to allow for overlapping uses & adequate storage
Performing & Visual Arts - Intermediate	Increase; maintain current programs & diversify	Adequate number of studios & performance spaces; inadequate sizes, finishes & storage	Refinish spaces; increase size & consolidate to allow for overlapping uses & adequate storage
Instructional Aquatics	Increase; add entry-level classes	Compromised pool space and bath house facilities	Replace and expand instructional pool capacity and bath house
Recreation / Fitness Aquatics	Increase; add recreation & leisure uses	Compromised pool space and bath house facilities	Create recreational pool space; replace and expand bath house facility
Health / Fitness Classes - Youth	Increase; add entry-level classes & diversify current offerings	Inadequate spaces, in size, finish and number; inadequate storage	Create new and expand/refinish current multipurpose fitness spaces; expand storage
Health / Fitness Classes - Adult	Increase; add entry-level classes & diversify current offerings	Inadequate spaces, in size, finish and number; inadequate storage	Create new and expand/refinish current multipurpose fitness spaces; expand storage



PROGRAMS TO SPACES

Program Recommendations	Recommended Program Action	Existing Space	Recommended Action for Space
Performing & Visual Arts - Advanced	Maintain current programs	Adequate studio & performance spaces; inadequate storage	Maintain & consolidate advanced studios & performance spaces, increase storage capacity
Aquatic Rentals	Maintain current programs	Adequately sized but compromised pool space and bath house facilities	Replace aquatic rental pool space and bath house facility
Personal Enrichment - Youth	Maintain current programs	Adequate size, inadequate number of classrooms spaces; inadequate storage	Consider adding new multipurpose classroom spaces; consolidate and refinish current; add storage space
Personal Enrichment - Adult	Maintain current programs	Adequate size, inadequate number of classrooms spaces; inadequate storage	Consider adding new multipurpose classroom spaces; consolidate and refinish current; add storage space
Preschools	Maintain current programs; consider compliance w/State Licensure	Inadequately sized spaces; inadequate storage	Increase size of main & storage spaces; design for multipurpose, overlapping uses
Camps	Maintain current programs & diversify	Inadequately sized spaces; inadequate storage; currently requires rental of private facilities due to demand	Increase size and number of main & storage spaces; design for multipurpose, overlapping uses
Recreation Classes - Seniors	Maintain current programs; shift focus to 'wellness' programs	Adequately sized spaces, inadequate finishes and storage	Maintain spaces; update finishes; increase storage space



PROGRAMS TO SPACES

Program Recommendations	Recommended Program Action	Existing Space	Recommended Action for Space
Senior Social Services / Drop-In Services	Monitor; maintain quality & adapt to demand trends	Adequate spaces; inadequate storage	Maintain spaces; expand storage; increase space adaptability for trend change responsiveness
Specialized / Adaptive Recreation	Monitor; maintain quality & adapt to demand trends	Adequate spaces; inadequate storage	Maintain spaces; expand storage; increase space adaptability for trend change responsiveness
Senior Transportation / Meals	Monitor; maintain quality & adapt to demand trends	Adequate spaces; inadequate storage	Maintain spaces; expand storage; increase space adaptability for trend change responsiveness
Indoor Rentals	Monitor; maintain quality & adapt to demand trends	Adequately sized spaces, inadequate finishes and storage	Maintain spaces; expand storage; increase space adaptability for trend change responsiveness



KEY ASSUMPTIONS FOR SPATIAL PROGRAMS

Efficiency + Consolidation

- Within Parks
- Across Park System

Multi-Use, Flexibility, Category Groupings

- Recreation
- Assembly
- Workshops
- Early Youth Activity
- Administrative
- Support
- Other



FACILITY SCENARIO FRAMEWORK

Scenario A– Optimized:

- consolidate to minimum number of buildings
- new construction
- full program accommodation

Scenario B– Hybrid:

- new construction or renovation to solve immediate + near future facility issues
- all other buildings receive 'facelift'
- some programs given new space

Scenario C– Status Quo:

- new construction or renovation to solve immediate facility issues
- all other building receive 'facelift'
- no programs given new space



FACILITY SCENARIO FRAMEWORK

Pool Option 1:

- 25m Lap Pool
- 5,500 sf Recreation Pool + Play Features

Pool Option 2:

- 50m Lap Pool
- 5,500 sf Recreation Pool + Play Features

Pool Option 3:

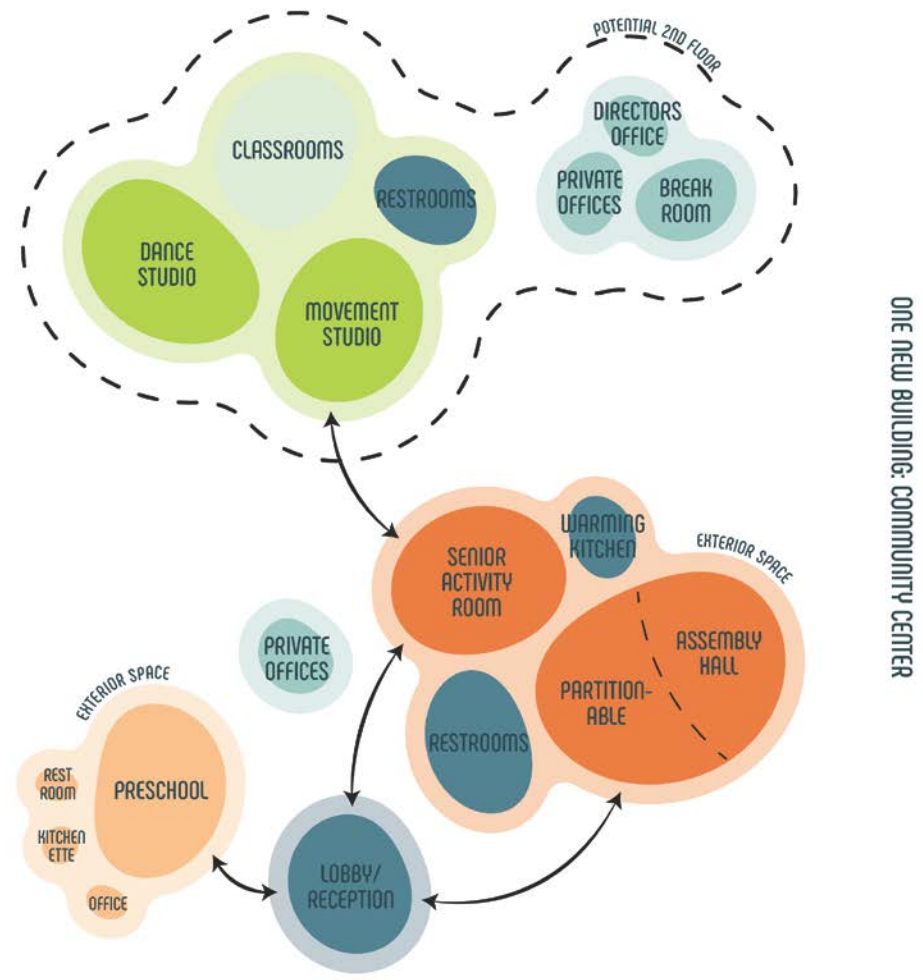
- Renovated Existing 50m Lap Pool



CIVIC PARK



CIVIC PARK SCENARIO A: OPTIMIZED



ONE NEW BUILDING: COMMUNITY CENTER

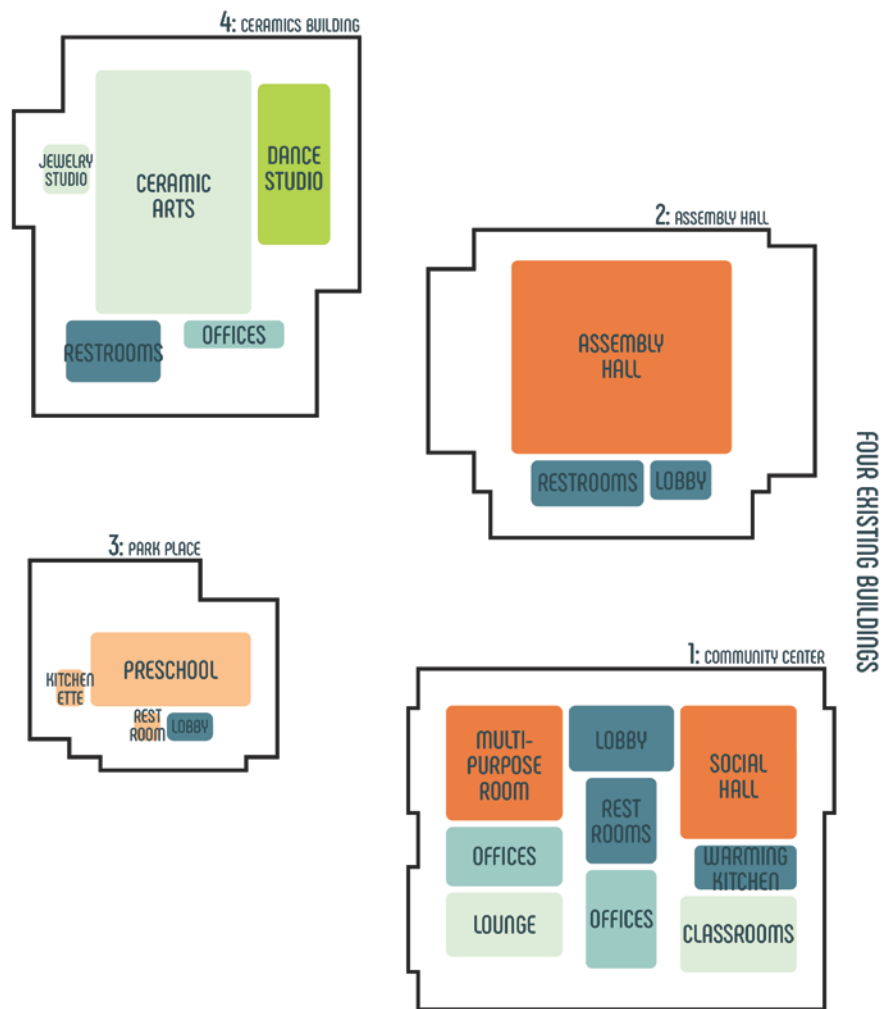


CIVIC PARK SCENARIO B: HYBRID





CIVIC PARK SCENARIO C: STATUS QUO





CIVIC PARK FACILITIES DISCUSSION:

Provide your feedback on the Program Space Scenarios A-C:

1. Are they clear?
2. Are you comfortable with the approach?
3. General thoughts on these scenarios, including feedback on:
 - Consolidation of smaller buildings
 - Integrating preschools with Community Centers
 - Relocating arts programs to Shadelands

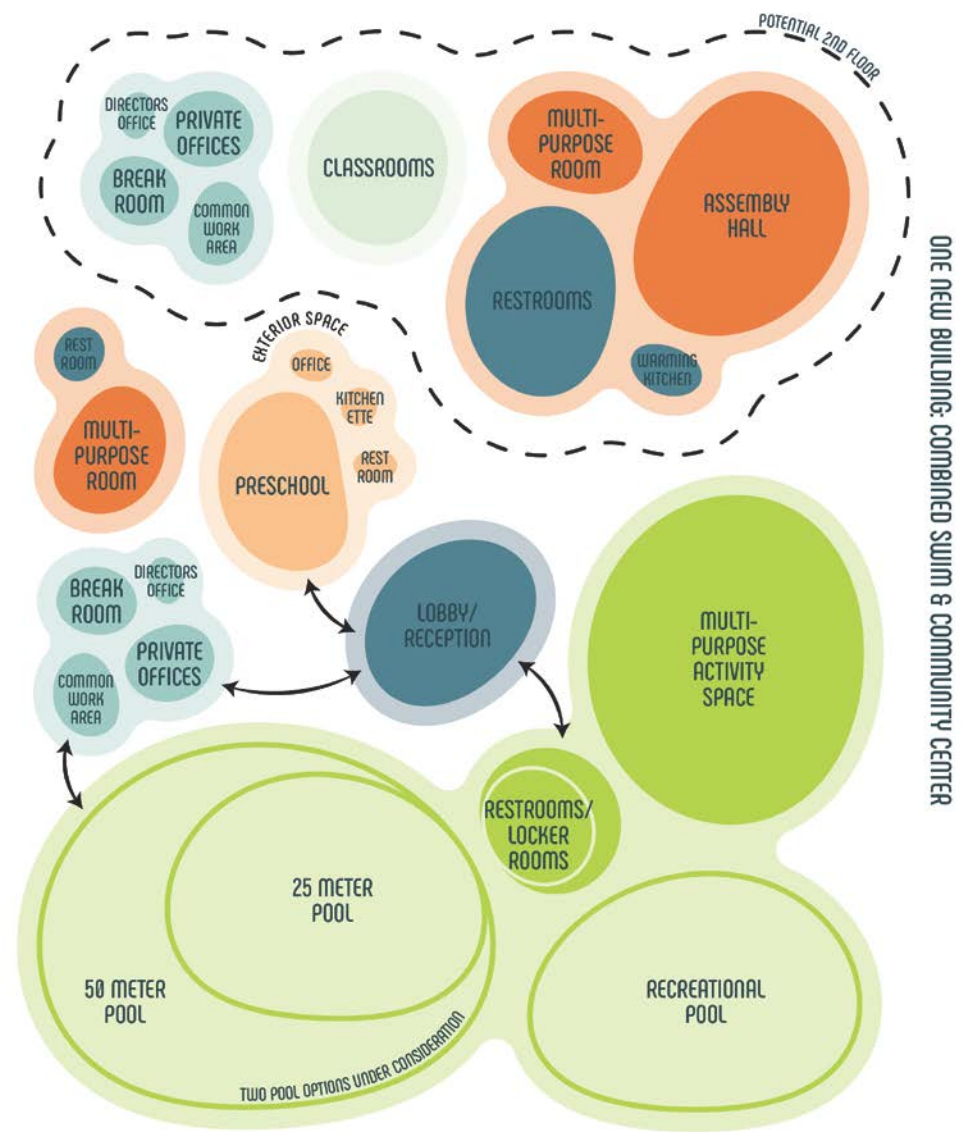


HEATHER FARM PARK



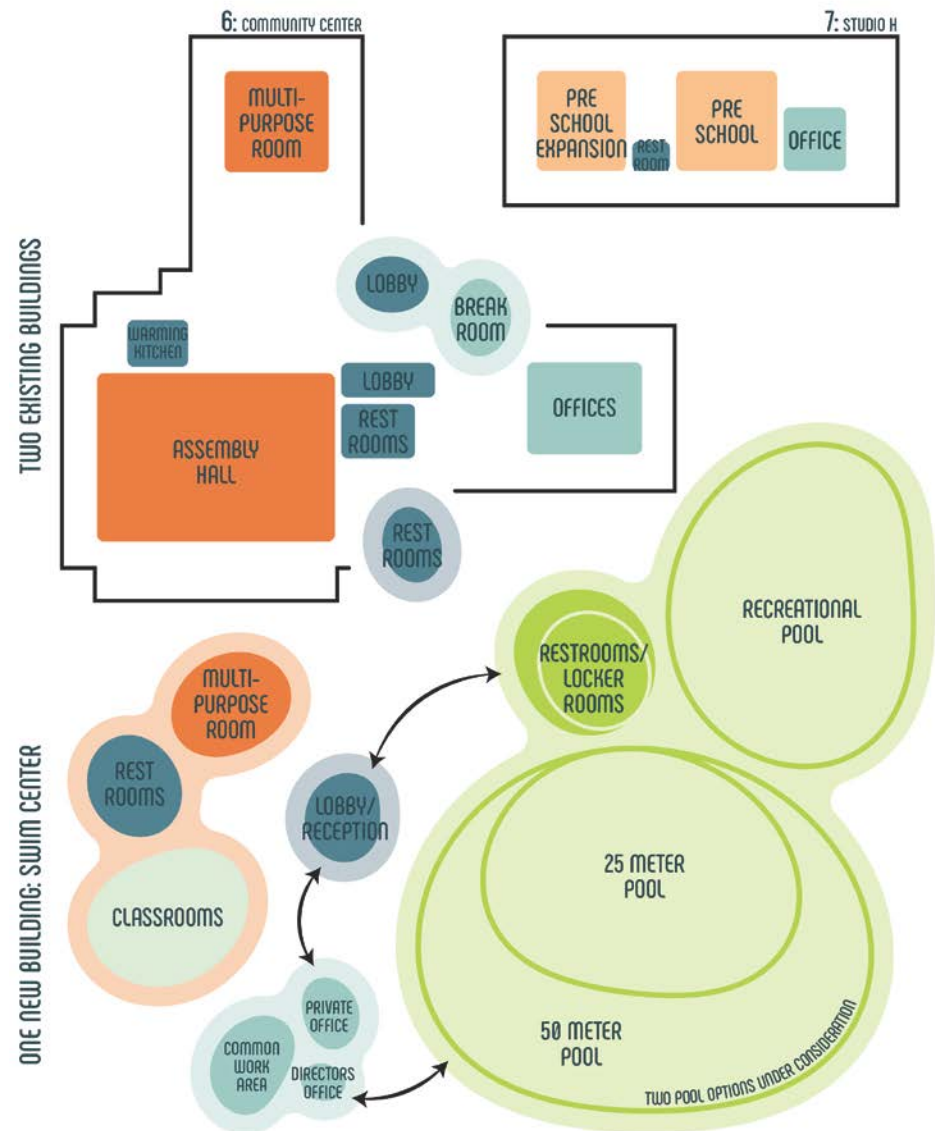


HEATHER FARM PARK SCENARIO A: OPTIMIZED



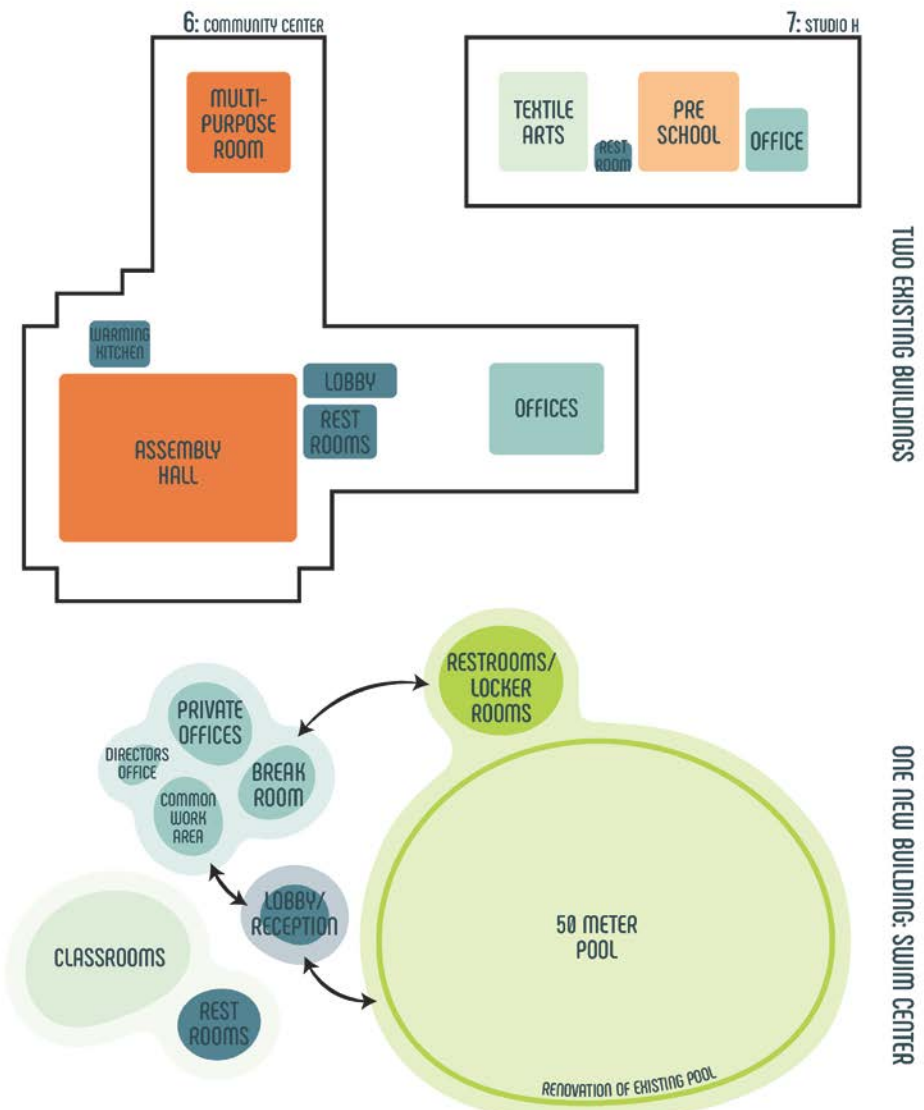


HEATHER FARM PARK SCENARIO B: HYBRID





HEATHER FARM PARK SCENARIO C: STATUS QUO





HEATHER FARM PARK FACILITIES DISCUSSION:

Provide your feedback on the Program Space Scenarios A-C:

1. Are they clear?
2. Are you comfortable with the approach?
3. General thoughts on these scenarios, including feedback on:
 - Consolidation of Clarke Swim Center with Heather Farm Community Center
 - New Multi-Purpose Activity Spaces to accommodate Health & Fitness programs at Heather Farm Park
 - No other "new" program spaces, otherwise only increases in sizes of spaces already provided, mostly for storage



HEATHER FARM PARK FACILITIES DISCUSSION:

Provide your feedback on the Pool Options 1-3:

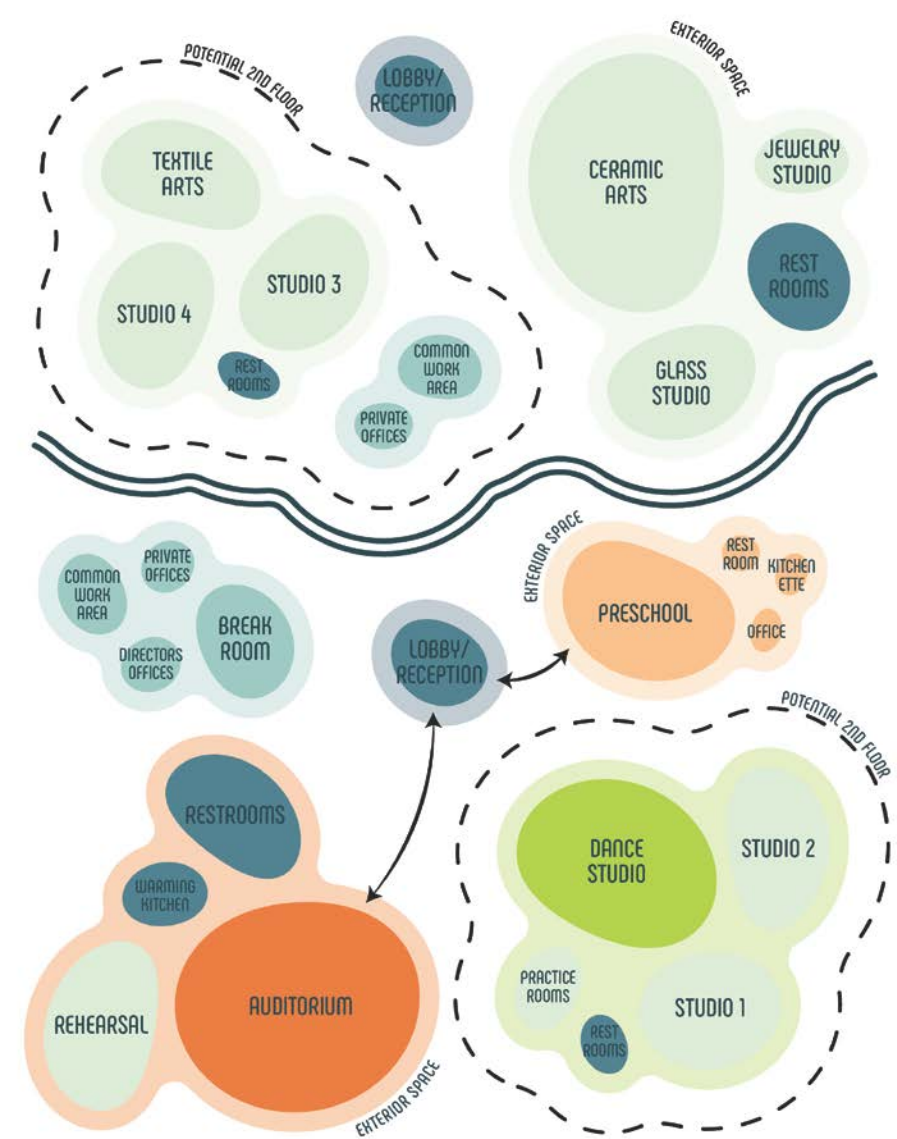
- Are they clear?
- Are you comfortable with the approach?
- General thoughts on these options



SHADELANDS ART CENTER

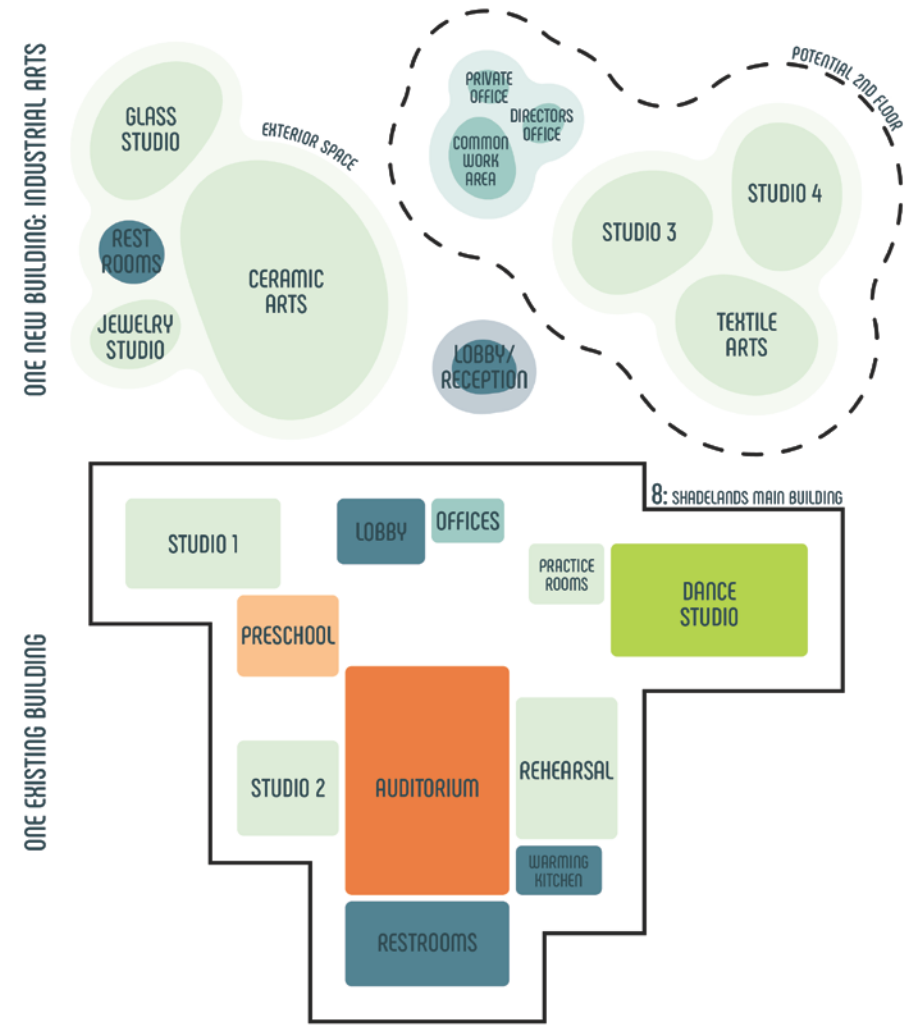


SHADELANDS SCENARIO A: OPTIMIZED





SHADELANDS SCENARIO B: HYBRID

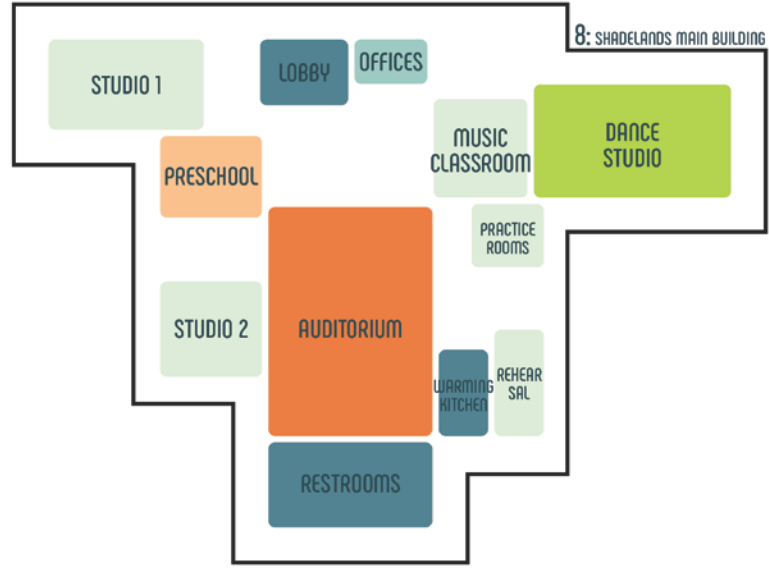




SHADELANDS SCENARIO C: STATUS QUO



ONE NEW BUILDING: ARTS ANNEX



8: SHADELANDS MAIN BUILDING

ONE EXISTING BUILDING



SHADELANDS FACILITIES DISCUSSION:

Provide your feedback on the Program Space Scenarios A-C:

1. Are they clear?
2. Are you comfortable with the approach?
3. General thoughts on these scenarios, including input on:
 - Consolidation of Arts programs to Shadelands from Civic Park & Heather Farm Park
 - Transition towards an Arts Campus at Shadelands



SCENARIO SUMMARY

Location	Existing Area (sf)	Scenario A		Scenario B		Scenario C	
		Proposed Area (sf)	% of (E) Total	Proposed Area (sf)	% of (E) Total	Proposed Area (sf)	% of (E) Total
Civic Park	23,350	24,476	105%	16,350	70%	23,350	100%
Heather Farm Park	17,835	33,075	185%	22,298	125%	17,835	100%
Shadelands Art Center	20,200	37,314	185%	27,225	135%	20,200	100%
Clarke Swim Center Pools	Existing (sf)	Pool Option 1		Pool Option 2		Pool Option 3	
	19,206	15,652	81%	25,003	130%	14,303	74%



PUBLIC COMMENT ITEMS ON THE AGENDA



NEXT STEPS

- Synthesize input
- Complete Facility Cost Estimation
- Develop Facility Recommendations
- Recap on next steps for Program Recommendations