

Your Parks, Your Future (YPYF)

PHASE 1B IMPLEMENTATION OF HEATHER FARM PARK COMBINED FACILITY: Executive Summary & Inventory of Decisions, Meetings and Deliverables

Prepared 3/27/2023

PART 1: EXECUTIVE SUMMARY

Introduction

This summary report documents the primary outcomes from Phase 1B Implementation of the Your Parks, Your Future (YPYF) project for the Heather Farm Park combined future facility. In addition, this document provides an inventory of decisions, meetings and deliverables, including the final recommendations from the PROS Commissions, and direction from City Council. This summary report also identifies recommended next steps.

Project Phases

Phase 1A: Facilities and Programming

Phase 1A focused on recommendations of future arts & recreation programming and the facility needs for Heather Farm Community Center, Clarke Swim Center, Civic Park Community Center and Shadelands Art Center. Phase 1A involved, and was informed by, one community workshop and online survey, multiple tours of Walnut Creek and neighboring community facilities, six Advisory Committee meetings, three joint Commission meetings and seven City Council meetings. Phase 1A concluded in February 2020 with direction from the City Council on the future facilities and is summarized in the [Phase 1A Executive Summary Report](#).

Phase 1B: Implementation at Heather Farm Park

On June 9, 2020, City Council directed staff to indefinitely put the project on hold during a Special Meeting to discuss budget balancing solutions for Fiscal Year 2020-21, given the COVID-19 pandemic-driven health and economic crises and resulting impacts on the City's budget. On March 23, 2021, the Council set new priorities for calendar years 2021 and 2022 and re-prioritized the Your Parks, Your Future initiative. Specifically, Council prioritized the implementation of Phase 1B YPYF planning outcomes for future facilities at Heather Farm Park, including locating and preparing a conceptual site plan for a combined aquatic and community center facility.

Phase 2 Master Planning

Phase 2, which focuses on master planning for the outdoor spaces at Heather Farm and Civic Park, may be reconsidered during a future budget cycle. The Phase 2 Scope of Work will need to be revised and refined based on needs at the time the project resumes.

Primary Outcomes from Phase 1B Implementation

The primary Phase 1B project outcomes are based on Council actions from the July 20, 2021, December 2021 and February 7, 2023 City Council meetings, and summarized below:

1. Study Area

The study area is shown in yellow in Attachment A. It was defined based on the assumptions and analysis performed during Phase 1A, and includes the existing Swim Center, Community Center and adjacent areas. It excludes those areas identified in the project assumptions that should remain in place, such as the all abilities playground.

2. Walnut Creek Aquatic Foundation (WCAF) Coordination

In April 2022, the Council approved a memorandum of understanding with the Walnut Creek Aquatics Foundation, which includes an agreement by WCAF to contribute \$3 million toward the construction of an aquatic facility with a 50-meter lap pool. The MOU includes a provision for the appointment of a WCAF representative to join the panel interviewing and recommending the project architect. WCAF representatives will also be invited to provide input on potential designs and locations of the aquatic facility during the design phases that occur prior to the City giving final approval of the project design and location.

3. Location of Future Facility

In fall of 2021, stakeholders, PROS Commission and the City Council evaluated three location options for the future combined Aquatics and Community Center facility. In December 2021, the Council selected the site of the existing community center for the future combined Heather Farm Park Facility. The three location options are shown in Attachment B.

4. Funding Strategy

Walnut Creek voters approved Measure O, a ten-year, half-cent sales tax measure, on November 8, 2022, to fund current and future quality of life needs. A portion of the dollars collected as part of Measure O will contribute to the funds of the construction of the new facility.

5. Facility Conceptual Site Plan

A conceptual site plan for the replacement of the existing Community Center and Clarke Swim Center into a combined facility was prepared in spring of 2022. Staff sought input from key stakeholders in May 2022 and from the Parks, Recreation and Open Space Commission in June 2022. The conceptual site plan was accepted by City Council in February 2023 as the foundation for future design and construction of the facility, and is included as Attachment C.

Conceptual Site Plan – Summary, Assessment, Key Issues and Cost Estimate

Summary

The conceptual site plan accepted is a preliminary concept and the subsequent design phases will develop and may alter some of these concepts as the process continues in 2023 with detailed construction-level design. Key features of the plan include:

Key Building Features (See Attachment C for the complete building program):

- Combined facility: 1 building with a separate pool utility building
- Distinct entries for different program uses
- Central lobby and atrium function as community living room space
- Indoor/outdoor connections to patios and terraces for expanded program uses

- Approximately 25,500 square feet of building space
- Single story building
- Sustainable, all-electric building, including 135 KW Solar Photovoltaic Panels

Key Site Features:

- 4.7-acre site
- Incorporates designated pickup/drop off zone with generous pedestrian spaces adjacent
- Continuous pathway around the concrete pond
- New outdoor event/garden space and courtyards
- Refurbished concrete pond edge (approx. 15-20% size reduction)
- 2 pools: 50m lap pool and recreational pool

Conceptual Site Plan Assessment

The conceptual site plan was assessed in five key areas, listed here and described in more detail below:

1. Overall site and park relationships
2. Access & Circulation
3. Building Configuration
4. Outdoor Gathering Spaces
5. Pool & Deck Configuration

Overall site and park relationships

- Preserves all-abilities playground with added pedestrian connection to North San Carlos Drive
- Views of The Gardens at Heather Farm, concrete pond, and nature lake from building courtyard and terrace
- Preserves creek corridor and existing bridge
- Building & outdoor spaces are a visible feature from across the concrete pond
- Privacy & acoustic separation between pool & park provided by building and screening berm
- Renovates eastern edge of the concrete pond

Access & Circulation

- Convenient connection between pedestrian path and building courtyard
- Continuous pond perimeter walking path
- Designated pickup / drop-off zone
- Service entry to Community Center
- Service access to pool deck and mechanical areas
- Preserves North San Carlos Drive, intersections, and bike path alignment
- Provides pedestrian connection to existing all-abilities playground parking lot
- Strong pedestrian connection to three adjacent parking lots

Building Configuration

- Separate entries for Aquatic & Community Center/Event functions
- Direct indoor/outdoor connections for most occupied spaces
- Central “atrium” for programs, events & public use

Outdoor Gathering Spaces

- Provides significant outdoor meeting and event space:

- Event terrace
- Event garden
- Central and entry courtyards
- Patio for small community room
- Staff patio
- Conversion of problematic pond corner to revenue generating outdoor event garden
- Expansive views of pond, lake, and park from new community center

Pool & Deck Configuration

- Clear separation between lap pool and recreational pool
- Lockers & family changingrooms adjacent to rec pool
- Rec pool is visible from building entry, potential draw to facility
- Lawn areas adjacent and accessible to pool decks for flexible use
- Pool deck can open to park (via gates) during large swim events
- Direct access to pool mechanical areas for chemical delivery
- Access from North San Carlos to pool deck for equipment delivery

Stakeholder Feedback and Key Issues

The project team met with the following key stakeholders to review the Conceptual Site Plan in May and June of 2022:

- Parks, Recreation and Open Space (PROS) Commission
- The Gardens at Heather Farm Park
- Mt. Diablo Audubon Society
- Walnut Creek Chamber of Commerce
- Walnut Creek Aquatic Foundation
- Walnut Creek Aquanuts, Masters, Aquabears and Swim Club
- Walnut Creek Soccer Club
- Lifetime Activities (Tennis)
- Equestrian Center

There was general support for the Conceptual Site Plan in the following areas:

- Configuration of the buildings on the site
- Site amenities including the outdoor event and gathering spaces and continuous walkway around the pond
- Building relationship to park views and other park uses, including the location of the pools between the new building and N. San Carlos Dr.

There were a few areas of concern, summarized below along with a response of how the City will address the issue moving forward:

Issue #1: Parking capacity. Concerns related to the overall parking allocation and usage in Heather Farm Park in relation to the new facility.

Response:

- Three existing parking lots will continue to serve the future facility
 - Lot w/ solar panels north of community center
 - Lot serving aquatics and all-abilities playground
 - Lot along N San Carlos Dr
- Project as proposed does not reduce any existing parking
- New facility is very similar in size to existing facilities in terms of programmable spaces

Issue #2: Facility access and circulation. Concerns related to the potential traffic impact and vehicular circulation along N San Carlos and the entry/parking sequence.

Response:

- The project team will perform further analysis as part of the development of the detailed facility design, including consideration of entry/drop-off sequence and street improvements
- The Conceptual Site Plan retains two-way entrance to new project entry and adds additional entry to north parking lot

Issue #3: Noise impacts. Concerns related to lap pool event noise impacts on events at the Gardens at Heather Farm or the new event garden adjacent to the future “Lakeside Room” (large rental event space).

Response:

- The location of the lap pool is in the middle of the park and away from sensitive residential areas
- The lap pool is adjacent to North San Carlos, and on other side of the new building from facilities such as the proposed event garden. The new building will likely act as noise attenuation for functions associated with the Community Center.
- There will continue to be coordination between the City’s program managers regarding scheduling of events
- The landscaped berm on the west side of the lap pool has increased in size and will likely act as noise attenuation for The Gardens at Heather Farm.

Issue #4: Design of pools and the pool deck capacity/configuration. Concerns related to whether there is sufficient pool deck capacity, especially in relation to potential large event capacity and the depth of the future pools.

Response:

- Input regarding the design will be sought from community partners including the WCAF
- Design characteristics such as deck size, pool depth and design of recreational pool will be addressed going forward, as part of the Design Development phase of the project
- Selection of this site and building the new pools and deck space as shown, allowed for the continued use of the existing Clarke Swim Center during construction of the new pools.

- During large events, staff anticipate the use of gates to provide access for participants and spectators to utilize the pool deck as well as the adjacent park itself, thus expanding the square footage surrounding the pools. This is consistent with how staff supports large swim events today.

Issue #5: Pond refurbishment. Concerns related to the unknown nature and scope of required refurbishment and costs.

Response:

- The project team will need to do more research to better understand what is involved and how much it will cost
- The revised pond edge serves multiple objectives:
 - Maximizes park space
 - Allows sufficient space for the new facility to fit at the selected project location,
 - Addresses ongoing, poor water quality issues resulting from stagnation in the areas to be filled in
 - Improves pedestrian experience in the park

Conceptual Site Plan Cost Estimate

The cost estimate for the conceptual site plan includes the following assumptions:

1. Demolition of the community center but not the swim center
2. Demolition the Clarke Swim Center site will occur as a separate future project (estimate: \$3.6M – for demolition of facility and filling in the pools, , does not include potential redesign for new park amenities) as it will remain open during construction of the combined facility
3. Mid-level interior and exterior building finishes, except for:
 - Utilitarian interior finishes for aquatic facility
 - Higher level interior finishes for the lobby and new Lakeside Room

The cost estimate is summarized in the table below:

Total Estimated Base and Optional Costs for Combined Facility	
Base Costs:	
Construction Cost	\$53.85M
Soft Cost	\$16.15M
Total Estimated Base Cost	\$70.00M
Optional Items:	
Essential Services Hub for Community Center	\$1.77M
51 Meter Lap Pool with Moveable Bulkhead	\$1.08M
Total for Optional Items	\$2.85M
Future Project:	
Total for Demolition of Clarke Swim Center and fill in pools	\$3.6M
Total Estimated Base and Optional Costs for Combined Facility, and Costs for Future Demolition of Swim Center	\$76.45M

Explanation of Base Construction and Soft Costs listed Above

Construction costs include, but are not limited to:

- Building construction
- Site work: grading, drainage, concrete hardscape, pools and pool area features, partial pond edge remodel, fencing, lighting, site furnishings, and landscape
- 15% design contingency
- Demolition of the Community Center building
- Cost escalation

Construction costs do not include:

- Premiums for construction phasing (estimate assumes one-phase construction)
- Demolition of the Clarke Swim Center which will remain open during construction

Soft costs typically include:

- Design and construction management fees
- City staff expenses
- Utility fees
- Site surveys and geotechnical reports
- 3rd party inspection and testing fees
- Furnishings, fixtures and equipment (FF&E)
- Graphics and signage
- Public art
- A/V, telecommunications and security equipment
- Project/Construction contingency (typically 10%)

Soft costs exclude:

- Labor compliance program (assumed not applicable)
- Hazardous materials abatement (assumed not applicable)

The total base cost estimate is exactly that, an estimate. It could change considerably depending upon future direction from the Council regarding the scope and scale of the project, the refined design and construction work to be completed, as well as potential changes to market conditions over the next few years.

PART 2: INVENTORY OF DECISIONS AND MEETINGS

City Council Meetings, Direction and Motions

Your Parks Your Future

The following motions and/or direction were carried by City Council during Phase 1B of the project.

July 20, 2021: Workplan for Implementation of Phase 1B

- While no formal action was taken, City Council reviewed the Work Plan and accepted the Study Area for the project, as shown in Attachment A.
- [Click here](#) for link to agenda. See study session item 2a.

December 21, 2021: Location of future combined facility at Heather Farm Park

- Motion by Mayor Pro Tem Silva, second by Darling, carried unanimously, to DIRECT STAFF to pursue the community center site option as the future location of the combined swim center and community center facility at Heather Farm Park.
- [Click here](#) for link to agenda. See consideration item 5a.

February 7, 2023: Conceptual Site Plan

- The City Council was in agreement with staff's intent to move forward with the process of selecting a project architect, with the appointment of an ad hoc committee of the Council to help guide the project design phase; and supportive of the creation of a community panel for the selection of the architect (which will include the City Council ad hoc committee members).
- Motion by Francois, second by Mayor Pro Tem Haskew, carried unanimously, to APPROVE staff's intent to move forward with the process of selecting a project architect; and to SUPPORT the

creation of a community panel for the selection of the architect (which will include the City Council ad hoc committee and others).

- [Click here](#) for link to agenda. See consideration item 5d.

Parks Recreation and Open Space (PROS) Commission Meetings

Two PROS meetings were held on the following dates and topics:

June 6, 2022: Conceptual Site Plan of Future Combined Facility at Heather Farm Park
[Click here](#) for agenda. See consideration item 4a.

October 11, 2021: Heather Farm future facility location
[Click here](#) for link to agenda. See consideration item 3a.

PART 3: NEXT STEPS

Future Consideration for Council

The project team will seek City Council's direction on whether the Community Center portion of the future facility should be designed as an essential services hub, and whether to include the 1-meter moveable bulkhead in the lap pool design.

Design and Construction Phase Timeline

The next steps will focus on the Design and Construction Phase of the project. The first step will be to hire a project manager, followed by the hiring of an architect. Below is a summary of the timeline for the next phase of the project:

1. Consultant Selection Process (Project Manager, Architect, CEQA and Construction Manager):
January – June 2023
2. Design Process, Community Engagement & CEQA Documentation: August 2023 – March 2025
3. Construction: July 2025 – July 2027



STUDY AREA FOR PHASE 1 IMPLEMENTATION
Walnut Creek, CA.

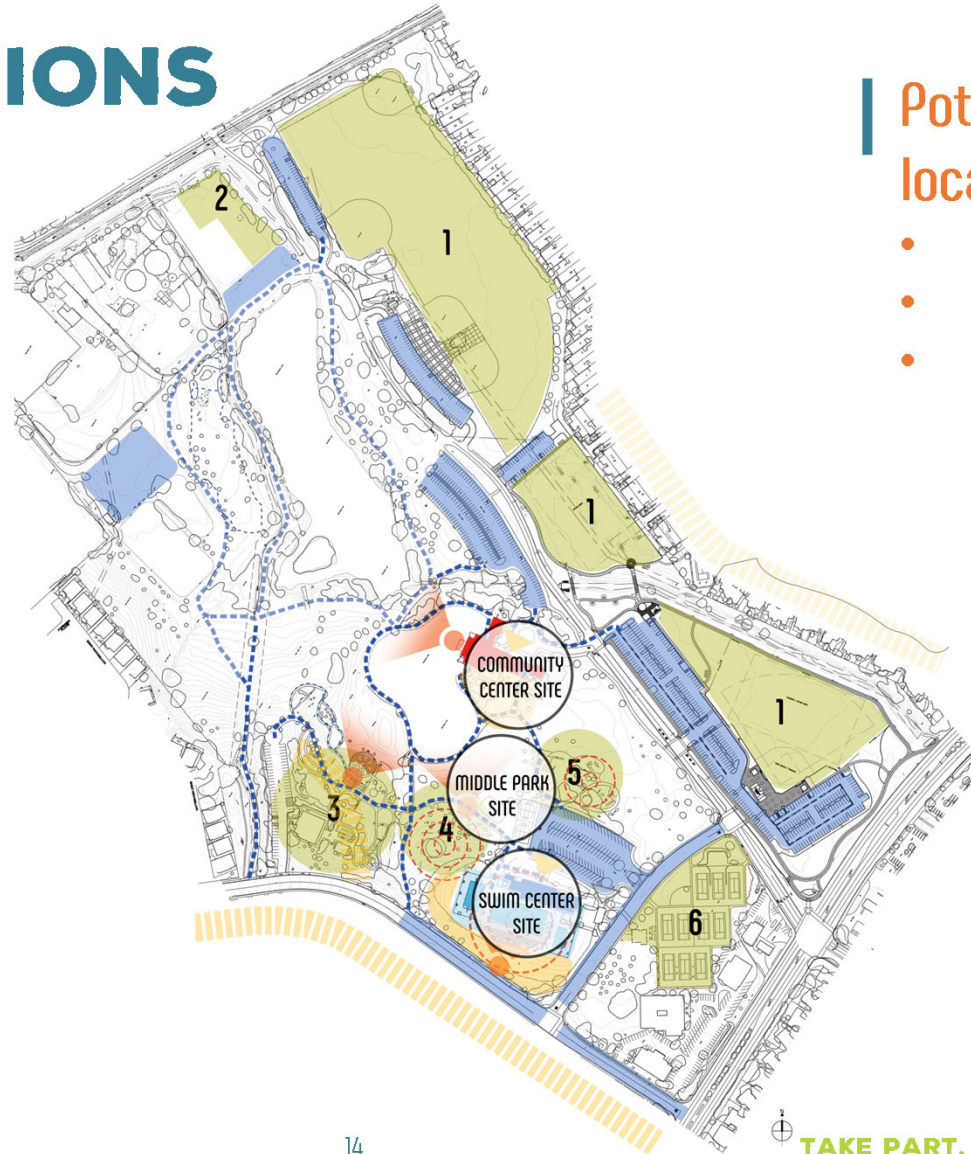


NOT TO SCALE
JULY 1, 2021



SITE OPTIONS

- 1 SPORTS FIELDS
- 2 DOG PARK
- 3 THE GARDENS AT HEATHER FARM
- 4 PICNIC TABLES
- 5 PLAYGROUND
- 6 TENNIS COURTS
- OUTDOOR PROGRAMMED SPACE
- WALKING PATH
- ⊙ SOUND CREATING
- ▨ SOUND SENSITIVE
- ▽ VIEWS
- ▲ PUBLIC ENTRANCE
- △ UTILITY ENTRANCE
- AQUATIC CENTER
- COMMUNITY CENTER
- POOL & DECK
- OUTDOOR SPILL OVER SPACE



Potential new facility locations:

- Community Center Site
- Middle Park Site
- Swim Center Site



WALNUT CREEK PARK PLANNING, HEATHER FARM PARK

PHASE 1 IMPLEMENTATION

NOLL & TAM
ARCHITECTS

SCALE 1" = 30'
EFFECTIVE 2/7/2023
rrm design group