



Your Parks, Your Future

MEMORANDUM TO THE CITY COUNCIL

Date: May 31, 2019

To: Members of the City Council

From: Jeanine Cavalli, Senior Planner

Subject: Summary and Outcome of Phase 1 Work with the Advisory Committee

The May 20, 2019 meeting of the Advisory Committee (AC) was the final meeting for Phase 1 of the Your Parks, Your Future project. The meeting represented the culmination of all the analysis and materials presented in Phase 1 and resulted in a final recommendation for future facilities at Civic Park, Heather Farm, and Shadelands Art Center and preference for the future Clarke Swim Center to the Joint Arts and PROS Commissions and City Council. The Phase 1 process and AC recommendation are summarized in this Memo. All of the AC agenda packets and attachments are available on the project website:

www.walnut-creek.org/yourparks

At the May 20, 2019 Meeting, the Advisory Committee evaluated 4 scenarios for Civic Park and Heather Farm, and 3 scenarios for Shadelands, and made the following recommendations:

- a. **Recommended Facility Scenario Package.** The AC recommends a preferred facility scenario for each park site is as follows:
 - i. Civic Park Scenario A.1: Rebuild and consolidate the Community Center and Park Place into a new building; Demolish the Assembly Hall and Ceramics building; Move Industrial Arts programming to Shadelands
 - ii. Heather Farm Scenario A.1: Rebuild and consolidate the Clarke Swim Center and Community Center into a new building; Demolish Studio H and move Arts programs to Shadelands
 - iii. Shadelands Art Center Scenario B: Demolish Annex building and rebuild into a new larger Industrial Arts building to house Ceramics, Weaving and other Industrial Arts programs; Main building refurbished

A description of each of these scenarios, including cost estimates is included in *Attachment 1*.

- b. **Priority Park Site.** The AC was asked which scenario they prefer if the City could only move forward with one park site. The AC recommends Heather Farm as the priority scenario to be implemented first.
- c. **Preferred Lap Pool Size.** In addition to a new family recreation pool, AC members were asked which of two exercise pools they preferred at Heather Farm. Five of the seven committee members prefer a 50 meter exercise pool, while two preferred a smaller 25 meter option.



The next step in the Phase 1 process is to bring the Advisory Committee's recommended facility scenarios to a joint meeting of the Arts and PROS Commissions on June 17, where the project team will seek a final recommendation to the City Council. Once the Commissions have taken that action, staff will present the proposals to the Council.

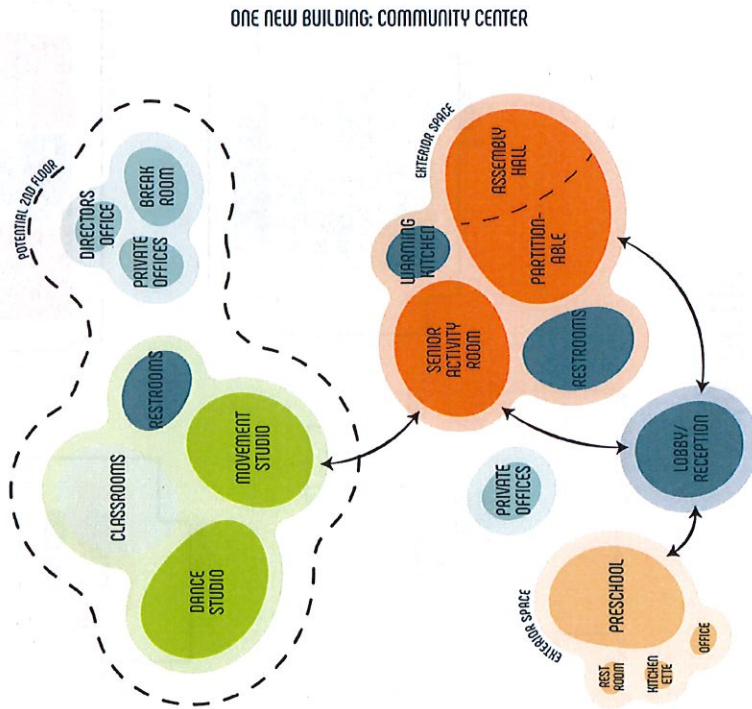
A detailed summary of the Phase 1 process, including a synopsis of the Advisory Committee meeting materials can be found in *Attachment 2*.

If Council Members have any questions about these materials, please contact Heather Ballenger or Kevin Safine.

CIVIC PARK

SCENARIO A

SCHEMATIC



KEY POINTS

Risk of Loss:

- Civic Park buildings rank as "Moderate" risk for loss

Phasing & Construction Description:

- Demolish existing buildings
- Consolidate Community Center, Assembly Hall, Park Place into one new building (probably two-story)
- Potential for new programs to continue in existing buildings during construction of new facility
- Provides underground and above ground parking

Programming Accommodated:

- New building accommodates current and upcoming programmatic needs

Impacts to Other Park Sites:

- Ceramic Arts Program moves to Shadelands (assumes Scenario A or B for Shadelands)
- New facilities and park spaces may best accommodate downtown population growth

Community Priorities:

- Provides significant opportunity to meet community priorities for open, green, natural space by re-envisioning park spaces to serve the community

Size:

- Proposed Facilities-24,476 sf new vs. 23,350 sf existing

Cost:

- Total Project Costs = \$37.5 M to \$45.3 M

Advisory Committee Input:

- "Preferred Scenario" AC Member selections- 3 / 7 black dots.
- "Implementation Priority" - Medium - 6 / 28 color points max.



ADVISORY COMMITTEE MEETING 6 BOARD GAME

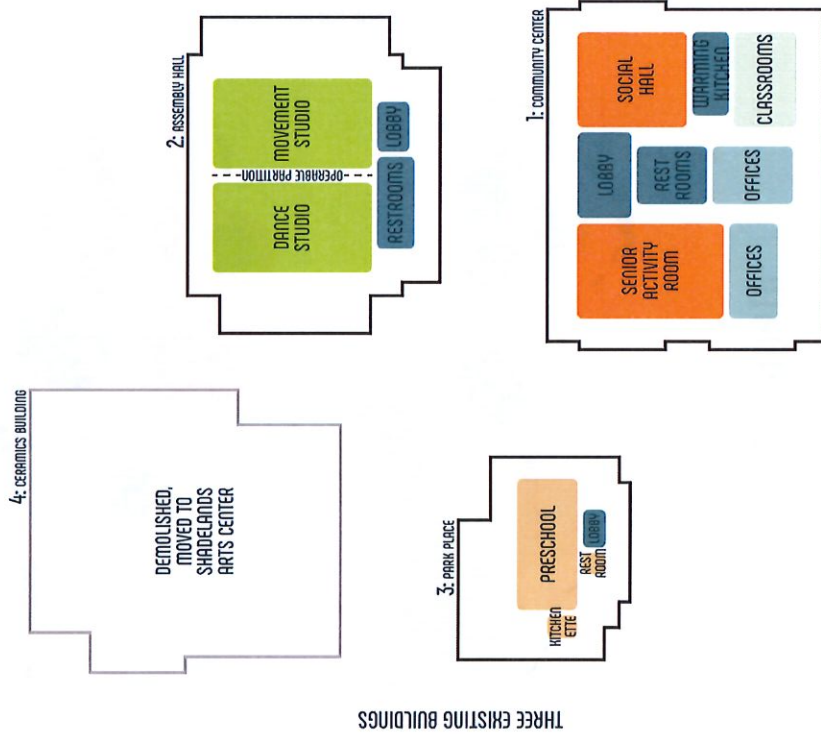
MAY 20TH 2019

CIVIC PARK

SCENARIO B

ATTACHMENT C

SCHEMATIC



KEY POINTS

- Risk of Loss:
- Community Center & Assembly Hall rank "Moderate" risk for loss
- Phasing & Construction Description:
- Ceramic Studio building demolished
 - Community Center, Assembly Hall, Park Place receive significant refurbishment
 - Assembly Hall Renovated adding flexibility in space sizes
 - Temporary closure of facilities during renovation new building (probably 2-story)
 - Potential for new programs to continue in existing buildings during construction of new facility
 - Provides above ground parking
- Programming Accommodated:
- Partially accommodates upcoming programmatic needs
 - Lack of storage not addressed well in this scenario
- Impacts to Other Park Sites:
- Ceramic Arts Program moves to Shadelands (assumes Scenario A or B for Shadelands)
 - Renovated facilities and park spaces will moderately accommodate downtown population growth downtown population growth
- Community Priorities:
- Provides some opportunity to meet community priorities for open, green, natural space by re-envisioning park spaces to serve the community
- Size:
- Proposed Facilities - 16,350 sf refurbished vs. 23,350 sf existing
- Cost:
- Total Project Costs = \$10.8 M to \$13.9 M
- Advisory Committee Input:
- "Preferred Scenario" AC Member selections- 4 / 7 black dots.
 - "Implementation Priority" - High - 8 / 28 color points max.

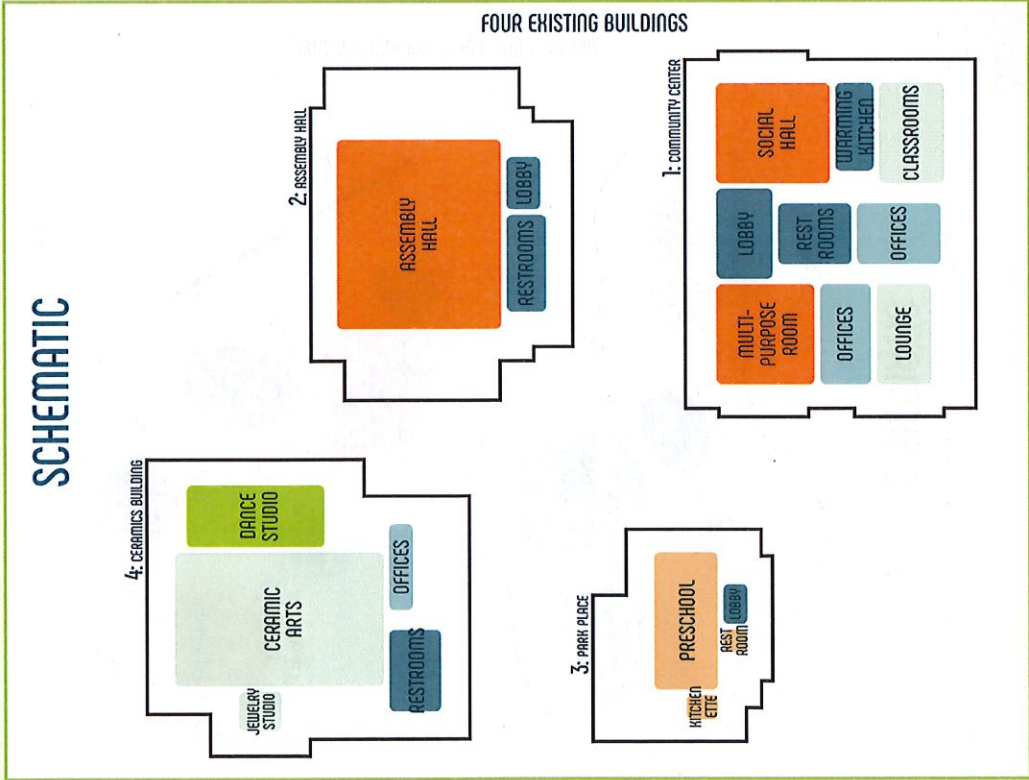


ADVISORY COMMITTEE MEETING 6 BOARD GAME

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CIVIC PARK

SCENARIO C



KEY POINTS

Risk of Loss:

- Community Center and Assembly Hall rank as "Moderate" risk for loss
- Park Place and Ceramic Arts rank "low-moderate" risk for loss

Phasing & Construction Description:

- All current buildings remain in place
- Moderate refurbishment of all buildings with a focus on functionality & safety

Programming Accommodated:

- Very few of the missing or impacted program needs would be accommodated

Impacts to Other Park Sites:

- No impact to Shadelands

Community Priorities:

- Provides less opportunity to meet community priorities for open, green, natural space by re-envisioning park spaces to serve the community

Size:

- Proposed Facilities-23,350 sf refurbished vs. 23,350 sf existing

Cost:

- Total Project Costs = \$9.2 M to \$12.3 M

Advisory Committee Input:

- "Preferred Scenario" AC Member selections - 0 / 7 black dots.
- "Implementation Priority" - Low - 0 / 28 color points max.

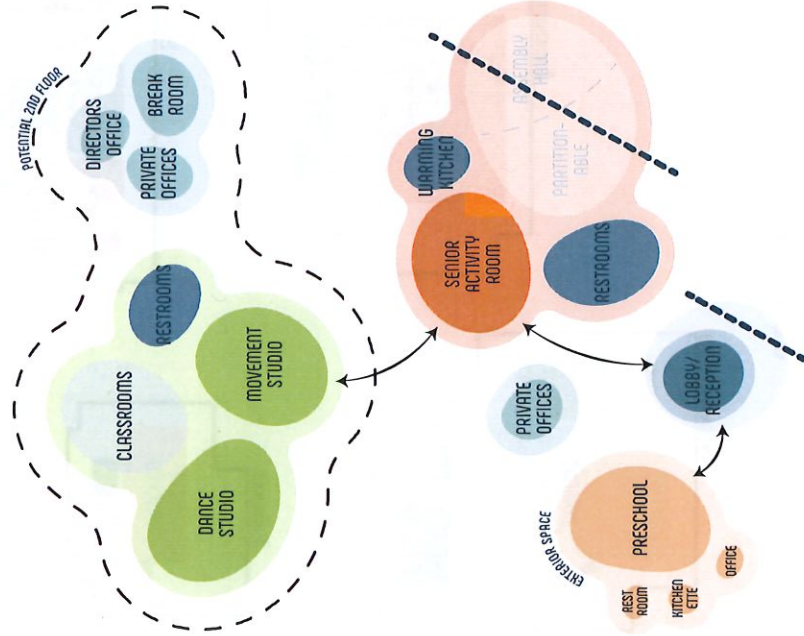


CIVIC PARK

SCENARIO A.1

ATTACHMENT C

SCHEMATIC



ONE NEW BUILDING: COMMUNITY CENTER

KEY POINTS

- Risk of Loss:**
- Civic Park buildings rank as "Low-Moderate" and "Moderate" risk for loss
- Phasing & Construction Description:**
- Ceramic Studio building demolished along with other buildings
 - Community Center, Park Place Consolidated into one new building (possibly two-story)
 - Eliminates Assembly Hall space from new, consolidated building**
 - Eliminates Underground parking**
 - Programs continue in existing buildings during construction of new facility
- Programming Accommodated:**
- New Community Center building accommodates current and upcoming, programmatic needs.
 - Loss of Assembly Hall space results in significant loss of rental and programable space, and some programs and rentals suited to Assembly Hall move to Heather Farm Community Center.
- Impacts to Other Park Sites:**
- Ceramic Arts Program moves to Shadelands (assumes Scenario A or B for Shadelands)
 - New facilities and park spaces will significantly accommodate downtown population growth
- Community Priorities:**
- Provides significant opportunity to meet community priorities for open, green, natural space by re-envisioning park spaces to serve the community
- Size:**
- Proposed facilities - 17,253 sf new vs. 23,350 sf existing
- Cost:**
- Total Project Costs = **Reduction of several million dollars from Scenario A \$26.2 M to \$32.3 M (Potential savings \$11-\$13M) - (No professional cost estimate at this time.**
 - Reduces assumptions for level of quality for finishes to lower cost (\$3 M potential savings)**
 - Eliminates Assembly Hall and underground parking (\$8-\$10M potential savings)**



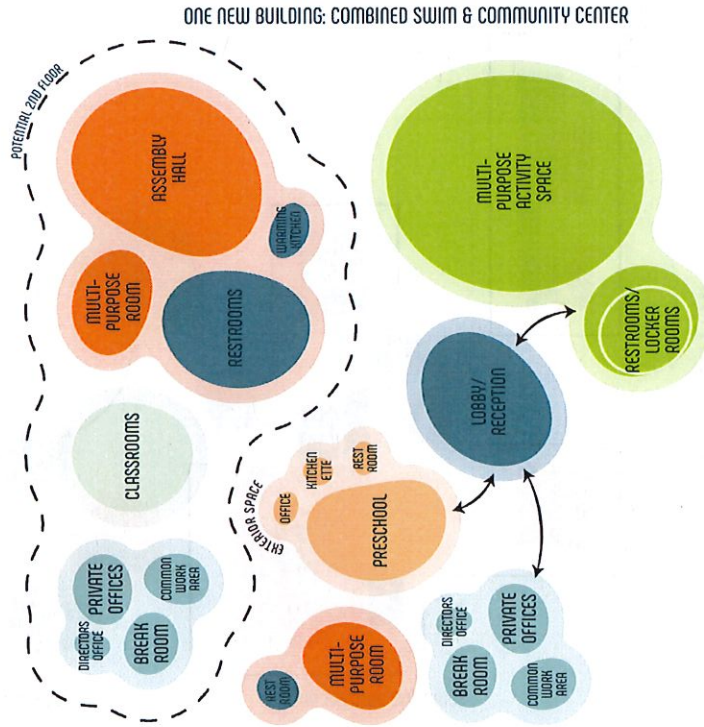
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HEATHER FARM

SCENARIO A

SCHEMATIC



KEY POINTS

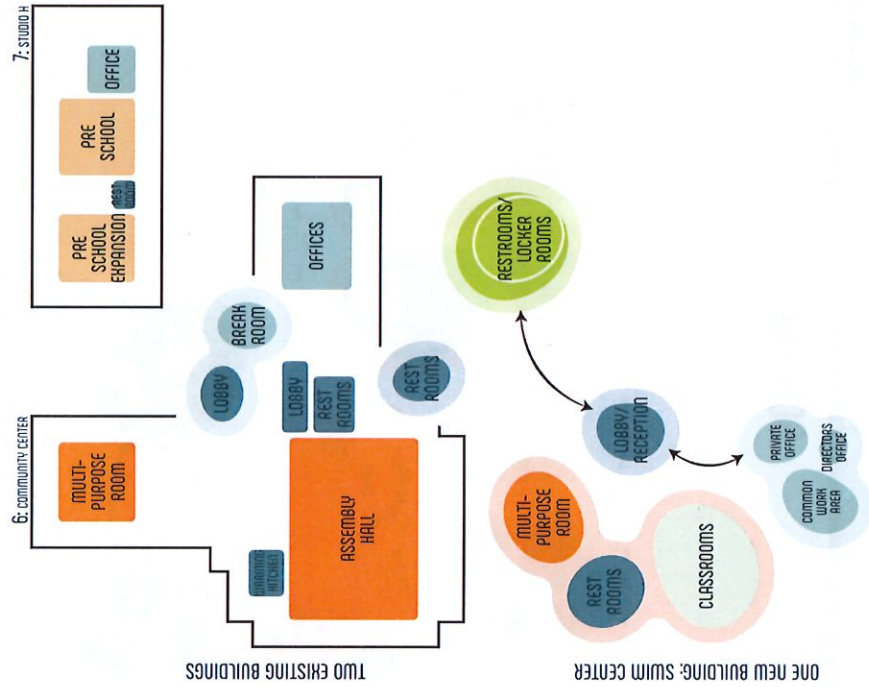
- Risk of Loss:**
- Clarke Bath House ranks as "High" risk for loss
- Phasing & Construction Description:**
- Existing buildings demolished
 - Clarke Swim Center Bath House and Community Center consolidated into one facility
- Programming Accommodated:**
- The combined new facility would accommodate current and upcoming programmatic needs
 - New pools - see Pool scenarios
- Impacts to Other Park Sites:**
- Studio H building demolished - Arts programs moved to Shadelands (assumes Shadelands scenario A or B)
- Community Priorities:**
- Provides significant opportunity to meet community priorities for enhancing open and natural areas as well as improving Clarke Swim Center by re-envisioning park spaces and renovating facilities
- Size:**
- Proposed Facilities- 33,075 sf new vs. 17,835 sf existing
- Cost:**
- Total Project Costs = \$45.9 M to \$56.9 M
- Advisory Committee Input:**
- "Preferred Scenario" AC Member selections- 2.6 / 7 black dots.
 - "Implementation Priority" - High - 10.4 / 28 color points max.



HEATHER FARM

SCENARIO B

SCHEMATIC



KEY POINTS

Risk of Loss:

- Clarke Bath House ranks as "High" for risk of loss
- Studio H and Community Center both rank as "Moderate" for risk of loss
- Community Center and Studio H renovated significantly with some expansion - temporary closure required

Construction Description:

- Clarke Swim Center Bath House demolished - new building constructed
- New pools, see Pools scenarios
- If built at current location, programs disrupted due to required closure
- If built at new location, programs could continue during construction

Programming Accommodated:

- Some aquatic recreation (depending on pool scenario selected) and leisure program needs accommodated in this scenario

Impacts to Other Park Sites:

- No impacts to other sites.

Community Priorities:

- Provides some opportunity to meet community priorities for enhancing open/natural areas and improving Clarke Swim Center by re-envisioning park spaces and renovating facilities.

Size:

- Proposed Facilities - 22,298 sf new vs. 17,835 sf existing

Cost:

- Total Project Costs = \$22.6 M to \$27.5 M

Advisory Committee Input:

- "Preferred Scenario" AC Member selections: 3 / 7 black dots.
- "Implementation Priority" - High - 8.6 / 28 color points max.

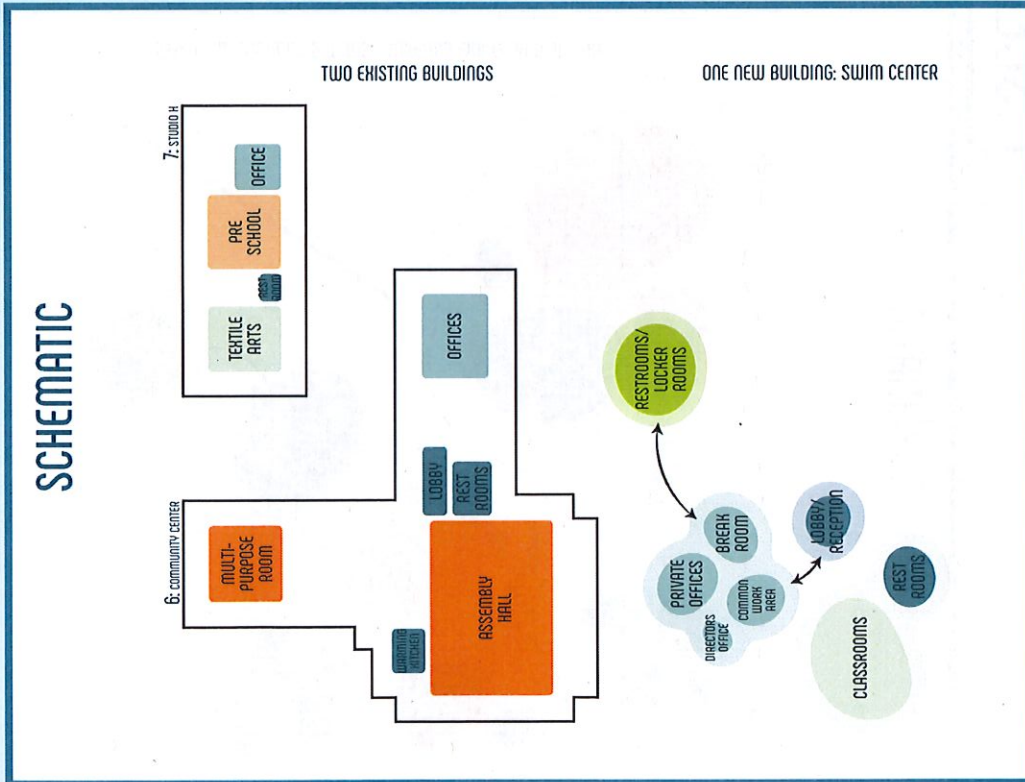


ADVISORY COMMITTEE MEETING 6 BOARD GAME

MAY 20TH 2019

HEATHER FARM

SCENARIO C



KEY POINTS

Risk of Loss:

- Clarke Bath House ranks as "High" risk for loss
- Clarke Swim Center Bath House Demolished
- Clarke Swim Center Bath House would be rebuilt in kind - new building, same square footage

- Temporary disruption of programs due to required closure
- Community Center and Studio H would undergo moderate refurbishment focused on safety and functionality - temporary closure required

Programming Accommodated:

- Some aquatic recreation and leisure program needs accommodated in this scenario

Impacts to Other Park Sites:

- No impacts to other sites.

Community Priorities:

- Does not provide as many new opportunities to meet community priorities for enhancing open/natural areas and improving Clarke Swim Center by re-envisioning park spaces and renovating facilities

Size:

- Proposed Facilities - 17,835 sf new vs. 17,835 sf existing

Cost:

- Total Project Costs = \$12.9 M to \$16.2 M

Advisory Committee Input:

- "Preferred Scenario" AC Member selections: 0 / 7 black dots.
- "Implementation Priority" - Low - 0 / 28 color points max.

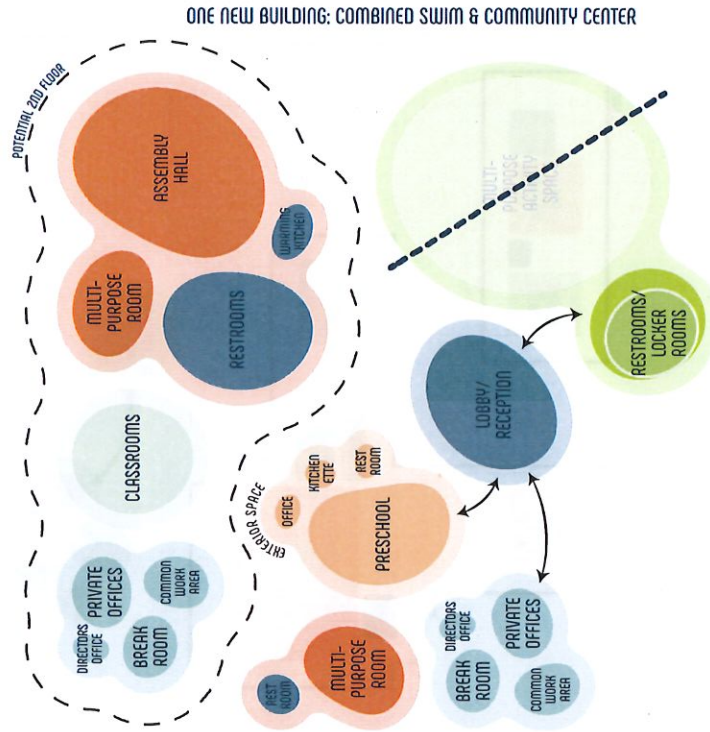


HEATHER FARM

SCENARIO A.1

ATTACHMENT C

SCHEMATIC



KEY POINTS

- Risk of Loss:
- Clarke Bath House ranks as "High" risk for loss
- Phasing & Construction Description:
- Existing buildings demolished
 - Studio H building demolished - arts moved to Shadelands (assumes Shadelands scenario A or B)
 - **Eliminates 6,000 sf multipurpose space in new Community Center**
 - **Reduces assumptions for level of quality for finishes to lower cost for all spaces except Lobby and Lakeside Room**
- Programming Accommodated:
- The combined new facility would accommodate current and upcoming programmatic needs, but without the large, flexible activity space
 - Clarke Swim Center Bath House and Community Center consolidated into one facility
- Impacts to Other Park Sites:
- Studio H Building demolished- Arts programs moved to Shadelands- Assumes Scenario A or B at Shadelands
- Community Priorities:
- Provides significant opportunity to meet community priorities for enhancing open/natural areas and improving Clarke Swim Center by re-envisioning park spaces and renovating facilities
- Size:
- Proposed Facilities-24,503 sf new vs. 17,835 sf existing
 - New pools - see Pools scenarios
- Cost:
- Total Project Costs = Assumed reduction of several million dollars from Scenario A - \$34.9M to \$43.9M. (Potential savings \$11-\$13M total). Note: no professional cost estimate at this time
 - Reduces assumptions for level of quality for finishes to lower cost (\$5 M- potential savings)
 - Eliminates 6,000 sf multipurpose space in new Community Center (\$6-\$8 M potential savings)



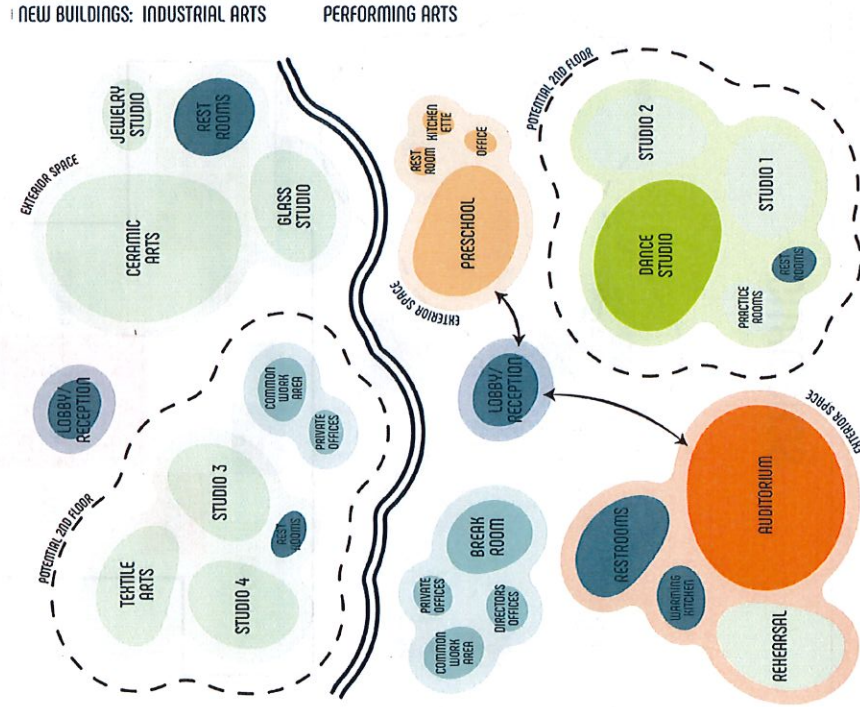
ADVISORY COMMITTEE MEETING 6 BOARD GAME

MAY 20TH 2019

SHADELANDS

SCENARIO A

SCHEMATIC



KEY POINTS

Risk of Loss:

- Shadelands annex ranks as "Moderately High" risk for loss
- Shadelands main building ranks as "Low" risk for loss

& Construction Description:

- Two new buildings (Performing Arts and Industrial Arts) and new courtyard or open space would be constructed - Walnut Creek Arts Campus
- Phased construction would allow current programs to continue
- Both the main building and the annex building would undergo phased demolition

Programming Accommodated:

- Programs from Heather Farm (Scenarios A and A.I.) and Civic Park (Scenarios A, A.I, and B) moved to Shadelands
- New facilities would accommodate current and upcoming programmatic needs
- New and current programs would be accommodated

Impacts to Other Park Sites:

- Creation of arts campus creates park land space in Civic Park and Heather Farm

Community Priorities:

- Provides significant opportunity to meet community priorities for enhancing the visual and performing arts for all generations.
- Helps create park land space in Civic Park and Heather Farm

Size:

- Proposed Facilities-37,374 sf new vs. 20,200 sf existing

Cost:

- Total Project Costs = \$46.7 M to \$57 M

Advisory Committee Input:

- "Preferred Scenario" AC Member selections: 3 / 7 black dots.
- "Implementation Priority" - High - 9 / 28 color points max.



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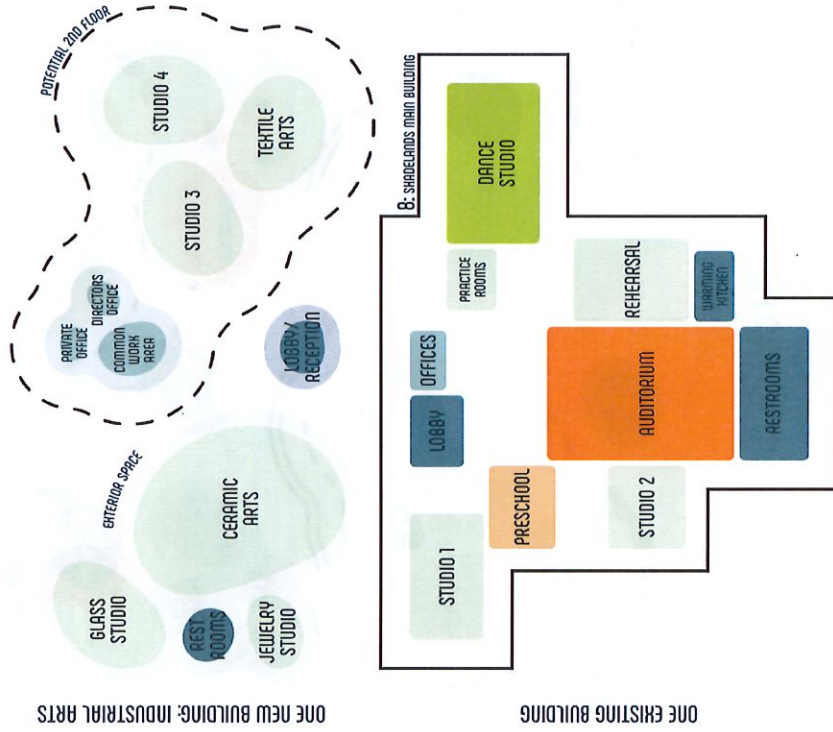
MAY 20TH 2019

SHADELANDS

ATTACHMENT C

SCENARIO B

SCHEMATIC



KEY POINTS

- Risk of Loss:**
- Shadelands annex ranks as "Moderately High" risk for loss
 - Shadelands main building ranks as "low" risk for loss
- Phasing & Construction Description:**
- Some disruption of programs during construction
 - Annex building would be demolished and rebuilt into a new, larger Industrial Arts building.
 - Main building would remain and be significantly refurbished
- Programming Accommodated:**
- New Industrial Arts building would accommodate arts programs from Civic Park and Heather Farm
 - Arts programs would be consolidated and some storage needs addressed
- Impacts to Other Park Sites:**
- Creation of arts campus creates park land space in Civic Park and Heather Farm
- Community Priorities:**
- Provides opportunity to meet community priorities for enhancing the visual and performing arts for all generations.
 - Helps create park land space in Civic Park and Heather Farm
- Size:**
- Proposed Facilities-31,010 sf new vs. 20,200 sf existing
- Cost:**
- Total Project Costs = \$26.9 M to \$32.9 M
- Advisory Committee Input:**
- "Preferred Scenario" AC Member selections: 3 / 7 black dots.
 - "Implementation Priority" - Low - 2 / 28 color points max.



ADVISORY COMMITTEE MEETING 6 BOARD GAME

MAY 20TH 2019

SHADELANDS

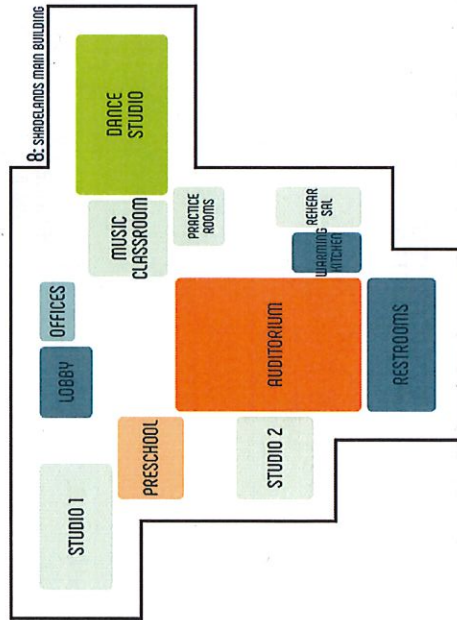
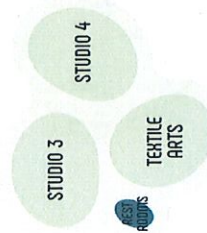
ATTACHMENT C

SCENARIO C

SCHEMATIC

ONE NEW BUILDING: ARTS ANNEX

ONE EXISTING BUILDING



KEY POINTS

Risk of Loss:

- Shadelands annex ranks as "Moderately High" risk for loss
- Shadelands main building ranks as "low" risk for loss

Construction Description:

- Annex would be demolished and replaced by a new, permanent building of the same size
- Main building would remain and undergo moderate refurbishment with a focus on functionality and safety

Programming Accommodated:

- Very few program needs would be accommodated
- Arts programs from Civic Park and Heather Farm will not be moved to Shadelands

Impacts to Other Park Sites:

- Does not help provide new opportunities for planning of park spaces at Civic Park or Heather Farm

Community Priorities:

- Provides less opportunity to meet community priorities for enhancing the visual and performing arts for all generations.
- Does not help provide new opportunities for planning of park spaces at Civic /Heather

Size:

- Proposed Facilities-20,200 sf new vs. 20,200 sf existing

Cost:

- Total Project Costs = \$11.7 M to \$14.3 M

Advisory Committee Input:

- "Preferred Scenario" AC Member selections: 1 / 7 black dots.
- "Implementation Priority" - Low - 2 / 28 color points max.



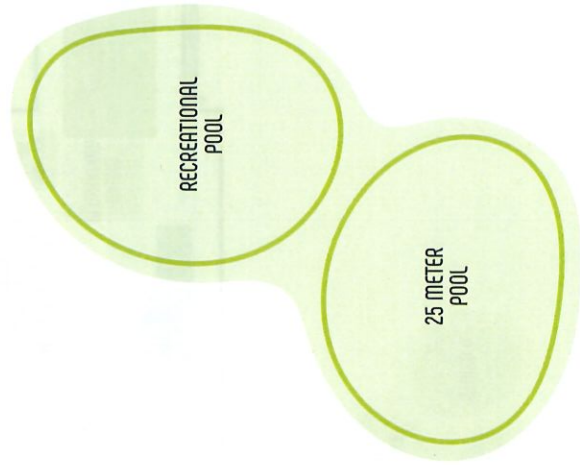
ADVISORY COMMITTEE MEETING 6 BOARD GAME

MAY 20TH 2019

POOLS

OPTION 1

SCHEMATIC



KEY POINTS

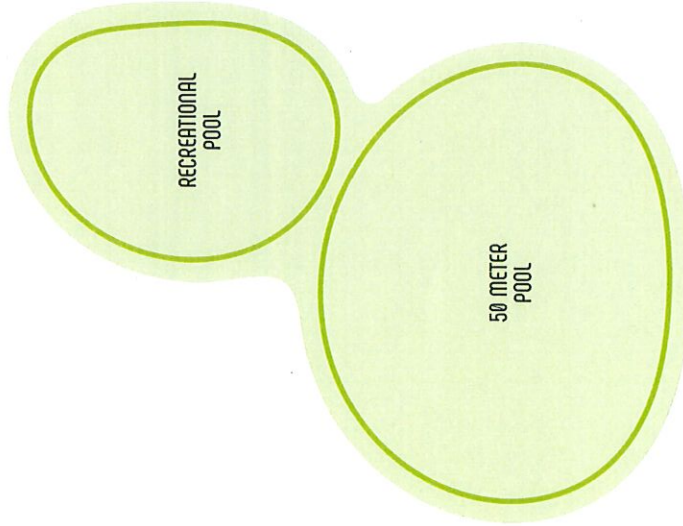
- Risk of Loss:**
- The pools and associated equipment rank as "High" for loss
- Phasing & Construction Description:**
- Existing pools demolished
 - New 25m lap pool & new recreational pool and interactive amenities constructed
 - If built at current location—disruption of programs due to closure required
 - If built at new location, existing programs could continue during construction
- Programming Accommodated:**
- This scenario would increase leisure and recreational uses, and reduce current aquatic rental activities.
- Impacts to Other Park Sites:**
- No impacts to other sites
- Community Priorities:**
- Provides significant opportunity to meet a community priority for improving Clarke Swim Center by re-envisioning park spaces and renovating facilities
- Size:**
- Proposed Facilities - new 25m lap pool & 5,500 sf recreational pool vs. 3 existing bodies of water including 50m lap pool
- Cost:**
- Total Project Costs = \$5.7M to \$7 M
- Advisory Committee Input:**
- "Preferred Scenario" AC Member selections: 2 / 7 black dots.
 - "Implementation Priority" - Medium - 4 / 28 color points max.
 - Note: 2 AC Member selections for a Wild Card



POOLS

OPTION 2

SCHEMATIC



KEY POINTS

- Risk of Loss:**
- The pools and associated equipment rank as "High" for loss
- Phasing & Construction Description:**
- Existing pools demolished
 - New 50m lap pool & new recreational pool and interactive amenities constructed
 - If built at current location- disruption of programs due to closure required
 - If built at new location, existing programs could continue during construction
- Programming Accomodated:**
- This scenario would increase leisure and recreational uses, while accommodating a majority of current aquatic rental activities
- Impacts to Other Park Sites:**
- No impacts to other sites
- Community Priorities:**
- Provides the most opportunity to meet a community priority for improving Clarke Swim Center by re-envisioning park spaces and renovating facilities
- Cost:**
- Total Project Costs = \$9 M to \$11 M
- Size:**
- Proposed Facilities - new 50m lap pool & 5,500 sf recreational pool vs. 3 existing bodies of water including 50m lap pool
- Advisory Committee Input:**
- "Preferred Scenario" AC Member selections: 3 / 7 black dots.
 - "Implementation Priority" - Medium - 4 / 28 color points max.
 - Note: 2 AC Member selections for a Wild Card



ATTACHMENT 2

Recap of Phase 1 Process

Condition of Existing Facilities

At the first Advisory Committee (AC) meeting on November 14, the project team provided an overview of the condition of the building facilities at Civic Park, Heather Farm and Shadelands and Clarke Swim Center. The committee discussed their impressions of the buildings and any special features that should be considered in any renovation, remodel or new construction. The key themes of this discussion are summarized below:

1. Shadelands
 - a. An important and affordable rental facility that local school districts rely upon, have community knowledge of how to operate
 - b. Needs a nice lobby area, is poorly designed
 - c. Consider renovation
2. Heather Farm and Civic Park
 - a. Buildings need to be replaced; most obsolete is Civic, Heather Farm next, due to age (antiquated), wear
 - b. Opportunities for consolidation means potentially smaller building footprints, especially if two-stories are considered
3. General comments for any renovated or replaced buildings
 - a. Program and building consolidation are more cost effective
 - b. The ability to partition rooms with soundproof partitions is important for programming flexibility
 - c. Brand new buildings have more longevity and will meet City standards for the programs and facilities

Program Evaluation

At the November 14 AC meeting, the committee members identified the 14 evaluation criteria to be used by the project team to assess the future arts and recreation programs. The criteria were adopted by City Council on December 18, with minor revision. The criteria are listed below.

- a. Cost recovery
- b. Location of programs
- c. Community priorities
- d. National Trends
- e. Programs and Activities Unique and Special to Walnut Creek
- f. Facility Flexibility
- g. Cost of Facilities
- h. Legacy Programs
- i. Potential for Combining Classes with Other Providers
- j. Resources Available to offer the Program
- k. Other Providers in the Region Offering that Program
- l. Variety of Programs
- m. Multi-generational programs

The consultant team evaluated the programs and presented program recommendations at the February 20th meeting. The program recommendations were comprised of the following elements:

1. **Program Categories.** The hundreds of programs the City offers at the three project locations were grouped together into program categories, e.g. Performing/Visual Arts, Personal Enrichment, etc. These categories align with the City's Cost Recovery Policy
2. **Evaluation Criteria.** The program categories were evaluated against the 14 evaluation criteria that were established.
3. **Program Recommendation Framework.** The program recommendations were organized into three different categories: Expand/Enhance, Maintain, and Monitor Programs, as shown in Table A. These are defined as follows:
 - a) **Expand/Enhance Programs** – the programs in this category should be expanded or enhanced based on the availability of resources, regardless of facility improvements. The renovation and/or replacement of the facilities where they are housed will only improve the ability to expand or enhance these program categories.
 - b) **Maintain Programs at Current Levels** – the programs in this category should continue to be offered through the Department and maintained at current levels given available facilities. If facilities are renovated and/or expanded there is the possibility that some of the program categories could grow.
 - c) **Monitor Programs** – the programs in this category should continue to be offered through the Department. However, based on the population that they serve and trends within the industry they should be monitored to ensure they continue to meet the goals of the Department. Monitoring can be defined as tracking participation, population they serve, and revenue generation. If numbers in those areas begin to trend downward the Department may look to contract programs, seek a partner to help deliver services, or investigate an alternative delivery method.

Advisory Committee Input on the Program Recommendations

The following items were clarified based on committee questions at the February 20, 2019 meeting:

- All departmental programs are covered by the 3 categories of recommendations
- City staff regularly monitor and review whether any programs should be expanded or canceled using the cost recovery policy targets
- A clarification that most rooms at the facilities are multi-use and currently share, and will continue to share programs, including most of the preschool rooms
- Each program or class is not synonymous with an equivalent space allocation in the facilities since most programs will share spaces. Therefore, the specific numbers of programs does not specifically impact the facility recommendations.
- The intent of the "Monitor" category is not a recommendation for program reductions

The following concerns were expressed by one or more committee members:

- There was a need to see facility recommendations before weighing in on program recommendations

- Some expected recommendations for reductions in programs, though others expressed that it was a testament to the success and quality of the programs that none were identified to be reduced
- A concern regarding the potential for specific user groups to influence community priorities for future programming. The project team reminded the committee of the broad outreach strategy that has been employed, including engagement tools such as the numerous Pop-up events, open house workshop, stakeholder meetings, and an online survey with 1200 participants intended to reach the entire community.
- A concern about planning for programs at new facilities when the programs are being monitored on a regular basis

At the April 10 AC meeting, committee members participated in an activity to revisit the 14 program evaluation criteria and identify their top priorities. The prioritization of the 14 evaluation criteria resulted in the identification of the top 5 criteria most important to the committee. These include:

- Cost Recovery
- Community Priorities
- Unique to Walnut Creek
- Cost of Facility
- Variety of Programs

The project team used this information to reclassify the program categories into the “enhance”, “maintain” and “monitor” recommendation classifications for informational purposes and as a “peer review” of the program recommendations previously presented.

The resulting three program recommendations are listed below:

Recommendation #1: Expand/Enhance the following program categories:
Health/Fitness Classes (youth)
Personal Enrichment (adult)
Personal Enrichment (youth)
Performing/Visual Art Classes (beg)
Performing /Visual Art Classes (int)
Performing/Visual Arts Classes (adv)
Recommendation #2: Maintain the following program categories:
Camps
Recreation Classes (seniors)
Health/Fitness Classes (adult)

Indoor Rentals
Specialized Recreation
Preschools
Instructional Aquatics
Recreation/Fitness Aquatics
Recommendation #3: Monitor the following program categories:
Aquatic Rentals
Senior Social Serv/Drop-In Services
Senior Transportation/Meals

Facility Scenarios

The program evaluation criteria and recommendations, along with the project goals, objectives and assumptions, were used as the framework for formulating the facility scenarios for each park. Three scenarios were identified for each facility, each with varying degrees of investment:

- A. Replacement: demolish and replace the existing building facilities
- B. Hybrid: a combination of new building and renovation
- C. Status Quo: limited renovation to improve safety and usability of the facilities

Nine Facility Scenarios were first presented to the committee at the March 6 meeting, and then again at the April 10th meetings along with associated construction and soft costs.

Initial AC Input on Facility Scenarios and Request for Modified Scenarios

At the April 10th AC meeting, committee members participated in an activity to identify their preliminary preference for facility scenarios at each location, and their priorities for which location should be implemented first. The activity demonstrated the following:

- Support for Scenarios A or B at each location (fairly evenly distributed between As and Bs at each location)
- Minimal to no support for Scenario C at any location
- Heather Farm was identified by 4 committee members as the top priority

Committee members requested that the project team bring back modifications to the Scenarios that achieve a hybrid between the A and B scenarios.

Modified Scenarios

As a result of input from the April 10th Advisory Committee meeting, the project team developed modified scenarios for Civic Park and Heather Farm, each referred to as Scenario A.1. The intent of the new scenarios is to “right-size” the facilities in Scenario A to reduce total project costs. The project team

took into consideration committee input, the new priorities set for the programming Evaluation Criteria, practical ways to reduce costs, and maintaining facility concepts that meet the needs of the community in the coming years. While modified scenarios were identified for Civic Park and Heather Farm, the “right-sized” Scenario A for Shadelands was determined to be Scenario B. The following describe the modifications made to right-size Scenario A for Civic Park and Heather Farm, and why Shadelands Scenario B is a good alternative to Scenario A:

Civic Park Scenario A.1

- Eliminate Assembly Hall. The Assembly Hall was the most underutilized assembly space of the three under consideration. Assembly space can still be provided using an operable partition between Movement & Dance studios.
- Remove underground parking. The demand for parking is reduced without the Assembly Hall.
- Downsize lobby & restrooms. Accessory spaces were scaled back as a result of the removal of the Assembly Hall, and to run a more utilitarian community space.
- Reduce level of finishes. Reduce the quality of interior and exterior building finishes to more modest finishes than previously proposed.

Heather Farm Scenario A.1

- Eliminate 6,000 square feet of Multipurpose Activity Space. New program space was scaled back as a result of recreational trends not being identified as a top priority for the committee. This new program space can be added at a future date if desired.
- Reduce level of finishes. Reduce the quality of interior and exterior building finishes to more modest finishes than previously proposed, with the exception of the Lobby and Assembly Space (former Lakeside Room).

Shadelands Scenario B

- Shadelands Scenario B already had more new proposed square footage (by far) compared to Scenario B for Civic Park or Heather Farm Park, with the inclusion of a significant, new Industrial Arts building
- There were no new or under-utilized program areas in Scenario A to easily omit the way there were in Civic Park (Assembly Hall) or Heather Farm Park (Multi-Purpose Activity Space) – all program areas in Shadelands are required in order to maintain current programs, so A can’t really be reduced and still function
- Scenario B gets us part of the way to Scenario A (B has the exact same new ‘Industrial Arts Building’ as A does), and keeps the current Shadelands Main Building, which can continue to house the programs currently offered there, (while the new Indr. Arts Building will house the new programs moved onto this site, as well as those offered in the Annex)
- Shadelands Main (which is retained in Scenario B) has arguably the longest amount of lifespan left in the buildings under consideration

City Council Direction on the Pools

At the 2/20 AC meeting it was agreed by the Advisory Committee that the YPYF pool proposals should be consistent with the most recent City Council direction with regard to Clarke Swim Center:

City Council met jointly with the PROS Commission on November 15, 2016, to review several alternative pool scenarios. City Council directed staff to pursue designs and cost estimates for two alternate pool scenarios. The designs for each scenario were intended to include the following basic elements:

Pool Alternative 1: Construction of a new family recreation pool and construction of a 25 meter x 25 yard fitness pool, approximately 23,400 square feet of deck space, and a roughly 8,500 square foot bathhouse.

Pool Alternative 2: Construction of a new family recreation pool and construction of a 50 meter x 25 yard fitness/competition pool, approximately 44,400 square feet of deck space, and a roughly 13,000 square foot bathhouse.

The understanding was that the City would work with the Walnut Creek Aquatic Foundation to raise funds to pay for half the cost to expand the lap pool from 25 meter in Alternative 1 to 50 meter in Alternative 2.

In 2017, the Council reprioritized funding for this project and the pool designs and the agreement with the Aquatic Foundation were not pursued. In 2018, Council launched the Your Parks, Your Future process for a comprehensive look at critical facilities.

Next Steps

The project team will bring the final report from Phase 1, the Arts and Recreation Programming and Facilities Plan, along with the AC recommendations to a joint Arts and PROS Commission Meeting on June 17, 2019. City Council study sessions will follow soon after. Phase 2, which will encompass updates to the Heather Farm and Civic Park master plans, will begin later this year.