

BUILDING FACILITIES NEEDS ANALYSIS

PART A: FRAMEWORK & ASSUMPTIONS

Several buildings contained in the park sites under review for this project were studied to evaluate their current condition and potential for renovation or replacement. These include Civic Park Community Center, Civic Park Assembly Hall, Heather Farm Park Community Center, Clarke Memorial Swim Center Bath House, Shadelands Art Center and the Shadelands Annex. The Walnut Creek Downtown Branch Library in Civic Park and some smaller, outlying buildings in all three parks were excluded from this review. Program recommendations were combined with the information about the existing building facilities to create a series of spatial program scenarios that detail the spatial needs of the facilities under study.

Spatial Program Scenarios:

An optimized spatial program scenario has been identified for the building facilities within each park, and is contained in Tables 4C, 4E & 4G below. Two other program scenarios are listed in these same tables to provide alternative savings strategies should capital cost allocation be insufficient to fund the optimized scenario. The optimized scenario describes spatial programs that will best serve the demands as outlined in the Arts & Recreation Programming Analysis, Findings and Recommendations, and as such, most effectively provide for Arts & Recreation programming, both now and in the future 15 year trajectory of this community.

Accompanying each spatial program is an adjacency diagram, describing the recommended physical proximity of each proposed space, as well as a site diagram that outlines assumptions about placement opportunities for new building facilities. Until the current master planning effort is completed during Phase Two, these diagrams are preliminary recommendations to facilitate discussion amongst City Staff, the Advisory Committee, Arts Commission, PROS Commission, City Council and Community Members to gain input before such relationships are further developed during Phase Two.

Opportunities:

The optimized spatial programs presented here provide several opportunities in addition to accommodation of the programmatic needs of Walnut Creek's Arts & Recreation department. New buildings would most cost effectively bring park building facilities into compliance with current seismic and energy codes, and provide opportunities for implementation of sustainable building systems.

These spatial programs also provide consolidation of current building footprints, maximizing the efficiency of these facilities, and allowing an increase in park space. This consolidation is achieved by reprogramming underutilized spaces for new uses, and gathering similar programs into the same or adjacent spaces. Keeping similar programs adjacent to each other, with rooms that are appropriate to their current uses, increases the efficiency of facility and amenity utilization.

Limitations:

The existing building facilities likely require significant systems upgrades in the near future. There are currently several problematic interactions between the building facilities studied and adjacent bodies of water, both natural and man-made. This includes the Pools in relation to the Bath House at Clarke Swim Center, the Pond in relation to the Heather Farm Park Community Center, and the high water table resulting from the adjacency of Walnut Creek at both the Assembly Hall and Community Center at Civic Park. Water vapor, ground water infiltration, and water weathering from direct exposure have accelerated the need for replacement of basic structural and mechanical systems in these locations. If renovation is selected as an option, a detailed engineering analysis will be required during subsequent design phases to determine the cost-to-benefit ratio of replacement versus renovation.

Methodology and Assumptions:

A brief description of our methodology will illuminate many of the assumptions adopted for this facility study. Representatives from Noll & Tam Architects, RRM Design Group, Walnut Creek Arts & Recreation Department and Walnut Creek Public Works Department toured the six existing park buildings delineated for study. City staff described the programs that are conducted at these locations, the general attendance numbers, the maintenance issues, and the critical infrastructure issues for all six buildings. Noll & Tam Architects documented their impression of the condition of the buildings with photographs and written notes which were condensed into a Buildings Assessment report. No formal engineering analysis was conducted at this time.

After Ballard*King & Associates conducted their Arts & Recreation Programming Analysis, they met with Noll & Tam Architects to discuss their findings and recommendations regarding these programs, both in their current state and their likely change over the next 15 years. Relevant staff members from among Walnut Creek City Departments were consulted during this process to ensure a full understanding of the current use demands accommodated by these building facilities. These current and predicted patterns of use provided a picture of facility demand, which was translated into a spatial program that includes:

- Retaining or enlarging current, useful spaces, though perhaps not in their current locations
- Deleting underutilized spaces currently difficult to program to maximum capacity, due to size or other limitations
- Adding new room types to house new activities that currently cannot be accommodated within the existing facilities

Table 4A on page 6 summarizes the logic used by Ballard*King and Noll & Tam as they translated program recommendations into space needs. Both predicted program trends and the existing facility conditions were used to identify recommended actions for spaces.

An emphasis was placed on creating multipurpose spaces that allow similar programs to occupy the same rooms. This strategy was used to prevent programs from dictating the creation of overspecialized rooms that sink costs into activities that may not outlast the life of the building. We identified programs that have similar requirements for the rooms they occupy, and that could easily share the same space. We cross-referenced the demand level and schedule limitations for these programs, and combined as many as possible into categories of programs that could occupy the same spaces. This grouping allows enough specialization for programs to function optimally, so they have the equipment and room sizes they require, without specializing into potential obsolescence. If the popularity of any one program wanes over time, the rooms will be flexible enough to allow other, more popular programs to take their place with minimal need for reconfiguration. This allows for a flexible, efficient building footprint that results in more moderately sized facilities.

The mutual space use categories for programs are:

- Recreational Spaces
- Assembly Spaces
- Early Youth Activity Spaces
- Workshop Spaces
- Administrative Spaces
- Support Spaces

There was also a focus on consolidation of facilities. Rather than proposing separate buildings for separate functions, spread out over all three park sites, an effort was made to group programs together by category when their facilities require specialization (such as Performing & Visual Arts). For programs that have universal appeal (such as Preschools), which require incorporation into all park sites, an effort was made to overlap them with similar programs to allow other uses of the spaces they occupy.

We made an initial assumption that for all but the most conservative planning scenarios, the Ceramics Studio (Studio E) and Jewelry Studio (Studio J) in Civic Park, as well as the Quilting & Weaving Studio (Studio H) in Heather Farm Park, should be moved to the Shadelands Art Center. This action accomplishes several goals: the Shadelands Annex will likely need to be replaced within the next ten years, and it can be enlarged at the time of replacement to include these three additional studios. This, in turn, creates more park space by reducing overall building footprint, locates the popular Ceramics program in a more car-accessible location, as desired by many program participants, and accomplishes one of the stated goals for this master planning effort: to consolidate the specialized arts programs in order to keep their high need for staff supervision and storage for large, industrial equipment in one park site.

Facility Scenario Framework:

The three scenarios that were developed in response to the considerations outlined above can be described as follows:

- Scenario A: an optimized scenario describes phased demolition of the existing building facilities, and their replacement with consolidated, program-appropriate spaces that will most effectively serve the community for the next 15 years, and beyond.
- Scenario B: a hybrid scenario describes a combination of new building and renovation, where key buildings are replaced or expanded to accommodate the most highly recommended adjustments, but most buildings remain in place and receive refurbishment to provide a significantly greater level of restoration than the typical maintenance schedule and budget can accommodate.
- Scenario C: the third scenario retains the status quo, with the direct replacement of only buildings that cannot be reasonably renovated, and all other buildings under study receiving moderate refurbishment that provides a modest restoration to improve safety and functionality.

TABLE 4A: PROGRAMMING RECOMMENDATION ACTIONS

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
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
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

04



04



CIVIC PARK COMMUNITY CENTER



CIVIC PARK ASSEMBLY HALL



CERAMICS BUILDING

PART B: CIVIC PARK FACILITY NEEDS

SECTION I: EXISTING CONDITIONS

The building facilities at Civic Park are constrained by older, limiting building systems. In particular, the mechanical and structural systems restrict building renovation, and are not easily remedied. Space is increasingly a limiting factor for Arts & Recreation programs at this location.

CIVIC PARK COMMUNITY CENTER

Built in 1973, this structure has not had significant updates to any of its systems and only minor updates that solve some, but not all ADA issues. The existing structural system is not likely to meet current seismic code regulation. There has been evidence of past moisture infiltration into the in-slab HVAC duct system, which is cost prohibitive to amend or fix. Renovation or addition to this structure is challenging because its slab-on-grade foundation does not meet current FEMA requirements, and any alteration above 50% of the value of the building would require raising the ground floor level significantly. Finishes throughout are weathered and dated, though programs are well-attended and there is more demand for activities than can be accommodated with its current, restrictively configured spaces.

CIVIC PARK ASSEMBLY HALL

Also built in 1973, all of the same systems issues that apply to the Civic Park Community Center also apply to this building. However, programs held in this space are less well-attended, as the acoustical properties, limited audio-visual system capacity, and non-flexible size limit what kinds of programs can use this space.

CERAMICS BUILDING AND PARK PLACE

These buildings were not directly observed, except at the exterior. Both were constructed in the 1950s, neither has had significant systems updates, and both have sustained more weathering, wear, and use than their original design anticipated. These buildings were included in discussions for program consolidation because of their similarity of program and opportunities for better adjacency with consolidation.

Our summary assessment of the building facilities under study at Civic Park is that because the buildings themselves are compromised in their current state, and because renovation would be so limited by the constraints described above, that little programmatic value can be reasonably gained, and new construction of park facilities is recommended. The increasing adjacent residential infill of the surrounding downtown community will likely increase attendance, which has already overrun the current facilities' capacity for Arts & Recreation Programming.

SECTION II: POTENTIAL PROGRAM SPACE SCENARIOS

PROGRAM SPACE NEEDS

The current programs housed in the Civic Park Building Facilities include the bulk of the Arts & Recreation Senior activities, Specialized/Adaptive classes and activities, Health & Fitness classes for several different age groups, both Visual & Performing Arts classes including popular Ceramics and Dance programs, Personal Enrichment classes including Cooking, Culture, and Language classes (among others), Youth Camps, and a half-day Preschool program.

Of these, Visual & Performing Arts and Health & Fitness have been identified as the likeliest to increase in demand. Because the Ceramics program and the associated Jewelry Studio require fairly large amounts of space due to the need for heavy industrial equipment, we recommend moving these programs to Shadelands Art Center, where they can be combined with other studio programs in a new Industrial Arts facility. These studios can be given appropriate supervision and space, alongside similar programs with overlapping needs, at this new location. Current Ceramics program participants have indicated that the eased access and parking this new location would allow is preferred over staying in the current location.

Health & Fitness classes at Civic Park should remain in place, as convenience has been noted by users as a factor in class attendance. Increased Health & Fitness spaces with updated finishes appropriate to multiple uses should be planned for.

Youth Camps, Senior Recreation Activities, and Personal Enrichment classes are likely to maintain the demand they currently exhibit. Few of the current rooms where these programs occur have adequate storage for their current uses and many require updated finishes. For the most part, spaces should not increase in useable space, but in storage space.

Senior Social Services, Transportation, and Meals, as well as Specialized/Adaptive classes and activities, and Indoor Rentals have all been identified as programs that should be monitored. The Arts & Recreation Department should maintain the quality of these programs, track participation and identify ways that these programs can adapt to demand trends. In the case of Senior Activities, this would be a shift from traditional services to those based on a Health & Wellness focus. In the case of Indoor Rentals, this would be a shift toward newer finishes and better AV capacity. Spaces provided for these programs should have a higher degree of flexibility in their uses so that they may adapt to use trend changes.

These facility needs have been translated into spatial recommendations as outlined by the following three program space scenarios.

SCENARIO A: OPTIMIZED

Under this spatial program, all four buildings under consideration (Civic Park Community Center, Civic Park Assembly Hall, the Ceramics Building and Park Place) would be consolidated into one newly constructed building, while the existing facilities remain in operation during construction. The exceptions are the Ceramics and Jewelry studios, which would be relocated to Shadelands Arts Center. The new Civic Park building would likely be two-story, in order to maximize outdoor space in the park.

Once new construction is completed, the existing buildings would make way for new park features, to be identified as part of the Phase Two Master Plan.

This new building would most successfully accommodate the current and upcoming programmatic needs of the surrounding community. More detailed information can be found in the following tables and diagrams, as is the case for all scenarios described.

SCENARIO B: HYBRID NEW CONSTRUCTION + RENOVATION

In this scenario, the Civic Park Assembly Hall would be renovated to accommodate an operable partition. This would create usable, smaller spaces (Dance Studio, Movement Studio) when the full assembly space is not required. Adult movement classes, youth camps and other programs could be simultaneously held.

The Ceramics Building would be demolished, and most of its program would be moved to Shadelands Art Center. The Dance Studio would be moved to one of the new partitionable spaces in the Assembly Hall.

In addition, the Community Center, Assembly Hall and Park Place would undergo significant refurbishment (approximately 75% of the finishes replaced, 50% of the systems equipment replaced), well beyond the normal rate of replacement allowed by basic maintenance.

Increased Visual & Performing Arts and Health & Fitness needs would be partially accommodated by these changes, however, very little of the ubiquitous storage problems would be addressed. Temporary closure of the renovated park buildings would be required, as well as temporary housing of the displaced programs. Construction could be phased to moderate impact.

SCENARIO C: STATUS QUO

All current buildings would remain in place in this scenario. Each of the four buildings under consideration would undergo moderate refurbishment focusing on improved functionality and safety (approximately 50% of the finishes replaced, 30% of the systems equipment replaced), beyond the normal rate of replacement allowed by basic maintenance. No significant interior reconfigurations would occur.

Very few of the missing or impacted program needs would be accommodated by these changes, and temporary closure of the renovated park buildings would be required, though construction could be phased to minimize impact.

TABLE 4B: CIVIC PARK EXISTING SPACES

Existing Spaces	Existing Area (sf)
<i>Includes Civic Park Community Center, Civic Park Assembly Hall, the Ceramics Building and Park Place</i>	
Lobbies	1,063
Restrooms	1,583
Warming Kitchen	421
Offices - Civic Park Community Center	1,287
Offices - Ceramics Building	260
Park Place	1,263
Assembly Hall	3,963
Social Hall	1,443
Multipurpose Room + Lounge	1,936
Studio D - Dance Studio	1,080
Conference Room	825
<i>Studio E - Ceramics‡</i>	<i>3,535</i>
<i>Studio J - Jewelry‡</i>	<i>210</i>
Subtotal/Net Assignable Area	18,869
MEP*	2,210
Circulation, etc.	2,271
Total Currently On Site	23,350
(for Scenarios A & B) Total to Remain on Site	16,350

04

TABLE 4C: CIVIC PARK SPATIAL PROGRAM MATRIX

Proposed Program Spaces	Proposed Area (sf)		
	A: Optimized - All New‡	B: Hybrid New + Ren.‡	C: Status Quo
Support Spaces			
Lobby/Reception + Storage	1,250	1,063	1,063
Mens/Womens/Single Occ. Toilets	1,750	1,043	1,583
Warming Kitchen + Storage	400	421	421
Administrative Spaces			
Director's Offices @ 140sf ea	280		
Private Offices @ 100sf ea	800	1,287	1,287
Breakroom + Storage	600		260
Early Youth Activity Spaces			
Preschool/Kitchenette/Toilet/Office + Storage	2,000	1,263	1,263
Assembly Spaces			
Assembly Hall + Storage	3,800		3,963
<i>banquet seats accommodated</i>	<i>210</i>		<i>220</i>
Social Hall + Storage		1,443	1,443
<i>banquet seats accommodated</i>		<i>105</i>	<i>105</i>
Senior Activity Room + Storage	1,900	1,936	1,936
Recreational Spaces			
Dance Studio + Storage	2,000	1,982	1,080
Movement Studio + Storage (NEW)	1,750	1,981	
<i>banquet seats accommodated</i>		<i>220 (combined)</i>	
Workshop Spaces			
Classrooms + Storage @ 800sf ea	1,600	825	825
<i>Studio E - Ceramics‡</i>			3,535
<i>Studio J - Jewelry‡</i>			210
Subtotal/Net Assignable Area	18,130	13,244	18,869
MEP* - 5% Allowance	907	1,110	2,210
Circulation - 20% Allowance	3,626	1,996	2,271
Design Contingency - 10% Allowance	1,813		
Total	24,476	16,350	23,350
Percent Area Change	105%	70%	100%
	of Current Total	of Current Total	of Current Total

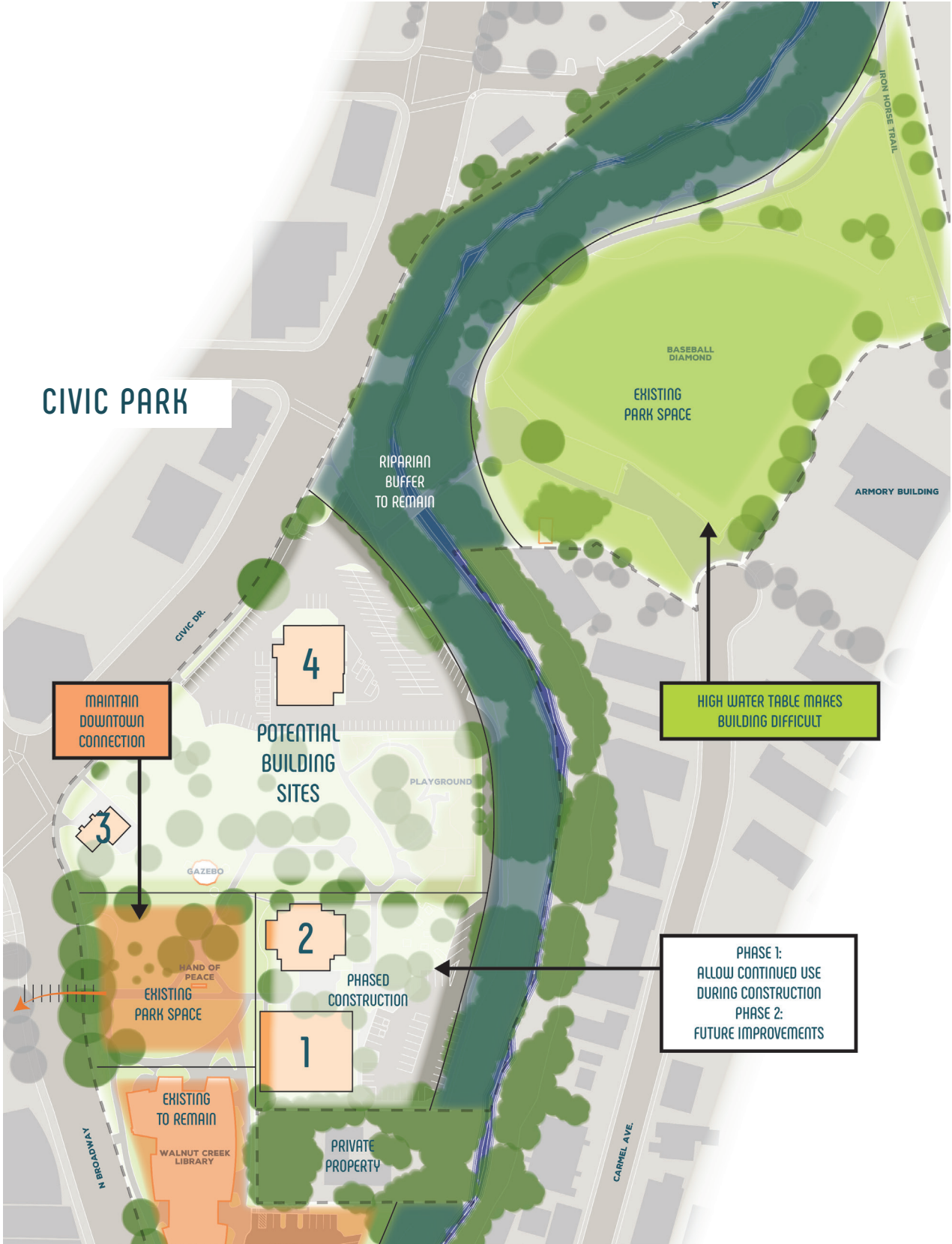
*MEP = Mechanical, Electrical, and Plumbing Spaces

‡Note: It is assumed for Scenario A and Scenario B that Studio E (Ceramics), Studio J (Jewelry), and Studio H (Quilting+Weaving) will be moved from Civic Park and Heather Farm Park to the Shadelands Arts Center.

04

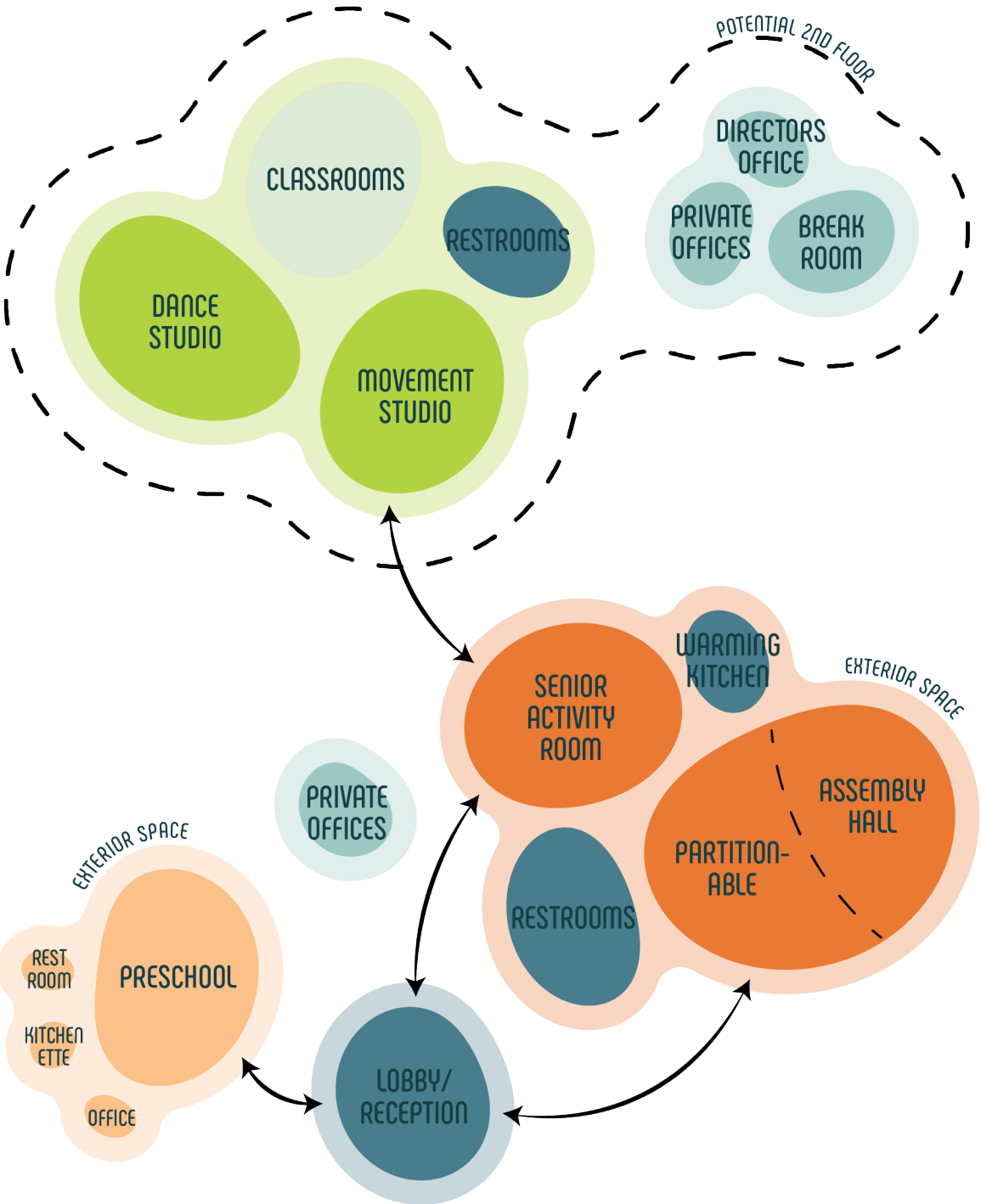
SECTION III: SPACE ADJACENCY DIAGRAMS

The potential building sites map below suggests where the programs represented in the following adjacency diagrams might sit within the park site.



These adjacency diagrams describe the recommended physical proximity of each proposed space, as outlined in Table 4C. They are not intended to represent a building layout, however they are scaled relative to the existing building footprints shown on the following pages (not to the map), to allow a comparison of size.

CIVIC PARK SCENARIO A: OPTIMIZED



ONE NEW BUILDING: COMMUNITY CENTER

SPACE ADJACENCY DIAGRAMS, CONTINUED

The adjacency diagrams shown for Building Scenarios B and C re-use many of the existing buildings, which are represented as squares. Programs are placed in the same spots where they are already located, within the existing facilities, except when changed by renovation.



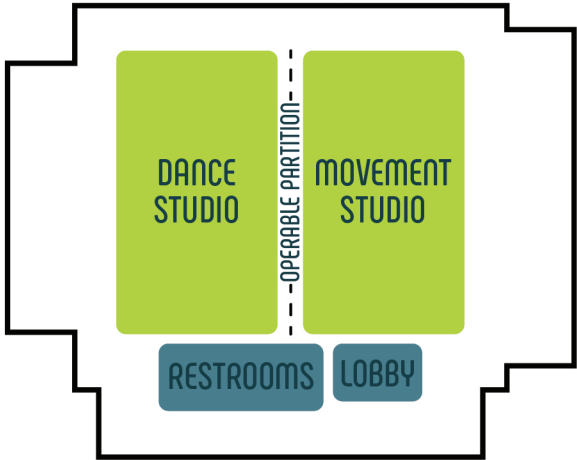
CIVIC PARK SCENARIO B: HYBRID

THREE EXISTING BUILDINGS

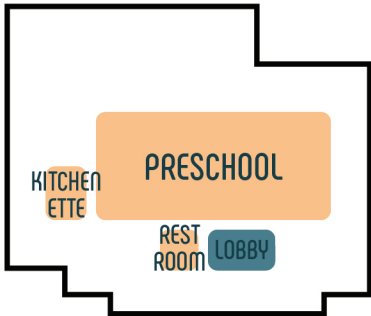
4: CERAMICS BUILDING



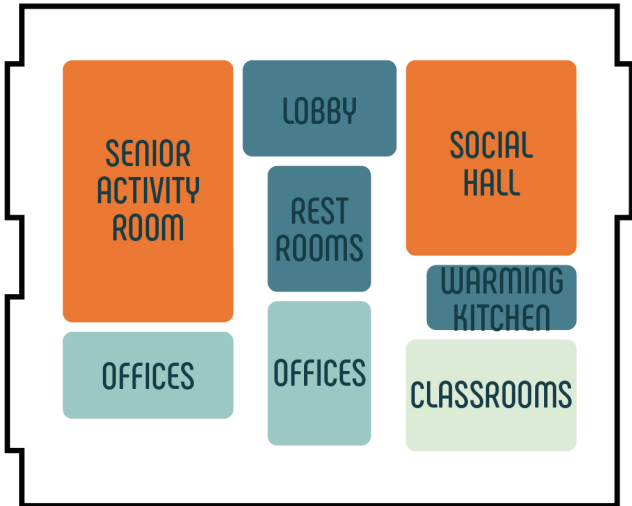
2: ASSEMBLY HALL



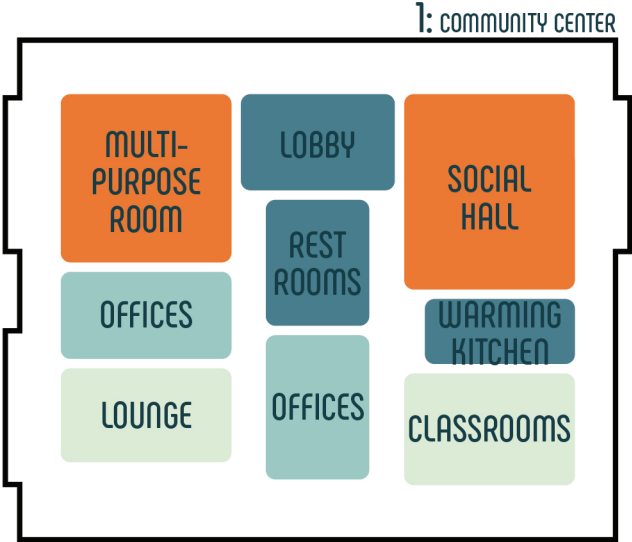
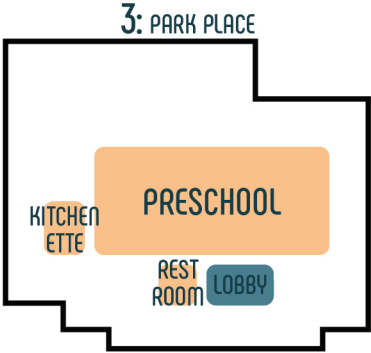
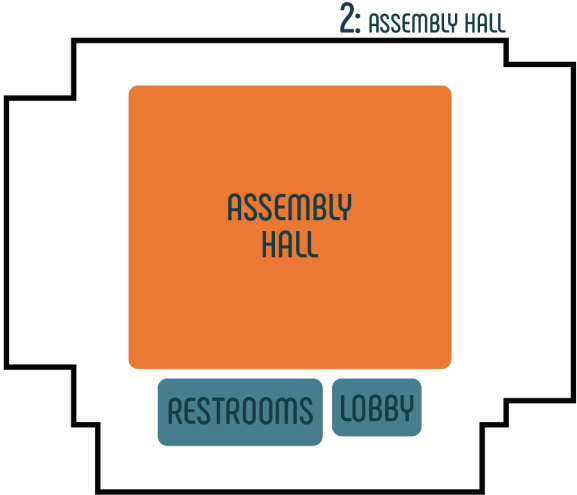
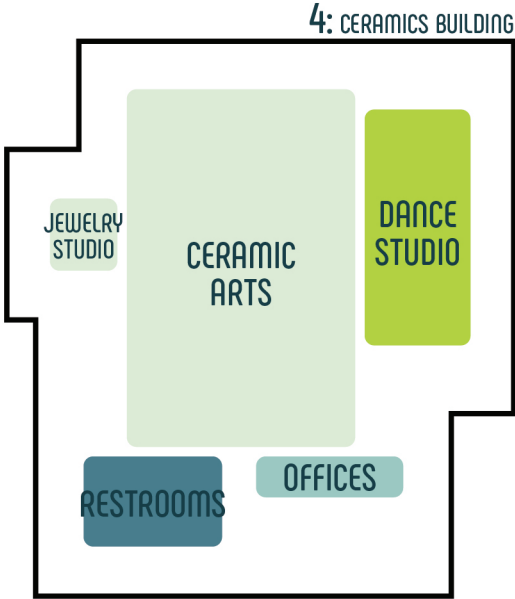
3: PARK PLACE



1: COMMUNITY CENTER



CIVIC PARK SCENARIO C: STATUS QUO



FOUR EXISTING BUILDINGS

04



CLARKE SWIM CENTER BATH HOUSE



CLARKE SWIM CENTER POOLS



HEATHER FARM PARK COMMUNITY CENTER

PART B: HEATHER FARM PARK FACILITY NEEDS

SECTION I: EXISTING CONDITIONS

The building facilities at Heather Farm Park have sustained many years of exposure to water damage, and are in need of replacement. The buildings are well-used despite their current condition, and many programmatic demands simply cannot be met by the spaces that currently exist.

SECTION IA: CLARKE MEMORIAL SWIM CENTER

The existing facilities study described in this chapter excludes the pools. A separate assessment of the pools and their related systems was conducted in 2010, and concluded that the existing pools should be replaced, as it is too costly to renovate them (due to underground access issues).

The adjacent Bath House facility was built in 1967. There have been no significant upgrades to its building systems, only minor modifications to adapt to changing uses. Nearly fifty years of constant water and chemical exposure has virtually assured that the remaining building systems are not in adequate condition to be worth saving in a renovation. Finishes show significant wear.

SECTION IB: HEATHER FARM PARK COMMUNITY CENTER

Built in 1972, this building has had a partial HVAC system replacement. The unreplaced portion is an in-slab duct system with problems similar to those outlined in the Civic Park buildings. Some ADA issues have been addressed; some still remain (notably, an interior ramp). Most importantly, because of the building's proximity to surface water, there appears to be long-term vapor damage, which should be further investigated. While the Lakeside Room is a popular rental due to its view of the water, its use for Arts & Recreation programming is limited due to its large size. Lobby space is so limited, there is very little informal community gathering at this location.

SECTION IC: STUDIO H BUILDING

This temporary building pre-dates the 1980s, has passed its intended useful age, and therefore has limited meaningful future use. This building was included in discussions for program consolidation because of its similarity of program and opportunities for better adjacency with consolidation.

Our summary assessment of the building facilities under study at Heather Farm Park is that renovation is unlikely to provide a cost-effective way to house the many popular programs offered at this location. New construction is most highly recommended for the building facilities at this park in particular, and will best provide a structurally sound base for the regionally attended programs located here.

CLARKE SWIM CENTER POOL FACILITIES

This study excludes re-examination of the pools at Clarke Swim Center, and refers to the work of previous consultants engaged during various phases of Aquatics program planning. This previous programming includes the work conducted in 2010, which established an Aquatic Needs Assessment Report, as well as the work conducted in 2015, which proposed alternative pool design options based on the needs identified in 2010. Based on direction by City Council in November 2016, two pool design options were moved forward for consideration (see Pool Options 1 & 2 below). A third pool option is considered here as a way to maintain the status quo. We will refer to these previously proposed pool options within the overall facility planning discussed here.

Pool Option 1 includes a 25m Lap Pool, and a 5,500 sf Recreational Pool with features including a lazy river, zero-depth entry, a chair shelf, lap lanes, and a play structure with spray features. This scenario would increase leisure and recreational uses, while still providing for some of the current Aquatics Rental group activities.

Pool Option 2 includes the same Recreational Pool with the same amenities, but also incorporates a 50m Lap Pool in lieu of the 25m Lap Pool identified in Option 1, which would accommodate the majority of the current Aquatics Rentals groups, for whom this pool is in high demand.

Either of these pool scenarios could be adopted with any of the Building Scenarios outlined for Heather Farm Park.

Pool Option 3 is offered as a way to maintain the status quo. In this scenario, the existing pool system would be renovated to allow continued operation of the existing facilities. If the current filtration system is modified for continued use, it could only successfully condition a reduced volume of water. It is estimated that these modifications and renovations could increase the life span of only the 50m Lap Pool. The existing Instructional Pool and Diving Well would need to be demolished. It is important to note that because underground work must be completed in order for this kind of renovation to proceed, it is nearly the same price as building new pool facilities, and is likely to have a shorter lifespan than new construction.

As previously stated, this study does include examination of the building facility associated with the pools. This building is referred to as the Clarke Bath House, and includes locker rooms, restrooms, lobby, offices, and classrooms, along with circulation and MEP spaces. The condition of the existing Bath House is described on page 19, and proposals for future versions of this Bath House are listed separately from the pool facilities in the scenarios that follow. This allows consideration of the buildings to be separate from the Pool Options. However, the size of the Bath House would change depending on which Pool Option is adopted. This is largely due to the change in size for the required locker rooms. Ranges are given for the size of the locker rooms that would be required for these different Pool Options.



SECTION II: POTENTIAL PROGRAM SPACE SCENARIOS

PROGRAM SPACE NEEDS

The main focus of activity at Heather Farm Park is recreation, which includes a robust Aquatics program, including classes, as well as rentals by several competitive swimming groups, Health & Fitness classes for adults and youth, along with other programs such as Personal Enrichment classes, a Visual Arts studio (located in Studio H), several Youth Camps, a half-day Preschool program, and a significant amount of Indoor Rental use.

We recommend an increase in the Health & Fitness spaces at this park site, as a result of the predicted increase in demand for these programs. While outdoor facilities are numerous and well used in this location, indoor recreation facilities are size limited, and demand trends indicate that these spaces should increase, both in size and quality. We have proposed more multi-purpose activity space, as well as combining the Community Center with the Swim Center, to make more efficient use of mutually beneficial amenities such as locker rooms. This consolidation would also revitalize the Community Center, which, due to restricted communal public spaces, currently hosts little informal community activity.

Similar to Civic Park, we recommend moving the Visual Arts program space located in Studio H, which currently hosts a Quilting & Weaving Studio. This studio could be consolidated into the new facility at Shadelands, when the current Shadelands Annex is replaced. Similar needs for supervision and storage of materials could be more efficiently provided alongside other studios, if relocated and consolidated.

Youth Camps should continue and diversify at this park site, and the multipurpose rooms which host Health & Fitness classes should be designed with enough flexibility to host these camps, as well, since the camps often occur at different times of the year from regular classes. Some of the camps hosted at this park site are currently being held at off-site, private facilities, due to the lack of space. We recommend an increase in the number of spaces that can accommodate camps to avoid renting off-site spaces.

Personal Enrichment classes should continue, though the classroom spaces should be reconfigured, with more storage space. The same should occur for the Preschool program. Likewise, Indoor Rentals should be maintained, but spaces should be designed to accommodate changing demand trends, especially with regard to building finishes and AV equipment.

04

SCENARIO A: OPTIMIZED

All three buildings under consideration (Clarke Swim Center and associated pools, Heather Farm Park Community Center, and the Studio H Building) would undergo phased demolition in this scenario; expanded current and new Health & Fitness programs, classes and camps, along with the preschool program, would be accommodated in one new building (likely two-story). Pool Options 1 or 2 would be constructed adjacent to this new building.

Once new construction is completed, the existing buildings and pools would make way for new park features, to be identified as part of the Phase Two Master Plan.

This new building would most successfully accommodate the current and upcoming programmatic needs of the surrounding community.

SCENARIO B: HYBRID NEW CONSTRUCTION + RENOVATION

In this scenario, only the Clarke Swim Center and associated pools would be demolished; a new, larger bath house facility would be constructed. Again, Pool Options 1 or 2 could be chosen to accompany this building scenario. The larger bath house would contain more office and classroom space, and if the larger pool option is chosen (Pool Option 2), larger locker room facilities.

A small addition/renovation to the Heather Farm Park Community Center would be added, which would allow a much-needed expansion of lobby and office space, and would bring the building into ADA compliance.

In addition, Heather Farm Park Community Center and Studio H would undergo significant refurbishment (approximately 75% of the finishes replaced, 50% of the systems equipment replaced), far beyond the normal rate of replacement allowed by basic maintenance.

Some aquatic recreation and leisure program needs would be accommodated by these changes. Temporary closure of the renovated park buildings would be required, as well as temporary housing of these programs. Construction could be phased to moderate impact.

SCENARIO C: STATUS QUO

Under this scenario, the existing 50 meter pool at Clarke Swim Center would be renovated (Pool Option 3). Due to mechanical system constraints, this is the only pool that can reasonably be maintained with modifications. The instructional pool and diving well would be demolished. The Bath House would be rebuilt in place.

The other two buildings under consideration would undergo moderate refurbishment focused on improved functionality and safety (approximately 50% of the finishes replaced, 30% of the systems equipment replaced), beyond the normal rate of replacement allowed by basic maintenance.

Aquatics programs would lose space, no currently missing programs would be accommodated by these changes, and temporary closure of the renovated park buildings would be required (though it might be phased to minimize impact.)

TABLE 4D: HEATHER FARM PARK EXISTING SPACES

Existing Building Spaces	Existing Area (sf)
<i>Includes Clarke Memorial Swim Center, Heather Farm Community Center, and the Studio H Building</i>	
Lobbies	300
Restrooms	911
Warming Kitchen	263
Current Offices:	
Walnut Festival Office	367
Offices - Community Center	980
Offices - Clarke Swim Center	851
Preschool in Studio H	938
Club Room	978
Lakeside Room	3,722
Locker Rooms	775
Classrooms	1,611
<i>Studio H - Quilting + Weaving‡</i>	<i>826</i>
Subtotal/Net Assignable Area	12,522
Building MEP*	3,419
Circulation, etc.	1,894
Total Currently On Site	17,835
(for Scenarios A & B) Total to Remain on Site	17,009

Existing Pool Spaces	Existing Area (sf)
50m Lap Pool	12,303
Instructional Pool	1,800
Diving Well	3,773
Pool Mechanical System	1,330
Total	19,206

04

TABLE 4E: HEATHER FARM PARK SPATIAL PROGRAM MATRIX

Proposed Building Program Spaces	Proposed Area (sf)		
	A: Optimized - All New‡	B: Hybrid New + Ren.‡	C: Status Quo
Support Spaces			
Lobby/Reception + Storage	1,400	1,100	300
Mens/Womens/Single Occ. Toilets	2,200	1,500	911
Warming Kitchen + Storage	260	263	263
Administrative Spaces			
Director's Offices @ 120sf ea	240	240	
Private Offices @ 100sf ea	1,000	1,000	367
Common Work Areas	800	700	980
Breakroom + Storage	800	750	851
Early Youth Activity Spaces			
Preschool/Kitchenette/Toilet/Office + Storage	2,000	1,764	938
Assembly Spaces			
Multipurpose Room 1 + Storage	1,000	978	978
Multipurpose Room 2 + Storage (NEW)	1,000	900	
Assembly Hall	3,700	3,722	3,722
<i>banquet seats accommodated</i>	<i>220</i>	<i>220</i>	<i>220</i>
Recreation Spaces			
Multipurpose Activity Space + Storage (NEW)	6,000		
Locker Rooms/Restrooms + Storage	1,500 to 2,500	1,000 to 2,000	1,000
	<i>Range reflects two Lap Pool options being considered</i>		
Workshop Spaces			
Classrooms + Storage @ 800sf ea	1,600	1,600	1,611
Studio H - Quilting + Weaving‡			826
Subtotal/Net Assignable Area	24,500	16,517	12,747
Building MEP* - 5% Allowance	1,225	826	3,194
Circulation - 20% Allowance	4,900	3,303	1,894
Design Contingency - 10% Allowance	2,450	1,652	
Total	33,075	22,298	17,835
Percent Area Change	185%	125%	100%
	of Current Total	of Current Total	of Current Total

*MEP = Mechanical, Electrical, and Plumbing Spaces

‡Note: It is assumed for Scenario A and Scenario B that Studio E (Ceramics), Studio J (Jewelry), and Studio H (Quilting+Weaving) will be moved from Civic Park and Heather Farm Park to the Shadelands Arts Center.

Proposed Pool Program Spaces	Proposed Area (sf)					
	Pool Option 1		Pool Option 2		Pool Option 3	
Lap Pool	6,152	(25m)	12,303	(50m)	12,303	(50m)
Recreational Pool	5,500		5,500			
Pool Mechanical System Allowance	4,000		7,200		2,000	
Total	15,652		25,003		14,303	

04

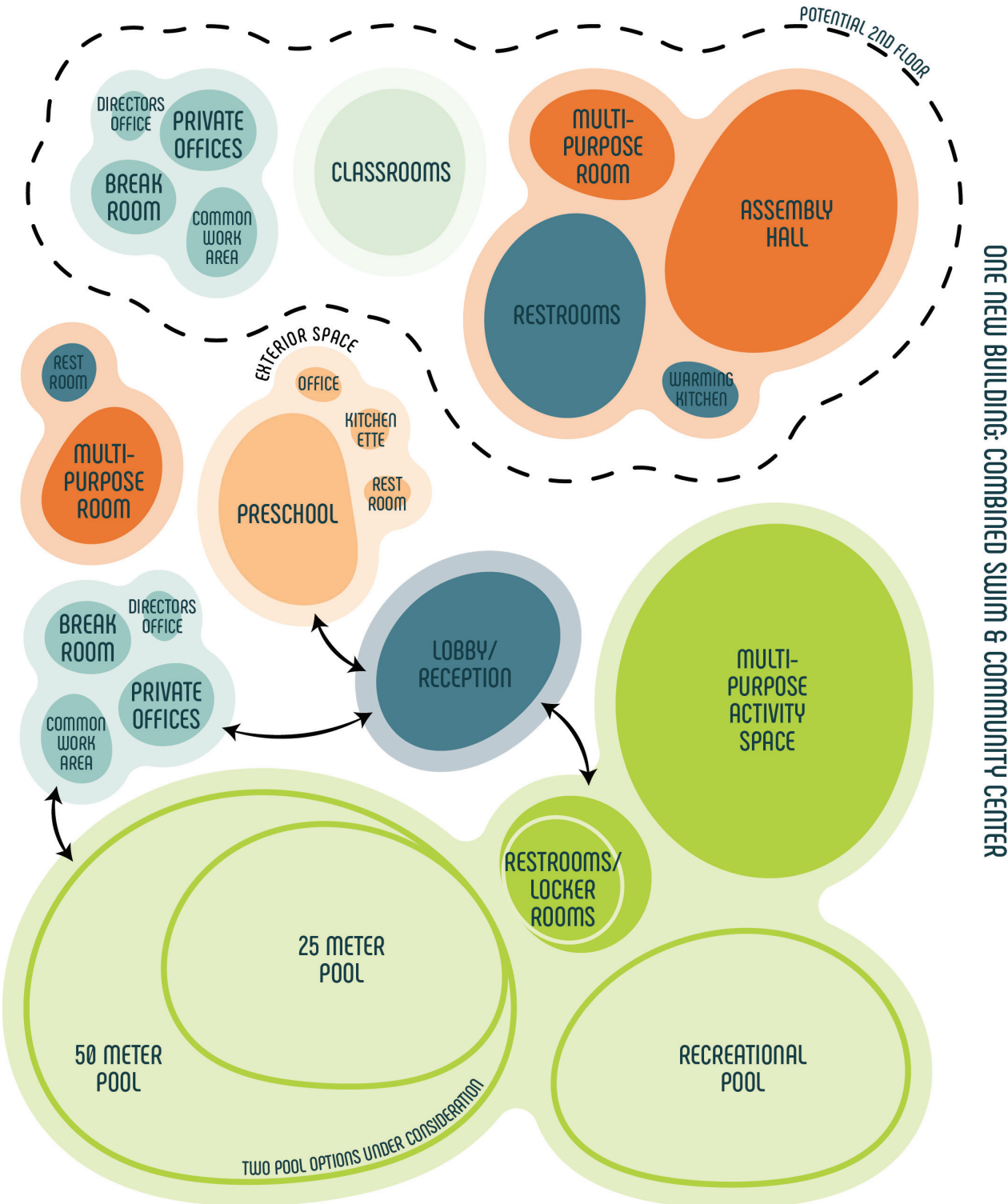
SECTION III: SPACE ADJACENCY DIAGRAMS

The potential building sites map below suggests where the programs represented in the following adjacency diagrams might sit within the park site.



These adjacency diagrams describe the recommended physical proximity of each proposed space, as outlined in Table 4E. They are not intended to represent a building layout, however they are scaled relative to the existing building footprints shown on the following pages (not to the map), to allow a comparison of size.

HEATHER FARM PARK SCENARIO A: OPTIMIZED



ONE NEW BUILDING: COMBINED SWIM & COMMUNITY CENTER

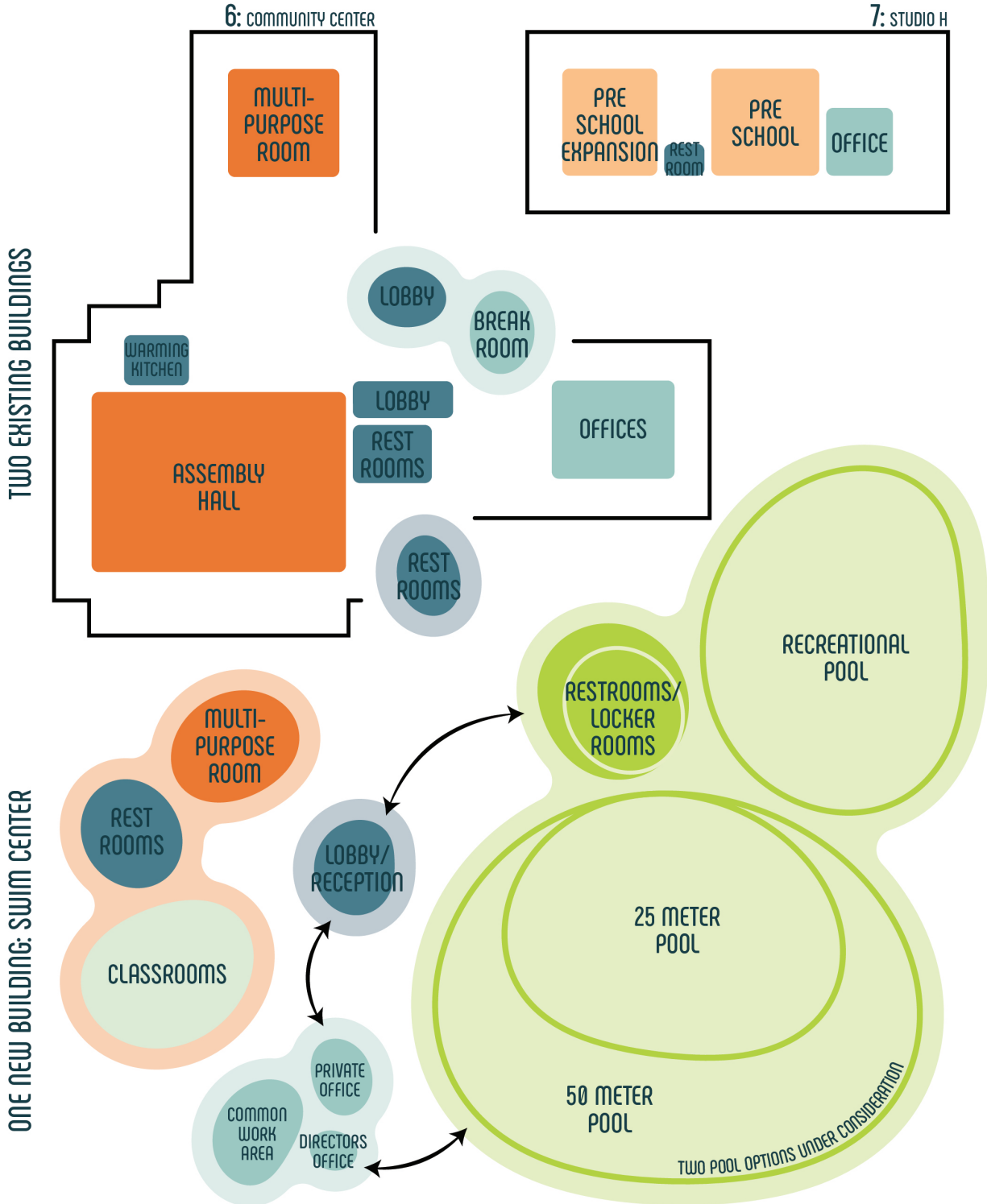


04

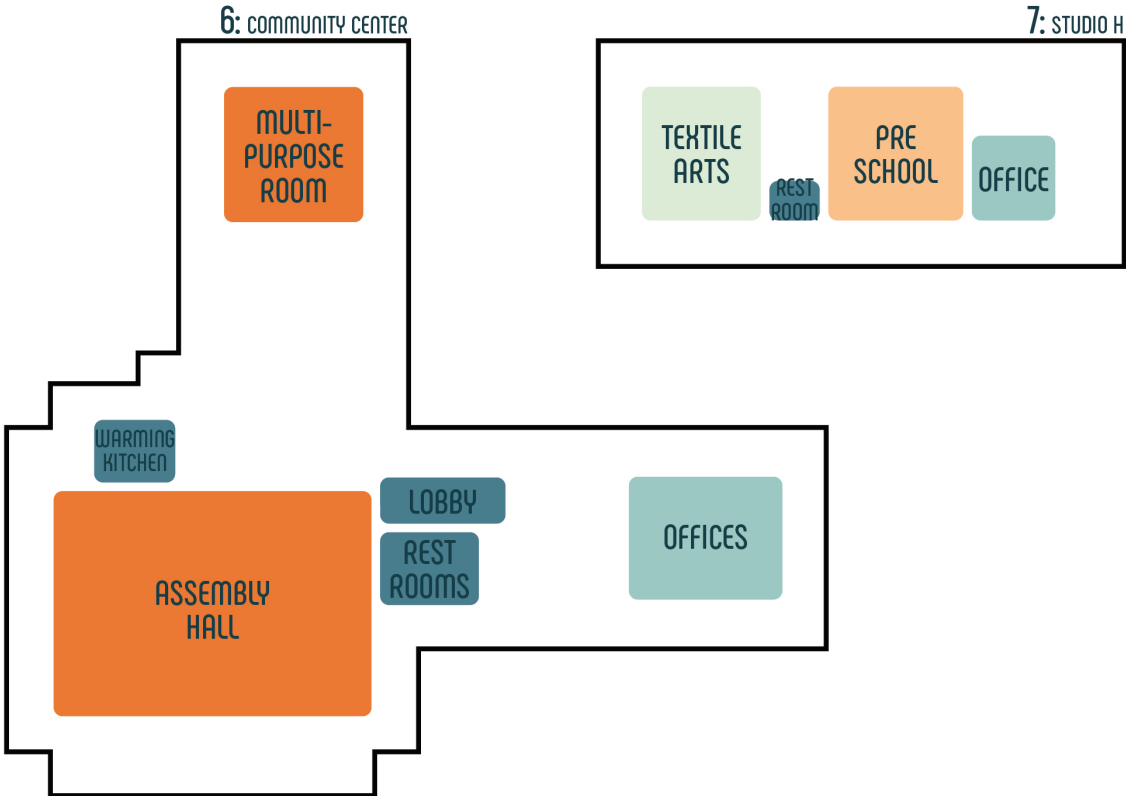
SPACE ADJACENCY DIAGRAMS, CONTINUED

The adjacency diagrams shown for Building Scenarios B and C re-use many of the existing buildings, which are represented as squares. Programs are placed in the same spots where they are already located, within the existing facilities, except when changed by renovation. Newly constructed facilities or additions are represented as conceptual adjacency diagrams (organic shapes), as their design has not yet been finalized.

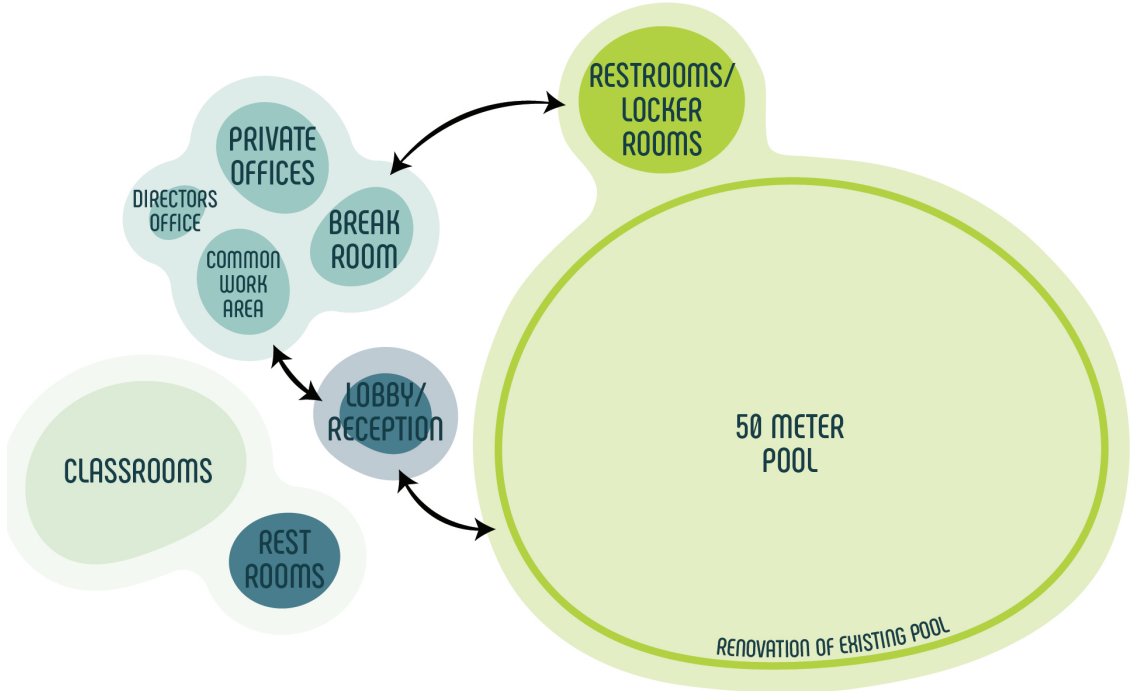
HEATHER FARM PARK SCENARIO B: HYBRID



HEATHER FARM PARK SCENARIO C: STATUS QUO



TWO EXISTING BUILDINGS



04



SHADELANDS ART CENTER - FRONT



SHADELANDS ART CENTER - BACK



SHADELANDS ANNEX

PART C: SHADELANDS ART CENTER FACILITY NEEDS

SECTION I: EXISTING CONDITIONS

The building facilities at Shadelands Art Center have been the most extensively updated, but their underlying systems are the same age as the other buildings under study. Interior program space and storage are increasingly limited, and internal wayfinding is difficult, due to limited earlier renovations.

SHADELANDS ART CENTER MAIN BUILDING

Built in 1975, this building became city property in the late 1990s, and underwent cosmetic and operational renovations at that time. ADA compliance issues were addressed in the 2000s, and the HVAC system was recently replaced. The auditorium in this building is the most technologically advanced amongst the park building assembly spaces, and is heavily used for programs and rentals. Classroom and studio spaces are somewhat limited by size, and are extremely limited by the lack of storage spaces required for the unique equipment needs of the arts programs that are conducted here. Wayfinding is particularly bad, with neither an obvious front nor rear building entry, and confusing, inefficient hallways.

SHADELANDS ANNEX

Built in the early 2000s, this building is comprised of two prefabricated, temporary structures, meant to last for approximately 20 years. The building is therefore reaching the end of its warranted use, and significantly increased maintenance is likely in the near future. The programs offered here are popular, and limited by lack of adequate storage spaces.

Our summary assessment of the building facilities under study at Shadelands Art Center is that while there has been more investment in the retainment of these buildings by past renovation, their current, useful renovation is limited. The Annex will likely need to be replaced in the next ten years because of its temporary nature, and the main building's structural and wayfinding systems do not allow easy addition, either vertically or horizontally. A phased shift toward an Arts Campus at this location, in conjunction with recommended changes to the Civic Park and Heather Farm Park building facilities, will best serve Walnut Creek's robust Arts & Recreation programming.

SECTION II: POTENTIAL PROGRAM SPACE SCENARIOS

PROGRAM SPACE NEEDS

Shadelands Art Center is the main home of Arts Programming for the Walnut Creek Arts & Recreation department. A large number of Visual & Performing activities and classes are held at this location, as well as Youth Camps, a half-day Preschool, and high rate of Indoor Rentals.

The Visual & Performing Arts programs have been identified as likely to increase in demand, particularly at the beginning and intermediate levels. The current spaces are strongly limited by storage size. In addition, this project recommends consolidating the arts programming that occurs in the other two park sites to this location. Studio space from elsewhere would need to be added to this location to host these additional programs. Consolidation would allow the more efficient utilization of both the studio spaces, as well as the high level of supporting staff supervision, and the industrial-quality storage that all of these programs require. Current arts programs participants have indicated that this consolidation would be beneficial, as there is a greater ease of parking and access at Shadelands in contrast to the other studio spaces at other park sites.

The value of the current auditorium at Shadelands has been voiced by community members. If renovation is selected, the auditorium should be the focus of this effort. However, it must be noted that renovation of the surrounding building is not likely to easily yield additional building space. Its age and structure prohibit a second story addition, and its sprawling layout means that adding wings of new spaces will only increase the already bewildering circulation. Renovation should be weighed against the value of the building's age and likelihood of future replacement as identified by additional engineering analysis to be conducted during subsequent design phases.

We recommend a shift toward an Arts Campus, as a large arts facility typically separate the arts by the types of building needs they share in common. Messy, more hazardous activities are often housed in an Industrial Arts building, where the increased need for safety systems can be focused in one place. Acoustical separation is often the focus of Performing Arts buildings. Bringing in adequate amounts of natural light is one of the top priorities in a Studio Arts building. While all of these activities can share a single facility, their needs are best accommodated separately. Because space is at a premium in all of these park sites, we have proposed a path toward two new buildings, with Industrial Arts and Performing Arts separated, and Studio Arts shared between the two.

Lastly, this site is currently underutilized in terms of park and green space. Large expanses of unused grass lawns and an inefficient parking layout could be amended to create local park amenities, including enhanced courtyards with art display features, as well as spaces to hold outdoor art activities.

These program needs have been translated into spatial recommendations as outlined by the following three program space scenarios.

SCENARIO A: OPTIMIZED

Both buildings under consideration (Shadelands Art Center and Shadelands Annex) would undergo phased demolition, under this scenario. New and current programs would be accommodated in two new buildings, both likely two-story structures. Parking would be consolidated to allow for new green space, as well as a more thoughtful connection to the current paths of transit, pedestrian and vehicle travel.

New construction and demolition could be phased to keep program space available, as well as allow for a slower-paced capital cost commitment.

These new buildings would gradually form a new Walnut Creek Arts Campus, with opportunities for new outdoor green space hosting public art and community activities.

SCENARIO B: HYBRID NEW CONSTRUCTION + RENOVATION

In this scenario, only the Shadelands Annex would be demolished and rebuilt into a new, larger facility. The age and temporary nature of the Annex makes its replacement imminent, and this would be the right time to enlarge it in order to accommodate new and shifted program content. This could be the first step towards an Arts Campus, and has been sized to accommodate the same functions that this building would house under Scenario A.

The Shadelands Main Building would be significantly refurbished (approximately 75% of the finishes replaced, 50% of the systems equipment replaced), far beyond the normal rate of replacement allowed by basic maintenance.

Arts programs would be consolidated and some storage needs would be addressed by these changes, however, temporary closure of the renovated park buildings would be required (and perhaps temporary housing of these programs). Construction could be phased to moderate impact.

SCENARIO C: STATUS QUO

For this scenario, Shadelands Annex would be demolished and replaced by a permanent structure of the same size.

Shadelands Main Building would undergo moderate refurbishment focusing on improved functionality and safety (approximately 50% of the finishes replaced, 30% of the systems equipment replaced), beyond the normal rate of replacement allowed by basic maintenance.

Very few of the missing or impacted program needs would be accommodated by these changes, and temporary closure of the renovated park buildings would be required (though it might be phased to minimize impact.)

TABLE 4F: SHADELANDS ART CENTER EXISTING SPACES

Existing Spaces	Existing Area (sf)
<i>Includes Shadelands Art Center Main Building and Shadelands Annex</i>	
Lobbies	535
Restrooms	1,413
Warming Kitchen	394
Offices	300
Youth Art Studio 2/Preschool	771
Auditorium	3,493
Dance Studio	2,074
Practice Rooms	425
Rehearsal Room + Music Classroom	1,342
Youth Art Studio 1	1,300
Youth Art Studio 3	901
Annex Studio A	1,133
Annex Studio B	1,112
Annex Studio C	1,049
<i>Studio H - Quilting + Weaving (Moved from Heather Farm)‡</i>	<i>826</i>
<i>Studio E - Ceramics (Moved from Civic Park)‡</i>	<i>3,535</i>
<i>Studio J - Jewelry (Moved from Civic Park)‡</i>	<i>210</i>
Subtotal/Net Assignable Area	16,242
MEP*	903
Circulation, etc.	3,055
Total Currently On Site	20,200
(for Scenarios A & B) Total to Accommodate on Site	24,771



TABLE 4G: SHADELANDS ART CENTER SPATIAL PROGRAM MATRIX

Proposed Program Spaces	Proposed Area (sf)		
	A: Optimized - All New‡	B: Hybrid New + Ren.‡	C: Status Quo
Support Spaces			
Lobby/Reception + Storage	1,000	800	535
Mens/Womens/Single Occ. Toilets	2,400	1,600	1,413
Warming Kitchen + Storage	400	394	394
Administrative Spaces			
Director's Offices @ 120sf ea (NEW)	240	120	
Private Offices @ 100sf ea (NEW)	400	400	300
Common Work Areas	800		
Breakroom + Storage (NEW)	800	400	
Early Youth Activity Spaces			
Preschool/Kitchenette/Toilet/Office + Storage	2,000	771	771
Assembly Spaces			
Auditorium + Storage	3,800	3,493	3,493
<i>banquet seats accommodated</i>	<i>210</i>	<i>195</i>	<i>195</i>
Recreation Spaces			
Dance Studio + Storage	2,400	2,074	2,074
Workshop Spaces			
Practice Rooms @100sf ea	400	425	425
Rehearsal + Music Room + Storage	1,400	1,342	1,342
Art Studio 1 + Storage	1,225	1,300	1,300
Art Studio 2 + Storage	1,225	901	901
Art Studio 3 + Storage	1,225	1,225	1,133
Art Studio 4 + Storage	1,225	1,225	1,112
Glass Studio + Storage	1,225	1,225	1,049
Textile Arts Studio + Storage‡	1,225	1,225	
Ceramics Studio + Storage‡	3,800	3,800	
Jewelry Studio + Storage‡	450	450	
Subtotal/Net Assignable Area	27,640	23,170	16,242
MEP* - 5% Allowance	1,382	1,000	903
Circulation - 20% Allowance	2,764	3,055	3,055
Design Contingency - 10% Allowance	5,528		
Total	37,314	27,225	20,200
Percent Area Change	185%	135%	100%
	of Current Total	of Current Total	of Current Total

*MEP = Mechanical, Electrical, and Plumbing Spaces

‡Note: It is assumed for Scenario A and Scenario B that Studio E (Ceramics), Studio J (Jewelry), and Studio H (Quilting+Weaving) will be moved from Civic Park and Heather Farm Park to the Shadelands Arts Center.

04

SECTION III: SPACE ADJACENCY DIAGRAMS

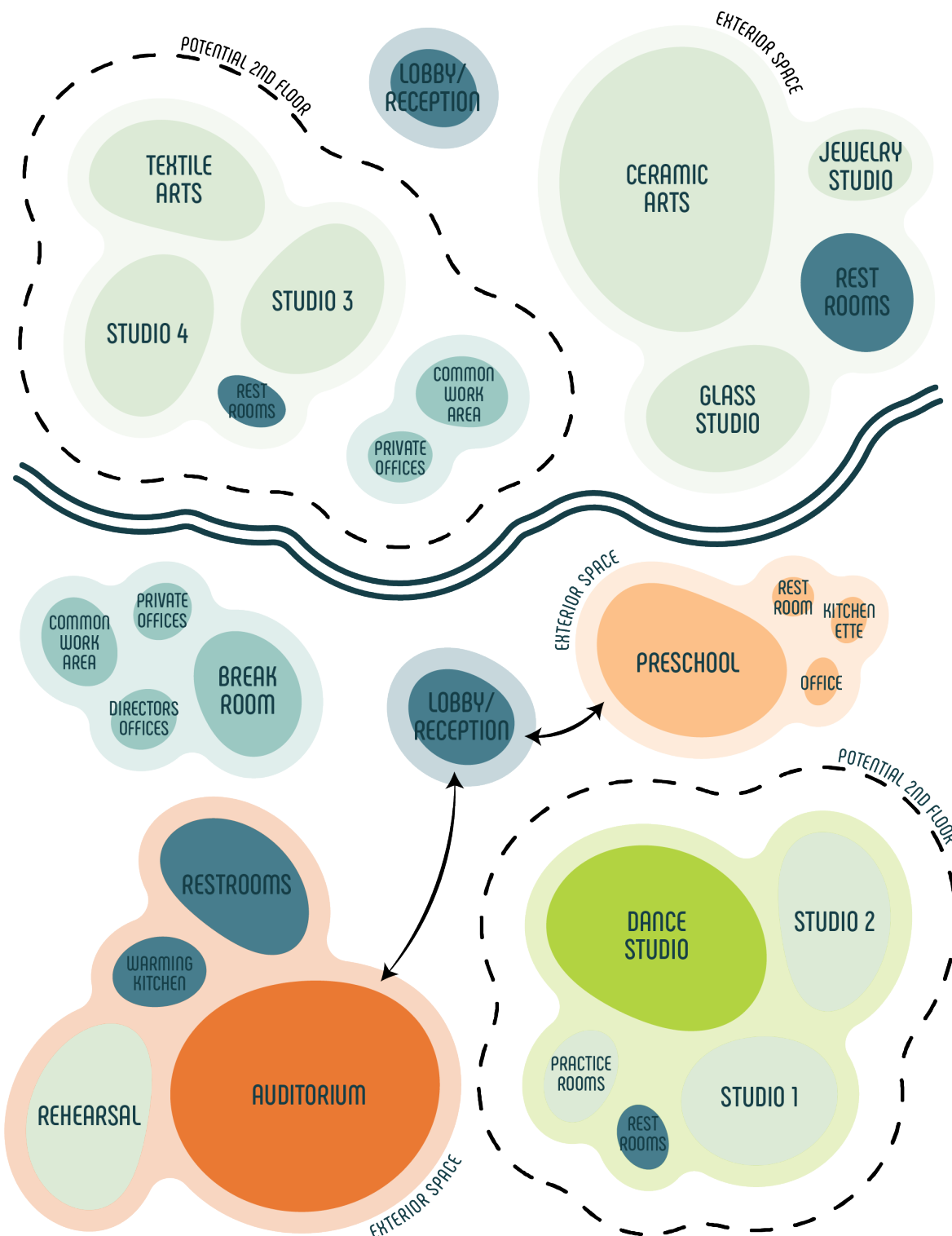
The potential building sites map below suggests where the programs represented by the following adjacency diagrams might sit within the park site.

04



These adjacency diagrams describe the recommended physical proximity of each proposed space, as outlined in Table 4G. They are not intended to represent a building layout, however they are scaled relative to the existing building footprints shown on the following pages (not to the map), to allow a comparison of size.

SHADELANDS SCENARIO A: OPTIMIZED



TWO NEW BUILDINGS: INDUSTRIAL ARTS
PERFORMING ARTS

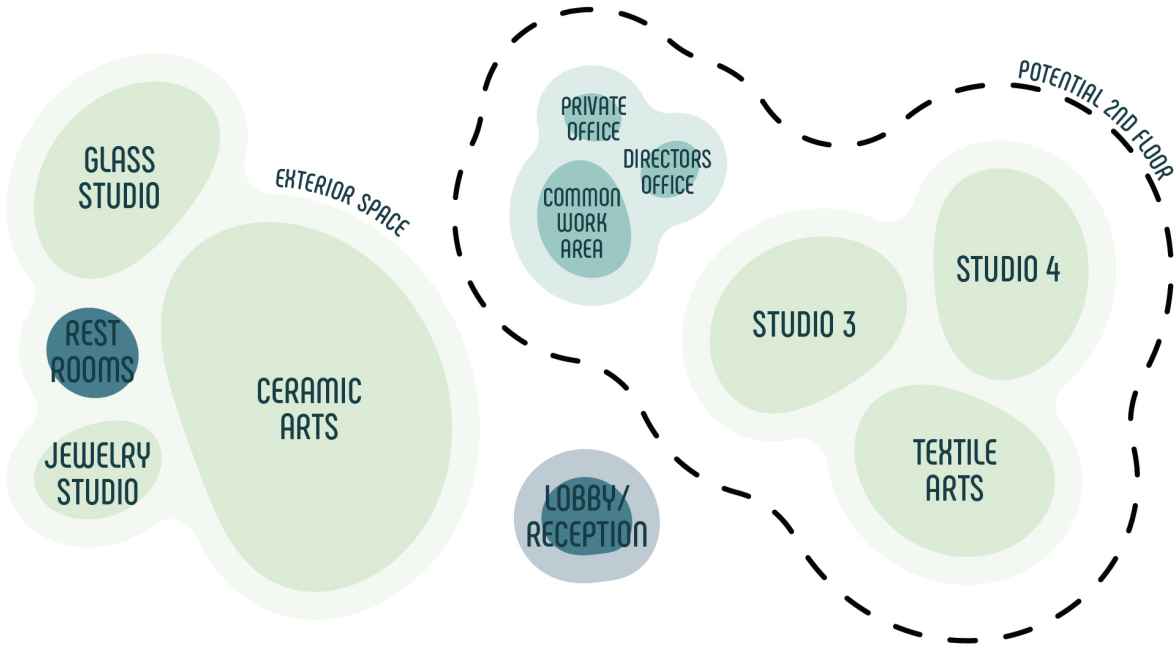
SPACE ADJACENCY DIAGRAMS, CONTINUED

The adjacency diagrams shown for Building Scenarios B and C re-use existing buildings, which are represented as squares. Programs are placed in the same spots where they are already located, within the existing facilities, except when changed by renovation. Newly constructed facilities or additions are represented as conceptual adjacency diagrams (organic shapes), as their design has not been finalized.

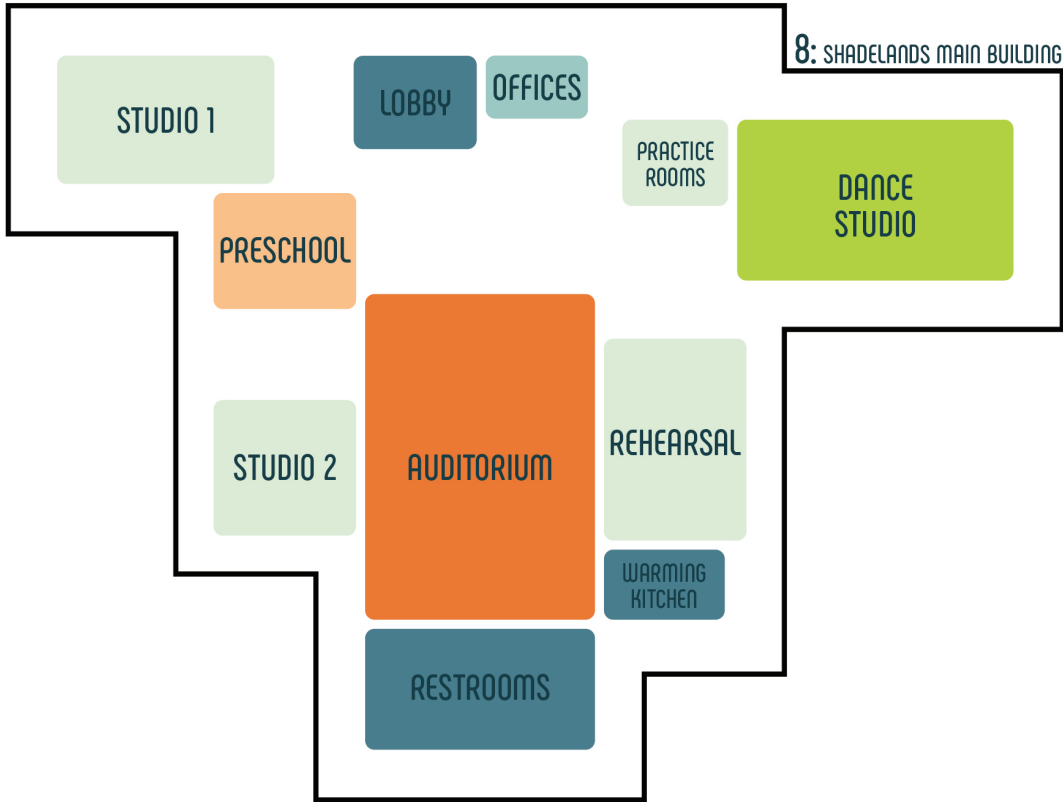


SHADELANDS SCENARIO B: HYBRID

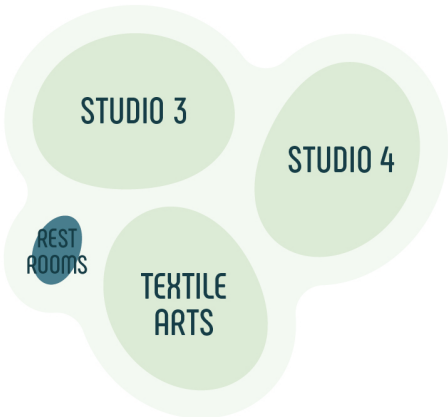
ONE NEW BUILDING: INDUSTRIAL ARTS



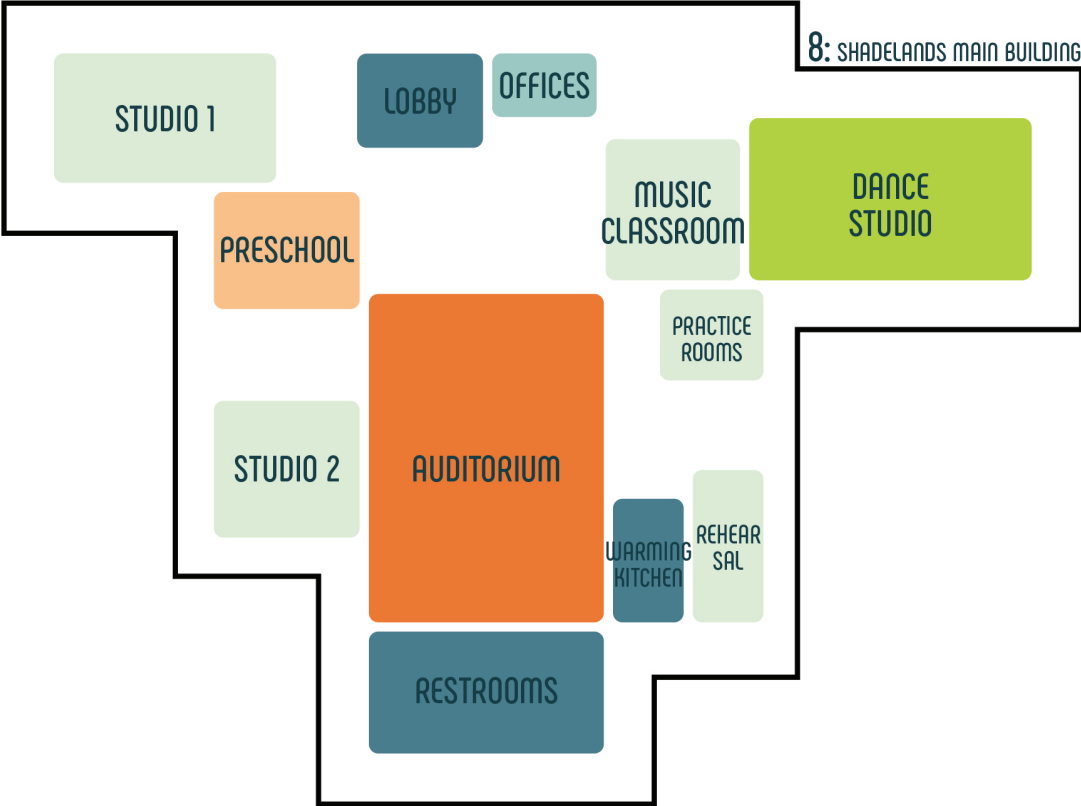
ONE EXISTING BUILDING



SHADELANDS SCENARIO C: STATUS QUO



ONE NEW BUILDING: ARTS ANNEX



ONE EXISTING BUILDING

PART D: SUMMARY ASSESSMENT

A summary of the spatial program scenarios has been created for ease of reference (Table 4H).

In addition, a matrix has been prepared to identify the facility issues that have been addressed by each scenario (Table 4J). Major facility issues have been cross-referenced against each park facility included in this study. Check marks indicate that the facility issue will be addressed by the corresponding scenario listed. A dashed line indicates a facility that would be consolidated elsewhere by that scenario. Blank boxes indicate issues that will remain unresolved by that scenario.

MATRIX DEFINITIONS:

Seismic Compliance means the structure would conform to current California Building Code (CBC) regulations.

ADA Compliance means the building would conform to current Americans with Disabilities Act (ADA) regulations.

Fire System Compliance means the building would conform to current California Fire Code regulations.

Energy Code Compliance means the building would conform to current CBC, Title 24 regulations.

Current Program Accommodation means the building would have adequate space for the programs currently offered by Walnut Creek Arts & Recreation.

Future Program Accommodation means the building would have adequate space for the future program demand as indicated by the Arts & Recreation Programming Analysis, Findings and Recommendations.

Outdoor Park Space Maximized means building footprints are consolidated, both by using two-story construction, and by eliminating underutilized spaces.

High Amenity Use means the spaces are programmed to their maximum capacity. This statement does not assess whether additional space is required, or describe how much effort is required by staff to modify spaces for program use.

TABLE 4H: FACILITIES 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%



TABLE 4J: FACILITIES SCENARIO ASSESSMENT MATRIX

Park Facility	Scenario	Facility Issue									
		Seismic Compliance	ADA Compliance	Fire System Compliance	Energy Code Compliance	Net Zero Energy Targeting	Reduced Maintenance Issues	Current Program Accommodation	Future Program Accommodation	Outdoor Park Space Maximized	High Amenity Utilization
Civic Park Community Center	A: Optimized	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B: Hybrid		✓	✓			✓				✓
	C: Status Quo		✓								✓
Civic Park Assembly Hall	A: Optimized	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B: Hybrid	✓	✓	✓			✓	✓			✓
	C: Status Quo		✓								
Ceramics Building	A: Optimized	--	--	--	--	--	--	--	--	--	--
	B: Hybrid	--	--	--	--	--	--	--	--	--	--
	C: Status Quo		✓								✓
Park Place	A: Optimized	--	--	--	--	--	--	--	--	--	--
	B: Hybrid		✓	✓			✓	✓			✓
	C: Status Quo		✓								✓
Clarke Swim Center - Bath House	A: Optimized	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B: Hybrid	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C: Status Quo	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heather Farm Park Community Center	A: Optimized	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B: Hybrid		✓	✓			✓	✓			✓
	C: Status Quo		✓								
Studio H Building	A: Optimized	--	--	--	--	--	--	--	--	--	--
	B: Hybrid		✓	✓			✓	✓			✓
	C: Status Quo		✓					✓			
Shadelands Main Building	A: Optimized	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B: Hybrid	✓	✓	✓			✓				✓
	C: Status Quo		✓	✓							✓
Shadelands Annex	A: Optimized	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	B: Hybrid	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	C: Status Quo	✓	✓	✓	✓	✓	✓				✓
Clarke Swim Center - Pools	Pool Option 1	✓	✓	N/A	✓	N/A	✓			✓	✓
	Pool Option 2	✓	✓	N/A	✓	N/A	✓	✓	✓		✓
	Pool Option 3		✓	N/A		N/A	✓			✓	✓