URBAN GREENING PLAN

PARKS IMPROVEMENT ASSESSMENT

ALAMEDA, CALIFORNIA

GATES +ASSOCIATES

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CHAPTER 1 - INTRODUCTION

URBAN GREENING PLAN

The City of Alameda provides its citizens with a full service Recreation and Parks Department which administers an extensive system of local parks, athletic fields, dog parks, skate parks, historical museums, gymnasiums, a model airplane field, community center and senior center.

In developing this Parks Improvement Assessment, Alameda had the foresight to create a community endorsed comprehensive vision to allow the City to strategically refine, renovate and enhance the park system to meet the evolving needs of the community.

In developing an "Urban Greening Plan" the City sought to look beyond the bounds of a typical parks improvement assessment to explore a breadth of components that create livable communities.

The City sought and was awarded an Urban Greening Planning Grant from the multi-jurisdictional Strategic Growth Council (SGC), the public agency delegated with the responsibility of administering grant funds provided under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84). The City's grant application proposed integrating new planning efforts with existing planning documents (i.e., Local Action Plan for Climate Protection and Bay Friendly Landscape Ordinance) into a comprehensive citywide Urban Greening Plan targeted at mitigation of the long-term effects of climate change and making the City a more sustainable and healthier community. The Urban Greening Plan will take an integrated approach to addressing new and existing parks and open space; streetscapes; trails for biking and walking; urban farming opportunities; storm water retention; coastline protection; and other means of helping the City meet its greenhouse gas emission reduction goals.

EXECUTIVE SUMMARY

This Parks Improvement Assessment is a key component of the Urban Greening Plan. The Plan inventories and assesses the existing parks, facilities and programs. It summarizes an extensive community needs assessment. Based the current and projected community needs, it sets forth goals and standards for provision of parks and recreational facilities. It then details recommendations for prioritization of park improvements and additional parks and facilities, and presents options for approaching future park development, and recommends policies form maximizing the use of City resources for the benefit of the Alameda Community. Appendices contain documentation of the community outreach process, cost and expense information, and potential grant funding sources for park improvements.

In addition to this Introduction, the Parks Improvement Assessment is divided into the following distinct Chapters:

Context

A successful Parks Improvement Assessment is tailored to reflect the special characteristics and values of the community. In this chapter, unique physical characteristics of this island community, its demographics and the make-up of the community are explored, as well as the regional recreational context.

A mostly built-out community with well distributed neighborhood parks, Alameda's population is expected to increase at a relatively slow rate. The community is rooted and vested in Alameda, and appreciate their surroundings, as evidenced by long average residency length for both homeowners and renters. Alameda's population is diverse in age, indicating that the park system will need to address the needs of children and youth, families, adults, and a growing population of seniors.

Existing Conditions

This chapter provides a snapshot of the Alameda Recreation and Parks District (ARPD) resources. In this chapter the existing parks, facilities and programs are inventoried and evaluated. Each park site and facility, is described in detail, deficiencies are identified, and specific recommendations are made.

As part of the Urban Greening Plan, the existing trees at each park and the Chuck Corica Golf Complex were inventoried and evaluated. The tree inventory is contained in a separate document.

Typically, Alameda's parks and facilities are well maintained, although some infrastructure and buildings (especially at Alameda Point) are aging and in need of repair or renovation. The City sponsors a wide range of programming, both in ARPD facilities and in partnership with other venues. There are a number of locations that have been identified as future parks sites or as potential park sites, which provide the City with the opportunity to continue to expand its park system and its recreational offerings.

Community Needs Assessment

This chapter describes the recreational needs assessment, which was conducted through community surveys, workshops, and stakeholder meetings and interviews. Through the needs assessment, an understanding was gained regarding the community's perceptions of Alameda's park system, the activities and facilities

that are most valued, the improvements that are most desired, and the types of programming that is of the most interest for future parks and facilities.
A telephone survey of a cross-section of 400 Alameda residents generated a statistically valid picture of the community's park use patterns, perceptions about the existing system, preferences for specific improvement options, recommendations about future recreation opportunities at Alameda Point, and interest in community gardens. The survey was also posted on the City's web site, so that other interested residents could also give their input.

Generally, the results of the surveys were consistent with input received from stakeholder meetings and interviews, and community workshops. There is typically a high level of satisfaction with the existing parks system. Through the needs assessment process, the areas of interest that emerged were generally:

- Open Space: more natural open space, expansion of the City's trail system, community gardens;
- Community Facilities: an indoor aquatic center, a performing arts center, a community center with dedicated teen space, more group picnic areas, a sports complex;
- Competitive Sports: more baseball, softball and soccer fields, additional tennis courts, more gym space, a sports complex;
- Special Interests: fenced dog parks, BMX, bocce.

Goals and Standards

Based on the needs assessment and existing conditions, this chapter describes quantifiable goals and standards which outline the Alameda community's vision for the parks and recreation elements of their Urban Greening Plan. These goals and standards will help guide the City as it evaluates opportunities that arise for development of parks and facilities. They set a framework for provision of recreation services to the Alameda community as the City's population grows. Goals and standards for Alameda include:

Park Acreage and Distribution

- Provide a minimum of 3 acres of neighborhood and community park per 1,000 residents.
- All residents should be within a 5-minute walk of a park, open space or trail.

Sports Fields

- For baseball and softball, provide one (1) diamond field for every 2,600 residents.
- For soccer, football, rugby and lacrosse, provide one (1) rectangular field for every 3,000 residents.
- Consolidate sports fields to provide a community sports facility with competitive fields and concession areas to facilitate tournament play.

Buildings and Facilities System Goals

- Maximize existing resources - where possible, reuse existing City buildings rather than build new;
- Maximize partnerships - in order to provide efficient and sustainable services, continue to leverage partnerships for both recreation programs and facilities;
- Maximize revenue - consider cost recovery opportunities, design flexibility, independent use, and opportunities for rentals and revenue generation; and
- Maximize efficiency - reduce operational duplication and provide services, programs, and facilities as efficiently as possible.

Recommendations

Finally, this chapter addresses specific recommendations and options for implementing the goals and standards, including renovation of existing facilities and sites, and opportunities for future expansion. This chapter also identifies costs associated with recommendations and implementation action items, and a range of possible funding sources.

PARKS RECOMMENDATIONS

- Preserve and Enhance Existing Parks and Facilities.
  Maintenance, upkeep and improvements over time are essential for preserving infrastructure and for continuing to provide functional, inviting and attractive parks.
- Develop Additional Park Acreage.
  Develop the sites identified as potential or future parks over time, which will allow the City to meet its goal of 3 acres per 1,000 residents.
- Improve Access for All Residents.
  Prioritize identified park sites in areas that are currently under served, and improve and expand the City's trail system to provide recreational opportunities and improve access to parks and shoreline.

- Design and Site New Neighborhood Parks to Maximize Access and Use.
  Neighborhood parks should be neighborhood focal points that provide a social focus and recreational activities for local residents. This section sets out a series of design and programming recommendations that address qualities that make a park a safe and comfortable place that accommodates active and passive uses, and serves multiple user groups.

- Provide Additional Sports Fields.
  To address the immediate shortfall in sports fields, one 90' diamond field and two 60' diamond fields, as well as five rectangular multi-use fields are needed. As Alameda's population grows, additional fields will be needed. The chapter describes a range of options for meeting these current and future needs at identified future and potential park sites.

- Provide Additional Passive Open Space, Habitat Areas, Trails and Shoreline Access.
  Access to natural open space and trails ranked as the highest priority for most Alameda residents. Partnerships with East Bay Regional Parks District, expansion of Alameda's trail system and shoreline access, and open space planning for Alameda Point are among the recommended strategies.

- Develop Beltline Park as a Community Park to Meet the Needs of a Cross-Section of the Community.
  The centrally located, 22-acre site on the former Belt Line Rail Yard is an ideal site for a wide range of uses. Options are beginning to emerge with regard to the development of the Alameda Beltline property. They all include community garden areas (also ranked highly by the public) and a number of potential variations of athletic fields and community center building configurations.

- Pursue Partnering Options for Providing Additional Facilities and Programs.
  With shrinking budgets and increasing demands, partnerships with other public entities, such as EBRPD, or private organizations, such as the Boys and Girls Club, are an effective means of providing additional parks, open space, facilities and programs.

- Ensure Ongoing Funding of Park Maintenance and Maximize Maintenance Efficiencies.
  In order to continue to provide the excellent quality of parks that the residents of Alameda currently enjoy, ongoing maintenance must be of the highest priority. Whether considering existing parks and facilities, expanding or improving existing facilities, or adding new parks and facilities, ensuring funding for maintenance is essential.

Costs for construction and maintenance, including life-cycle costs for park improvements are included in this chapter.

BUILDING FACILITY RECOMMENDATIONS

Based on analysis and evaluation of several scenarios described in this section, a hybrid preferred option was developed that includes the following:

- Renovate the Alameda Point Gym at its current size of approximately 35,000 square feet to improve support for citywide and regional sports programming. The renovation program would include improved courts, bleachers, and support spaces. The site of the adjacent pool building would be repurposed.
- Renovate the Officers Club at its current size of approximately 32,000 square feet to develop large program/event space for community use and rentals. A full service kitchen to support banquet rentals is a priority.
- Develop a new community center of approximately 35,000-40,000 square feet in an accessible central location in the city. Significant program elements include a small gymnasium, teen center, large program/event space, and preschool programs.

Various funding options are described in this chapter.

Appendices

Appendices are included which offer more detail of the Community Surveys and Community Workshops. A Parks Tree Survey and other Urban Greening Strategies are contained in a separate document.

CHAPTER 2 - CONTEXT

THE SETTING

An island community in the San Francisco Bay, Alameda, a City of 22.7 square miles, has a current population of approximately 72,500 people. It has a temperate climate, with average temperatures in the 60's. It boasts one of the oldest Recreation and Parks Departments in the State of California, with almost 150 acres of municipal park land (not including the Chuck Corica Golf Complex). Although the parks of Alameda are a well used and highly valued amenity, the overall park acreage ratio is only about 2 acres of park per 1,000 residents, a fairly low ratio. Many of the parks are small, but effectively designed and programmed to meet much of the community's recreation needs. The parks system is well used and beloved. Parks are well distributed to provide easy access to a local park for the majority of residents.

Much of the City of Alameda is built out, with the exception of the former Alameda Naval Air Station (referred to as "Alameda Point") and thus, there are limited options for expanding parks or the park system. At this point in time, several opportunities have been identified for potential future park sites, the most significant being the former Alameda Belt Line Rail Yard and yet to be determined locations on Alameda Point. As planning proceeds for Alameda Point, park facilities and urban agriculture will be important elements of this effort.

DEMOGRAPHIC ANALYSIS

The City of Alameda has undertaken this Urban Greening and Parks improvement assessment to identify the residents' vision for their community that will guide future planning efforts. One component of such a plan is to understand how local demographics affect the Parks and Recreation program and facility needs and how the Alameda community's needs are either similar or different from state and national trends.

Population Forecast

The population of the City of Alameda has remained relatively unchanged from a population of 72,259 in 2000 to a population of 72,532 at the time of the 2010 Census. This is a population increase of less than half a percent. Over the next 25 years, the City's population is expected to grow at a slightly higher rate as the City approves and develops in-fill projects and residential development at Alameda Point. By 2015, the population is expected to reach 73,656 – a 1.6 percent increase from 2010. By 2030, it is projected to reach 80,000.

Length of Residency

The average length of owner occupied residency is 16 years and the renter length of residency is 8 years. This suggests that the community is rooted and vested in their hometown and hold an appreciation for their surroundings.

Age Distribution

A profile of the population's age provides important information to aid in parks and recreation programming since different age groups do have different needs and desires for parks and recreation facilities. Figure 1 shows the age groups within the City of Alameda. Worthy to note is that the 45-54 age group is the largest segment (17.8%). This percentage is also greater than that of the County of Alameda (14.8%), as shown in the age group comparison in Figure 2.

Although the total population of Alameda is not changing significantly, there will be shifts in the age of the residents within the City, according to the Association of Bay Area Governments (ABAG). More specifically, there will be a dramatic increase in the population of residents aged 65 and older. This marked increase is a result of the Baby Boomer population aging.

Pre-school children aged 0 to 5 years comprise 5.5 percent (3,961) of the total population of Alameda. The majority of those preschoolers (3,098) live on Alameda Island compared to Bay Farm Island (863). School age youth from 5-17

	Zip Code 94501 (Alameda Island)		Zip Code 94502 (Bay Farm Island)		City of Alameda	
AGE GROUPS						
Median Age	**41.9**		**45.2**		**42.3**	
Average Age	**41.0**		**40.7**		**40.9**	
School Age	**13,258**	**22.6%**	**3759**	**27.0%**	**17,017**	**23.5%**
Pre-school (0-4)	*3,098*	*5.3%*	*863*	*6.2%*	*3,961*	*5.5%*
Elementary School (5-14)	*6,213*	*10.6%*	*1740*	*12.5%*	*7,953*	*11.0%*
Teen (15-17)	*2,020*	*3.5%*	*674*	*4.8%*	*2,694*	*3.7%*
Young Adult (18-20)	*1,927*	*3.3%*	*482*	*3.5%*	*2,409*	*3.3%*
Family Forming	**19,118**	**32.6%**	**3,156**	**22.7%**	**22,274**	**30.7%**
Ages 21-24	*2,654*	*4.5%*	*749*	*5.4%*	*3,403*	*4.7%*
Ages 25-34	*6,680*	*11.4%*	*1,050*	*7.6%*	*7,730*	*10.7%*
Ages 35-44	*9,784*	*16.7%*	*1,357*	*9.8%*	*11,141*	*15.4%*
Mature Families	**17,813**	**30.4%**	**4,912**	**35.3%**	**22,725**	**31.3%**
Ages 45-54	*10,018*	*17.1%*	*2,864*	*20.6%*	*12,882*	*17.8%*
Ages 55-64	*7,795*	*13.3%*	*2,048*	*14.7%*	*9,843*	*13.6%*
Retirement Age						
Ages 65 and over	*8,428*	*14.4%*	*2,088*	*15.0%*	*10,516*	*14.5%*

Figure 2.1 – City of Alameda Demographic Comparison: Age Groups

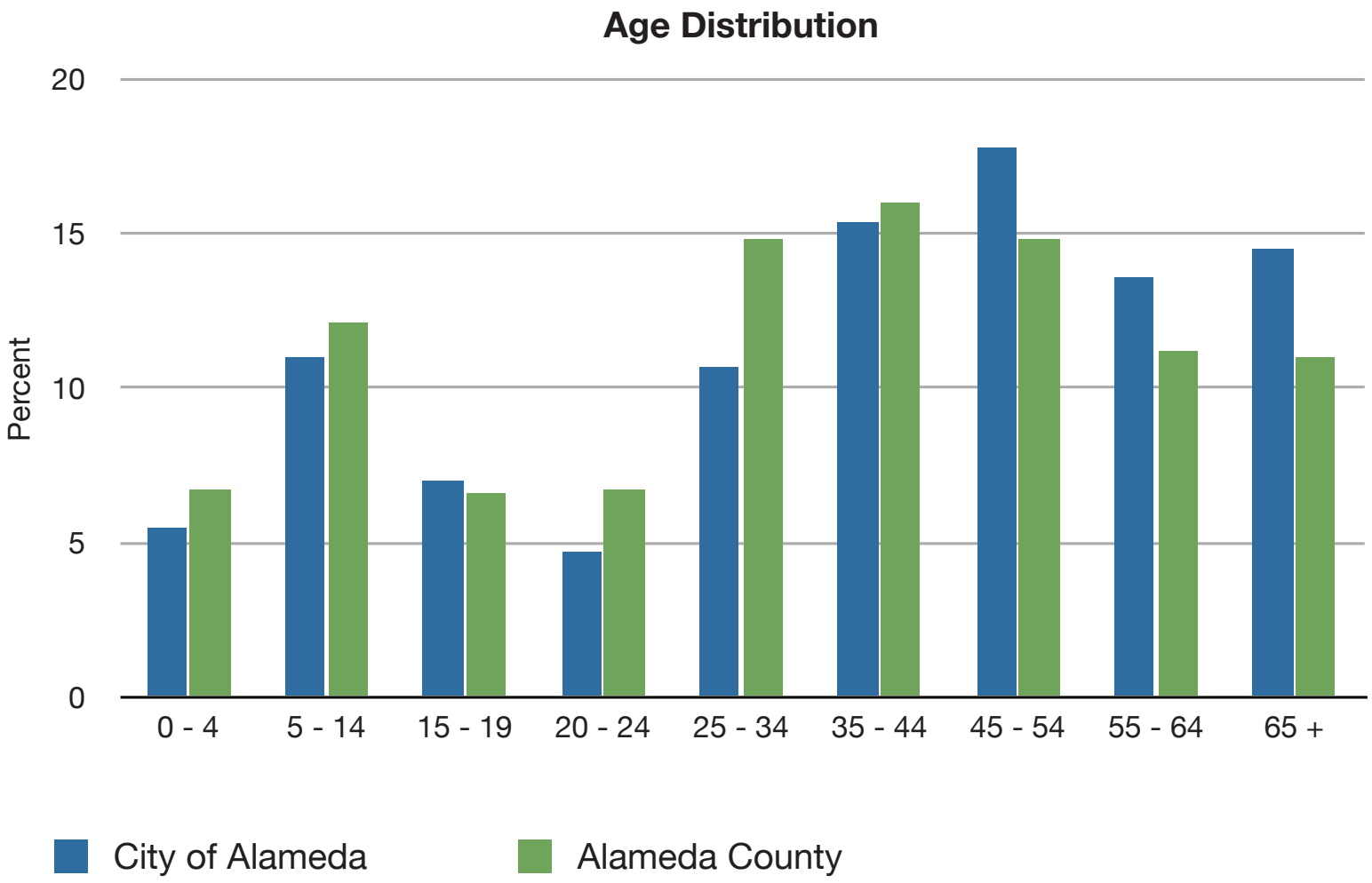


Figure 2.2 – Age Distribution Comparison

years comprise 14.7% (10,647) of the population. This is the group targeted for the after-school, youth sport programs, and teen club programs. There will continue to be a demand for programming that targets this age group. This suggests a market and desire for after-school and summer camp programs, recreational activities for children and families, and playground features.

Senior age community members are even greater in numbers with "younger seniors" ages 55-64 years comprising 13.6% (9,843) of the population and "older seniors" 65 and older comprising 14.5% (10,515), for a combined total of 28.1% (20,358). This accounts for a growth in senior programming participation and older seniors participating in senior center activities. There is need to strategically plan how to address the demands of older, yet active, senior citizens.

Baby Boomers (born 1946 – 1964) account for the increase in the 65 and older age group, and the impact they will have on the community is significant. Boomers are unlike any generation before them. They are health conscious and active overall and will exercise, work, and live longer than any previous generation. As they age, Baby Boomers will likely have increased interest in participating in fitness activities and enrichment classes that are designed for them.

Household Composition

There are currently 29,602 households in Alameda. Of this number, 27.8 percent include children under the age of 18. Although this is 9.9% lower than the State of California (37.7%) the number of Alameda family households still indicates that there will be a high interest in activities for youth as well as activities and facilities that serve families. [1]

In 2010, 4.4 percent (770) of families with children in the City of Alameda were living in poverty. This compares to 10.4 percent for the County of Alameda. Alameda residents living in poverty benefit from the subsidized programming offered by the Alameda Recreation and Parks Department.

Race/Ethnicity

Race and ethnicity play a role in the population's parks and recreation needs and desires. Trends can be found in the ways that different races/ethnic groups use parks and recreation facilities and the types of programming they seek. The population of Alameda is culturally diverse. This diversity presents opportunities to offer a variety of parks and recreation programs that celebrate the varied interest and cultures of its residents. The population breakdown is shown in Figure 4.

Education

Research indicates that a person's physical activity level is determined by a number of factors, including education, income, and gender. Approximately 74 percent (38,572) of those over age 25 who reside in Alameda have some college, an Associates, Bachelors, or Graduate degree[2]. The population of Alameda has a higher percentage than the State of California at 59 percent. Education has been highly correlated to participation in parks and recreation activities including fitness and enrichment classes – the higher a community's education level, the more interest there will be in parks and recreation activities[3]. The programming needs to keep current in order to address the changing interests of an educated population. Education can be an indicator of interest in accessible green spaces for exercise and leisure time pursuits and is reflected in the community "ownership" of the neighborhood parks system that Alameda Recreation and Parks has established.

Income

The education level is reflected in the median household income of $71,559 with white-collar occupations at 72.4% (27,613). This is slightly higher than Alameda County, which reports a median household income of $70,217, and higher than the median household income in California of $58,553. This indicates that most Alameda residents have the ability to pay program fees. 34 percent (10,052) of the Alameda residents have a household income over $100,000 indicating a greater ability to pay for recreation services. Children from higher income families are more likely to participate in many different activities including before- and after-school programs, summer camps, school extracurricular activities, and sports and recreation programs.

Travel Time to Work

The average travel time to work for an Alameda resident is approximately 30 minutes. This suggests that the community is mobile and leisure activities are pursued later in the day, after work and travel, and there is demand for after-school and summer day programming that responds to this timeframe.

1 Claritas. (2011). *Demographic Trend Report*. Retrieved April 21, 2011, from www.sitereports.com

2 Claritas. (2011). *Demographic Trend Report*. Retrieved April 21, 2011, from www.sitereports.com

3 American Sports Data, Inc. and the International Health, Racquet, and Sportsclub Association. (2000). *IHRSA/ASD Health Club Trend Report.* Hartsdale, NY: American Sports Data, Inc.

	Zip Code 94501 (Alameda Island)		Zip Code 94502 (Bay Farm Island)		City of Alameda (Total)	
RACE						
White Alone	29,489	50.3%	6,470	46.5%	35,959	49.6%
Black or African American Alone	4,617	7.9%	383	2.8%	5,000	6.9%
Amer. Indian and Alaska Native Alone	457	0.8%	33	0.2%	490	0.7%
Asian Alone	17,032	29.1%	6,016	43.2%	23,048	31.8%
Native Hawaiian and Other Pac. Isl. Alone	445	0.8%	42	0.3%	487	0.7%
Some Other Race Alone	2,228	3.8%	242	1.7%	2,470	3.4%
Two or More Races	4,349	7.4%	729	5.2%	5,078	7.0%
Not Hispanic or Latino	52,289	89.2%	13,206	94.9%	65,495	90.3%
Hispanic or Latino:	6,328	10.8%	709	5.1%	7,037	9.7%

Figure 2.3 – City of Alameda Demographics: Race & Ethnicity

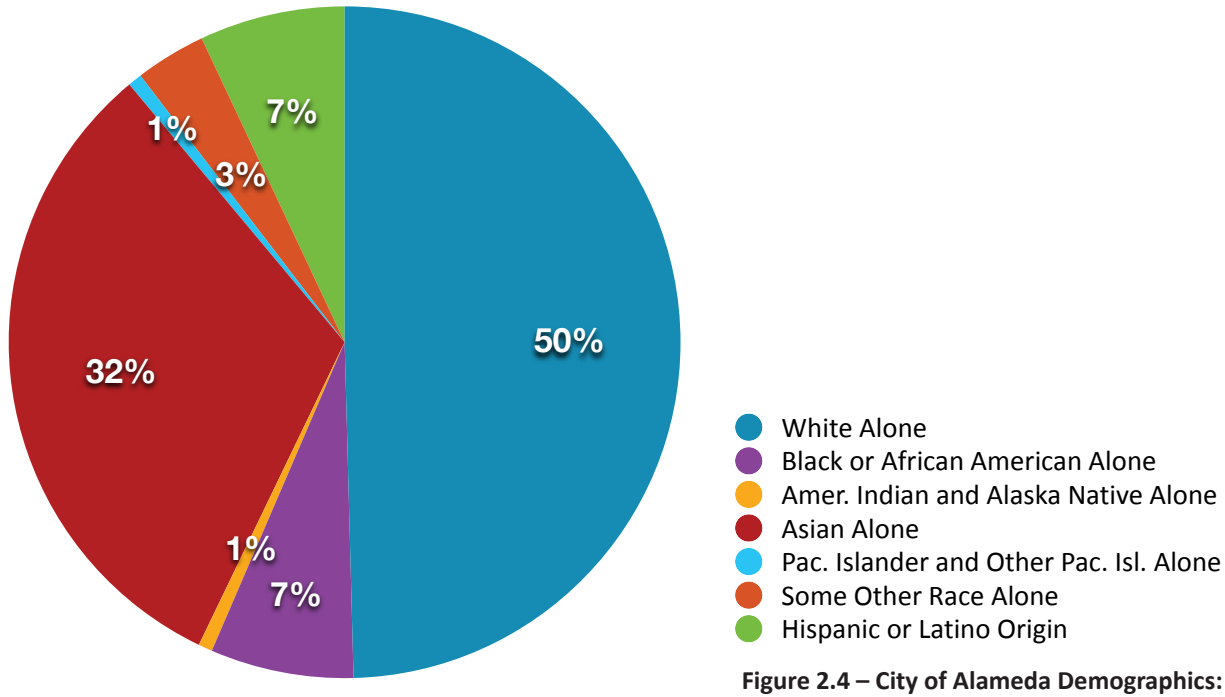


Figure 2.4 – City of Alameda Demographics: Race & Ethnicity

Health Benefits for Recreation

The Trust for America's Health reported that in a three year average from 2004-2006, the State of California ranked 23rd in the nation for Adult Physical Inactivity at a rate of 23.3%. Simply stated, nearly one quarter of California adults reported they did not engage in any physical activity. In June 2010, The Trust for America's Health reported that the state of California had a childhood obesity rate of 15% and a 24.4% adult obesity rate.[4]

Research has also shown that the availability of opportunities to engage in physical activity is positively correlated with the amount of physical activity in which people engage. The availability of parks and recreation services are vital to increasing physical activity across all age groups and play an essential role in reducing obesity rates. When evaluating the availability of these opportunities, an important consideration is their accessibility and proximity to residents in addition to their existence. Physical barriers, safety concerns, and distance to parks and facilities can prevent residents from using the facilities and programs. Research has found that larger sizes of parks and open spaces do not increase the frequency or intensity of use, but rather the distance to the park or open space is the greatest deterring factor. Having a park, open space or trail within a 5-minute walk (1/4 mile) is an achievable goal.

4 The Trust for America's Health, www.healthyamericans.org/reports/obesity2010/

CHAPTER 3 - PARK INVENTORY

Figure 3.1 - Existing Parks

Bayport Park

Summary

Location: 301 Jack London Avenue
Size: 4.25 acres

Bayport Park, a relatively new neighborhood park, features a play area, restrooms and two softball fields, which are also used by the adjacent Ruby Bridges Elementary School. Three basketball courts and a variety of striped hardcourt games are located on school grounds and are accessible to the public. The park and school share a parking lot. Located in the middle of a residential neighborhood, homes are oriented toward the very open layout of the park. This enhances security by providing "eyes" on the space. There is little shade in the park as the trees have not yet matured. There are no picnic or barbecue areas in the park. The park meets accessibility standards.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	Yes	Good		▪ Add age appropriateness signage at play lots ▪ Provide spectator seating at ballfields ▪ Add park identification sign
Play Lot	1	Good	Play lot for ages 2-5, fenced on three sides, with parent seating. Play structure by Park Structures, ADA ramp into play pit.	
Open Lawn	Yes	Good		
Ballfields	2	Good	Two unlighted softball fields with player benches	
Soccer / football field	1	Good	Soccer overlaid on outfields	
Paths/Walks	Yes	Good		
Restrooms	Yes	Good	Accessible, includes storage area	
Storage/Maintenance	Yes	Good	Part of restroom building	
Park Signage	Yes	Good	General ARPD park rules (2), Notice to pet owners (2), Field use permit (2), laminate sign at play area regarding dogs	
Lighting	Yes	Good	Lighting at parking lot and along street	
Benches	11	Good	3 benches at play area, and 4 player benches at each ballfield	
Trash Receptacles	3	Good	1 barrel at each ballfield, 1 plastic at play area	
Bike Racks	Yes	Good	1 ribbon rack	
Drinking Fountain	1	Good	At restroom	
Parking		Good	Parking lot shared with adjacent school, includes 2 handicap stalls with signage	

College of Alameda Hardball Field

Summary

Location: 55 Ralph Appezzato Memorial Parkway
Size: 4.6 acres
Opened: 1996

This Hardball Field located on the College of Alameda campus consists of one unlighted game field and a concession, restroom and announcer's booth. It is a single-purpose facility, with bleachers, dugouts and bull-pens. Permits to use the field are obtained through the APRD. The site is maintained by ARPD. Maintenance fees are collected from users. The field is gated and locked when not in use.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Ballfields	1	Good	Unlighted hardball field with fenced outfield, block dugouts with player benches and drinking fountains, bull pens, and aluminium bleachers. Restroom, concession, announcer's booth	▪ Complete concession construction ▪ Add bike racks ▪ Light field for evening use ▪ Provide park identification signage
Restrooms	Yes	Good	In concession building	
Storage/Maintenance	Yes	Good	In concession building	
Park Signage	Yes		No General Park Rules signage	
Lighting			Lighting only at entry	
Trash Receptacles	8		Various styles of receptacles, and a recycle station	
Drinking Fountains	4	Good	2 at concession building, 2 in dugouts	
Other			Pots with planting at entry	
Parking			Parking adjacent on College property	

Franklin Park

Summary

Location: 1432 San Antonio Avenue
Size: 2.98 acres
Opened: 1923

Franklin Park is located in a residential neighborhood, across the street from Franklin Elementary School. The western portion of the park features a tranquil setting of paths, mature shade trees, lawn, benches and picnic tables. The park also features a recreation building, a practice ballfield, two tennis courts, fenced play areas, basketball and hardcourt games. The fenced areas make the park particularly appealing for parents with young children. Parking for this neighborhood park is on-street. The swimming pools adjacent to the park are run by Alameda Pool Association and are open to members only.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1	Good		▪ Install ADA accessible picnic tables ▪ Provide spectator seating for ballfields ▪ Replace worn site furnishings ▪ Resurface tennis courts and repair court fence and lighting (or remove non-functional court light fixtures) ▪ Replace / update park lighting ▪ Replace irrigation controller and sprinkler system ▪ Replace park identification sign ▪ Replace problematic restroom fixtures
Play Lots	2		Separated play lots for ages 2-5 and 5-12, with play structures and parent seating	
Picnic Areas	2+	Good	One area with 2 wooden tables, 2 grills and 4 trash receptacles Area in Front of Rec Building has 3 picnic tables (wood with ornamental iron) and 2 trash receptacles	
Open Lawn	Yes	Good		
Ballfields	1	Good	Lighted softball field with player benches	
Basketball Courts	1	Good	Lighted full-court	
Tennis Courts	2	Fair	Lighted courts with wooden benches	
Shuffleboard	1	Good		
Paths/Walks	Yes	Good	5’ wide concrete path	
Restroom	Yes	Good	Located in recreation building	
Storage/Maintenance	Yes			
Park Signage	Yes		General Park Rules, Dog Owners signage	
Lighting	Yes		Lighting throughout the park	
Benches	9	Fair	2 custom benches, and painted wood benches	
Trash Receptacles	6	Good	Green barrels	
Bike Racks	1	Good	Near recreation building	
Drinking Fountain	1	Good	Double (ornamental)	
Other			▪ Hardcourt games (four-square, hop scotch, etc.) ▪ Community handprint art feature	
Parking			On-street	

Godfrey Park

Summary

Location: 281 Beach Road
Size: 5.45 acres
Opened: 1945

Godfrey Park is partially bounded by the Alameda Municipal Golf Course. Residences surround the rest of the park. Amenities include a regulation hardball field (90' diamond), also used as a soccer/ football field, two basketball courts, play areas, picnic areas and a recreation building.

Parking is on street, and currently there are no bike racks. The park does not meet current ADA accessibility standards. It is not lit for night use. Generally, the site furnishings are worn and paving is not in good shape.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1			▪ Renovate play lots ▪ Improve ADA access throughout park, including at play areas, picnic area, pathways ▪ Add community garden along cul-de-sac ▪ Repair/replace worn site furnishings, fence, signage & play equipment ▪ Resurface basketball courts ▪ Repair pathways - reduce tripping hazards ▪ Improve park lighting ▪ Replace perimeter fencing ▪ Replace drinking fountain ▪ Repair storage building ▪ Improve the dirt vehicle access road to ballfield
Play Lots	2	Good/Fair	Separated playlots for ages 2-5 and 5-12, with play structures by Burke and fiber surfacing	
Picnic Areas	1	Fair/Poor	3 tables, 3 grills, and 4 trash barrels	
Open Lawn	Yes	Good		
Ballfields	1	Good	Unlighted regulation hardball field, with aluminium bleacher seating, players benches and storage bins	
Soccer/Football Fields	1	Good	Soccer or football overlay on outfield	
Basketball Courts	2	Fair/Poor		
Paths/Walks	Yes	Poor	5’ pavers around recreation building, and paths around play pits	
Restrooms	Yes	Fair	In recreation building	
Storage/Maintenance	Yes	Good		
Park Signage	Yes	Fair	Park identification, general ARPD rules (2), dog rules, field permit signage	
Benches	5	Fair	Wood benches	
Trash Receptacles	4	Good/Fair	Barrels, and recycling bins (3) at recreation building	
Drinking Fountain	1	Fair		
Other			Tetherball near play area	
Parking			On Street	

Harrington Field

Summary

Location: 3400 Oleander Avenue
Size: 2.02 acres
Opened: 1991

Harrington Field consists of a soccer field and picnic area with restrooms. Permits are required for organized play. The field is also used for lacrosse. Homes on the south side of the field provide "eyes on the park," enhancing security.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Play Lots (2-5)	1	Poor	Empty play pit with sand and 2 benches	▪ Paint and repair worn site furnishings and fences ▪ Repair asphalt paths ▪ Provide play equipment ▪ Provide accessible drinking fountain ▪ Install updated irrigation controller ▪ Improve park lighting ▪ Replace park identification sign
Picnic Areas	1	Fair	4 wood tables, 1 accessible	
Soccer/Football Fields	1	Good	Moveable goals	
Paths/Walks	Yes	Fair	7’ path along south edge of field, accessible	
Restrooms	Yes			
Storage/Maintenance	Yes		At restroom	
Park Signage	Yes	Good/Fair	General ARPD park rules (2), field permit signs (3), notice to pet owners (2)	
Lighting	No			
Benches	2	Fair	Wood benches	
Trash Receptacles	11	Good/Fair	Red, white & blue barrels	
Bike Racks	1	Fair		
Drinking Fountain	1		At restroom	
Parking			On street	

Jackson Park

Summary

Location: 2430 Encinal Avenue
Size: 2.27 acres
Opened: 1895

Jackson Park is a linear park that runs one and a half blocks south of Encinal Avenue. The park features many mature trees of varied species, a decorative gazebo structure with restroom, picnic areas and a historic memorial bench at the south end. Homes face the park along the length of both sides of the park.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Picnic Areas	4	Good	Ornamental style picnic tables	▪ Repair asphalt paths throughout park ▪ Repair benches ▪ Provide bocce court to activate park ▪ Repair bandstand/gazebo which is deteriorating due to dry-rot ▪ Replace park identification sign ▪ Install updated irrigation controller ▪ Replace park lighting ▪ Renovate older planting (e.g. prune overgrown trees, replace declining trees)
Open Lawn	Yes	Good		
Paths/Walks	Yes	Poor	6’ path	
Benches	4	Fair	Recycled plastic ornamental style	
Trash Receptacles	4	Good	Ornamental style	
Picnic Areas	3	Good	Ornamental style picnic tables	
Restrooms	Yes	Good	In bandstand structure	
Drinking Fountain	Yes	Good	Double fountain, ornamental, accessible	
Park Signage	Yes			
Lighting	Yes			
Other			Bandstand/gazebo Historic memorial bench	

Krusi Park

Summary

Location: 900 Mound Street
Size: 7.46 acres
Opened: 1943

Krusi Park is packed with amenities. The park offers a four-plex of ballfields, three tennis courts, large play areas for both 2-5 year and 5-12 year age groups, and several picnic areas. The park borders Frank Otis Elementary School where there are two basketball courts and a variety of striped hardcourt games. Two cell phone tower installed on the tennis court lights generate lease revenue for ARPD.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1			▪ Perform play lot safety inspection ▪ Paint /repair play equipment, fencing and site furnishings ▪ Improve tennis court lighting ▪ Replace tennis court fencing ▪ Remove broken pay phone box ▪ Consider community garden possibilities ▪ Replace park identification signs
Play Lots	2	Good/Fair	Separated play lots for ages 2-5 and 5-12. ▪ Tot lot is fenced, with accessible structure by Burke, additional structures including dragon play element by Little Tykes, and a sand play pit. Surfacing is fiber and synthetic. There is a shade pergola with parent seating and tables, and a Memorial Plaque to Ida Krusi. ▪ Age 5-12 play lot structure by Burke, plus flexible balance beam and swings.	
Picnic Areas	4	Good/Fair	▪ New picnic area with 4 accessible concrete tables, 2 game tables, 3 concrete grills and 3 trash receptacles ▪ Older picnic area with 2 wood tables and 2 metal grills ▪ Picnic at 2-5 tot lot has wood shade pergola and 2 recycled plastic picnic tables	
Open Lawn	Yes			
Ballfields	4	Good	2 baseball & 2 softball fields, all unlighted, with aluminium bleachers (4) and concrete picnic tables (2)	
Soccer/Football Fields	1	Good	Soccer or Football overlay on ballfields	
Tennis Courts	3	Fair	Lighted courts, with bleachers and recycled plastic benches	

Krusi Park

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Paths/Walks	Yes	Fair/Poor	6.5’ width adequate for ADA	
Restrooms	Yes		Attached to recreation building	
Storage/Maintenance	Yes			
Park Signage	Yes	Fair/Poor	Park identification, general ARPD rules, tennis rules signage at tennis courts (3), alcohol signage	
Lighting	Yes		Only tennis courts are lighted	
Benches	3+	Good/Fair	Concrete memorial bench located at 2-5 year play area	
Trash Receptacles	6	Good/Fair	Multiple styles of trash -wood, concrete, barrels	
Bike Racks	2	Fair	Older metal racks (1 near tennis, 1 at restroom)	
Drinking Fountain	3	Good/Fair	Accessible	
Parking			On street	
Other			▪ Babe Ruth World Series monument ▪ Built-in Ping Pong table at restrooms ▪ Hopscotch and 4-square at restrooms	

Summary

Location: 3225 Mecartney Road
Size: 5.88 acres
Opened: 1980

Leydecker Park features a lighted ballfield, three tennis courts, a lighted basketball court and a fenced play area. A walking/ jogging path meanders around the perimeter of the ballfield. A recreation building and library are located at the edge of the park.

Mecartney Road runs the length of the park on the south side. Residential uses are on the west and north and to the east is the Harbor Bay Landing Shopping Center.

Perimeter lighting and night use of ballfield promote safety, and the adjacent library/community center provides natural surveillance during daytime hours.

Leydecker Park

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1		Community Center/Library	▪ Repair / replace pathway paving ▪ Provide age appropriateness signage at play lots ▪ Perform playground safety inspection ▪ Replace broken bike racks with new metal bike racks ▪ Repair / replace worn site furnishings ▪ Replace benches on elevated concrete pad with game table or picnic area ▪ Consider community garden plots near community center and seating area ▪ Replace irrigation system and update irrigation controllers ▪ Replace park lighting, including at ballfield and tennis courts ▪ Provide restroom near ballfield and tennis courts ▪ Provide separation between basketball courts and play area (potentially conflicting uses)
Play Lots	1	Good	Fenced and lighted playlot for ages 2-5 with structure by Park Structures, and parent seating	
Picnic Areas	4	Fair	North Side picnic areas with 3 wood tables (1 accessible), 2 grills and 3 trash receptacles. South Side picnic areas (near play area) with 2 picnic tables and 2 trash receptacles	
Ballfields	1	Good/Fair	Lighted softball field with aluminum bleacher seating, wooden player's benches, and a warm-up pitcher's mound	
Soccer/Football Fields	1	Good	Football overlaid on softball	
Basketball Courts	1	Fair	Lighted court	
Tennis Courts	3	Fair	Lighted courts with benches and a storage bin	
Paths/Walks	Yes	Poor		
Restrooms	Yes		At Community Center/Library	
Park Signage	Yes	Good/Fair	Park identification, general ARPD park rules, picnic area and ballfield rental/permit sign, dog/pet signage, alcoholic beverage signage, tennis court rules and schedule, skateboarding restrictions signage	

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Lighting	Yes	Fair	Pathway fixtures with wood posts	
Benches	3+	Good/Fair	Memorial and other benches	
Trash Receptacles	7+	Fair	Mostly concrete trash receptacles, some barrels	
Bike Racks	11	Good/Fair	2 metal racks, and 9 wood post racks	
Drinking Fountain	Yes	Good	Located at ballfield, accessible	
Parking	Yes		▪ 6 stalls at tennis courts ▪ Additional parking at library, 1 handicap stall and access	
Other			Empty Play Pit/Seating Area Two benches on elevated concrete pad with steps and rocks	

Lincoln Park

Summary

Location: 1450 High Street
Size: 7.8 acres
Opened: 1909

Lincoln Park caters to both active and passive users, featuring the Dick Bartell Field (baseball or softball game field), the John Ratto Bocce Courts, a tennis court, basketball, two play areas, handball and picnic areas set amid mature shade trees. The park includes rose gardens and enhanced planting areas at the entry with benches, and decomposed granite paths. Homes back onto the north and south lengths of the park with High Street and Fernside bordering the west and east sides. Video surveillance and lighting enhance security.

1425 Fernside Boulevard

N

Lincoln Park

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Buildings	3		▪ Harrison Center ▪ Recreation Shed ▪ Historic Building	▪ Replace perimeter fencing ▪ Renovate irrigation system and update irrigation controllers ▪ Replace park lighting ▪ Resurface and repair tennis and basketball courts ▪ Repair tennis court fencing ▪ Renovate DG and asphalt pathways ▪ Complete ADA access improvements ▪ Repair drains to resolve drainage issues ▪ Repair / replace worn site furnishings, bleachers, drinking fountains and fencing ▪ Renovate patio area ▪ Renovate restrooms ▪ Add community garden plots near buildings or picnic sites ▪ Provide lighting for evening bocce use
Play Lots	2	Good	Separated play lots for ages 2-5 and ages 5-12, with play structures by Landscape Structures over fiber surfacing. ▪ The young children's playlot is partially fenced, and includes bucket swings and a sand box. There is parent seating, shade trees and ADA access. ▪ The older children's playlot is also ADA accessible, and shaded by trees.	
Picnic Areas	6+	Fair/Poor	Picnic areas include 8 metal tables on decomposed granite, with 6 metal grills, and a group picnic area with 5 metal tables under a shade structure, and a large grill and serving table. There are trash receptacles, and one drinking fountain.	
Open Lawn	Yes	Good		
Ballfield	1	Good	The baseball/softball, is unlit, with a fenced outfield and protective fencing for adjacent homes. The area includes wood bleachers, a picnic table and drinking fountain.	
Soccer/Football Field	Yes		Overlaid on ballfield	
Basketball Court	1	Fair	Full court with two benches.	
Tennis Court	1	Fair	Fenced tennis court.	

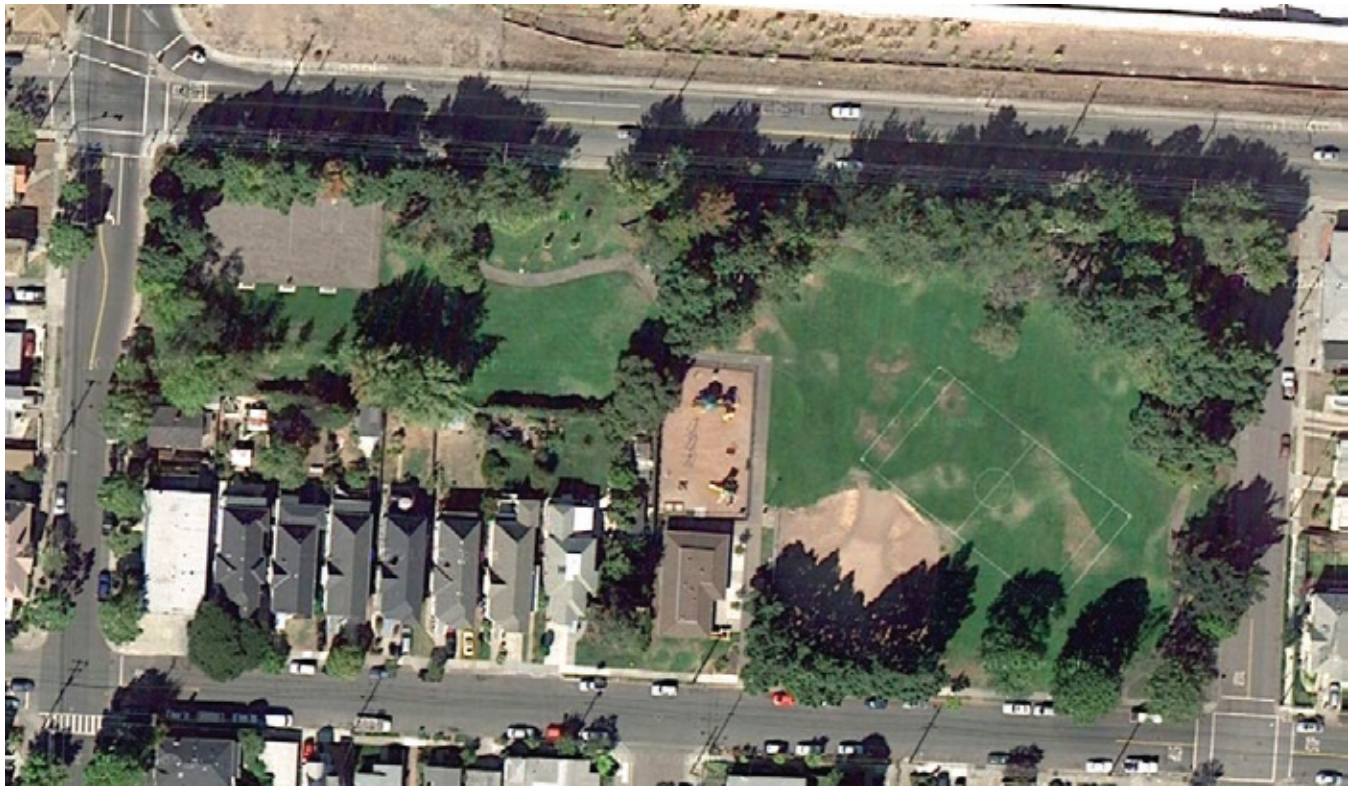
Features		Condition (Good, Fair, Poor)	Description	Recommendations
Handball	2	Fair		
Skate Feature	1	Good		
Bocce Area	2	Good	Fenced and locked courts along with a concession building, 3 wooden picnic tables, a double grill, benches and trash receptacles.	
Paths/Walks	Yes	Fair/Poor		
Restrooms	1			
Storage/Maintenance	1			
Park Signage			Various signs including permitting, park rules, and rental information.	
Lighting	Yes	Good		
Benches	14+	Good/Fair	Multiple benches of different styles	
Trash Receptacles	15+	Good/Fair	Multiple trash of different styles, recycle bin at handball court	
Bike Racks	2	Fair	1 at parking, 1 at basketball	
Drinking Fountains	2	Good		
Parking	Yes	Poor	24 stalls, 2 are ADA accessible	
Other			▪ Tetherball and four-square markings ▪ Ornamental iron fence at entry ▪ Boulder with plaque about Indian site	

Littlejohn Park

Summary

Location: 1401 Pacific Avenue
Size: 3.45 acres
Opened: 1976

Littlejohn Park features an unlighted multi-use field for baseball, softball, soccer and football. It also has several picnic areas, two half basketball courts, a 2-12 year-old age group playground and open lawn for informal play. There is enhanced planting at the entry near the community building. Parking is on-street only, and the park is surrounded on 3 sides by residences. There is ADA access to the group picnic area.



N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1			▪ Repair / replace worn site furnishing at picnic areas ▪ Repave asphalt pathways where damaged ▪ Consider community garden plots near play lot ▪ Replace park lighting ▪ Renovate irrigation system and install updated irrigation controller
Play Lots	1	Good	The fenced play area for children aged 2-12 years, has 2 structures by Miracle Play in fiber surfacing, a sand play area, and parent seating.	
Picnic Areas	3	Fair	▪ One group picnic area has 4 tables, 2 of which are accessible, a large 4-sided grill, 2 smaller grills and trash receptacles. ▪ A second picnic area has 2 tables, 1 large concrete grill and trash receptacles. ▪ The third picnic area has 2 concrete tables, 2 large concrete grills and trash receptacles.	
Open Lawn	1			
Ballfields	1	Good/Fair	Unlighted baseball/softball field	
Soccer/Football Fields	1		Overlay on ballfield	
Basketball Courts	2	Good	2 half courts, with benches and trash receptacles	
Paths/Walks	Yes	Fair/Poor	8’ asphalt path	
Restrooms	1		At rec building	
Storage/Maintenance	1		Shed near play area	
Park Signage	Yes		Park monument signs (2)	
Lighting	Yes			
Benches	4+	Fair	Worn wooden benches	
Trash Receptacles	13+	Fair/Poor	Various styles including dumpster at ballfield	
Bike Racks	2			
Drinking Fountains	2			

Longfellow Park

Summary

Location: 520 Lincoln Avenue
Size: 1.14 acres
Opened: 1941

Longfellow Park is a small park that offers play areas, basketball, handball/volleyball, a tennis court, open lawn and a group picnic area. There is also a recreation building with restrooms. The park is bordered by residential streets on two sides, residences on one side and the Nea Community Learning Center across Lincoln Avenue. The entire park is fenced, with a lockable gate. Neighbors on one side provide eyes on the park. Parking is on street.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1			▪ Repair asphalt at courts and paths ▪ Provide age appropriateness signage at play lots, and replace faded signage and park identification sign ▪ Replace fencing ▪ Resurface tennis courts and repair court lighting ▪ Replace sidewalk in front of park ▪ Renovate restrooms ▪ Update irrigation controllers
Play Lots	2	Good/Fair	Separated play areas for ages 2-5 and 5-12. Young children's play area has a "Thomas" train play element and sand play pit. The older children's area has a play structure by Miracle on fiber surfacing.	
Picnic Areas	1	Good/Fair	One accessible long wood table, a double grill at the open lawn area.	
Open Lawn	2	Good		
Basketball Courts	1	Good/Fair	Full court, with fencing at backboard near picnic area	
Tennis Courts	1	Fair	Lighted, fenced and screened court, with wood benches and metal trash receptacles.	
Volleyball	1	Poor		
Handball	1	Good/Fair	Concrete ball wall	
Paths/Walks	Yes			
Restrooms	1	Good		
Park Signage	Yes	Good/Fair	Various signs including park rules, skateboarding, tennis court rules and alcohol prohibition	
Lighting	Yes		Only tennis courts are lighted	
Benches	1	Good	Wood bench	
Trash Receptacles	10	Good/Fair	Various styles including recycling bin	
Bike Racks	2	Fair		
Drinking Fountain	1	Good		
Other			Tetherball and hardscape striped games	

Main Street Linear Park

N

Summary

Location: Main Street at Atlantic Avenue
Size: 11 acres
Opened: 2001

Main Street Linear Park contains a segment of the Bay Trail It provides separated pedestrian-bicycle paths with open lawn areas and rest nodes with benches, bike racks and trash. The northern portion of the park is also used for stormwater retention and features wetland planting. Residences back onto the eastern boundary of the park. The west side is bordered by Main Street. The configuration of the park allows views in from adjacent homes and passing vehicles, and lighting and the residential neighbors enhance the park's security.

N

Main Street Linear Park

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Open Lawn	3			▪ Add picnic area ▪ Repair asphalt as needed ▪ Provide community garden or orchard areas ▪ Provide park identification and general park rules signage
Paths/Walks	Yes	Fair/Poor	Separate paths (8' each) signed for bicycles and pedestrians	
Park Signage	Yes	Good	San Francisco Bay Trail signs	
Lighting	Yes	Good(?)		
Benches	8	Good	Recycled plastic benches	
Trash Receptacles	5	Good		
Bike Racks	3	Good		
Other			Park also used for stormwater retention	

Marina Cove Waterfront Park

Summary

Location: 1591 Clement Street
Size: 3.2 acres

Marina Cove Waterfront Park runs along the marina from Clement Avenue to Alameda Yacht Club. The park features open lawn areas at each end connected by a walk overlooking the water. Picnic areas, benches and a play area provide opportunities to rest and enjoy the views. Park lighting enhances safety.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Play Lots	1	Good	The play lot for ages 5-12 years includes a play structure by Miracle with a rope climber, an animal spring rider, and an accessible ramp into a play pit of fiber surfacing.	▪ Provide ADA accessible table ▪ Consider community garden plots at eastern end of park
Picnic Areas	5	Good	3 locations have a concrete picnic table and trash receptacle, 2 have a game table	
Open Lawn	2	Good		
Paths/Walks/ Hardscape	Yes	Good	There is an 8' wide walking path, and a compass feature in concrete.	
Restroom			Sign for public restroom at Grand Marina	
Park Signage	Yes	Good	Include general park rules, and BCDC Public Shore Signs	
Lighting	Yes	Good	Lighted bollards throughout park	
Benches	10+	Good	Concrete benches with skate stops	
Trash Receptacles	9+	Good	Concrete trash	
Bike Racks	2	Good		
Drinking Fountain	3	Good		
Parking	Yes	Good	Public Shore Parking includes 8 stalls, 1 handicap	
Other			Concrete planters	

McKinley Park

Summary

Location: 2165 Buena Vista Avenue
Size: 1.22 acres
Opened: 1909

McKinley Park is a 1.2 acre neighborhood park in a predominantly residential neighborhood with some industrial uses nearby. The park offers play structures for both 2-5 year and 5-12 year age groups, picnic areas, basketball, volleyball and a variety of hardscape games (hopscotch, etc). A recreation building is also located in the park. Thompson Park, a football field managed by the school district, is located adjacent to McKinley Park.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1			▪ Upgrade picnic areas for accessibility ▪ Repair / replace worn site furnishings ▪ Renovate basketball court ▪ Replace fencing ▪ Replace park lighting ▪ Replace park identification sign
Play Lots	1	Good	Play structures by Miracle for both 2-5 years and 5-12 years age groups on engineered fiber surfacing, plus a sand play area	
Picnic Areas	3	Fair/Poor	Each area has a picnic table and grill, and handicap signage	
Open Lawn	Yes			
Volleyball	1	Good	Asphalt court	
Paths/Walks	Yes		Fair	
Restrooms	1		In recreation building	
Park Signage	Yes	Good	Includes monument sign, general park rules and skateboarding restriction	
Lighting	Yes	Fair/Poor	Ornamental pedestrian lighting	
Benches	5	Good/Fair	Wood benches, and a concrete memorial bench	
Trash Receptacles	11	Good	Barrels and a large recycling bin	
Bike Racks	1	Good	At recreation building	
Drinking Fountain	1	Fair	ADA accessible	
Other			Perimeter fencing in fair condition Flag pole without a flag Hardscape games -numbers, alphabet, four-square, etc.	

Neptune Park

Summary

Location: 2301 Webster Street
Size: 3.08 acres
Opened: 1991

Neptune Park acts as the gateway to the City from the Webster Street Tunnel. The park features the City's monument sign and flagpoles set in a large lawn open lawn area. Enhanced planting areas with a path and seating run the south edge of the park, near the adjacent residences. The park is highly visible from the street.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Open Lawn	1			▪ Repair concrete walk ▪ Add community garden area ▪ Improve drainage near senior housing entrance
Paths/Walks	Yes	Good/Fair	7.5’ wide concrete walk	
Park Signage	Yes	Good	Includes City of Alameda gateway signage, park monument sign and general park rules sign	
Lighting	Yes		Lighting at south end of park only along path	
Benches	7	Good/Fair	Wood benches	
Trash Receptacles	3	Good	Concrete trash	

Osborne Model Airplane Field

Summary

Location: Doolittle Drive at Harbor Bay Parkway
Size: 1.3 acres
Opened: 1947

The Bill Osborne Model Airplane Field is a single purpose park, offering two dedicated flying circles for tethered aircraft. Shaded picnic areas and work benches are also provided. The park is partially fenced.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Picnic Areas	3	Good/Fair	Picnic areas are shaded (wood structures with corrugated metal), with 3 picnic tables and 2 grills.	▪ Make picnic area and restrooms accessible ▪ Repair asphalt and concrete on landing ▪ Repair / replace worn and broken site furnishings, signage and fence ▪ Renovate irrigation system
Flying Field			Two flying circles for tethered airplanes, with wooden work benches for airplane repair.	
Paths/Walks	Yes	Fair/Poor	Path goes beyond park to shoreline	
Restrooms	1	Good	1 portable toilet, locked	
Storage/Maintenance	Yes		Storage container on-site	
Park Signage	Yes	Fair	Includes park monument sign and regulatory signage	
Benches	Yes	Fair/Poor	Multiple wood benches and seating logs	
Trash Receptacles	Yes	Good	Barrels	
Parking	Yes		4 stalls plus 1 handicap stall	

Rittler Park

Summary

Location: 1400 Otis Drive
Size: 4.81 acres
Opened: 1963

Rittler Park offers two ballfields on 4.8 acres with soccer overlaid on the outfields. The park is in a residential neighborhood bordered on two sides by Donald Lum Elementary and Wood Middle Schools.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Ballfields	2	Good/Fair	Unlighted fields with backstops, 4 player benches and 2 five-row bleachers (1 wood, 1 aluminium). Turf is in good condition.	▪ Light fields for evening use ▪ Add restroom ▪ Replace faded signage
Soccer/Football Fields	1	Good	Overlay on ballfields, portable goals.	
Storage/Maintenance	Yes		Storage container	
Park Signage	Yes	Fair	Park Monument Sign (wood)	
Trash Receptacles	3		Barrels	
Other			Robert Lippert memorial plaque	

Shoreline Park

Summary

Location: 2801 Seaview Parkway
Size: 31.83 acres
Opened: 1981

The largest park in Alameda, this linear park with pedestrian/bike path runs along the northwestern shore of Bay Farm Island. Benches are provided throughout, providing many opportunities to rest and enjoy the spectacular views. Picnic areas, rest rooms and play areas are provided in several areas. The park is lighted for safety and is part of the San Francisco Bay Trail. Multiple access points along the trail allow users to reach the trail from various locations. Shoreline Park's trail is the most heavily used exercise path in the City. Parking is on-street. Some features of the park lack ADA access.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Play Lots	1	Good/Fair	Boat theme play element in sand pit	▪ Improve ADA access throughout the park ▪ Repair / replace broken and worn site furnishings and faded signage ▪ Repave asphalt trail ▪ Replace lighting throughout park ▪ Renovate all restrooms ▪ Add community garden areas at eastern portion of park ▪ Install mile markers for walkers and runners ▪ Install updated irrigation controllers
Picnic Areas	8	Varies	Multiple picnic areas with tables, grills and trash receptacles	
Open Lawn	Yes	Good		
Paths/Walks	Yes	Varies	Multi-use paths are comprised of an 8' asphalt path and attached 4' decomposed granite path. There is also a foot path at the water edge.	
Restrooms	3			
Park Signage	Yes	Fair/Poor	Monument signs and general park rules.	
Lighting	Yes	Poor	Multiple styles of pedestrian scaled lighting. Bollard lighting in some locations.	
Benches	Yes	Good/Fair	Multiple benches throughout the park, including wood block benches and concrete memorial benches.	
Trash Receptacles	Yes	Fair/Poor	Various styles of trash receptacles including concrete with lids, barrels, and recycling bins at two of the picnic areas	
Bike Racks	2			
Drinking Fountain	1			
Other			▪ Concrete overlook area ▪ Boardwalk and dock at northeast end of park	

Tillman Park

Summary

Location: 220 Aughinbaugh Way
Size: 4.01 acres
Opened: 1991

Tillman Park features a softball field, play area, picnic areas and recreation building with gathering area. The softball field is also used for soccer and football. Bay Farm Elementary School borders one side of the park, and school parking is available to park users. Residences and residential streets border the other two sides.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1	Good		▪ Upgrade play lot (scheduled for 2012) ▪ Repair / replace broken and worn site furnishings ▪ Repair paths where uplifted by tree roots ▪ Update irrigation controllers ▪ Replace park identification signs ▪ Replace drinking fountains
Play Lots	1	Good	A play structure by AdventureScapes in a sand surfaced play area. There is also an empty play pit with sand.	
Picnic Areas	8	Good Fair Good	At Play Area - 2 wood tables on concrete pads, 2 metal grills and 2 trash barrels At Ballfield - 3 wood tables, 2 grills, trash barrels and recycling containers At Pathway - 3 wood tables on concrete pads, 3 metal grills and 3 trash barrels	
Open Lawn	1	Good		
Ballfields	1	Good/Fair	Unlighted softball field with wood player benches	
Soccer/Football Fields	1	Good	Soccer or football overlaid on ballfield	
Paths/Walks	Yes	Good/Fair		
Restrooms	1	Good	Attached to recreation building	
Park Signage	Yes	Good	Park identification, general park rules, rental information, and parking directions	
Lighting	Yes	Good		
Benches	12+	Good/Fair	Various styles of benches	
Trash Receptacles	17+	Good/Fair	Mix of wood slat and barrels	
Bike Racks	3	Good		
Drinking Fountain	1	Good	Accessible	
Other			Charles Tillman memorial plaque	

Towata Park

Summary

Location: 3315 Bridgeway Isle
Size: 1.55 acres
Opened: 1991

Towata Park serves as a visual gateway between the main island and Bay Farm Island. Accommodating passive uses, the park features decorative planting areas, a picnic area on the water and some walking/bike paths that create linkages beyond the park. It lacks bike racks.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Picnic Areas	1	Fair	One group area with three tables and three trash receptacles	▪ Upgrade picnic areas for ADA access ▪ Repair asphalt paths ▪ Add community garden areas and/or demonstration garden ▪ Update irrigation controller ▪ Provide windbreaks ▪ Replace park identification signage
Paths/Walks	Yes	Good/Fair	9’ paths signed for bicycles	
Park Signage	Yes	Good	Park monument sign and bike route signage	
Lighting	Yes	Good	Lighting near picnic area	
Benches	Yes	Fair	Wood benches	
Trash Receptacles	Yes	Good	Concrete trash	
Parking	Yes	Fair/Poor	2 handicap stalls provided	

Washington Park

Summary

Location: 740 Central Avenue
Size: 14.71 acres
Upper Park Opened: 1909
Lower Park Opened: 1976

Washington Park is the largest park in Alameda, other than the passive use Shoreline Park. It provides multiple sports facilities including lighted baseball, softball and tennis, volleyball and basketball, and soccer overlaid on the baseball outfields. Divided into an Upper and Lower Park, Washington Park is well equipped with restrooms, storage, and picnic/barbecue areas that can accommodate large groups. Some features in the park are not ADA compliant.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1			▪ Upgrade for ADA access throughout park ▪ Add picnic areas, especially for groups ▪ Repair / replace lighting for fields and courts, and update park lighting ▪ Replace stairs between upper and lower park ▪ Repair / replace worn and broken site furnishings, including bleachers ▪ Remove underused volleyball and horseshoe facilities - relocate basketball to volleyball site to minimize conflicts with after-school program ▪ Add spectator seating for basketball ▪ Replace fencing ▪ Renovate irrigation ▪ Resurface tennis and basketball courts
Play Lots	2	Good	Separated play lots for ages 2-5 and 5-12, with structures by Miracle on engineered fiber surfacing. Swing set on fiber surfacing.	
Picnic Areas	10		Multiple picnic areas including group picnic with large concrete grill and rotisserie	
Open Lawn	Yes	Good		
Ballfields	2	Good	Two lighted ballfields with backstops, player seating and bleachers.	
Soccer/Football Fields	1	Good	Overlaid on ballfield	
Basketball Courts	2	Fair	Full courts	
Tennis Courts	6		6 lighted tennis courts with 5-row metal bleachers, and two practice areas with backboards	
Volleyball	1			
Horseshoes	1			
Paths/Walks	Yes	Good	Asphalt paths	
Restrooms	2	Good	Upper restroom recently renovated to maintain historic character.	
Storage/Maintenance	Yes			
Park Signage	Yes		Park monument signs in wood and concrete	

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Lighting	Yes	Good	Various styles of pedestrian pathway lighting.	
Benches	Yes	Good/Fair	Multiple wood benches, and concrete memorial benches	
Trash Receptacles	Yes	Varies	Various styles including barrels, concrete and large recycling bin at restroom	
Drinking Fountain	1	Good	Double fountain with pet bowl, ADA accessible	
Parking	Yes	Good		
Other			Wood fencing at lower park	

Washington Dog Park

Summary

Location: 740 Central Avenue
Size: 5.7 acres
Opened: 1996

Washington Dog Park is adjacent to Washington Park and offers separately fenced areas for large and small dogs. It is owned by East Bay Regional Parks Department and leased to Alameda Recreation and Parks Department. It lacks irrigation, and little lawn remains.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Fenced Dog Play Areas	2	Fair	Separated fenced areas for large and small dogs, with plastic bag dispensers, information kiosk and bulletin board.	▪ Repair / replace site furnishings ▪ Replant lawn areas
Park Signage	Yes	Good/Fair	Multiple signs indicating park name and park rules	
Benches	Yes	Fair	Multiple benches and plastic lawn furniture, along with picnic tables.	
Trash Receptacles	Yes	Fair	Multiple trash receptacles and plastic bins for dog waste.	
Drinking Fountain			Water spigot for dogs, and a hose for cleaning	
Parking	Yes		Shares parking with Washington Park, handicap stall at entry to Dog Park	

Woodstock Park

Summary

Location: 351 Cypress Avenue
Size: 3.96 acres
Opened: 1957

Woodstock Park is bordered by residences, Woodstock Elementary and Chipman Middle School, and The Boys and Girls Club. The park features a recreation center as well as a lighted softball/multi-purpose field, plays areas, and picnic areas. There are multiple access points into the park from residential streets, the schools and The Boys and Girls Club.

Although the furnishings are older, the park is generally in good condition and well maintained. While some surrounding residences improve security by providing "eyes onto the park," this park does appear to be more prone to vandalism (graffiti and broken furnishings) and litter than many other parks in Alameda.
A number of features of Woodstock Park are not ADA accessible or compliant, including picnic areas, play areas, and the entry adjacent to the handicap parking.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Recreation Building	1			▪ Upgrade for ADA access throughout the park ▪ Renovate ballfield ▪ Improve drainage at lawn area ▪ Repair asphalt pathways ▪ Repave parking area ▪ Add community garden areas south of the ballfields ▪ Replace park lighting as well as ballfield lighting ▪ Renovate irrigation ▪ Conduct playground safety inspection ▪ Provide parent seating at play lots ▪ Remove abandoned phone box
Play Lots (2-5)	2	Fair	Separated, fenced play areas for ages 2-5 and 5-12, with play structures on fiber surfacing.	
Picnic Areas	3	Good	Picnic areas have 3 tables each (wood or recycled plastic), and trash receptacles. Two have barbecues.	
Open Lawn	Yes	Good/Fair		
Ballfields	1	Good/Fair	Lighted softball field with one set of 5-row bleachers	
Soccer/Football Fields	1	Good/Fair	Soccer / football overlaid on ballfield	
Paths/Walks	1	Fair/Poor	10’ wide asphalt path	
Restroom	1		Inside community building only	
Storage/Maintenance	Yes			
Park Signage	Yes	Fair	Signage regarding dogs and alcohol	
Lighting	Yes	Good	Throughout park and at ballfield	
Benches	7+	Good/Fair	Mostly older wooden benches, some recycled plastic benches	
Trash Receptacles	6+	Good	Barrels	
Bike Racks	1	Good	Adjacent storage building	
Drinking Fountain	1	Good	At 5-12 year play area	
Parking	Yes	Fair	17 stalls	
Other			Four square and alphabet game	

Alameda Point Multi-Purpose Field

Summary

Location: West Red Line Avenue
Size: 4.8 acres

Alameda Point Multi-Purpose field is within the Tidelands Trust area. It is used for both baseball and soccer. The park is fenced. There is on-street parking, only.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Ballfields	1	Good	One unlighted field with backstop, concrete dugouts, player benches, and 3 sets of aluminum bleachers.	▪ Provide wayfinding signage and park identification sign ▪ Light fields for evening use ▪ Renovate irrigation, update irrigation controller, and replace 2" water meter with 3" water meter to improve water pressure
Soccer/Football Fields	1	Good	Soccer overlaid on baseball field. Practice soccer field can be separated from the ballfield with temporary fencing.	
Restrooms	Yes	Good	Two portable toilets.	
Park Signage	Yes			

City View Skate Park

Summary

Location: 1177 West Redline Avenue
Size: 0.55 acres

City View Skate Park is located on Alameda Point, within the Tidelands Trust Zone. The park features concrete bowls, ramps and jumps and a spectacular view of San Francisco. Park hours are dawn to dusk. The park is not lighted, nor does it have amenities such as benches, bike racks or picnic areas. The park is fenced and padlocked during non-use hours. As there are no surrounding neighbors, there is no informal surveillance and graffiti and litter are present.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Skate Park	X	Fair/Poor	Fenced concrete skate park with bowls and ramps	▪ Provide wind-protected seating area ▪ Repair cracked concrete ▪ Replace worn signs ▪ Provide landscaping at perimeter of park
Open Lawn	1			
Restroom	1	Fair	Portable toilet	
Park Signage	Yes	Fair	Skate park and general rules signage	
Trash Receptacles	1	Fair	Plastic with lid	
Drinking Fountain	1			
Parking	Yes			

Main Street Dog Park

Summary

Location: Main Street (Alameda Point)
Size: 1.3 acres

Main Street Dog Park on Alameda Point is a fenced area for dogs of all sizes. A picnic table and moveable seating are provided, as well as a water thermos for dogs. The park is not ADA accessible.

N

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Dog Play Area	1	Fair	Fenced dog play area, lacking irrigation or lawn maintenance.	▪ Provide fixed furniture for dog owners ▪ Provide water connection, and drinking fountain for dogs and owners ▪ Create separate play area for small dogs
Picnic Areas	*		Concrete picnic table (1)	
Park Signage	Yes	Good	Dog exercise area rules signage	
Benches	Yes		Lawn furniture	
Trash Receptacles	Yes		1 covered plastic trash outside of fenced area, plastic bag dispenser	
Parking	Yes		Parking at street edge	

Main Street Soccer Field

Summary

Location: 1901 Main Street
Size: 4.7 acres

The Main Street (Atlantic) Soccer Fields are located on Alameda Point. The fields are available for organized practice by permit from the ARPD. The site can be configured as one regulation field or two bantam fields.

The park lacks amenities such as benches, bike racks, or picnic areas. It is unlit. Although there is ample parking, there are no handicap stalls. The pedestrian entry is not accessible, nor is the bleacher seating.

INVENTORY OF EXISTING PARKS

Features		Condition (Good, Fair, Poor)	Description	Recommendations
Soccer/Football Fields	1/2	Good	1 regulation field or 2 youth fields, with 4 goals and 2 sets of 5-row moveable bleachers	▪ Improve ADA access ▪ Add drinking fountain ▪ Build permanent restroom ▪ Repair / replace bleachers, and provide site furnishings such as picnic tables, bike racks ▪ Provide lighting for evening play ▪ Provide electrical connection for irrigation controller
Paths/Walks	Yes	Poor	Remnant sidewalk along north edge of field and path along south edge of field in poor condition	
Restroom	1		Portable toilet	
Park Signage	Yes	Fair	ARPD rules and field permit signage	
Trash Receptacles	4	Good	Barrels	
Parking	Yes	Poor	Approximately 92 stalls	
Other			Chain link fencing	

Figure 3.2 – Existing Facilities

Alameda Point Gymnasium

1101 W. Redline Avenue

Summary

The Alameda Point Gymnasium is located in historic Alameda Point, formerly the Alameda Naval Air Station. The Navy closed this base in 1997 and transferred the property to the City of Alameda.

The approximately 60,000 square foot facility is actually two buildings connected by a corridor and support spaces. There is quite an array of amenities in this facility such as game courts, swimming pool, indoor racquetball courts, weight and machine rooms, fitness rooms, saunas, team-sized showers and locker rooms as well as meeting spaces. It is also adjacent to baseball and soccer fields.

Dating to the original development of the Naval Air Station in the 1940s, the buildings show significant wear consistent with more than 70 years of use. Although the 4-court gymnasium is currently in use, much of the rest of the building is unusable in its present state.

Program Summary

The Alameda Point Gymnasium is a four-court gymnasium providing programming space for youth and adult sport leagues, primarily in volleyball and basketball, including basketball clinics and junior basketball.

Programming limitations include heating (the gym is “ice cold” during the winter) and lack of compliance with ADA accessibility standards. The weight room and cardio area are not open to the public due to the lack of ADA compliance. Spectator seating for the courts is adequate, but its proximity to the playing court poses safety issues.

Upgrades such as installing permanent baskets and court lines, allowing for the full use of the fourth court for all age groups, will increase the number of participants this facility can serve. Provision of locker rooms could also increase the desirability of this facility.

The pool building is not currently in use.

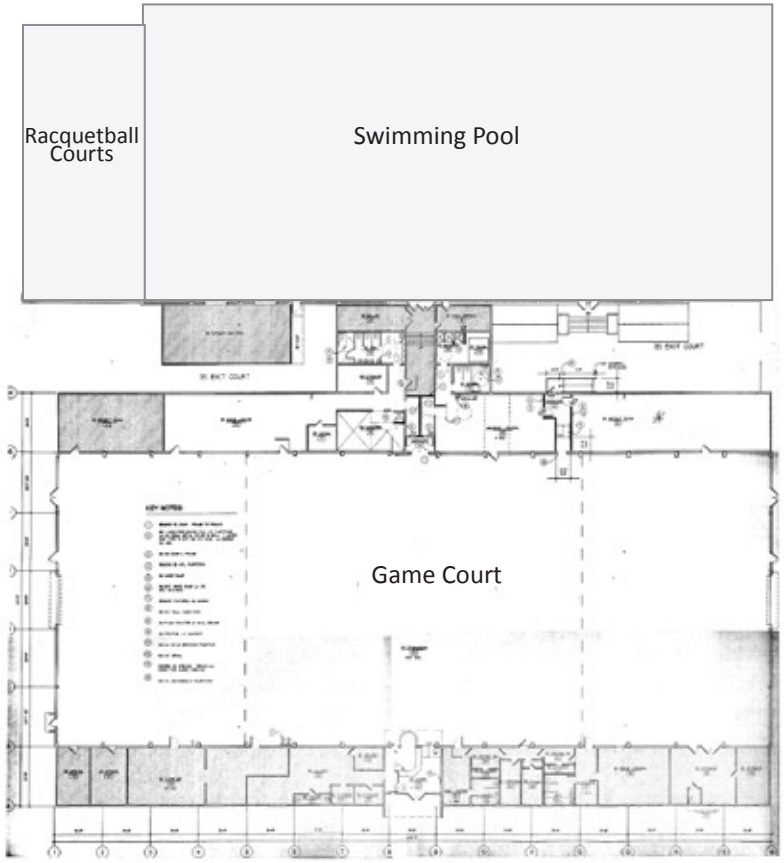
Facility Condition Summary

The building has undergone minimal improvements since the change of ownership and is in need of many repairs/upgrades. The court and swimming pool buildings are high-roofed wood-framed structures with wood trusses and columns. The roof, which was replaced after it was acquired from the Navy, is problematic at the edge transitions and is causing water damage. The buildings are uninsulated and there are no mechanical systems other than exhaust. It has wood siding on the exterior that is in fair condition. There are code issues with electrical systems, wall siding, and lack of heat.

In the game court building interior, the painted plywood boards have countless holes that have been boarded up. Some of the wood columns are hollow. The windows are leaking and have broken glass. The wood floor is in good condition. The pool building has a concrete floor and is generally in better shape. The single-story auxiliary spaces flanking and connecting the two spaces have worn finishes and non-ADA compliant thresholds. The ceilings and windows are damaged in a few areas.

A separate 2008 Accessibility Compliance Survey Report proposed a number of improvements, including accommodations at all entrances, restrooms, service points and door hardware and thresholds.

Alameda Point Gymnasium



Recommendations

- The gymnasium building is of value and should be retained for ARPD programming and community use.
- It will not likely be cost-effective to modernize the pool building to either meet community aquatics needs or bring the building into compliance with modern codes. It has been identified as a potential surplus asset for the City.
- Moderate to significant upgrades to materials, systems, and finishes are needed to extend the gym building's useful life and improve functionality. Needed repairs include updating restrooms, creation of locker rooms, repair of broken windows, and closing gaps in the doors to improve insulation.
- It is likely that the building does not comply with current building and energy code requirements. Further study to identify and prioritize specific deficiencies is needed.
- A separate study has identified specific accessibility deficiencies.

Bayport Park

301 Jack London Avenue

Summary

Bayport is a new residential development near the former Alameda Naval Air Station. Bayport Park is centrally located in the community and is adjacent to the Ruby Bridges Elementary School.

The 1,700 square foot community building was built in 2008 and sits centered between Bayport Park and Ruby Bridges Elementary School on Jack London Avenue. The building, consisting of a multi-purpose room, kitchen, restrooms, and dedicated program restrooms, is in excellent condition.

Program Summary

The Bayport Park facility features a multi-purpose room, kitchen, restrooms and dedicated program restrooms that enhance the ability to provide youth programming in a controlled environment.

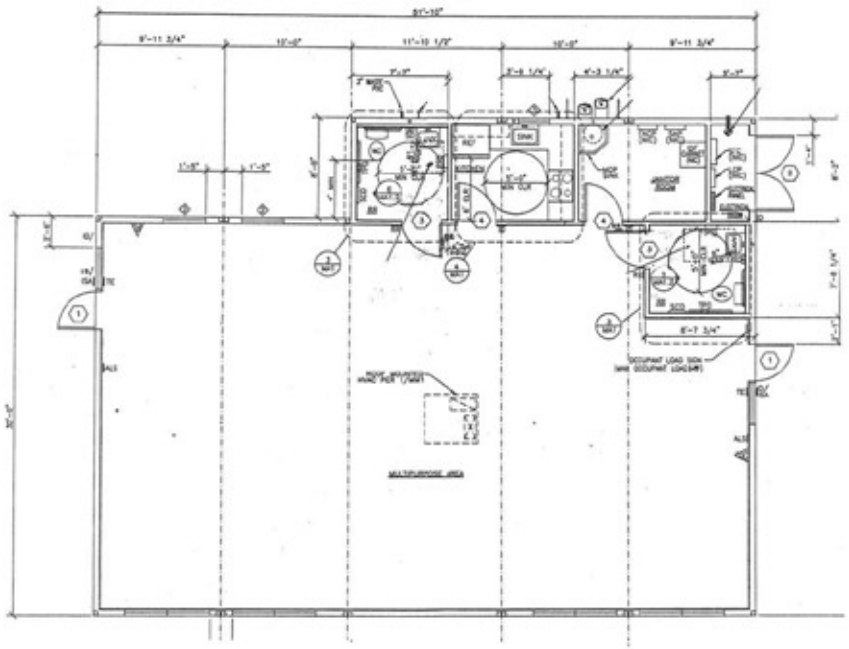
Programming is focused on youth needs including the Recreation Afterschool Program (RAP), Parks and Playgrounds, and Summer Parks and Playgrounds program open to elementary school age children with activities such as arts and crafts, drama, and games. Fee-based classes (such as cooking) and weekend rentals are also offered.

Facility Condition Summary

The community building is an open multi-purpose room that can be accessed directly by either of the two exterior entrances — one facing the park and the other facing the school. It has ample daylight from the south facing windows. On the northeast corner are the accessory spaces— a kitchenette, office, and two restrooms that are exclusive to the building. A separate public/park restroom building stands at the opposite end of the park.

The facility is a prefabricated building with a flat roof, stucco exterior finish, and metal framed dual-glazed windows. The interior finishes are composite vinyl wall panel, resilient flooring and acoustic tile ceiling. A 5-ton HVAC-unit serves the building. None of the windows are operable. The building is equipped with a fire alarm and security system.

The facility is new and is in excellent condition and appears to meet current accessibility requirements.



N

Community Building Floor Plan

Recommendations

- The building is of value and should be retained for ARPD programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.

Franklin Park

1432 San Antonio Avenue

Summary

Franklin Park sits in a charming neighborhood of Alameda called the Gold Coast. The neighborhood was given that name because homes once sat along the southern coastline facing San Francisco across the bay. Despite the changes that moved the waterfront further south, the neighborhood projects an aura of another era with its quiet and wide streets lined with mature trees and unique Victorian homes.

The 1,650 square foot recreation building is a delightful complement to the surrounding neighborhood with its vibrant colors and decorative details.

It is generally in good condition, but is showing the wear and tear associated with daily use over most than 20 years since its last major remodel.

Program Summary

The Franklin Park facility hosts the Recreation Afterschool Program (RAP), Parks and Playgrounds, and Summer Parks and Playgrounds program open to elementary school age children with activities including arts and crafts, cooking, drama, and games.

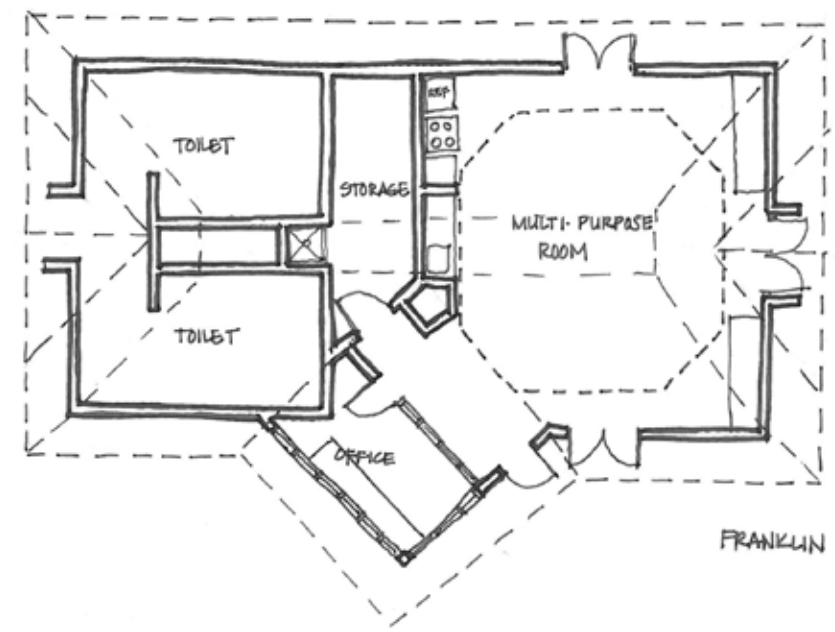
Additionally, this site offers healthy eating classes and Chef-K, a culinary and health education program for youth ages 7 to 18. Franklin Park is one of the more popular destinations, especially the playground area for younger children.

Facility Condition Summary

The recreation building has a straightforward layout. A glass-enclosed office in the middle has a full view of the playground, the public restrooms on one side of the building, and the multi-purpose room on the other side. The storage room and kitchenette are easily accessed from the multi-purpose room.

The latest remodel to the building was done in 1989. The painted CMU building with concrete floor is generally in good condition since the building materials are of durable quality. The portions of the building in need of repair/maintenance are generally those that have wood finishes such as the roof fascia, trim, bottom of doors and some of the roof and metal gutters. The multi-purpose room receives adequate daylight; the light quality in the space could be improved by replacing the light fixtures and painting the high ceiling.

Signage does not comply with current accessibility guidelines. Given the age of the building, further evaluation should be completed to determine other features that may require accessibility or code improvements.



Recreation Building Floor Plan Sketch

Recommendations

- The building is of value and should be retained for ARPD programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- Moderate to significant upgrades to materials, systems, and/or finishes are needed in order to extend the building's useful life. Needed repairs include roofing and interior lighting.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Godfrey Park *281 Beach Road*

Summary

Godfrey Park is located in Bay Farm Island which is separated from the main island of Alameda by an estuary.

The 1,500 square foot recreation building was built in 1963. It has not had any major capital improvements in recent years, and is showing significant wear and tear.

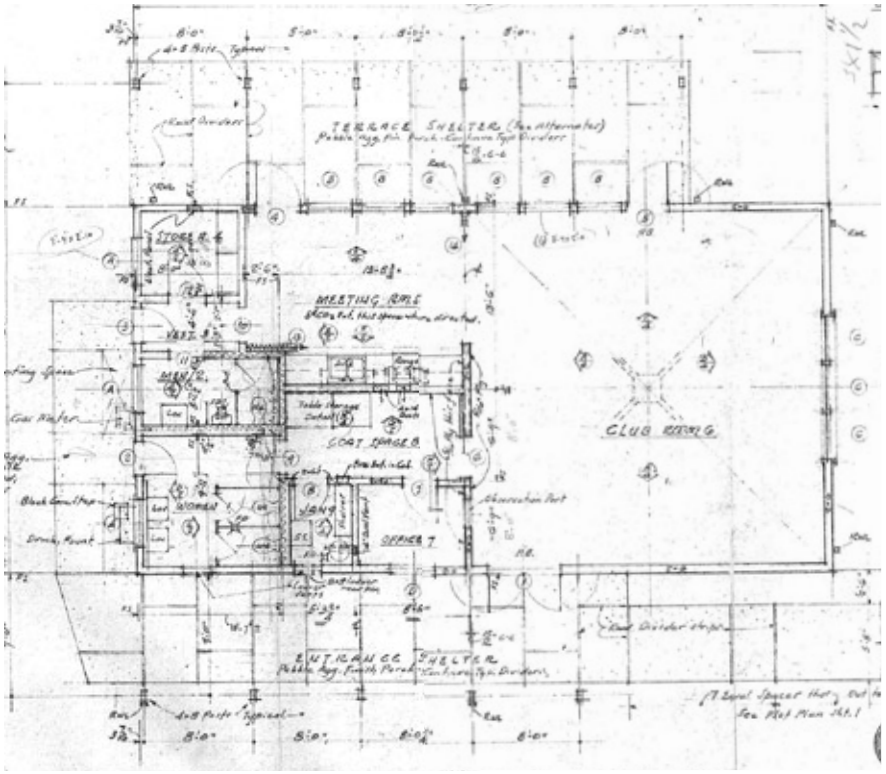
Program Summary

The Godfrey Park recreation facility offers a Tiny Tots recreational pre-school program during the week. This facility is the base for the City's summer World of Wonder (WOW) Camps that are available to children in grades 1 through 5. The Alameda Little League and City-hosted golf programs are also held at this location.

Facility Condition Summary

The multi-purpose room is a high-ceilinged space that takes up half of the recreation building. There is a smaller meeting space adjacent to the multi-purpose room that can be closed off by a folding partition. The other half of the building includes the office, kitchenette, and restrooms. The restrooms have been renovated to have access both from inside the building and from the park, suitable for the needs of the Tiny Tots program.

This older building has a metal roof with damaged gutters and downspouts, wood trellis and wood siding. Both the trellis and the siding are showing signs of significant deterioration with rotting and cracking in several places.
The restrooms and doors do not appear to meet current accessibility requirements. Additional study may be needed to identify other areas where the building may not meet current codes and standards.



N

Recreation Building Floor Plan

Recommendations

- The building is of value and should be retained for ARPD programming and community use.
- Moderate to significant upgrades to materials, systems, and/or finishes are needed in order to extend the building's useful life.
- There are significant deferred maintenance projects at this facility. Elements in need of repair include gutters and downspouts, siding and trellis.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Leydecker Park *3225 Mecartney Road*

Summary

Leydecker Park is at the center of Bay Farm Island which was once mainly farmland on an island now connected to Oakland. Parking and access to the park from the road is shared with the adjacent Harbor Bay Landing shopping center.

The community center is located at the edge of the park adjacent to the parking lots and is connected to the Bay Farm Library. In addition to the shopping center, its neighbors include Temple Israel of Alameda, Bay Farm Community Church and Peter Pan School.

The approximately 3,000 square foot building is more than 30 years old. It has been well maintained and is generally in good condition.

Program Summary

Leydecker Park hosts Tiny Tots and Summer Tots programs, Parks and Playgrounds, Summer Parks and Playgrounds, and RAP (Recreation Afterschool Program). It also hosts Leisure Club which is a social recreation program for teens and adults with special needs offering activities such as dances, games, cooking, sports, and seasonal field trips. Other programs include fitness classes such as cardio kick and bootcamp workouts, fee-based classes, and weekend rentals.
Leydecker Field is used for Nerf and regular flag football.

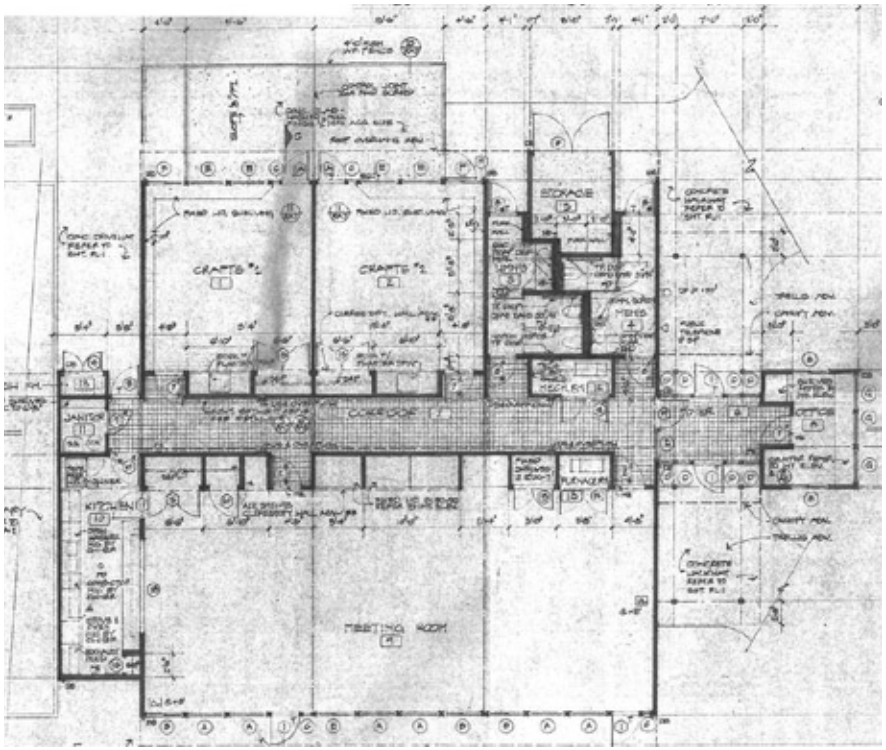
Facility Condition Summary

The community center floor plan has several rooms assembled around a skylit corridor that begins at an all-glass entry and office overlooking the playground and park. The two classrooms are permanently set-up for the Tiny Tots program and are adjacent to the restrooms which can be accessed from both the inside and the outside. Across from the classrooms is a sizable multi-purpose room with a kitchen adjoined.

The building is a wood-framed structure with a concrete foundation and sloped framed roof. Heat is provided in the classroom and multi-purpose room through wall diffusers connected to a gas-fired furnace. There is a radiant heater above the windows in the office. Operable sliding windows provide good ventilation.

Originally built in 1980, the building appears to be in good condition. The original cedar shake roof has been replaced with a metal roof that extends to protect the roof's exposed wood beams. The exterior wood siding, paint, and windows are in good condition.

The restrooms and the kitchen appear to be out of compliance with current accessibility requirements.



N

Community Center Floor Plan

Recommendations

- The building is of value and should be retained for ARPD programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Lincoln Park

1450 High Street/1425 Fernside Blvd..

Summary

Lincoln Park is one of the larger parks in the system and has several buildings in it: Harrison Recreation Center, a smaller recreation booth, the swim center building, a restroom/maintenance building, a bocce courts shed, and a historic park lodge.

Harrison Recreation Center was opened in 1955 and underwent a renovation in 1991. The 3,450 square foot building is in fair condition, with opportunities for upgrades to systems, materials, and equipment. It is considered one of the City's primary recreation buildings.

The bocce courts shed is largely maintained by its users and the historic park lodge is currently being used for storage.

The swim center is owned and managed by a private organization. It was not assessed as part of this study.

Program Summary

Because of the park's history and popularity, Harrison Recreation Center is considered one of Alameda's primary recreation facilities. It offers Parks and Playgrounds, and fee-based classes including yoga, low-impact cardio, and tai chi. The Leisure Club, a social recreation program for teens and adults with special needs, meets twice a month.

The site offers holiday school break camps for children in grades K-5. Weekend rentals are offered. The floors and kitchen are in need of remodeling to support catering for the rentals and to offer cooking classes.

Facility Condition Summary

The recreation center is situated in the middle of the park's northeastern edge adjacent to the swim center. The main entry is off of the main walk which is a tree-lined path along the center of the park. Given available site directly adjacent to the building there may be opportunities for expansion of the facility. The building is in fair condition. It shows signs of wear because of its age and heavy use.

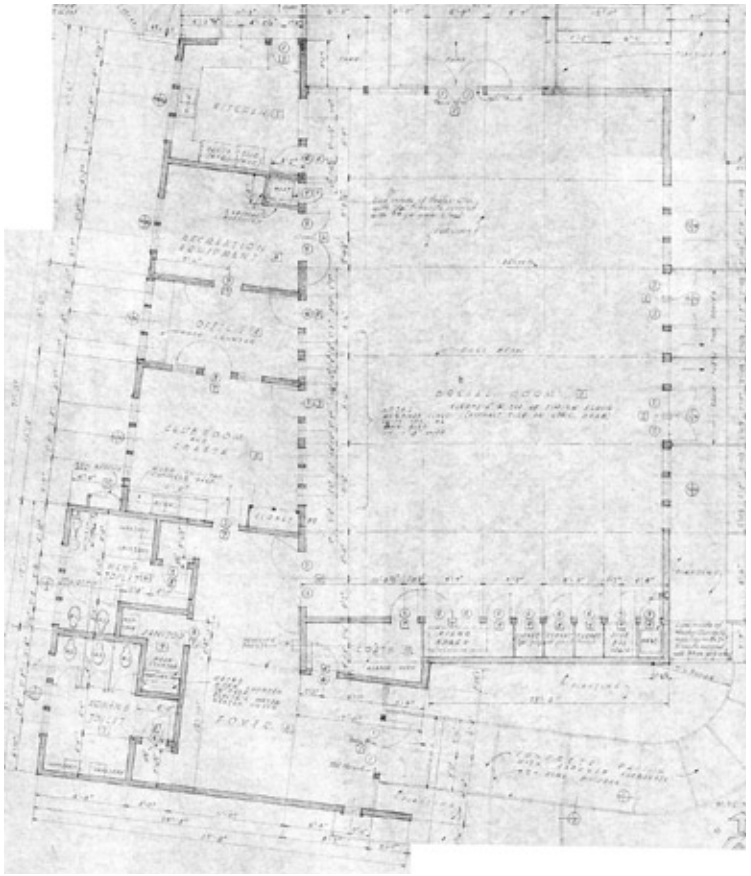
The smaller recreation booth sits across from the recreation center. The structure is in poor condition. It has cupping roof shingles, dented and rusted gutters, and splitting and rotting wood boards. The surrounding pavement is cracked and lifting due to the roots of two mature trees in close proximity to the building.

The park's public restroom and maintenance shed is under one roof situated between Harrison Recreation Center and the play fields. The building is generally in good condition and the metal roof has been replaced recently. There are minor deferred maintenance items such damaged wood boards and doors near the ground.

The historic park lodge requires repairs to its roof and interior finishes. Repairs are also needed to the cracked floor tile at the entryway.

The bocce court shed is located near the historic park lodge. It appears to be in good condition and well maintained.

The age of these buildings suggests that they may not comply with current accessibility guidelines or building code requirements.



Harrison Recreation Center Floor Plan

Recommendations

- The Harrison Recreation Center is of value and should be retained for ARPD programming and community use.
- Ongoing maintenance will preserve the functionality of the buildings in Lincoln Park and maximize their useful life.
- Moderate to significant upgrades to materials, systems, and/or finishes are needed in order to extend the building's useful life.
- Significant deferred maintenance projects exist at the recreation booth.
- There are opportunities to modify or upgrade the layout, equipment, and/or finishes to improve building functionality in the Harrison Recreation Center, including renovating the kitchen to support catering and cooking classes.
- The age of these buildings suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Littlejohn Park *1401 Pacific Avenue*

Summary

Littlejohn Park is an L-shaped park adjacent to a row of houses on its southwest corner. At the end of this residential row sits the recreation building facing the fields with its back towards the houses and the playground behind it.

The 1,370 square foot building was built in 1975. It is generally in good condition.

Program Summary

Littlejohn Park hosts the Tiny Tots and Small Frys recreational pre-school programs. Interior access to restrooms enhances the youth program popularity. This is also a neighborhood site for the Parks and Playgrounds and Summer Parks and Playgrounds programs.

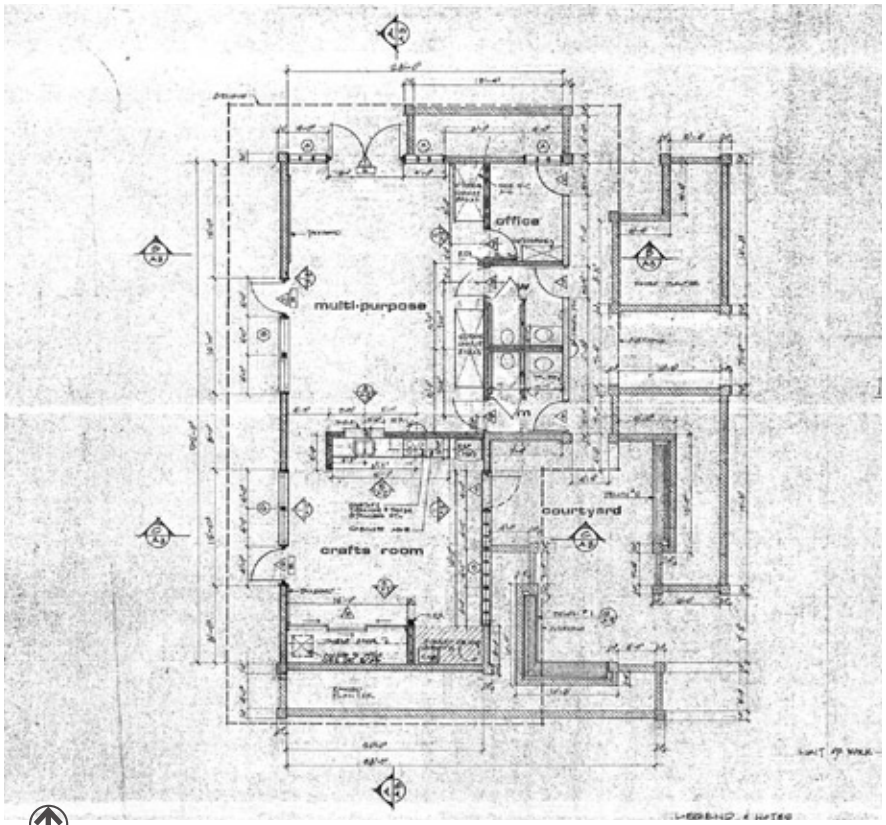
Facility Condition Summary

The park building has two equally sized activity spaces; only one has a kitchenette. Along the building's edge adjacent to the park are two restrooms that have been renovated to allow access from both the inside and the outside of the building.

The office is located at the corner of the building with a view of the fields and playground. There is limited visibility of the back side of the building which is adjacent to the houses. All sides of the building have graffiti on the ribbed CMU walls.

Constructed with durable materials, the 36-year-old building has a pitched shingle roof and is in good condition. The restrooms finishes and doors are in need of maintenance.

Given the age of the building, further evaluation may be needed to determine whether accessibility or code improvements may be required.



Recreation Building Floor Plan

Recommendations

- The building is of value and should be retained for ARPD programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- Repairs and upgrades to materials, systems, and/or finishes will extend the building's useful life, including repairs to restroom doors and finishes.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Longfellow Park *520 Lincoln Avenue*

Summary

Longfellow Park is a small park located in the West Side neighborhood across from the old Longfellow elementary school building which now houses the NEA Community Learning Center, the Longfellow Education Center, and some offices of the Alameda Unified School District.

The 1,260 square foot Longfellow Recreation Building is located along the park's edge on Linden Street. Built in 1994, the building is in good condition, with minor wear and tear consistent with its age.

Program Summary

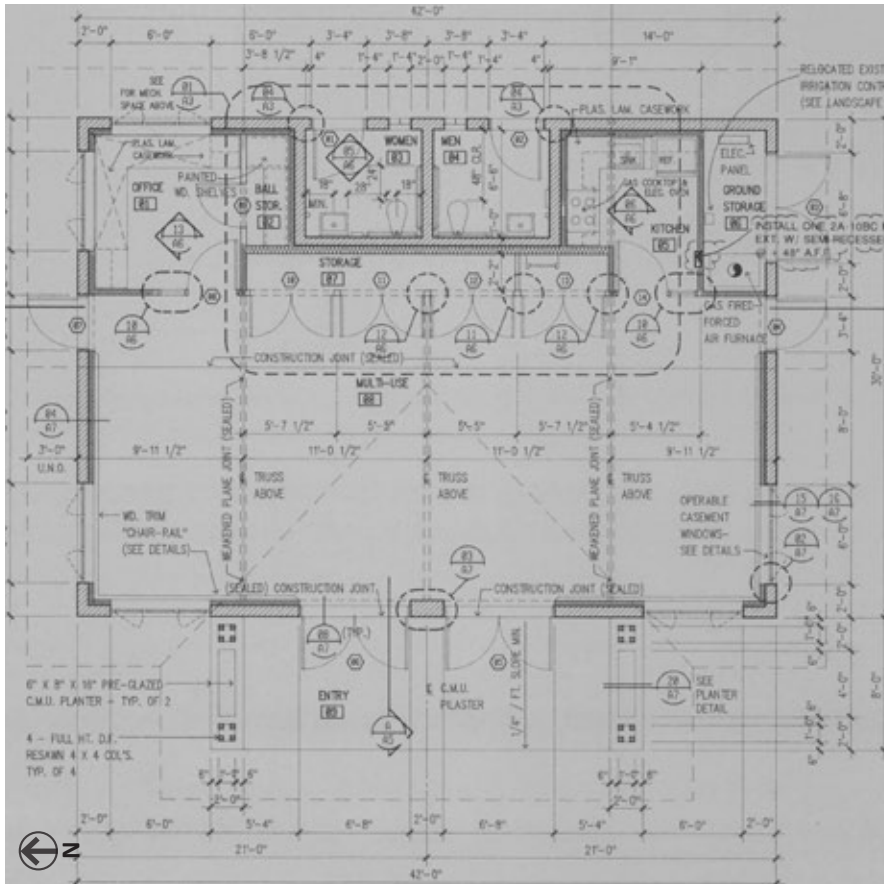
The Longfellow Park facility is another neighborhood location for the Recreation Afterschool Program (RAP), Parks and Playgrounds program, and Summer Parks and Playgrounds program.

Facility Condition Summary

The recreation building has a high-ceilinged, spacious multi-purpose room with large windows and glass doors providing natural light, views and access to the park on three sides. Accessory spaces, which include an office, a kitchen and the park's public restrooms, line the side of the building adjacent to the street. The entrances to the restrooms are on the street side and are not visible from the park nor from inside the building.

The building was built in 1994 and is constructed with load-bearing CMU walls, exposed wood trusses and asphalt shingle roof. All the spaces are heated through wall or ceiling diffusers connected to a gas-fired furnace. The spaces are well-ventilated through aluminum single-glazed casement windows.

The building is generally in good condition except for a continuous crack in the concrete floor which appears to occur along the control joint. The restroom walls show significant signs of wear and should be cleaned and repaired.



Recreation Building Floor Plan

Recommendations

- The building is of value and should be retained for ARPD programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

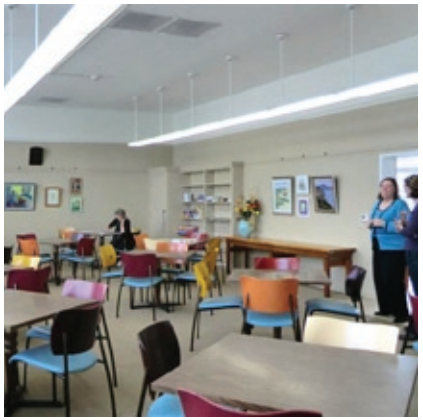
Mastick Senior Center *1155 Santa Clara Avenue*

Summary

In 1980 the City, in conjunction with the Mastick Senior Center Advisory Board, converted this former elementary school campus into a well-used and highly-valued senior center. Seniors from throughout Alameda – as well as other Bay Area communities – enjoy a wide range of social, educational, recreational, and health and wellness activities.

Seniors' pride in the Mastick Center is demonstrated through strong volunteerism and highly active fund-raising for capital projects as well as for programs and services.

The facility is more than 70 years old, but has been well maintained and is in very good condition. Some accessibility and system upgrades have been made, but the age of the facility suggests that further accommodations for accessibility, code, and energy performance may be needed.



Program Summary

The Mastick Senior Center is a hub for older adult services, classes, activities and programs for adults 50 years of age and over. The wide range of services include AARP Driver Safety Program; health programs and assistance; Income Tax preparation; legal services; and notary services.

The center is a nutrition site and hosts food programs including the Brown Bag Program, the County's noon meal program, and bread donation from the Alameda Food Bank. Health program offerings include blood pressure, dental, and podiatry screenings; Health Insurance Counseling & Advocacy Program (HICAP); Alzheimer's Caregiver Support Group, an array of fitness classes, and educational presentations.

Services are offered in utility assistance and transportation. The center also offers an extensive and evolving array of excursions and day trips, social activities, recreational and fitness classes, and educational programs, and serves as a satellite community college for the 50+ population.

The campus also features two private apartments, a preschool, and a highly successful thrift store that generates thousands of dollars per month for senior programs.

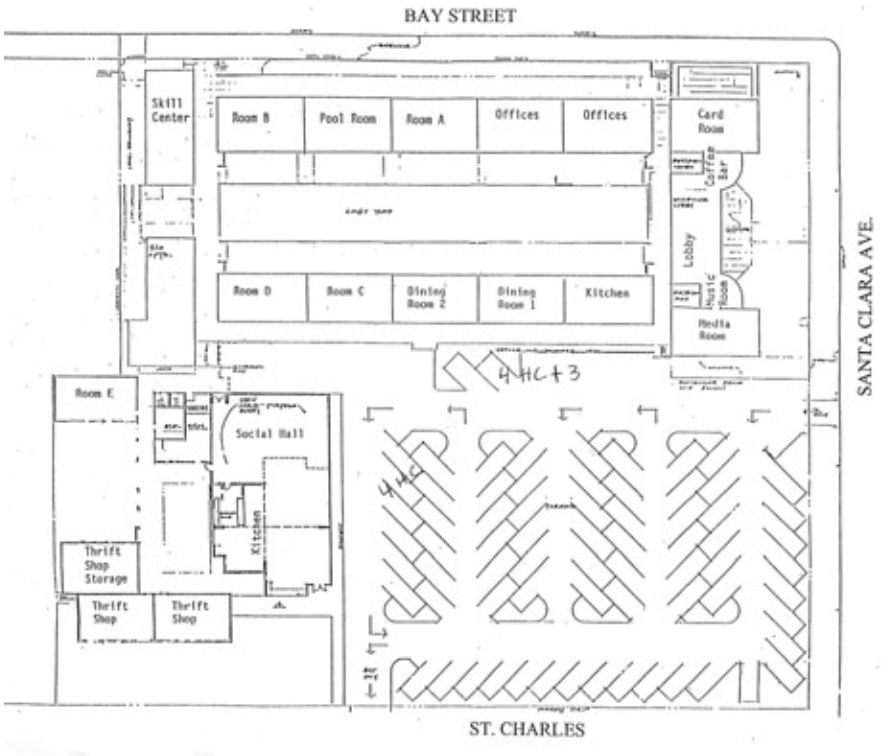
Facility Condition Summary

The overall layout of the Mastick Senior Center is essentially as it has been since the original elementary school was built in 1938, without major reconfiguration or expansion.

The center is in good condition and is well-maintained by one full-time custodial worker. Some finishes are reported to require more maintenance than is ideal, such as linoleum flooring. Recent capital projects (paid for through seniors' fund-raising activities) include a renovated lobby, new furnishings and finishes in the main reception and coffee areas, as well as the music, library, and game rooms.

The classrooms and the landscaped central courtyard are bright and pleasant. Operable windows admit both natural daylight and fresh air into most program spaces. Purchased with City and senior fund-raising revenues, the center's HVAC system is approximately seven years old; program areas are reported to be thermally comfortable and well-ventilated.

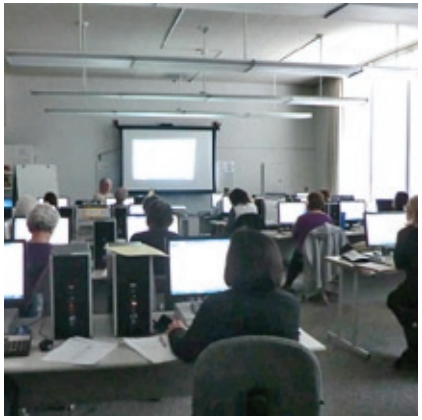
Many accommodations have been made to support the needs of seniors with limited mobility, including accessible restrooms, paths of travel, and parking spaces. However, a number of barriers and inaccessible areas were observed and require improvements in order to comply with current accessibility requirements.



Senior Center Floor and Site Plan

Recommendations

- The building is of value and should be retained for Recreation & Park programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- There may be opportunities to modify or upgrade the layout, equipment, and/or finishes to improve building functionality.
- The age of this building suggests that it may not comply with current codes and standards for seismic, systems, energy, and/or accessibility performance. Further study will be needed to identify specific deficiencies and priorities for code upgrades.



McKinley Park *2165 Buena Vista Avenue*

Summary

One of the first parks developed in Alameda in the early 1900s, McKinley Park has historical significance and is highly valued by the community. It is located in between the central and downtown neighborhoods and is adjacent to the northern estuary. It adjoins Thompson Field and is close to some waterfront businesses and warehouses but is mostly in a residential area. It is a highly valued space since it is the only park within a one-mile radius.

The 2,800 square foot recreation building was originally a portable that has been enlarged and converted to a permanent structure. It is in need of some significant repairs.

Program Summary

The McKinley Center hosts the Tiny Tots and Small Frys recreational preschool programs, Parks and Playgrounds and Summer Parks and Playgrounds programs, Teen Adventure Camp, and Bridge program. Fee-based classes are also offered, including ikebana, and holiday gift making.

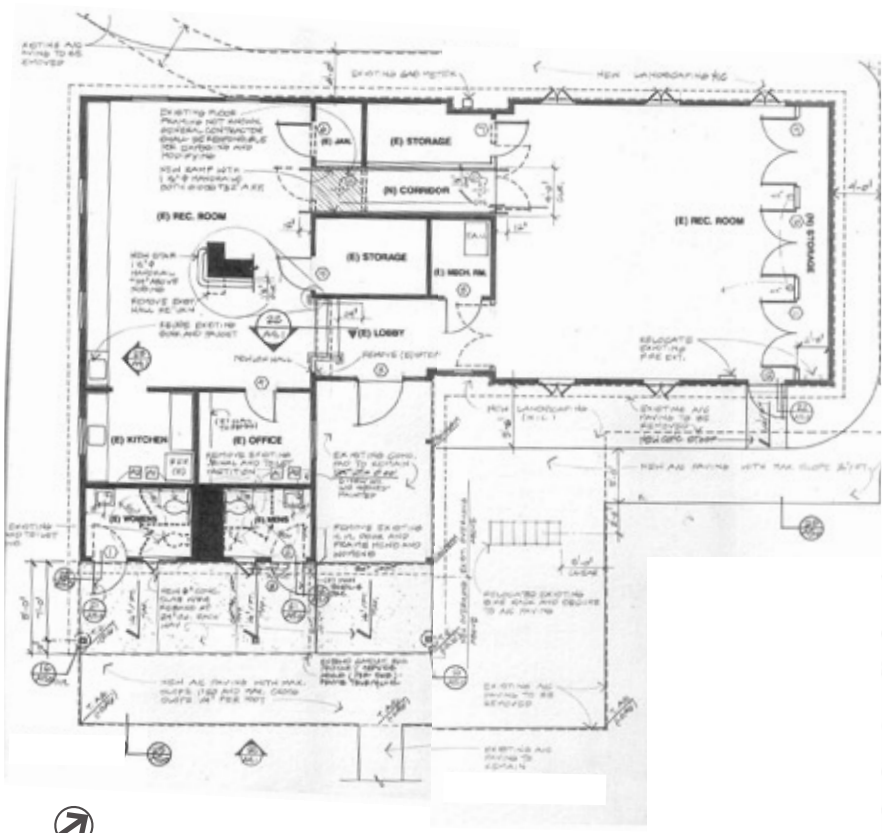
Facility Condition Summary

There are two multi-purpose rooms on either side of the entry foyer. The smaller of the two, which is a few steps higher than the rest of the building, is adjacent to the kitchen and office. Both have storage rooms and inadequate storage cabinets; the ramp connecting the two rooms is blocked off and used for storage.

This older building has not had any major capital improvements completed recently. The building's structure and envelope are in need of repair and maintenance, such as at the bottom of the exterior stucco wall. One of the entry columns has rotted and deteriorated considerably and is of structural concern.

The interior is in fairly good condition and is constructed of durable materials. The kitchen cabinets, counters and equipment are in need of an upgrade.

Some accessibility improvements are noticeable such as the ramp, two single-use toilets, and exterior entry thresholds. Further study would be required to identify and prioritize additional accessibility needs.



Recreation Building Floor Plan

Recommendations

- The building is of value and should be retained for Recreation & Park programming and community use.
- Moderate to significant upgrades to materials, systems, and/or finishes are needed in order to extend the building's useful life.
- There are significant deferred maintenance projects at this facility.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Meyers House and Garden Museum *2021 Alameda Avenue*

Summary

The Meyers House and Garden is Alameda's first and only house museum and one of its historical landmarks. The family home was designed by its owner, prominent East Bay architect Henry H. Meyers, and built by his father in 1897.

The house and grounds, including its original fencing and pergola, garage, carriage house, green house and a Mission-style architectural studio, were given to the City of Alameda by Mr. Meyers three daughters for use as a museum and passive park.

The buildings total approximately 4,000 square feet. Some exterior materials are showing age and wear. A separate study identified a number of barriers to accessibility.

Program Summary

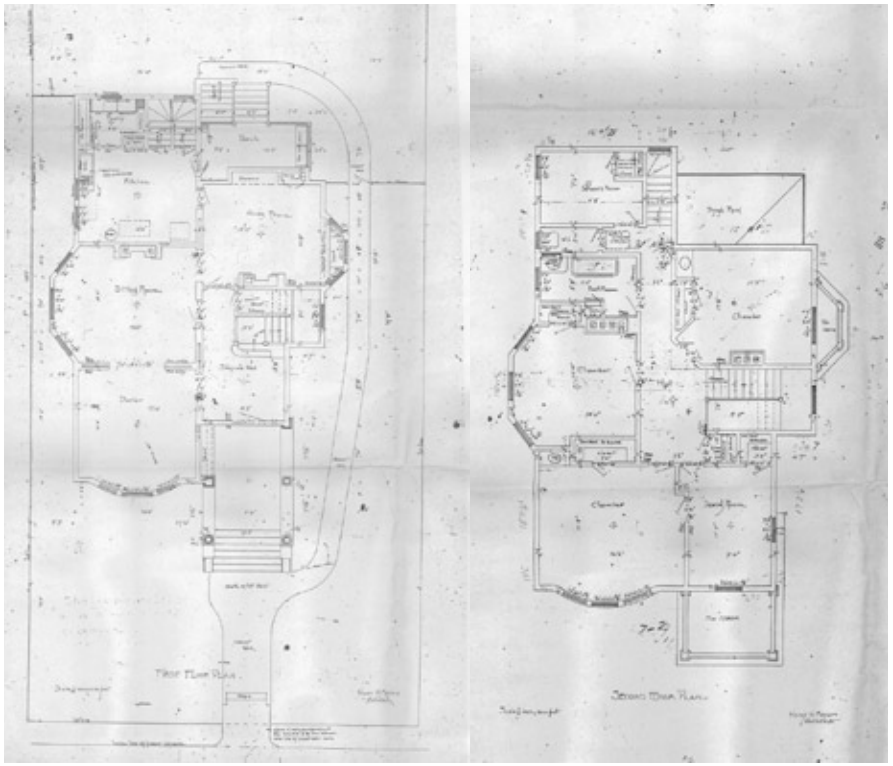
Jointly operated by the Recreation & Parks Department and the Alameda Historical Society and Museum, this facility is not used for regular recreation programs. The grounds can be rented for small receptions, weddings, and other events. The museum is open for tours on the fourth Saturday of the month from 1pm to 4pm or by reservation for large groups only. General maintenance and conservation is funded through grants.

Facility Condition Summary

As a house museum and as one of the City of Alameda's Historical Monuments, the two-story Colonial Revival style residence is deliberately preserved with its original layout and materials. It boasts an elegantly rounded front bay and a prominent porch with classical columns and balustrade. The interior finishes are well maintained including the hardwood floors and staircase, an oak-paneled dining room and large parlor. Most of the rooms have been painted to replicate the original color and are set up with the family's furniture. The basement has been converted into the museum's storage space and workshop.

The exterior's wood elements – the building siding and trim, roof balustrade, garden fence and pergola – are showing signs of wear and have water stains, chipped and peeling wood and potential dry rot in several areas. The building's asphalt-shingle roof appears to be in good condition.

A separate 2008 Accessibility Compliance Survey Report notes several accessibility barriers such as lack of accessible parking, inaccessible public restrooms and entry, unlevel walkways/paths, and a malfunctioning lift.



First Floor Plan **Second Floor Plan**

Recommendations

- The building is of value to the community and should be retained. There is no current plan to develop regular Recreation & Park programming in this facility.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- Moderate upgrades to materials and finishes are needed in order to extend the building's useful life.
- Certain barriers to accessibility were identified by a separate study.

The Officers' Club

641 West Redline Avenue

Summary

The Albert H. DeWitt Officers' Club was built in the Alameda Naval Air Station circa 1941. Not only was it a hub of social life at the base, but it was also the setting for forming major military strategies. Famous military, political, and entertainment figures such as John F. Kennedy, Lucille Ball, and Henry Fonda have graced its halls.

Today the Alameda Recreation & Park Department manages the facility, more familiarly known as the O'Club, and makes it available for rental nearly all year round. With its elegant banquet halls and assembly spaces, it has become a popular venue for wedding receptions and formal events.

Program Summary

The Albert H. DeWitt Officers Club is a rental facility with a focus on banquets and special events. Facility space includes a Main Dining Room with seating for 250; the Trident Room, with seating for 120; the Terrace Room, with seating for 90; and the Squadron Room, with seating for 30.

Programs provided include fee-based classes such as taiko drumming and aikido, and special event programs (e.g., "Breakfast with Santa"). Program limitations include a service-only kitchen, which is not equipped for on-site banquet cooking.

The facility is used several days a year for school fund-raisers, for book sales by the Alameda Free Library and for training classes by the City Police and Fire Department.

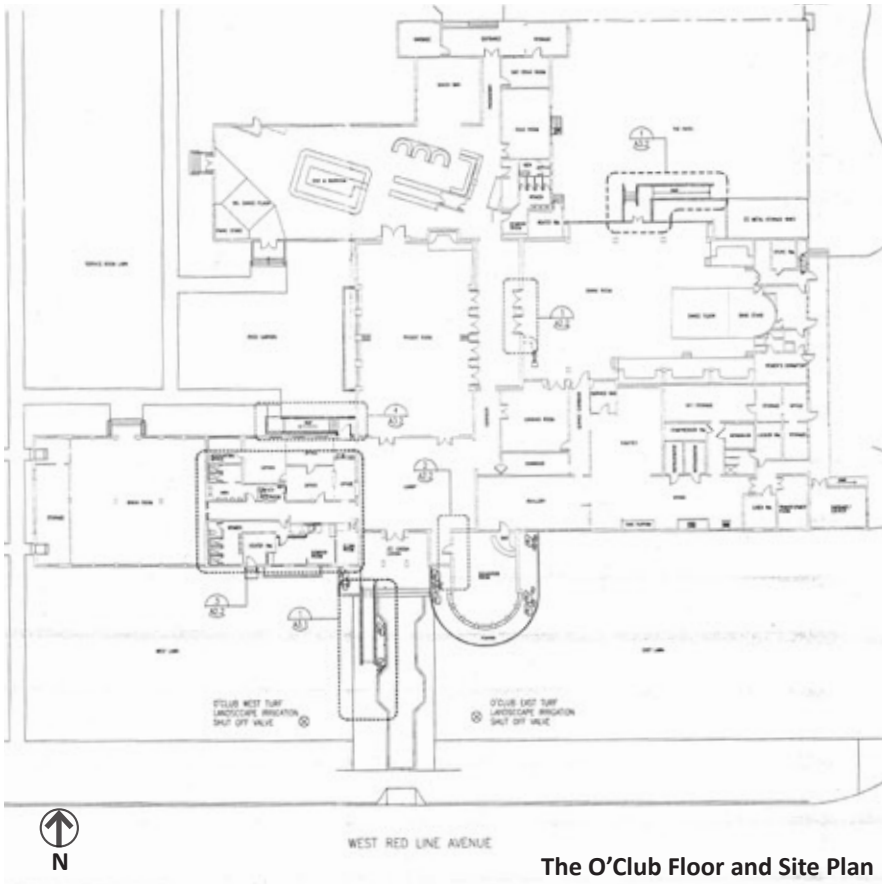
The City can only utilize half the facility as the remainder is closed indefinitely until funding can be made available to complete the remodel.

Facility Condition Summary

The simple and graceful lines of the O'Club's exterior cloak the elegance and richness of its banquet halls and social rooms full of ornate details and lavish finishes such as crystal chandeliers, leather seating, wood paneling, and handcrafted doors.

The O'Club is in good condition overall. The majority of its special interior finishes have been well maintained with the exception of the ceiling finishes, diffusers, and light fixtures. Several glass cylinder covers of the antique chandeliers in the Trident room are missing. It has been reported that the commercial kitchen needs to be brought up to code and is available only for minimal food prep and warming.

On the exterior, the stucco finish and windows are also in good condition. Ramps have been provided for accessibility at the main exits and entrances. However, further improvements have been proposed in a separate 2008 Accessibility Compliance Survey Report including accommodations at all entrances as well as at restrooms, service points, and doors.



The O'Club Floor and Site Plan

Recommendations

- The building is of value and should be retained for ARPD programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- There are opportunities to modify or upgrade equipment and finishes to improve building functionality. The remodeling effort that was initiated should be completed when funds are available. Improvements should include a fully equipped catering kitchen for on-site banquet preparation.
- Accessibility improvements have been identified in a separate study.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to seismic, systems, and energy performance.

Tillman Park

220 Aughinbaugh Way

Summary

Tillman Park is located adjacent to Bay Farm Island Elementary school in the middle of a predominantly residential neighborhood.

The 1,000 square foot recreation center sits far from the street, past the promenade of picnic areas and gathering spaces and closer to the school's property line. Built in 1990, the building is generally in good condition, although some moderate to significant deferred maintenance issues need to be addressed.

Program Summary

Tillman Park offers RAP (Recreation Afterschool Program), Parks and Playgrounds and Summer Parks and Playgrounds programs, as well as fee-based classes.

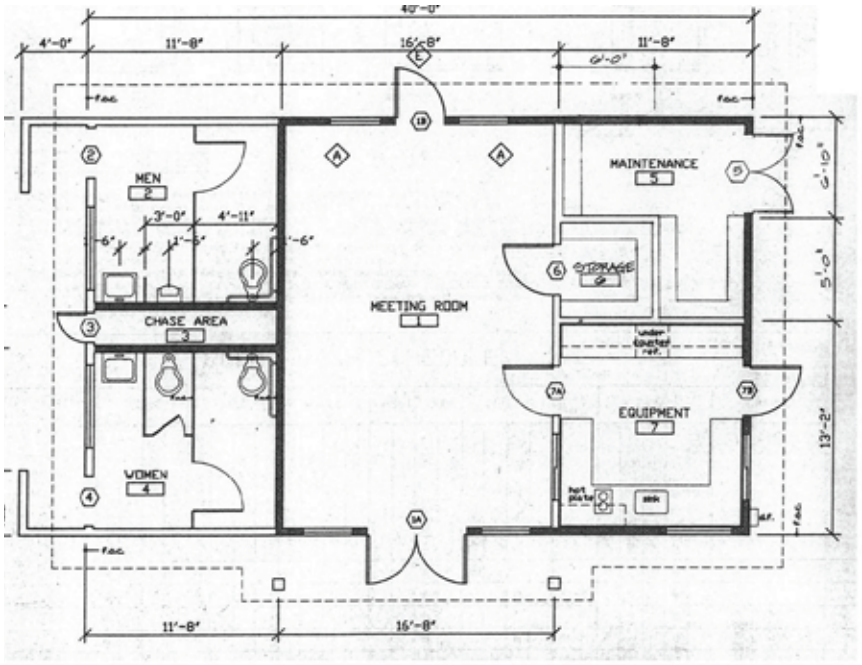
Facility Condition Summary

The building is anchored by the main space – a naturally lit multi-purpose room that extends its full depth. On one side of the building are the restrooms that are only accessible from the park. On the other side of the building is the electrical room and storage. The office/kitchen space is at the front corner facing the promenade and park.

The recreation center, a wood-framed building with a concrete foundation and sloped roof, was built around 1990. The multi-purpose room is heated by electrical baseboard heaters and ventilation is provided through aluminum single-glazed casement and sliding windows. Aside from the roof and other minor items, the building is generally in good condition.

The asphalt shingle roof is cupping and has damaged gutters that need replacement/repair. Other improvements needed are bent exterior light fixtures and the restroom walls which are damaged in a few areas.

The building's age suggests that it may not comply with all current accessibility requirements.



Recreation Center Floor Plan

Recommendations

- The building is of value and should be retained for Recreation & Park programming and community use.
- There are moderate to significant deferred maintenance projects at this facility.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current standards for accessibility.

Veterans Memorial Building

2203 Central Avenue

Summary

The Veterans Memorial Building is a cherished architectural jewel in Alameda. Designed by local architect célèbre Henry H. Meyers (whose own house is now a museum in Alameda), this Spanish Colonial Revival building was completed in 1929. In 2007, community members successfully petitioned for the building's acceptance onto the National Register of Historic Places under Criterion C (architecture) and Criterion A (events/ social history).

Although well-maintained, the approximately 30,000 square foot building is a candidate for major renovation.

Some accommodations for accessibility have been made but there are still many opportunities to bring the building into compliance with current standards.

Program Summary

The building is not City-owned. Through a cooperative agreement, the Alameda Recreation and Parks Department manages the main auditorium and "The Underground" teen center. The Underground houses volunteer programs for teens, as well as classes and drop-in activities. Additional City programming includes Wee Play (Toddlers to 6 months), and fee-based classes such as dance, piano, guitar and women's' fitness boot camp.

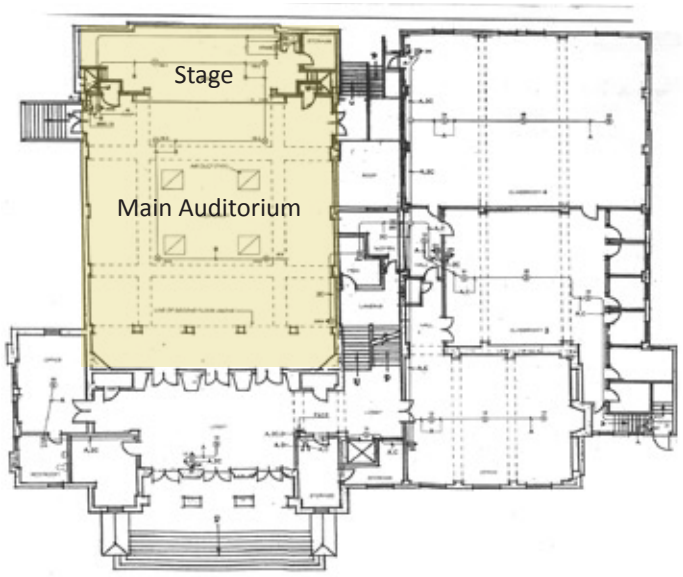
Other portions of the building are still occupied by organizations such as the Veterans of Foreign Wars, the American Legion, and Disabled American Veterans.

Facility Condition Summary

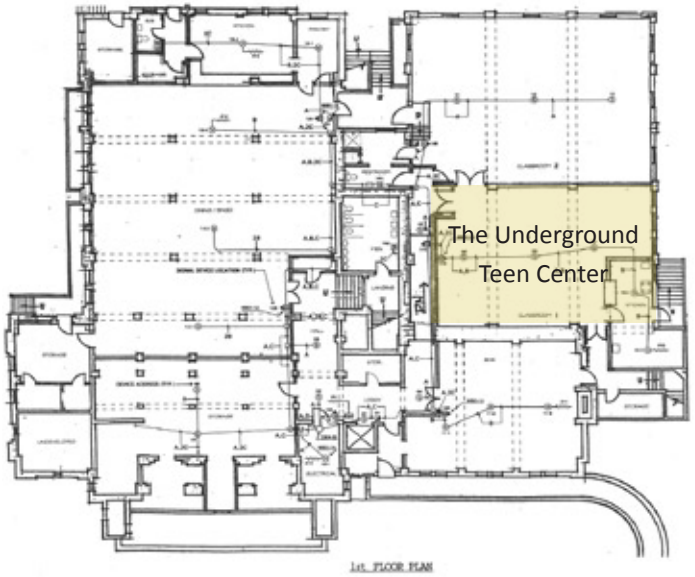
The Veterans Memorial Building is an attractive building that appears to be in generally good condition. The building's footprint takes up most of its site and there is little room for expansion. Recent capital projects include major roof repairs and the addition of a new exterior fire escape approximately 10 years ago. Other potential projects that have been identified through other assessments include a new elevator and upgrades in the main kitchen.

There is no central HVAC system. Heating for spaces such as the main hall is achieved through wall-embedded convection heaters. Users of the "Underground" teen center report that the space is cold year-round, requiring warm clothes during even the hottest days of summer. Ventilation and any available cooling is accomplished by opening windows. Based on the building's age and number of years since the last major renovation, significant upgrades to the structural, plumbing, electrical, and tel/data systems as well as HVAC are likely needed.

Accessibility accommodations include a ramp entrance on the south side of the building and a restroom accessible from the lobby. However, barriers still exist, such as drinking fountains that project into paths of travel, and inaccessible areas such as the stage in the main hall. Further investigation is warranted to identify improvements required to meet current accessibility requirements.



Main Level Floor Plan



Lower Level Floor Plan

Recommendations

- While a cherished community resource, this building does not meet the City's long-term goals and objectives for active recreation programming.
- The age of this building suggests that there may be significant deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.
- Due to the anticipated costs of bringing the entire building into code compliance, it is recommended that the City find an alternative facility for the teen program.

Washington Park *740 Central Avenue*

Summary

Washington Park was one of Alameda's first municipal parks and is also one of its largest. It is centrally located on the island's southern shoreline with great sweeping views of San Francisco. Because of its size and grade change, the park is divided into two main parts – upper and lower.

Upper Washington Park has a new recreation center close to Central Avenue and a historic restroom building tucked under its towering mature trees by the playground equipment. These buildings are both in good condition.

Lower Washington has its own restroom building next to the tennis courts and dog park. This building has significant deferred maintenance needs.

Program Summary

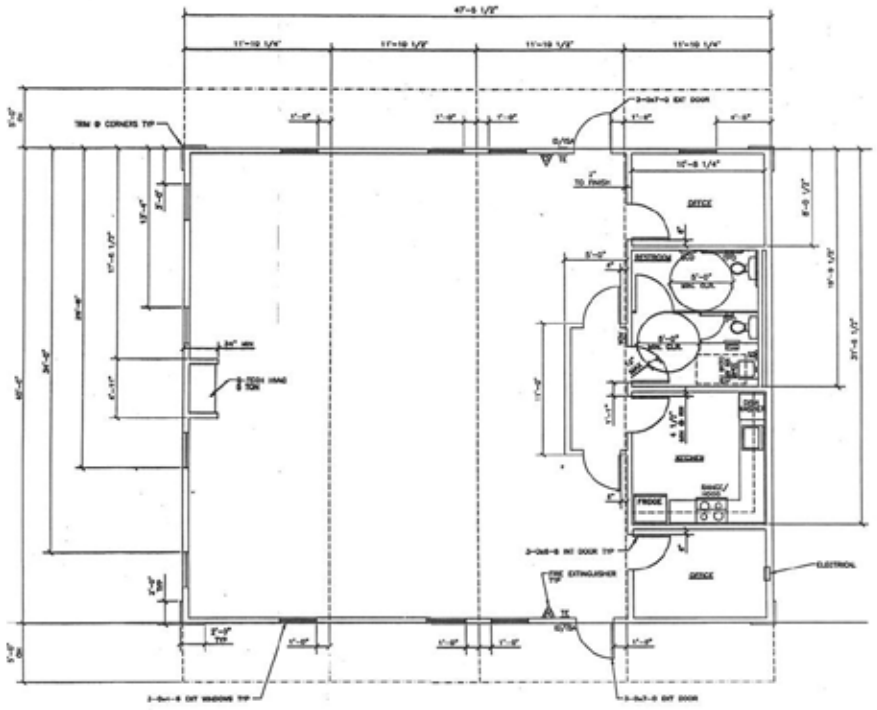
The Washington Park Center serves as a program site for the Tiny Tots and Small Frys recreational preschool programs. The dedicated program restrooms enhance the ability to provide youth programming in a controlled environment. The Recreation Afterschool Program (RAP), Parks and Playgrounds, and Summer "World of Wonder" (WOW) Camp are all offered at this site. Upper Washington Park hosts soccer classes (Kidz Love Soccer).

Facility Condition Summary

The recreation center is a 2,000 square foot modular building built in 2006 with a stucco exterior wall and mission style metal tile roof. The multi-purpose room is the majority of the building space. It also has two offices, a restroom and storage space. The building is equipped with a 5-ton HVAC unit with flexible duct air distribution through the suspended ceiling. The operable windows provide ventilation. Aside from some needed gutter repairs, the building is generally in good condition.

The historic restroom was renovated in 2001. It has a concrete and CMU load-bearing wall with an exterior stucco finish and ornamental details, terra cotta mission tile roof, wood-framed windows, and ornamental security iron grilles. It is generally in good condition except for a few broken roof tiles, a broken window glass pane at the men's entry, and damaged corners at the entry of both restrooms.

The Lower Washington Park restroom is a modular building with exterior stucco wall and wood trim. The exterior stucco wall is chipped in some areas. The asphalt shingle roof appears to be worn and the exposed wood beams at the entry are rotting and chipping. The metal downspouts, gutters, and metal louvers are bent. Further investigation is needed to determine improvements that may be needed at each building to comply with current accessibility requirements.



N

Recreation Center Floor Plan

Recommendations

- These buildings are of value and should be retained for Recreation & Park programming and community use.
- Ongoing maintenance will preserve the buildings' functionality and maximize their useful life.
- There are significant deferred maintenance projects at the Lower Washington restroom facility.
- Further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Woodstock Park *351 Cypress Street*

Summary

Woodstock Park is located in Alameda's West End, neighboring many schools and educational organizations as well as the new state-of-the-art Alameda Boys' and Girls' Club. Situated in the middle of a lot, it is bordered by single family homes, condominiums, warehouses, and schools. The park does not have frontage on any streets and it has several entries from residential cul-de-sacs.

The recreation building sits close to the cul-de-sac at the end of Cypress Street. Its main entry and window wall is north-facing towards the park.

The 2,400 square foot building is in fair condition, with some deferred maintenance needs.

Program Summary

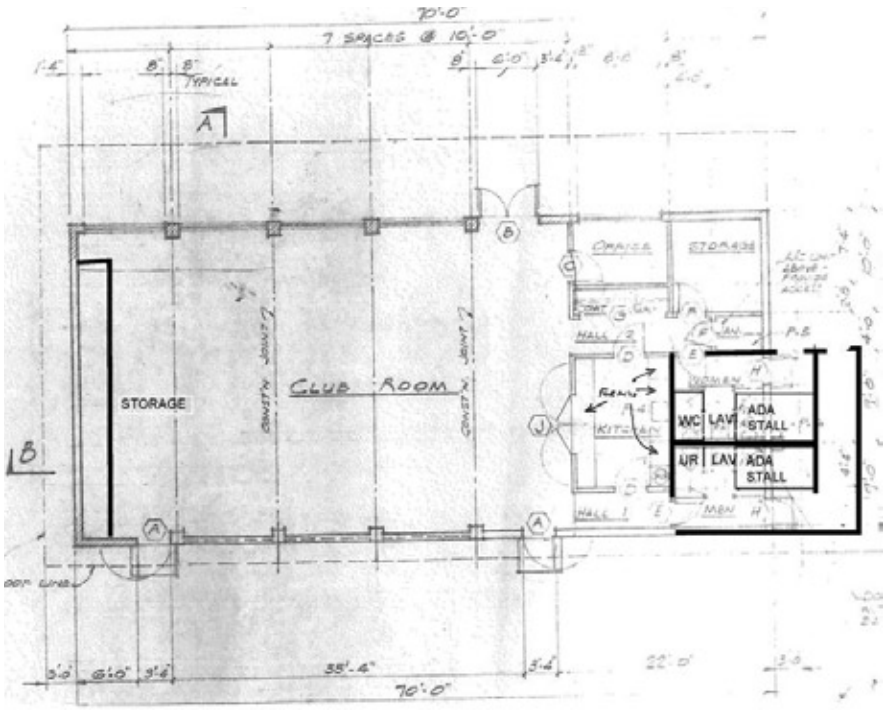
Woodstock Park is a site for the Tiny Tots and Small Frys recreational preschool programs, a "First 5" sponsored special needs youth playgroup, and Summer Parks and Playgrounds.

Facility Condition Summary

The majority of the building space is taken up by the multi-purpose room which has a largely glazed wall allowing daylight in and good views to the park. It is a simple rectangular building with the remaining third of the building space used for auxiliary spaces: such as the office, kitchenette, and restrooms.

The building is in fair condition overall. The durable CMU wall and concrete floors have weathered well. There is a little bit of cracking present in the resilient tile floor. The roof, gutters and some of the exposed wood beams are weathering/ wearing and require maintenance.

The restrooms have been enlarged and reconfigured to be accessible from the inside as well as the outside. Efforts to address accessibility barriers have been made. However, given the age of the building, further analysis should be completed to determine improvements needed to comply with current accessibility requirements.



N

Recreation Center Floor Plan (with sketch of reconfigured restrooms)

Recommendations

- The building is of value and should be retained for Recreation & Park programming and community use.
- Ongoing maintenance will preserve the building's functionality and maximize its useful life.
- Moderate to significant upgrades to materials, systems, and/or finishes are needed in order to extend the building's useful life.
- There are significant deferred maintenance projects at this facility.
- The age of this building suggests that further study may be warranted to identify specific deficiencies with respect to current codes and standards for seismic, systems, energy, and/or accessibility performance.

Krusi Park *900 Mound Street*

Summary

Krusi Park is located in Alameda's East End, and the facility is currently being renovated. As Krusi is in the process of renovation, there is no space for afterschool programs at this time. Youth programs have been temporarily relocated to Lincoln Park and have limited access to indoor space. The upgrade of this building will maximize afterschool programs. Project is funded through Measure WW. Typically, Krusi Park offers Parks & Playgrounds and Summer Parks & Playgrounds programs.

C - PROGRAMS AND SPECIAL FACILITIES

Figure 3.3 - Alameda Recreation and Park Programs

The City's Recreation and Park Department offers a wide range of programs and activities throughout the year.

PROGRAM LIMITATIONS

General comments:

The Improvement Assessment addresses building maintenance, upgrades and development priorities. Overall building upgrades are needed, due to aging infrastructure. Some facilities are dated. ADA building compliance is an issue on many sites. Neighborhood recreation center buildings generally range in size from 1,000 square feet to 3,000 square feet. Dedicated restrooms are lacking inside many of the buildings at the neighborhood recreation centers. Some recreation facilities have areas closed off, resulting in partial use. For example, the weight room and cardio (fitness) areas at the Alameda Point Gym are closed due to repair and code issues. The aquatic facilities require upgrades and have code issues.

Building maintenance that has been deferred is now creating program issues (e.g. closed weight room, facility space)—a sign of the times. Budget issues are reflected in program offerings moving from free to fee based. ARPD currently offers both.

The community likes their neighborhood parks and facilities, and would continue with small neighborhood recreation programs and buildings for afterschool, summer programs, and classes as they are tailored to the area and are filling a need.

The top issues are money and space.

SPECIAL USE CITY FACILITIES

Mastick Senior Center

Facility Type:	Recreation Center - Other
Description:	Senior Center
Size:	30,000 sf, 12 classrooms, office, social hall, thrift store, two kitchens. Property also includes two apartments and a double bungalow (preschool).
Address:	1155 Santa Clara Avenue
Programs:	50+ classes Transportation Services Coordination Travel Program (Monthly & Extended) Recreation Classes (e.g. fitness, yoga, Pilates, tai chi, dance, etc.) Education Classes (e.g. language, writing, current events, music appreciation, etc.) Computer Lab Art classes (e.g. quilting, sewing, knitting, stained glass, ceramics, drawing/painting, etc.) Services (e.g. AARP Driver Safety, Notary, Podiatry and Dental Screening, Alzheimer's Caregiver Support Group, etc.) County Services (e.g. Noon-Meal Program, Legal Assistance for Seniors, Health Insurance Counseling and Advocacy Program (HICAP)) Special Events (e.g. Fashion Show, Annual Volunteer Recognition Luncheon, Open House, etc.) Fundraising Programs (e.g. Thrift Shop, Bingo, etc.) Volunteer Program Mastic Senior Center Advisory Board (15-members assist with Center staffing and operation, and facilitate fundraising activities) Classes are provided in collaboration with Alameda Adult School, Cal State East Bay - Scholar OLLI Program, contractual instructors and volunteers.
Notes:	The Alameda Recreation and Park Department manages the Mastick Senior Center in conjunction with the Mastick Senior Center Advisory Board (MSCAB) and 200 volunteers. They offer programs and services for seniors (ages 50 and older) that include an array of educational and recreational classes, as well as a travel program. They also feature services such as paratransit/senior transportation services, assistance with tax returns and HICAP/LAS representation. They view themselves as "living program" and adaptable to the changing trends.

Chuck Corica Golf Complex

Description:	Approximately 328-acre golf complex including 45 holes of golf, a pro shop, night lighted driving range, teaching academy, restaurant and lounge.
Address:	1 Memorial Clubhouse Dr.

Alameda Theatre

Description:	ARPD provides for community use of the privately operated historic theatre.
Address:	2317 Central Avenue
Programs:	City, school district, local government agencies and non-profit groups can use the theatre 12 days a year for events that appeal to the community, educational, and cultural interests of Alameda's general public and maximize the community's exposure to this exceptional restored historical asset.

John Ratto Bocce Ball Court

Description: Located in Lincoln Park, 3 bocce courts with picnic facilities and a concession building. Free during the week, the facility may be rented for a fee Friday through Sunday.
Address: 1450 High Street

Encinal Boat Ramp

Facility Type: Boat Ramp
Description: Launch Ramp, Restrooms, Trailer and Auto Parking
Address: Off Central behind Encinal High School

Grand Street Boat Ramp

Facility Type: Boat Ramp
Description: Launch Ramp, Restrooms, Fishing Pier, Fish Cleaning Facilities, Trailer and Auto Parking
Address: North End of Grand Street

AQUATICS FACILITIES - CITY, SCHOOL DISTRICT AND PRIVATELY OWNED

Emma Hood Swim Center (Alameda High School)

Facility Type: Outdoor Pool - AUSD
Description: Two Outdoor Pools
Size: Swimming Pool – 25 Yards x 6- Lane (75' x 42'), depth 3'-6" to 5'
Dive Pool – 60' x 40' with 1-meter and 3-meter springboards, all deep water: 6'-0" to 12'-6"
Address: 2256 Alameda Avenue
Programs: Summer use: swim lessons, classes; City programs the pools

Encinal Swim Center (Encinal High School)

Facility Type: Outdoor Pool - AUSD
Description: Three Outdoor Pools
Size: Lap Pool – 25 Yards x 6- Lane (75' x 42'), depth 3'-6" to 5-6"
Dive Pool – 42' x 37' with 1-meter and 3-meter springboards, all deep water: 10'-6" to 12'-0"
Training Pool – 60' x 30', depth 3'-0" to 4'-0"
Address: 230 Central Avenue
Programs: City programs the pools.

There are two City Pools leased to outside organizations:

Franklin Park Pool

Facility Type: City owned outdoor pool
Address: 1507 Paru Street
Description: 2 pools – 5 lane, 25-yard pool and a smaller, shallower lesson pool are leased to an outside organization, and used by the Alameda Swim Association and Ala-gator's swim team.

Lincoln Park Pool

Facility Type: City owned outdoor pool
Address: High & Santa Clara Ave.
Description: 2 pools are leased to an outside organization, the Alameda Swim Association.

Harbor Bay Club

Facility Type: Private pools
Description: 1 indoor pool and 1 outdoor pool for members only.

GYM FACILITIES - SCHOOL DISTRICT AND PRIVATELY OWNED

Alameda High School

Facility Type: Gymnasium - AUSD
Address: 2256 Alameda Avenue
Programs: Available for public use by community groups

Encinal High School

Facility Type: Gymnasium - AUSD
Address: 230 Central Avenue
Programs: Available for public use by community groups

The Alameda Boys and Girls Club

Facility: Gymnasium - private
Address: 1900 Third Street
Program: Joint Use Agreement with ARPD for community use for minimum 7 hours per week.

ARPD CLASS LOCATIONS – NOT CITY OWNED

Alameda Aikikai

Address: 2025 Clement Avenue
Programs: Aikido

Alameda Ballet Academy

Address: 1402 Park Street
Programs: Pre-Ballet
Ballet
Mommy/Daddy & Me Ballet
Jazzercise on Park Street (located inside)

Bead Inspiration

Address: 1544 Park Street
Programs: Holiday Gifts Class

Dance 10 Performing Arts Center

Address: 900 Santa Clara Ave.
Programs: Dance
Acting
Yoga
Pilates

Island Hawaiian Studios

Address: 1122 Lincoln Avenue
Programs: Hula
Dance
Sewing
Ukulele

Ruby's Tumbling

Address: 2451 Santa Clara Avenue
Programs: Dance
Gymnastics
Tumbling

Super Scholars

Address: 2323 Santa Clara Ave. Ste.A
Programs: Kindergarten Club
Homework Hangout

The Magic Paint Brush

Address: 943 Marina Village Parkway
Programs: Glass Fusing
Pottery Painting

The Super Speech & Language Connection

Address: 2150 Mariner Square
Programs: Mommy & Me

Temple Israel Social Hall

Address: 3183 Mecartney Road
Programs: Jazzercise on Bay Farm Island (located inside Temple Israel Social Hall)

Twin Towers UMC Church Gym

Address: Oak Street & Central Avenue
Programs: Hawaiian Jujitsu
Jazzercise on Bay Farm Island

PARTNERSHIPS

Alameda Unified School District, East Bay Regional Park District, Rotary Club of Alameda, The Alameda Boys and Girls Club

OTHER SERVICE PROVIDERS

The Alameda Boys and Girls Club

Facility: Non-profit adult-supervised youth programming and club.
Description: The Alameda Boys and Girls Club chose to locate and build at the West End of town on the former Woodstock School site (1.5 acre) within walking distance of three elementary schools, a middle school and a high school to provide programming for low-income community members. The facility is 25,000 sf, and has 12 rooms, a fully equipped kitchen, 8,000 sf. Gym, Teen

Center, Games Room, Computer Lab, Learning Center, Arts and Crafts Center, Community Office Space, Music Room, Dance Area, Dental and Health Screening Clinic, and administrative offices.

Address: 1900 Third Street

Programs: Low membership fee allows for participation by low-income residents. This will affect ARPD fee based afterschool program at this end of town. The club offers:

- Afterschool programs
- Indoor soccer leagues
- Arts and crafts
- Study areas
- Computers
- Music
- Dance
- Cooking
- Basketball
- Teen club

Bladium Sports & Fitness Clubs - Alameda

Facility: Private sports and fitness club.

Description: Alameda's Family Health Club, the 120,000sq. ft. facility hosts a 25,000sq.ft. fitness center, 2 indoor soccer fields, in-line hockey rink, rock climbing wall, boxing ring, basketball court, 4 volleyball courts, kids center, 4 studios with wood floors and mirrors for dance, music, martial arts, and a sports bar and grill.

Address: 800 W. Tower Ave., Alameda

Programs: Membership, program, and daily pass fees
Group exercise and fitness training
Indoor sports leagues: basketball, volleyball, soccer, in-line hockey, Lacrosse,
Flag Football
Afterschool programs
Youth sports camps
Sports Clinics
Arts and crafts
Music
Dance
Kids Club/Childwatch

D-PARK OPPORTUNITY SITES

Several locations in Alameda are either planned as new parks or may become available for park development. These include the former Alameda Belt Line Rail Yard, the former Alameda Belt Line Spur, Boatworks Park, Encinal Terminal mixed use development, Mt. Trashmore, former Coast Guard Housing park site, and a parcel between North Loop Road and Catalina Avenue on Bay Farm Island. Additionally, as planning for Alameda Point progresses, a number of specific sites will emerge for both community serving and neighborhood serving park and recreation facilities.

The Belt Line Rail Yard site is located south of Atlantic Avenue and West of Constitution Way. It is bounded by single family residential to the south and office development to the north along Atlantic Avenue. Access to the site could occur at the northwestern end of the site, from Atlantic Avenue, at the eastern end of the site from Sherman Street, and from neighborhood streets along the southern side of the site.. At approximately 22 acres, Belt Line Park could become Alameda's second largest municipal park (after Shoreline Park on Bay Farm Island). The site is large enough to accommodate active sports recreation uses such as softball (60' diamond) or soccer, a community center with parking, and a variety of other uses, both active and passive. As the site is a former rail yard, remediation of toxics in the soil would be necessary prior to its development as a park. As one of the few available large open spaces, Belt Line Rail Yard also presents an opportunity for urban agriculture in a variety of forms. The presence of the Alameda Food Bank at the northwestern end of the site supports the co-location of urban agriculture here. As the Belt Line yard site has been identified as a preferred alignment for the Cross Alameda Trail, integral to Alameda's future trail system, plans for the site should include a Class I bikeway, and should consider the possibility of a future transit route through the site.

The Belt Line Spur along the south side of Ralph Appetzato Memorial Parkway between Main Street and Webster Street is also identified as an alignment for the Cross Alameda Trail. At approximately 66' in width, the site is wide enough to accommodate a Class I bikeway with additional room for passive rest stops, small recreational amenities, and planting. If transit is also included along this alignment, potential for other uses would be more limited.

Boatworks Park will be developed as part of an approved residential project, and will provide area for passive uses and estuary access. When Encinal Terminal is redeveloped, a portion of the site will become park and public waterfront access.

Mt. Trashmore, the former dump site on Bay Farm Island, could become passive open space and habitat, once issues related to its former use (methane gas and land settlement), are addressed.

Adjacent to the former Coast Guard Housing site is the Coast Guard Sports Fields site, a parcel which was formerly used for active sports and could be redeveloped for park use.

The North Loop Road parcel on Bay Farm Island may become available as part of a development agreement. This 12-acre site could accommodate a variety of active and uses, including soccer fields and Little League ballfields.

At Alameda Point, planning is occurring concurrently with this Urban Greening Plan. Presently, a number of sites on Alameda Point are in use as recreation facilities, including the Multi-Purpose Field, City View Skate Park, Main Street Dog Park, Main Street Soccer Fields, Hornet Soccer Field, and the Lexington Street Soccer Fields. It is assumed that these uses will either continue in their present locations, or will be accommodated at other locations. As Alameda Point develops, it will also need to accommodate some of the community-wide needs for parks and open space, as well as neighborhood parks for any residential development that occurs. As this Urban Greening Plan will likely be completed prior to completion of the plans for Alameda Point, park and recreation facilities on the Point will be discussed on a programmatic level rather than in reference to specific sites.

Figure 3.4 - Park Opportunity Sites

CHAPTER 4 - COMMUNITY NEEDS ASSESSMENT

COMMUNITY NEEDS ASSESSMENT

Several methods of garnering input were used to assess community needs and determine recreation demand in the City of Alameda. This include a telephone survey, community workshops and interviews with staff, key stakeholders and user groups. In June 2011, public workshops were advertised in the Alameda newspapers and on the City web site, and were held at two locations. Additionally, numerous City staff members, sports and aquatics participants, service providers and park users were interviewed regarding their facilities and recreation priorities and needs. Over 500 community members provided input for this Parks Improvement Assessment.

A - ALAMEDA COMMUNITY OPINION SURVEYS

Overview

In late 2010, four hundred (400) Alameda residents participated in a telephone survey, where they were interviewed about their park use patterns, perceptions, priorities and concerns. The survey was also advertised and maintained in on-line form on the City's web site, to provide an opportunity for other interested residents to express their thoughts regarding the park system. The survey's primary objectives were to explore current perceptions about Alameda's recreation and park system, investigate the desirability of a number of proposed improvements or additions to the system, and measure the willingness of residents to support these changes. Other objectives included exploring preferences about park-related strategy options for Alameda Point, and assessing attitudes toward local activities associated with community gardening.

The surveys, including Synopsis of Results, Graphic Summary, and Text of Responses to Open-Ended Questions are included as Appendices to this Urban Greening + Parks Improvement Assessment.

General Research Objectives

The general research objectives of the Community Opinion Survey included:

- Determine overall frequency of Alameda park system use
- Gauge perceptions about Alameda's existing recreation and park system
- Assess the desirability of specific recreation and park improvement options
- Determine recommendations about Alameda Point
- Assess interest in activities related to community gardens
- Identify any differences related to respondent background characteristics

Methodology

A telephone survey was conducted from February 17 to March 12, 2011. The average interview took between 14-15 minutes to complete. Most interviews were conducted between the hours of 4pm and 9pm on weekdays, and 10am-5pm on weekends. Adults 18 years and older, living within the City of Alameda boundaries in either zip code 94501 or 94502, were asked to participate in the survey. A total sample of 400 interviews were completed in order to derive a statistically accurate representation of the community.

Weights were applied to the data to account for sample imbalances. With weighting, the survey's precision was slightly reduced. The survey's margin of error, at 95% confidence, was plus or minus 5.7%; at 90% confidence, it was plus or minus 4.8%.

In June, 2011, the city posted a follow-up Internet survey, using the 74 questions from the telephone survey. Between the 6th and 25th of June, 25 residents participated in the on-line survey. While the telephone survey sample was representative of the community, the online sample is comprised of a self-selected group. Although not a statistically valid sampling, the responses to the on-line survey provided additional insight into park users' perceptions, concerns and priorities.

In the following summary of findings, the results of statistically valid telephone survey are discussed at length, and the results of the on-line survey are discussed in a separate paragraph at the end of each section.

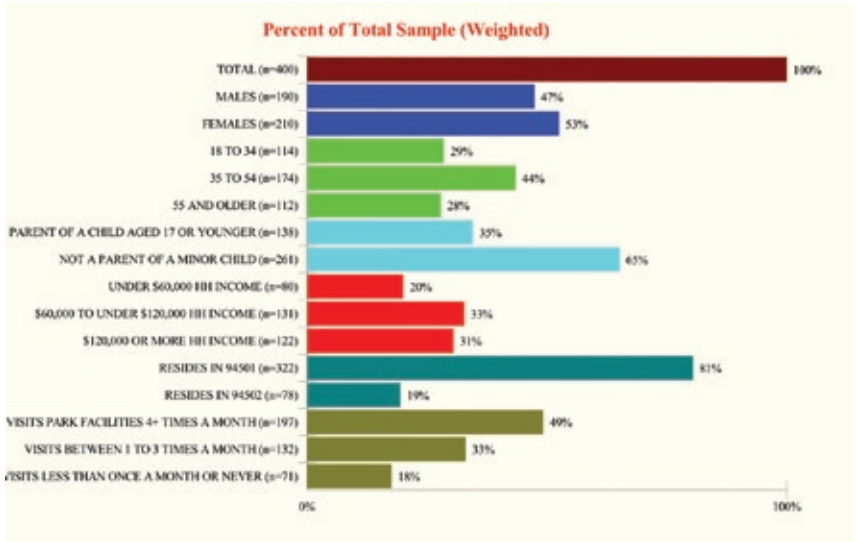
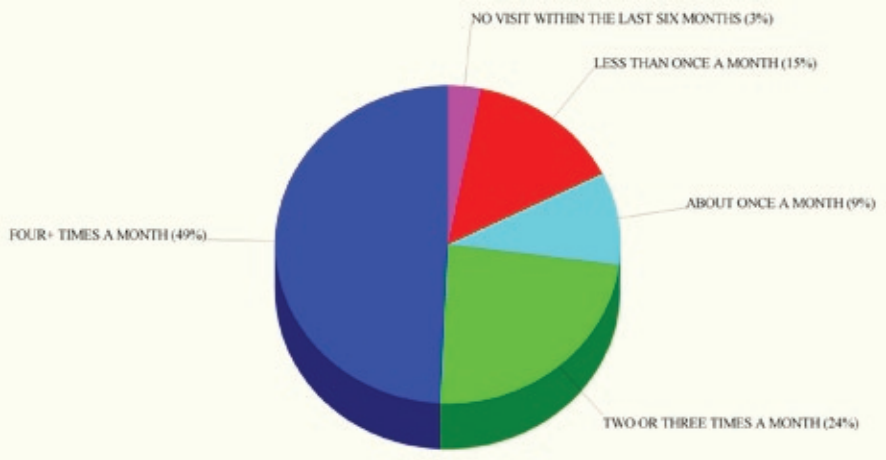


Figure 4.1 - Telephone Survey Sample

Summary of Findings

In general, the telephone survey indicated that perceptions about Alameda's existing recreation and park system are favorable and the Alameda parks system (primarily its trails, nature areas, parks and playgrounds) is used frequently by a high percentage of those surveyed. Improvements related to open space emerged as the leading choice among respondents. Suggested improvement options to the park system generating the most favorable interest ratings – creating natural open space, expanding the city's walking and jogging trail system, providing an indoor aquatic center, and creating community gardens in public parks – were also the most likely to be favored for additional funding. Additionally, slightly over half of respondents said they would recommend "high priority" be given to open space and nature areas and to a waterfront promenade and park along the Seaplane Lagoon. The respondents most drawn to open-space-related improvements tended to be frequent park users and more affluent, while those interested in recreation-based community facility improvements were more likely to be female, middle-aged, and with children. Those attracted to improvements related to competitive or team sports improvements were more likely to be younger and with children. There was general support for, and interest in, activities related to community gardens.

The respondents to the on-line survey were more likely than those in the telephone sample to be female, a parent or guardian of at least one child, and frequent park users. Their responses were similar to those of the telephone survey in terms of perceptions of the parks, with a higher emphasis on open space and trails, habitat, community gardens and fenced dog parks.



Frequency of Alameda Park System Use

Respondents were asked to identify which Alameda recreation and park facilities, from a total of 12 categories, they had visited within the last 6 months. In general, it appears that a high percentage of respondents use the Alameda park system quite frequently, and that its nature areas and open spaces - trails, shoreline, parks, picnic areas, and playgrounds receive the most use. Approximately half (49%) said they were currently visiting Alameda park facilities "four or more times a month," while one quarter (24%) reported "two or three times a month" and 24%, a lower rate. Of the 400 respondents:

- Nearly nine in ten (87%) indicated they had recently visited Alameda's public shoreline or other natural areas; 84%, a city park; and 79%, a city walking and jogging trail. These visiting rates were significantly higher than others.
- About half reported visiting a city playground (51%) or a city picnic area (50%). Slightly fewer (42%) had been to any of the city's public athletic fields.
- About one in four claimed to visit a city dog park (27%), a city recreation center or senior center (26%), a city tennis court (25%), or a city basketball court (23%). Significantly fewer had visited a city pool (16%) or the Alameda Point Gymnasium (8%).

Among those averaging four or more monthly visits, 97% said they had been to the city's public shoreline or other natural areas; 92%, to a city park; and 90%, to a city trail. Between five and six in ten had visited one of the city's picnic areas, playgrounds, or athletic fields. Between three and four in ten had visited one of the city's dog parks, tennis courts, or basketball courts.

Frequency of visiting varied significantly by age, parental status, and household income. On average, younger to middle-aged (18 to 34) were 1.4 times more likely than those aged 55 and older to report visiting "four or more times a month". Parents with children aged 12 or younger were more likely than others to visit frequently, as well; among this group of 113 respondents, 58% reported visits "four or more times a month". And, those in the most affluent income category ($120,000 or more annually) were 1.8 times more likely than those in the least affluent one to report a high visiting frequency.

84% of on-line respondents had visited Alameda park facilities four or more times a month. 100% of those respondents had recently used Alameda's public shoreline or other natural area, and in all other categories except tennis courts, on-line respondents also had higher rates of park use than the telephone survey respondents. This indicates that those responding to the on-line survey were mostly park system enthusiasts.

Perceptions About Alameda's Existing Recreation and Park System

Respondents were asked to describe the factors contributing to a good community park system. One in four (24%) cited the cleanliness of facilities; 18%, that they are well maintained; 18%, the presence of natural open-space; 17%, the park system's overall safety; and 14%, its accessibility. 36% of factors cited related to general attractiveness. Three in ten responses said natural open space, beach areas, or trails were attributes of a good park system; 18% cited children's areas, and another 18% cited accessibility. One in ten (11%) cited the presence of fields or courts as a factor.

Overall, perceptions about Alameda's existing recreation and park system were favorable. A total of 74% of respondents rated the existing overall quality as "much better than average" or "slightly better than average," including 38% who rated it "well above average". Asked to name, unaided, the one most desirable physical improvement to the Alameda park system, there was no consensus on any one set of recommendations – a favorable result, since no serious problem areas were identified in their set of responses (9% wanted more emphasis on landscape maintenance, 7% wanted more walking or biking trails, 7% for bathroom maintenance, 7% for additional swimming pools, 5% for more athletic fields, and 4% for more dog parks).

Asked to identify the most liked characteristic of Alameda's recreation and park system, accessibility stood out as a top characteristic, among both more frequent and less frequent park users, with 25% of respondents. 18% reported the abundance of parks; 10% its well-maintained state; 9% the variety of activities or facilities; 8%, the inclusion of natural open space; 8%, their cleanliness; 7% their family-friendliness; and 7%, their safety.

On-line survey respondents were most likely to identify the availability of natural open space, the good variety of activities and facilities, safety, family friendliness and good maintenance as what a good park system should have. They rated overall quality and safety of Alameda's parks similarly to the telephone respondents, although their perceptions about maintenance of the parks was somewhat lower than those of the overall survey sample. The highest rankings as to their most liked characteristic of Alameda's Recreation and Park system were the abundance of city parks, accessibility, availability of playgrounds, and the availability of natural open space.

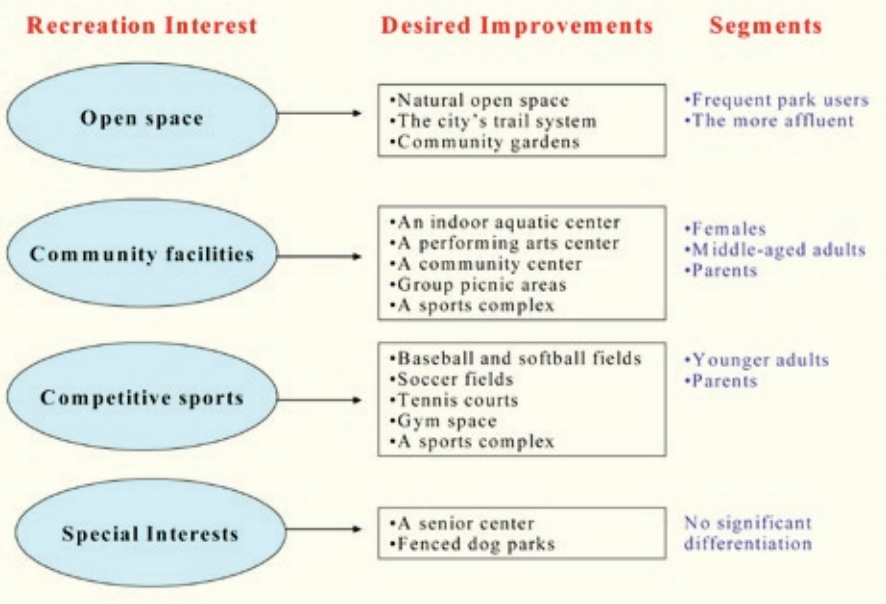
Desirability of Specific Recreation and Park Improvement Options

Asked to rate their degree of interest in 15 park system improvement options, six in ten respondents reported being "very interested" in either creating natural open space or expanding the city's walking and jogging trail system. About half were "very interested" in two other options: providing an indoor aquatic center and creating community gardens in public parks.

When then asked whether they would "favor", "be neutral to", or "oppose" additional funding to support these options, the four improvements generating the highest levels of support – creating natural open space, expanding the city's trail system, providing an indoor aquatic center, and creating community gardens – were also those most likely to be favored for additional funding. The results showed a strong correlation between improvements respondents rated as "very interested" in and between those they rated they would "favor" for additional funding. In general, middle-aged respondents, parents, the more affluent, and those visiting Alameda park and recreation facilities at least four times a month all exhibited a higher propensity than others to say they would "favor" additional funding for any of the options.

Many of the improvements tended to be rated similarly by respondents. These "groupings" suggest that four motivating factors drive interest in Alameda park and recreation improvements:

- 79% of respondents were "very interested" in either natural open space, the trail system or community gardens, suggesting a common interest in open-space-related activities.
- 77% were "very interested" in at least one of five related improvements in recreation-based community facilities: an indoor aquatic center, a performing arts center, a community center, group picnic areas, or a sports complex.
- 46% were "very interested" in either baseball or softball fields, soccer fields, tennis courts, gym space, or a sports complex, indicating a motivation around competitive sports.
- Another 36% were "very interested" in either a senior center or dog parks, suggesting a common "special interests" factor.



On-line survey respondents were most likely to cite the need for more walking or bike trails. Similar to the telephone respondents, they were "very interested" in creating open space and improving the trail system, and would "favor" additional funding to support those efforts.

Recommendations About Alameda Point

Respondents were asked to judge the level of priority the city should give to five different park development strategies for Alameda Point. Strategies relating to open space and nature areas, as well as a waterfront promenade and park along the Seaplane Lagoon received the highest percentages of "High Priority" ratings, with 54% and 53% of respondents, respectively. A slightly lower percentage (46%) rated an indoor aquatic center as "high priority" and 42% also rated offering opportunities for community gardens and urban farming as "high priority". Those with children were significantly more likely than others to react favorably to a waterfront promenade and park and an indoor aquatic center.

When respondents were asked to recommend, unaided, a single best strategy for Alameda Point, a variety of solutions were provided, and no clear consensus emerged. In total, 28% offered open-space-related recommendations (natural areas, a nature habitat, walking and hiking trails, or campgrounds), while 19% suggested some type of development.

On-line survey respondents gave a higher priority to open space and nature areas at Alameda Point, and a lower priority to an indoor aquatics center than did the telephone respondents. As to the best strategy for Alameda Point, they were most likely to suggest city park space, walking or bike trails, and nature habitat.

Interest in Activities Related to Community Gardens

There was general support for, and interest in, activities related to community gardens. Over half of the respondents (57%) reported "definite interest" in at least one of the three top-ranking garden activities asked about in the survey (actively participating in a community garden activity, working with children in a community garden, or helping decide what to plant). And, many were already engaged in some kind of garden activity; 43% said they currently grow some type of food in an at-home garden.

On-line respondents were more than twice as likely as telephone respondents to grow food in an at-home garden, and were slightly more likely to belong to a community garden. They were more likely than their telephone survey counterparts to show interest in community garden management, composting information or classes, and information on how to cook what you grow.

B - STAKEHOLDER INPUT

In addition to the community survey, stakeholders were interviewed for their input regarding community needs. Alameda Recreation and Parks Staff, including management as well as facility staff, provided detailed information as to the current demands on fields and facilities, on current program capacity, and on programs and facilities which have been requested by the community, but are not currently provided by ARPD. Interviews were also held and input gathered from participants in various sports programs, including field sports, aquatics and gym users. Stakeholder input is summarized as follows:

Aquatics: Aquatics is an important component of the Alameda culture and was a key amenity in its history. An indoor aquatic center would be beneficial as the city weather is in the 70's during the cool summers.

Class schedule and finances are barriers to participation, as is lack of pool space and lack of facilities. Interviewees indicate that interest and participation is increasing. There is a general lack of pool time available city-wide for any program or swim club to expand. Year round swimming opportunities are desired.

The priority pool feature needed is a pool deep enough for diving during practices and competitions, and second priority is a larger pool with 12 lanes (50 x 25 meters). Non-pool features needed are larger locker rooms and larger office.

Field Sports: There are never enough sport fields. There is no tournament facility and no artificial turf. There are 2 football teams in town, a large soccer and Little League participant base and very limited field availability. There is limited access for baseball. There are infrastructure issues in supporting all of these field uses and the extended seasonal play.

Gymnasium: There is limited gym availability at Alameda Point Gym for youth basketball programs. The major limitation is gym space. Facility use fees for school gyms are becoming difficult to afford to maintain practice and play time for the 66 teams.

Teen Center: The City needs dedicated space to cater to teen needs to include fitness, dance, and computer lab.

Community Center: A multi-faceted complex (such as the Sillman Center in Newark) is desired. It could include a dedicated teen area, indoor pool, and dedicated program spaces (e.g. cardio & fitness).

Leisure Club: This special needs program for developmentally disabled residents has been in existence for 25 years, and is in need of funding for a specialized staff person in order to expand the program. There is currently not a full complement of classes and activities for this group.

Additional interviews were conducted with participants in urban agriculture and community gardening activities, as part of the overall Urban Greening Plan. Community gardens emerged as a significant desirable use in the City's parks, where space, sun exposure and access allow. Urban agriculture and community gardening is discussed in depth in the Alameda Urban Farm and Garden Plan that is being prepared concurrently with this Parks Improvement Assessment.

Stakeholder interviews were generally in line with the conclusions of the community survey, pointing to the highest desire and need for the following elements:

- Aquatics facility, preferably indoors, with competition and recreation pools,
- A community sports complex, including 2 to 3 synthetic soccer fields for extended playability, an additional 90' diamond baseball/softball field, and a concession/rest room building,
- A community center, including a large meeting space, teen recreation center, and dedicated day care space.

Additional desires that were identified in the stakeholder interviews were:

- Expanded trail and open space systems
- Additional dog park
- Amphitheater

- BMX area
- Sand volleyball
- Bocce complex
- Soccer fields
- Fitness course

C - COMMUNITY WORKSHOPS

Two community workshops were held in June 2011. They were advertised on the City web site, by email and posters, and in the local newspapers. The workshops were held at two locations in Alameda, Leydecker Park and Mastic Senior Center. The workshops began in an open house format, with interactive displays pertaining to each of Alameda's existing parks. Workshop participants were given the opportunity to record comments, observations and recommendations on any of the City's existing parks or recreation facilities. After a presentation by the consultants, workshop participants broke into groups and engaged in a visioning exercise for the programming and conceptual design of the Belt Line Park site, for programming alternatives for future parks on Alameda Point, and considering options for urban agriculture and community gardening.

The exercises pertaining to the Belt Line Park site and Alameda Point shed additional light on community priorities. There was strong interest in urban agriculture and community gardens as part of Belt Line Park as well as on Alameda Point. Generally, a mix of uses was desired at the Belt Line site, to provide for a range of recreation opportunities which could include a community center in a pastoral setting. Alameda Point is seen as more appropriate for active or intense uses such as a sports complex and aquatics center.

Workshop materials, participant comments, and examples of the results of the table exercises are included as an Appendix to this Urban Greening + Parks Improvement Assessment Document.

CHAPTER 5 - GOALS AND STANDARDS

PARK GOALS AND STANDARDS

Alameda has a well used and well loved park system. Alameda's Recreation and Parks Department (ARPD) offers a wide array of facilities and services. A high percentage of Alameda residents are frequent park users, and most have positive perceptions of their parks. In order to continue to meet the needs of Alameda's residents, and to maintain those positive perceptions, the City must establish clear goals and standards for their park and recreation facilities. Standards are derived national standards and comparable standards in surrounding communities. However, the standards have been evaluated and adjusted to account for the unique use patterns, needs and desires of Alameda's residents, and the characteristics and resources of the City.

Acreage

California cities typically strive to meet acreage standards of 3 to 6 acres per 1,000 residents. Under the state's Quimby Act, cities have the right to require new development to contribute land or funding to provide a minimum of 3 acres or parkland per 1,000 new residents. The City currently provides approximately 2 acres of park and recreation space per 1,000 residents (not including the 325+ acre Chuck Corica Golf Complex). As the population grows and Alameda is further built out, it is appropriate to set 3 acres per 1,000 residents as the City standard. As Alameda Point develops, new residential development should provide 3 acres of neighborhood park per 1,000 new residents. Aside from Alameda Point, there are limited sites available within the City for development of new parks. There have been, however, a number of sites identified that can allow the City to meet the standard of 3 acres per 1,000 total population over time.

Although at 3 acres per 1,000 residents, the overall acreage for City parks would only meet the minimum acreage established in the Quimby Act, it is more than adequate when other factors are taken into account.

Park & Open Space Acreages	Current population: 72,500	With Alameda Point Build-out: 77,000	2030 population (projected): 80,000
Existing, per ARPD **Total: 141.6 acres**	1.95 AC / 1,000	1.84 AC / 1,000	1.77 AC / 1,000
Alameda Point Soccer Fields (Not including Main Street (3.5 acres) or Hornet (2 acres)) 2nd Street: 3.5 acres **Total: 145.1 acres**	2.0 AC / 1,000	1.9 AC / 1,000	1.8 AC / 1,000
Planned parks Beltline: 22 acres Boatworks: 2 acres Sub-total: 24 acres **Total: 169 acres**	2.3 AC / 1,000	2.2 AC / 1,000	2.1 AC / 1,000
Proposed parks North Loop Road Park: 12 acres Coast Guard Sports Fields 12 acres Encinal Terminal: 6 acres Mt. Trashmore: 20 acres Sub-total: 46 acres **Total: 219 acres**	3.0 AC / 1,000	2.8 AC / 1,000	2.7 AC / 1,000
Future Alameda Point Parks Neighborhood Parks and Community Sports Park: 55 acres **Total: 274 acres**	3.8 AC / 1,000	3.6 AC / 1,000	3..4 AC / 1,000

Note: Does not include future passive regional parks at Alameda Point, or Chuck Corica Golf Complex.

Figure 5.1 - City Park & Open Space Acreages

- East Bay Regional Parks District (EBRPD) currently operates the 80-acre Crown Beach area along the southern shoreline of Alameda. When Alameda Point is developed, at least an additional 145 acres of open space will be provided for passive uses. This would bring the projected park acreage to over 6 acres per 1,000 residents at the year 2030. Immediately south of the City, the Martin Luther King, Jr. Regional Shoreline provides over 700 acres of additional open space available to residents. It should be noted that passive open space for hiking and walking is expressed by the community as their highest priority.

Figure 5.2 - Regional Parks

Park & Open Space Acreages - Special Use, Non-City-Owned, and Adjacent to City	
Chuck Corica Golf Complex	325 acres
Robert Crown Memorial Beach	80 acres
Alameda Point Proposed Passive Open Space (min.)	145 acres
Total:	550 acres

Figure 5.3 - Other Park & Open Space Acreages

- As an island community, Alameda promotes shoreline access, providing shoreline trails wherever possible. Portions of this trail access do not fall within the park acreage calculations, although the trails serve as recreational facilities for walking, jogging, biking, and passive enjoyment. Additional trail segments, separated from vehicular traffic, are found throughout the island, further augmenting the City's recreational facilities.

- Given the distribution of Alameda's parks and the City's flat topography, virtually all of Alameda's population is within easy walking distance of a park or open space facility.

GOAL: Alameda should provide a minimum of 3 acres of neighborhood and community park per 1,000 residents.

Figure 5.4 - Park Locations

Access and Service Areas

Alameda's parks are focal points and social centers of the neighborhoods. Residents tend to identify their neighborhoods by their local park. Most Alameda residents are within a five minute walk (¼ mile), of an existing or planned local park, with the exception of some portions of the East Central and East End areas. According to the 1990 General Plan, 95% of the City's children live within 3/8 mile of a park. When trail connections are considered, an even higher proportion of the City is within easy walking range of a recreational open space.

GOAL: All Alameda residents should be within a 5-minute walk of a park, open space or trail.

Figure 5.5 - Parks, Trails, and Park Service Areas (1/4 mile)

SPORTS FIELDS

Alameda has an active field sports community. Multiple youth and adult leagues participate in baseball, softball, soccer and other field sports. The Sports Fields Standards Table to the right shows the number of fields operated by ARPD, as well as those fields located on Alameda Unified School District (AUSD) property used by Alameda leagues. The table shows the existing ratio of fields to population, at the current population of 72,500 Alameda residents. It also shows the recommended standard for the City of Alameda based on the Community Needs Assessment, current use patterns and comparable communities' standards. "Diamond fields" include softball and baseball fields for youth and adults, including both 60' diamonds and 90' diamonds. "Rectangular fields" include both youth and adult sized fields which are used for soccer, football, rugby and/or lacrosse.

City sports fields operated by ARPD as well as AUSD fields are shown on the following maps, which also indicate a 1/2 mile service area for each field. The maps illustrate that sports fields are generally well distributed throughout the City, with most residents being within ½ mile of a sports field.

The number of fields, however, is not adequate to meet the current needs of those who wish to play field sports, even when Alameda Unified School District fields are included. As the fields are generally distributed among the neighborhoods rather than being

RECOMMENDED SPORTS FIELDS STANDARDS

Sports Facilities	Existing ARPD Fields	AUSD	Total Available Fields	Existing Ratio (including ARPD & AUSD)	Existing Ratio (including only ARPD fields)	Recommended Standard	Recommended Service Area
Diamond Fields	**19**	6	**25**	**1:2,900**	1:3,800	**1:2,600**	½ mile
Rectangular Fields	**15**	4	**19**	**1:3,800**	1:4,800	**1:3,000**	½ mile

Notes:

1. *"Diamond Fields" includes softball and baseball, 60' & 90' diamonds.*
2. *"Rectangular Fields" includes both adult and youth sized fields, which may be used for soccer, football, rugby and/or lacrosse. They include fields overlaid on diamond outfields. Assume that 1 synthetic field is equivalent to 1.5 turf fields due to increased usage time.*
3. *Assumes current population of 72,500.*

SPORTS FIELDS SHORTFALLS

Sports Facilities	Recommended Standard	Total Fields	SHORTFALLS	Current Population 72,500	Alameda Point Build-out Population 77,000	2030 Population 80,000
Diamond Fields	**1:2,600**	**25**		**3***	**5**	**6**
Rectangular Fields	**1:3,000**	**19**		**5**	**7**	**8**

* *Diamond Field shortfall includes 90' diamonds for adult league play.*

consolidated into a community sports complex, there is a lack of facilities suitable for tournament play, and families with more than one participant must drive to various locations for games. There is currently a shortfall in the number of rectangular fields, which will increase when several of the Alameda Point fields are taken off-line for development. There is also a shortage of diamond fields, including an identified need for at least one additional regulation 90' baseball diamond for adult league play. As Alameda's population increases, the shortage of fields will also increase unless new fields are built.

GOAL: Alameda should provide diamond fields at the rate of 1 field per 2,600 residents, in a range of sizes to accommodate play from Little League, to softball, to adult hardball.

Figure 5.6 - Diamond Fields with 1/2 mile Service Areas

GOAL: Alameda should provide rectangular fields at the rate of 1 field per 3,000 residents, in a range of sizes to accommodate youth and adult soccer, football, rugby and lacrosse.

GOAL: Alameda should consolidate sports fields to provide a community sports facility with competitive fields and concession areas to facilitate tournament play.

Figure 5.7 - Rectangular Fields with 1/2 mile Service Areas

BUILDING FACILITY GOALS AND STANDARDS

The Alameda Recreation and Parks Department (ARPD) provides programs and services to all Alameda residents from toddlers, tiny tots, youth, and teens to adults and active seniors. ARPD also has many partners in providing recreational and educational programs to the community, such as the Alameda Unified School District (AUSD) and the Boys & Girls Club.

The backbone of the City's recreation system is its park facilities, which cultivate the character and ambiance of their respective neighborhoods in the Island City. The City's first three recreation buildings – McKinley, Washington, and Lincoln – were built in the early 1900s. Since then ARPD has been steadily increasing both its community parks and its recreation facilities, adding new facilities approximately every 10 years through the 1980s.

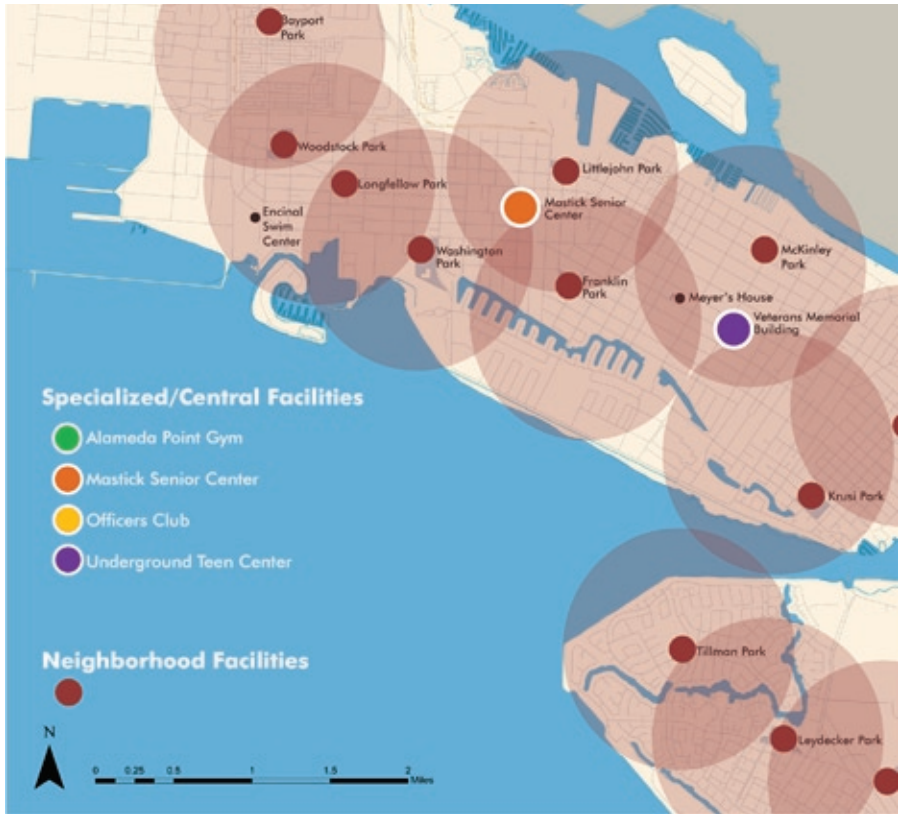


Figure 5.8 - Facilities Map

Facilities Assessments

ARPD's current facilities were assessed based on documents and information provided by the City, and on ARPD staff-guided tours of each facility in the summer of 2011. The facilities not included in the assessment study included the Krusi Park building (a replacement project is underway); the Alameda Theatre; the model airplane field; the golf complex; and the City's and School District's aquatics facilities, which were the subject of a separate recent assessment study.

ARPD's facilities are generally well maintained. However, many are showing their age, and in many cases are in need of refurbishment and code upgrades. There are significant opportunities to improve facilities systemwide to meet current accessibility guidelines and standards. Facilities such as the Alameda Point Gym and the Officers Club are candidates for major renovation of building envelopes and major systems.

More detailed assessment findings and recommendations for each facility are provided in the chapter on Existing Conditions.

System Analysis

The City's current recreation service model has smaller neighborhood facilities providing recreational services to their local communities, and larger specialized facilities providing citywide services.

- Neighborhood facilities are a network of small buildings located in parks throughout the city. These facilities are convenient and well located within their communities. They support local community services such as preschool program, after school programs, community recreation classes, and summer youth camps. These facilities provide excellent community access due to their

citywide distribution. They are only staffed when programs are being offered and can be operated independently on a per program basis.

- Specialized facilities have a citywide reach, focusing on specific client and/or program types. The Mastick Senior Center – the only ARPD facility with full time recreational staff – is centrally located and offers community-wide recreational programs. The Underground teen program at the Veterans Memorial Building operates during after-school hours. The Alameda Point Gym hosts organized league and recreational court uses.

In partnership with AUSD, the City offers aquatics programs at Encinal High School and Alameda High School. The aquatic facilities were recently assessed in a separate study, which recommended significant improvements or replacement of both. The City recently made the policy decision not to build or refurbish its own aquatics facilities, but to continue to provide aquatic programs through ongoing or new partnerships.

In the analysis of the services and facilities offered and operated by ARPD, several things became clear:

- The neighborhood facilities provide efficient and accessible space that supports preschool programs, after school programs, summer camps, localized recreation programs, and community space.
- The Mastick Senior Center provides excellent programs and services to seniors as well as a small amount of general community programming.
- The Alameda Point Gym and the Officers Club are unique links to the character and history of Alameda, but in their current condition the facilities limit recreation programming.
- The Underground Teen Center program is limited by its current location.
- There is a need for a centrally-located community center that supports citywide multi-generational recreational programming and services.

System Goals

To guide the recommendations for the Improvement Assessment for facilities, the City established system goals that included:

- Maximize existing resources – where possible, reuse existing City buildings rather than build new;

- Maximize partnerships – in order to provide efficient and sustainable services, continue to leverage partnerships for both recreation programs and facilities;

- Maximize revenue – consider cost recovery opportunities, design flexibility, independent use, and opportunities for rentals and revenue generation; and

- Maximize efficiency – reduce operational duplication and provide services, programs, and facilities as efficiently as possible.

These goals helped shape and evaluate the potential facility development scenarios, and form the foundation of the recommended facility development strategy.

CHAPTER 6 - RECOMMENDATIONS

A - PARKS RECOMMENDATIONS

1 – Preserve and Enhance Existing Parks and Facilities

Alameda is well served by its network of neighborhood parks. Maintenance, upkeep and improvements over time are essential for preserving infrastructure, and for continuing to provide functional, inviting and attractive parks.

- Assign high priority to maintenance and renovation of existing parks and facilities, as described in the Existing Conditions Chapter recommendations.
- Monitor existing parks on a regular basis and identify those sites that require repair, renovation and/or improvements.

2 – Develop Additional Park Acreage

Because Alameda is largely built out, opportunities to create additional parks are limited. A number of sites have been identified that can be developed as City parks. If all of the following sites are developed, over time, the City can meet the goal of 3 acres per 1,000 residents.

- Develop proposed park sites to increase the City's park acreage.

  Beltline Park - This 22-acre site is centrally located, and large enough to accommodate both active and passive recreation, urban agriculture and/or community gardens, and a recreation facility such as a community center.
  Boatworks Park - This 2-acre site at the Estuary shoreline between Oak and Elm Streets has been entitled as part of an adjacent residential development. It will accommodate mostly passive uses, but will also include water access for non-motorized water craft.

- Monitor opportunities to develop potential park sites to increase the City's park acreage.

  North Loop Road Park - This 12-acre site on Bay Farm Island could be developed for active or passive uses, and is large enough to accommodate several sports fields.
  Encinal Terminal - This mixed use development will include public park land, and provide public access to the Estuary Shoreline around the perimeter of the site.
  Mt. Trashmore - This 20-acre former garbage/landfill site at the Estuary Shoreline on Bay Farm Island could be developed for passive uses and habitat. Park development is constrained by the issues associated with the site's prior use, including the ongoing risk of methane leaks and ground settlement, however, a number of similar sites around the bay have been successfully converted to passive use parks.

  Former Coast Guard Housing Park Site - This site along Mosley Avenue was at one time used for active sports, and could be redeveloped for such use, including both diamond and rectangular fields.

- Future Alameda Point Parks

  The largest developable land area in the City, Alameda Point is the most suitable location for large passive parks and the only possible location for an active sports complex. As the residential component of Alameda Point develops, it is recommended that the City require 3 acres of neighborhood and community park for each 1,000 new residents. Alameda Point is also anticipated to be the location for significant amounts of passive parks, which in some instances may be operated by East Bay Regional Park District.

- As infill and new development occurs, explore opportunities to collaborate with private developers to create pocket parks and neighborhood parks in association with those developments.

- Continue to enhance partnerships with East Bay Regional Park District (EBRPD), and the California Department of Parks and Recreation (the State Park system) to develop and manage parks, enhance access to parks and open space, and to acquire additional parkland. This is particularly appropriate given the high interest expressed in the Community Surveys in open space for hiking and walking.

- As new park acreage is developed, allocate funds to increase the ARPD's maintenance budget commensurate with the increased maintenance needs.

3 – Improve Access for All Residents

Alameda has well distributed parks, and a network of trails, particularly along the water. Although most residents are within ¼ mile of a park and 95% of the City's children live within 3/8 mile of a park, residents of some areas, particularly the East End and East Central areas, are farther removed from park facilities.

- Develop identified park sites in areas that are currently underserved (e.g. Boatworks Park, Beltline Park)
- Improve and expand the City's trail system to provide recreational opportunities and improve access to parks and shoreline.
- Expand access to Alameda's shoreline wherever feasible.
- Where separated trails are not feasible, improve on-street connections to be pedestrian and bicycle-friendly green streets.
- Continue to upgrade parks to ADA standards to ensure accessibility for all.

4 – Design and Site New Neighborhood Parks to Maximize Access and Use

Alameda's parks have long served as neighborhood focal points, and recreational and social gathering spaces. Any new park, whether a City-initiated project or built in conjunction with a private development project, should maintain those qualities. The result should be an integrated park system which meets the needs of the overall community and the identity of individual neighborhoods that the parks serve.

A neighborhood park provides a social focus and recreational activities for local residents. It may have a special feature that attracts users from a wider area (e.g. a recreation center, or shoreline access). A small neighborhood park may serve as a recreational or social space, focal element, and "community front yard," but may also include active recreation uses, where appropriate and feasible.

- A park should serve multiple user groups. It should accommodate active and passive uses, individuals and groups.
- A park should be sited with frontage along public streets on at least one side, and preferably on more than one side. Rear and side yards adjacent to a park should be minimized. Where homes back onto a park, use landscaping to create a buffer.
- A park should be visible from public rights-of-way. Visual access makes a park feel public, and improves safety. A parks should feel welcoming to the public. If a park is not clearly visible from public rights-of-way (e.g. a waterfront park behind a residential or commercial development) signage should clearly direct people to the park and entry features should be provided to identify the park as a public space.
- A park should be linked to the pedestrian and bicycle circulation system, to enhance access. Bicycle racks should be provided. A neighborhood park should be accessible to residents without crossing arterial streets.
- A neighborhood park should accommodate active and passive recreation, as well as social gathering. Active uses may include multi-use turf areas, youth sports fields, or sport courts. Lighting for night use may be considered if it does not interfere with residential uses. Passive recreation may include turf areas for informal play, a community garden, or a pathway system for walking and jogging. Social spaces may include family picnic areas, with shade structures and wind protection.
- A neighborhood park should serve multiple user groups, including children, teens, adults and seniors. Separated play areas for pre-school and school aged children should be provided, with appropriate seating areas. Walking paths and benches with backs should be provided to accommodate seniors.
- Consider collocating parks with schools to maximize uses, efficiencies and partnership potentials.
- A smaller neighborhood park may emphasize small group and individual activities. It should serve more than one user group. A small park should accommodate children's play, whether with a play structure or with an informal turf area where children can run. A small park should contain an element of small scale active recreation, e.g. a specialty sport such as bocce or a turf area for informal play. It should also provide amenities for seniors, such as benches with backs.
- A park should contain a focal element, such as a shade pavilion, interpretive feature, public art, or a specimen tree.
- Amenities including benches, drinking fountain, bike racks, and trash receptacles should be provided.

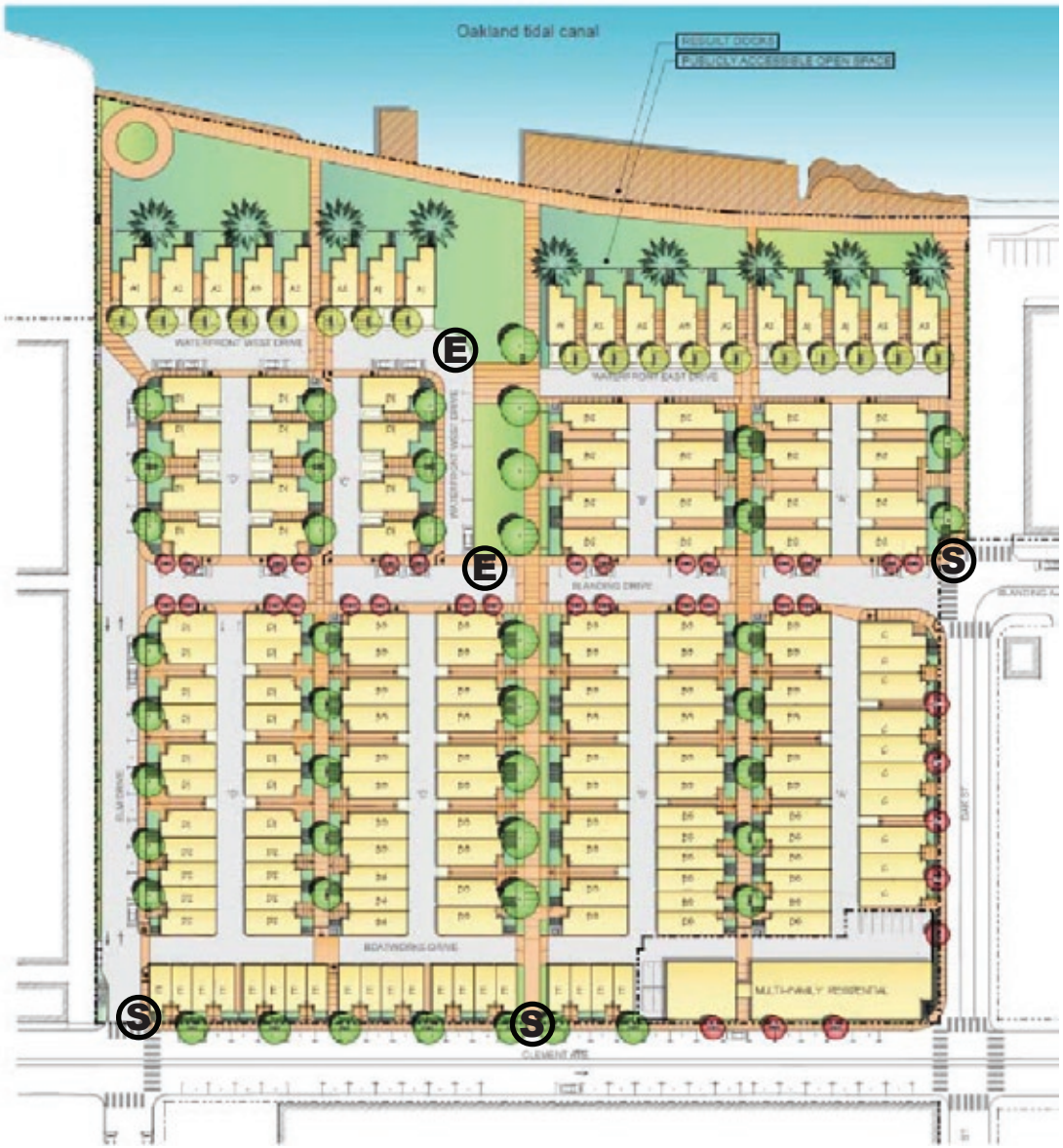
The graphics on the following pages illustrate design considerations for neighborhood parks.

5 – Provide Additional Sports Fields

As Alameda's population grows, its current shortage of sports fields will be increased. By the year 2030, the projected population of 80,000 will result in the need for six (6) more diamond fields than exist currently, and eight (8) more rectangular fields. There is also a need to develop and cluster competitive field uses in order to accommodate tournaments. Additionally, the year-round need to keep sports fields in use and the need to control maintenance costs would be best addressed with the development of competitive synthetic turf fields.

A comparison of current population and facilities to current demand and industry standards reveals an immediate shortfall of one (1) full-size baseball/softball field (90' baselines) and two (2) softball/Little League (60' baseline) fields, and five (5) rectangular multi-use turf areas to accommodate soccer, football, rugby, and lacrosse. This deficiency is projected to increase by an additional two (2) diamond fields and two (2) rectangular multi-use fields with the anticipated build out of Alameda Point. Based on review of current conditions, it is recommended to construct two to three all-weather fields immediately as well as one full-size baseball field to begin addressing the shortfalls.

NEIGHBORHOOD PARK CONCEPT



Recommendations for a Park Embedded in a Neighborhood

(Example: Proposed Boatworks Park)

- Provide adequate signage (**S**) at public streets to direct public to the park.
- Create permanent, prominent entry features (**E**) that identify the park as a public place.
- Ensure ADA access to the park.
- Provide adequate public parking.
- Create clear boundaries between public and private space.
- Ensure HOA funding mechanism for park maintenance.
- Provide amenities including benches, bike racks, and trash receptacles.
- Plant trees that will provide adequate shade canopy.

As described below, the identified potential park sites could provide sufficient space to meet these needs.

Potential Sites for Sports Fields

- Beltline Park - This site is already owned by the City, in a central location, and linked to the future Beltline Spur Trail. There is easy access from perimeter roads, although there is limited visibility of the total site from the perimeter roads. Parking must be accommodated on site. There is a need to buffer the established residential community from park use impacts. The linear shape of the site limits sports field configurations. The site will likely require soils remediation, which impacts cost and timing of development.
- North Loop Road Park – The property is not currently owned by the City. There is convenient access for Bay Farm Island residents, with easy access from North Loop Road, which could also accommodate off-site parking. There is good visibility along the length of the site from perimeter roads. There is a need to buffer the established residential community from sports impacts. The existing Kindercare facility divides the park site, and the linear shape of the site limits sports field configurations.
- Encinal Terminal – This site is not owned by the City. The ability to accommodate fields and the schedule of construction will be subject to the mixed use development's timing and approvals.
- Coast Guard Sports Fields Site – This property will be owned by the City. It has historically been used for active field sports. There is easy access and good visibility from the perimeter roads. It is readily accessible to residents of the western end of the island. It will not be contiguous with the developed Alameda community until redevelopment occurs.
- Alameda Point Neighborhood Parks – The City controls the property and planning process contingent on redevelopment of Alameda Point. Neighborhood parks in the redeveloped area are more likely to be used by local residents than by the overall Alameda community.
- Alameda Point Community Sports Park – The City controls the property and planning process. The site would be more accessible to residents on the western end of the island, and would not be contiguous with the developed Alameda community until redevelopment occurs. This is the only currently identified site large enough for a regulation 90' diamond ballfield. There is the opportunity to locate new fields in conjunction with the existing fields and Gym at Alameda Point, to develop active fields and facilities in other locations on the property, and/or to create partnerships with private development to build and operate facilities. Construction of fields would be subject to timing of redevelopment of Alameda Point.

POTENTIAL FIELD CAPACITY

Potential Site	Diamond Fields and/or	Rectangular Fields
Beltline Park	1-2 - 60' diamonds	2-3 youth fields
North Loop Road	3 - 60' diamonds	3-4 fields
Encinal Terminal		1 field
Coast Guard Sports Fields	1 – 60' diamond	2 fields
Alameda Point Neighborhood Parks	2 - 60' diamonds	2 youth fields
Alameda Point Community Sports Park	1-2 90' diamonds 1-2 60' diamonds	1-3 competition fields

Develop sports field facilities to meet the standard of 1 diamond field per 2,600 residents and 1 rectangular field per 3,000 residents.

- **Option 1** – Consolidate the majority of new sports uses into one sports complex
- **Option 2** – Develop majority of sports uses on both eastern and western ends of the community
- **Option 3** – Distribute sports uses throughout the community.

Sports Field Distribution Options		Beltline Park	North Loop Road	Encinal Terminal	Coast Guard Sports Fields	Alameda Point Neighborhood Parks	Alameda Point Community Sports Park
Option 1 Consolidate 1 complex	Rectangular Fields	1			2	2	3
	Diamond Fields	1			1		4
Option 2 Develop 2 complexes	Rectangular Fields	1	2		2	1	2
	Diamond Fields		2		1	1	2
Option 3 Distribute fields	Rectangular Fields	1	2	1	2		2
	Diamond Fields	1	2		1	1	1

	Option 1 *Consolidation at Alameda Point/Coast Guard Housing*	***Option 2*** *East-West Distribution – Loop Road & Alameda Point/ Coast Guard Housing*	***Option 3*** *Distribution – Loop Road, Beltline, Alameda Point and other sites*
Distribution	▪ Concentrates facilities at west end of island ▪ Most underserved areas are on eastern Alameda	▪ Distributes facilities to both ends of Alameda	▪ Distributes facilities throughout Alameda, although does not address gap in service areas
Costs	▪ Economy of scale – avoid duplication of concessions/ restrooms. ▪ Possible partnership with private entities or others	▪ Duplication of concessions	▪ Costs and construction can be spread over time ▪ Duplication of concessions & restrooms

OPTION 1

OPTION 2

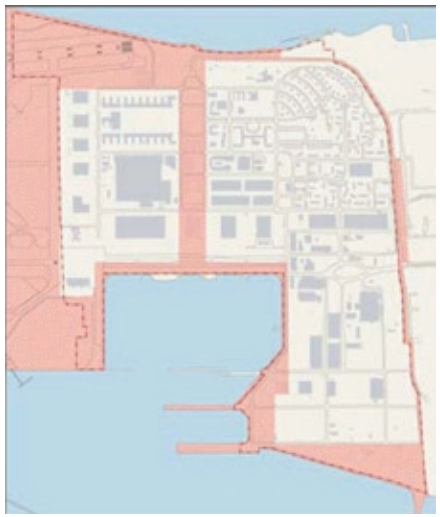
OPTION 3

	Option 1 *Consolidation at Alameda Point/Coast Guard Housing*	***Option 2*** *East-West Distribution – Loop Road & Alameda Point/ Coast Guard Housing*	***Option 3*** *Distribution – Loop Road, Beltline, Alameda Point and other sites*
Timing	▪ Timing on sports complex unclear pending Alameda Point development plans	▪ Loop Road Park may be constructed on accelerated timeline	▪ Beltline Park may need significant remediation - delays construction
Operations	▪ Achieves maintenance efficiencies		
Other	▪ Space is available, to be balanced with financial and other land use considerations ▪ Possible synergy with existing Alameda Point Multipurpose Field and private receational uses ▪ Could accommodate tournaments ▪ Public support for sports complex ▪ Concentration of visitors if tournament use	▪ Loop Road could satisfy soccer needs	▪ Possible conflict with transit corridor @ Beltline ▪ Neighborhood challenges @ Beltline ▪ Possible circulation issues @ Beltline

6 – Provide Additional Passive Open Space, Habitat Areas, Trails and Shoreline Access.

Access to natural open space and trails is the highest priority for Alameda residents. The City has already established a successful partnership with EBRPD and with the management of Crown Beach and the Shoreline Trail. The redevelopment of Alameda Point provides significant potential to provide enhanced habitat areas and increased open space. Much of the Northwest Territories' 215 acres may be protected as habitat area. Restrictions placed on Public Trust land allows these areas to be developed for open space, park and waterfront related uses.

- Continue to enhance partnerships with the East Bay Regional Park District (EBRPD), and the California Department of Parks and Recreation (the State Park system) to develop and manage parks, enhance access to parks and open space, and to acquire additional parkland.
- Continue to implement recommendations for the Cross Alameda Trail, and the City of Alameda Pedestrian Plan.
- Incorporate shoreline trails along the perimeter of Alameda Point and Coast Guard property as part of the redevelopment planning effort.
- Continue efforts to implement a waterfront trail between Sweeny Bridge and Grand Marina.
- Incorporate open space and habitat access into the redevelopment planning efforts for Alameda Point.
- Provide an active waterfront promenade along Seaplane Lagoon at Alameda Point.



Public Trust Areas

7 – Develop Beltline Park as a Community Park to Meet the Needs of a Cross-Section of the Community

The acquisition of the former "Beltline" Railroad property provides the City with the opportunity to develop a centrally located community park. At 22 acres, the site is significantly larger than other community parks in Alameda. The site is prominently located at the intersection of Constitution Way and Atlantic Avenue. Currently, views into the site are obstructed by vegetation. However, there is an opportunity for visual access into the park. The parcel has a long linear configuration.

Office buildings and associated parking lots form the northern boundary of the site. The southern boundary abuts an established residential community. The Food Bank Partnership is located at the western edge of the parcel. Auto access to the site would be limited to short segments on Atlantic Avenue at the western and eastern ends of the site. Auto access through adjacent neighborhoods should be discouraged. The proposed Cross Alameda Trail Corridor will cross the site and provide bike and pedestrian links to the community. An 85' corridor will need to be retained across the site to accommodate the trail and potential transit. The former Railroad property contains deteriorated infrastructure, including railroad tracks and accessories, and likely requires environmental remediation which will present challenges to park and urban farm use.

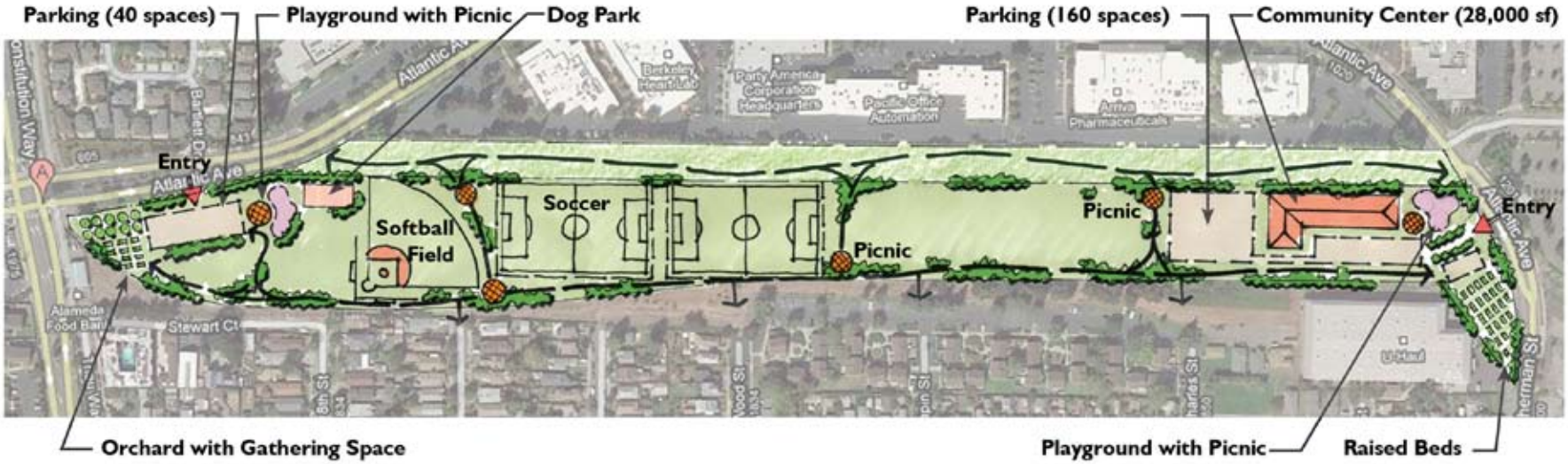
Options are beginning to emerge with regard to the development of the Alameda Beltline property. They all include community garden areas (also ranked highly by the public) and a number of potential variations of athletic fields and community center building configurations.

Through workshops and discussion with stakeholders for following guiding principles emerged:

- The western edge of the property should be developed for urban farming in partnership with the Food Bank. A community/demonstration garden might be developed at the east end of the parcel in conjunction with the community center.
- Residential areas should be buffered from active park uses. Local pedestrian access points should connect the park with neighborhoods.
- Access and parking areas should be developed at each end of the park with a looped pedestrian network linking the two ends.
- To "activate" such a large linear park it is important to provide a variety of uses of facilities that appeal to a cross-section of the community.
- The park should not be dominated by sports uses. It should provide family-oriented active and passive uses.
- Sustainable concepts should be seamlessly integrated and celebrated in the design.

The concepts on the next page illustrate two approaches to the development of Beltline Park.

PASSIVE USE



ACTIVE USE

Conceptual Options for Beltline Park

8 – Pursue Partnering Options for Providing Additional Facilities and Programs

With shrinking budgets and increasing demands, one effective means of providing additional parks, open space, facilities and programs is through partnerships with other public entities and private organizations. Alameda has several successful examples of this approach, including partnerships with East Bay Regional Parks District, and with the Boys & Girls Club. Partnerships can allow the City to provide more services at a lower cost.

- Continue to partner with East Bay Regional Parks District for operation of large open space parks such as Crown Beach. Explore additional partnership opportunities with EBRPD at Alameda Point, and Mt. Trashmore.
- Continue to coordinate with non-profit organizations such as the Boys & Girls Club to provide complementary services and facilities.
- Consider expansion of private sector partnerships such as Bladium Sports Club or Miracle League to fill unmet community needs.
- Seek opportunities for public/private partnerships, and partnering with non-profits, community or sports groups for specific improvements to existing facilities.
- Develop agreements with ball field leagues to self-maintain infields to allow maintenance staff to focus on other areas of the parks.

9 – Ensure Ongoing Funding of Park Maintenance and Maximize Maintenance Efficiencies

In order to continue to provide the excellent quality of parks that the residents of Alameda currently enjoy, ongoing maintenance must be of the highest priority. Whether considering existing parks and facilities, expanding or improving existing facilities, or adding new parks and facilities, ensuring funding for maintenance is essential.

Basic maintenance costs include personnel costs for tasks such as mowing turf, pruning trees and shrubs, weeding, upkeep of irrigation systems and site furnishings, trash collection, sweeping and graffiti removal. They also include water and electricity charges. Some specialized park elements, such as restrooms, large group picnic areas, sports fields or dog parks, have greater maintenance requirements. Routine replacement of park elements such as play structures, court surfacing, field turf, landscaping and irrigation, benches, etc. (life-cycle costs) must be included in ongoing maintenance projections. A cost matrix is included in the Appendices to this Urban Greening + Parks Improvement Assessment, which lists projected maintenance costs for various elements of the park system. Careful tracking of discrete elements of operations and maintenance may also reveal areas for specific cost savings (e.g. irrigation upgrades which result in lower water usage; new lighting technology which uses less energy and requires less frequent maintenance).

- Identify funding sources for ongoing maintenance of any new park or facility to be added to the existing parks system, prior to acquisition.
- Consider forming Citywide or local Landscape and Lighting Districts to provide an ongoing funding stream for park maintenance and operations.
- Consider developing a segregated capital reinvestment fund within the City's General Fund to support life-cycle replacement of existing park amenities.
- Maintain a segregated account for use fees, concession charges, and other fees generated from the parks, for reinvestment in maintenance of the parks.
- Track operations and maintenance expenditures to determine annual costs of discrete elements such as irrigation and graffiti abatement.
- Seek opportunities for grant funding, public/private partnerships, and partnering with non-profits, community or sports groups for specific improvements.
- Seek out and encourage the provision of volunteer assistance and stewardship from civic organizations, special interest groups, and individuals to reinforce a sense of park ownership by community.
- Maximize maintenance efficiencies where possible, including:
  - Encourage use of preferred equipment.
  - Use primarily turf and mulch as park ground plane, avoiding large areas of groundcover and shrub planting. Explore opportunities to transition lawn under mature trees to non-irrigated mulch areas.
  - Avoid location of sand pits in play areas near safety surfacing - sand pits should be surrounded by concrete to facilitate sweeping.
  - Use fiberglass or concrete light poles, which resist corrosion from the marine environment.
  - Use asphalt for pathway surfacing.
  - Use concrete for park signs.

PLANNING LEVEL COST ESTIMATE

For planning reference, the following table lists a sample of potential park facilities. Estimated construction costs are provided based on the cost components listed in the Description/Assumptions column. A construction contingency of 20% and "soft" costs estimate of 30% have been shown for reference. Soft costs include design, engineering, construction administration, plan review and permitting. Approximate annual replacement and maintenance costs are also provided. Estimated replacement costs were calculated by amortizing the initial construction cost over the life cycle of each cost component with a cost escalation rate of 1.5% annually. The annual maintenance estimate includes a premium of 5% for incidentals and vandalism, and an administration cost of 4%.

Facility	Description/Assumptions	Approx. Construction Cost	Construction + Contingency (20%)	Construction + Contingency + 'Soft' Costs (30%)	Approx. Area/ Facility	Approx. Replacement Cost (annual)	Approx. Maintenance Cost (annual)	Approx. Total Annual Costs
Basic Park Improvements (per acre) - Small Parks	Grading, drainage, utility connections, concrete walks, turf, trees, irrigation, lighting, benches, trash receptacle, bike rack	$270,000	$324,000	$421,200	1 acre	$9,000	$13,500	$22,500
Basic Park Improvements (per acre) - Large Parks	Grading, drainage, utility connections, concrete walks, turf, trees, irrigation, lighting, benches, trash receptacle, bike rack	$250,000	$300,000	$390,000	1 acre	$8,500	$13,500	$22,000
Natural Park/Trail (per acre)	Grading, soil prep, hydroseed, decomposed granite paths, bench, trash, trees	$215,000	$258,000	$335,400	1 acre	$8,500	$7,000	$15,500
Baseball Field - Adult - Lighted	Grading, field drainage, turf, backstop, outfield fencing, chain link dugouts, infield, electronic scoreboard, bleacher seating, shade, lighting for night play	$1,200,000	$1,440,000	$1,872,000	4 acres	$65,000	$65,000	$130,000
Baseball Field - Little League - Unlighted	Grading, turf, backstop, outfield fencing, chain link dugout, infield, electronic scoreboard, bleacher seating, shade	$600,000	$720,000	$936,000	2 acres	$25,000	$22,000	$47,000
Softball Field - Girls - Unlighted	Grading, turf, backstop, outfield fencing, chain link dugout, infield, electronic scoreboard, bleacher seating, shade	$500,000	$600,000	$780,000	1.5 acres	$25,000	$15,000	$40,000
Soccer Field - Regulation - Synthetic Turf - Lighted	Grading, synthetic turf, field drainage, lighting for night play, goal posts, field markers, bleacher seating	$1,400,000	$1,680,000	$2,184,000	3 acres	$90,000	$13,000	$103,000
Soccer Field - Regulation - Natural Turf - Unlighted	Grading, turf, field drainage, goal posts, field markers, bleacher seating	$415,000	$498,000	$647,400	3 acres	$17,000	$33,000	$50,000

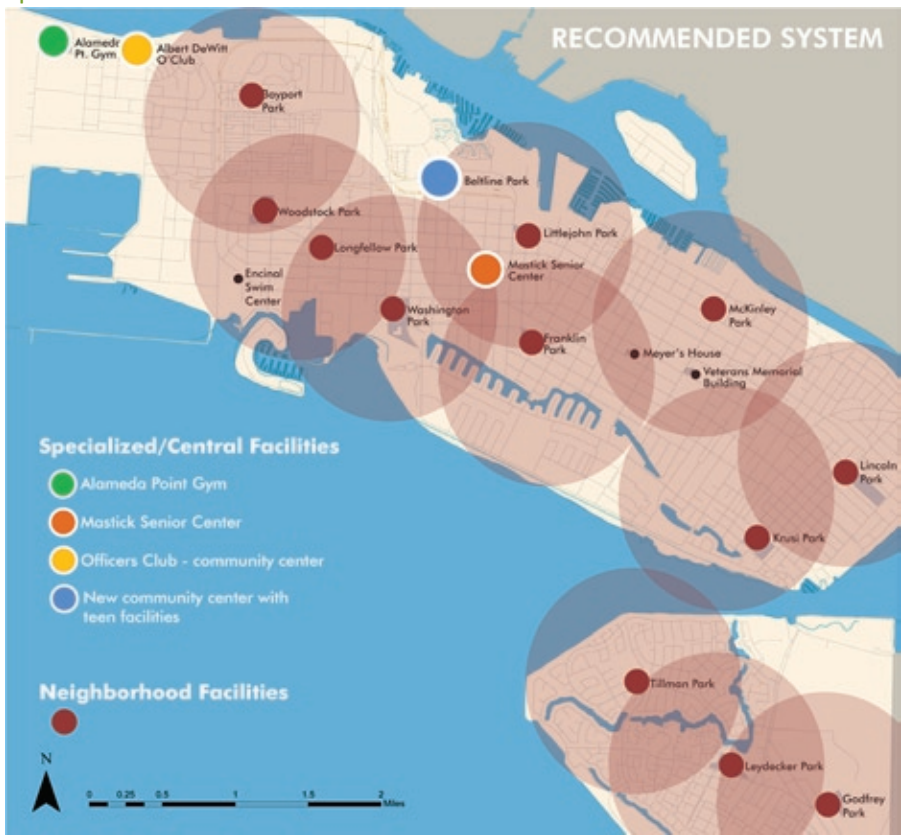
Facility	Description/Assumptions	Approx. Construction Cost	Construction + Contingency (20%)	Construction + Contingency + 'Soft' Costs (30%)	Approx. Area/ Facility	Approx. Replacement Cost (annual)	Approx. Maintenance Cost (annual)	Approx. Total Annual Costs
Soccer Field - Bantam	Grading, turf, goal posts, field markers, players bench	$275,000	$330,000	$429,000	2 acres	$10,000	$9,500	$19,500
Skate Park	Skate structure with concrete bowls, lighting for night use, perimeter rail fence, shade structure, planting, seatwalls, bike racks	$1,200,000	$1,440,000	$1,872,000	1.5 acres	$60,000	$25,000	$85,000
Skate/BMX Spots	Set of skate features such as grind rail, grind boxes, flat ledges, trash receptacles	$95,000	$114,000	$148,200	4,500 sf	$4,500	$13,500	$18,000
Dog Park	Perimeter fencing for 1.5 acre park, water faucet, decomposed granite area, lawn area, trash/doggy station, shade, signage	$370,000	$444,000	$577,200	1.5 acres	$23,000	$25,000	$48,000
Play Area	Grading, play equipment (2-5 years and 5-12 years), swings, synthetic safety surfacing, seating, shade, trash receptacles	$310,000	$372,000	$483,600	5,000 sf	$25,000	$10,500	$35,500
Restrooms - Small	Prefabricated ADA restroom with one toilet and sink each gender, concrete foundation, storage, photo-sensor locks, drinking fountain, trash receptacle, planting	$155,000	$186,000	$241,800	500 sf	$7,500	$12,500	$20 ,000
Restroom/Concession	1,700 sf ADA restroom/concession/office, concrete foundation, 3 toilets each gender, drinking fountain, trash receptacle, planting	$720,000	$864,000	$1,123,200	2,000 sf	$35,000	$25,000	$60,000
Multi-Use Turf - Small	Grading, natural turf, drainage, goals	$375,000	$450,000	$585,000	1.5 acres	$11,700	$19,750	$31,450
Multi-Use Turf - Large	Grading, natural turf, drainage, goals	$250,000	$300,000	$390,000	3 acres	$6,500	$15,000	$21,500
Picnic Area - Small	Picnic tables (2), BBQ grills, 800 sf concrete paving, drinking fountain with spigot, trash receptacle, trees or structure for shade	$75,000	$90,000	$117,000	3,000 sf	$3,500	$3,500	$7,000
Group Picnic - Medium	Picnic tables (6), BBQ grills, 1,600 sf concrete paving, drinking fountain with spigot, trash receptacle, trees or structure for shade	$125,000	$150,000	$195,000	6,000 sf	$5,500	$4,500	$10,000
Neighborhood Gathering Place	Entry feature/signage, 4,000 sf gathering plaza, shade structure, enhanced planting	$150,000	$180,000	$234,000	6,000 sf	$7,000	$1,500	$8,500
Community Gathering Place	Entry feature/signage, 10,000 sf gathering plaza, shade structure, enhanced planting, water feature	$550,000	$660,000	$858,000	20,000 sf	$30,000	$7,000	$37,000

B - BUILDING FACILITY RECOMMENDATIONS

Neighborhood Facilities

The City's neighborhood park facilities are very efficient to operate, well used, and highly valued by the community. The City should continue to operate and maintain this network of facilities. Based on their age, it is likely that some of the facilities are out of compliance with current seismic, energy, and accessibility standards and codes; further analysis would be required to identify and prioritize specific code upgrades that may be required. The City should continue addressing both deferred and ongoing maintenance projects at these facilities.

Specialized Facilities



The Mastick Senior Center is successful at serving community members from throughout the city. The City should continue to maintain this facility as a center for senior programs and services in Alameda. Although many improvements have been made, the facility's age suggests that it is likely out of compliance with current seismic, energy, and accessibility standards and codes. The City may also wish to conduct further analysis in order to identify potential strategies for improving space utilization or increasing capacity.

The City should provide improved facilities for youth programs. Although the Veterans Memorial Building has a central location in the community, the building's age suggests that significant upgrades may be needed in order to comply with modern codes and standards for building systems, seismic performance, energy

efficiency, and accessibility. Upgrading the building would likely prove less cost-effective than re-locating the youth program to an alternative site. Collocating the youth program with other centralized recreation facilities would provide opportunities to enhance youth programming and improve operational efficiency. The Alameda Point Gym is a valuable resource for city recreation programs and should be retained. Programs would benefit from modernized courts, bleachers, and support facilities. The building should be upgraded to meet current codes and standards for seismic performance, building systems, energy efficiency, and accessibility.

The City should develop a central community center facility to support larger-scale citywide recreation needs, such as including large program/event space, classrooms, and arts and crafts facilities. Incorporating the teen center and additional preschool programs could improve operational efficiency and expand revenue generating opportunities.

Facility Development Scenarios

A number of sites and facility strategies were potentially available to improve citywide recreation, community center, and youth programming. In order to evaluate the possible combinations of facilities and sites, four facility development scenarios were identified that generally emphasized each of the system goals. These included:

- Maximizing existing resources. This scenario seeks to maximize the use of the City's existing facilities and infrastructure rather than building new. Elements of this scenario included renovation of the Alameda Point Gym for active recreation; renovation of the Alameda Point Pool for aquatics programs; renovation and adaptive reuse of the Officers Club for a community center; and renovation of the Veterans Memorial Building to improve space for youth programs.

- Maximizing partnerships. This scenario seeks to minimize the City's investment in capital projects through partnerships with other service providers. It assumes that the City would continue to provide aquatics facilities through an existing or new partner. It also assumes that the City would develop a partnership for active recreation/sports facilities (e.g., court sports). Under this scenario, the Alameda Point Gym/Pool would no longer be used by ARPD for recreation programming.

- Maximizing revenue generation. This scenario seeks to develop facilities that support the generation of revenue to offset operations and/or capital costs. It develops a new community center at the Beltline site with large event hall, active recreation spaces (e.g., gymnasium), preschool facilities, and a teen center; the inclusion of an aquatic program could further increase the City's ability to develop revenue through the sale of annual passes. The Officers Club is renovated to increase its rentability as an event venue. Under this scenario, the Alameda Point Gym, Alameda Point Pool, and Veterans Memorial Building are not used for Recreation & Park programming and are available either for other city/community uses or as surplus property.
- Maximizing efficiency. This scenario seeks to create facilities that minimize operational costs (staffing, energy use, and maintenance) through consolidated facilities with logical floor plans, excellent sightlines and adjacencies, and highly efficient building materials and systems. This scenario adds a new community center (possibly at the Beltline site) with large event hall, active recreation spaces (e.g., gymnasium), preschool facilities, and a teen center; an aquatics program could be added as well. The Alameda Point Gym, Alameda Point Pool, Officers Club, and Veterans Memorial Building are not used for Recreation & Park programming and are available either for other city/community uses or as surplus property.

The Summary Table below describes each of the scenarios and their associated advantages and disadvantages. Details of the Budget and Service Level Summaries are included as Appendix C - Facilities Cost & Service Models.

Summary of Scenarios

Scenarios	Maximize Existing Resources	Maximize Partnerships	Maximize Revenue	Maximize Operational Efficiency
Strategies	• Use existing buildings • No new construction	• Develop active recreation and aquatics programs through partnership with public/private entities	• Develop facilities with sufficient program range and capacity to support annual pass sales • Develop facilities that support revenue generation programs such as rentals and preschool	• Reduce number of facilities to operate and maintain • Buildings are highly energy efficient • Buildings can be staffed/ operated efficiently
Scenario Components	• Renovate Alameda Point Gym • Renovate Alameda Point Pool • Renovate/adaptive reuse of Officers Club for community center • Renovate Veterans Memorial Building	• Renovate/adaptive reuse of Officers Club for community center • Aquatics and active recreation/ gym facilities provided by partner • Renovate Veterans Memorial Building for teen program	• New community center with active recreation (aquatics, gym), preschool, youth center, and large event hall with kitchen • Renovate/adaptive reuse of Officers Club to maximize rentals	• New community center with active recreation (aquatics, gym), preschool, youth center, and large event hall with catering kitchen
Pros	• Builds on existing resources and infrastructure • Largest amount of square footage	• Potentially least capital cost scenario • Alameda Point Gym and Pool become surplus assets	• Beltline site is a reasonably central location in the community for programs and services • Vets Memorial Building and Alameda Point Gym and Pool become surplus assets	• Beltline site is a reasonably central location in the community for programs and services • Vets Memorial Building, Officers Club, and Alameda Point Gym and Pool become surplus assets
Cons	• Potentially highest capital cost scenario • Alameda Point not perceived as a central location within the community	• City access to recreation and aquatics facilities subject to negotiation/ cooperation with partners	• Alameda Point Gym has unique historical value and space that a new facility most likely will not match	• Alameda Point Gym and the Officers Club have unique historical value and space that new facilities most likely will not match
Budget	• $80,426,400 • $590 /SF	• $35,435,400 • $530 /SF	• $60,390,000 • $550 /SF	• $35,878,800 • $500 /SF
Service Level	• 190,000 GSF • 2.5 SF/capita	• 120,000 GSF • 1.6 SF/capita	• 162,300 GSF • 2.2 SF/capita	• 125,300 GSF • 1.7 SF/capita

Recommended Option

Based on analysis and evaluation of each of the scenarios, the City developed a hybrid preferred option that includes the following:

- Renovate the Alameda Point Gym at its current size of approximately 35,000 square feet to improve support for citywide and regional sports programming. The renovation program would include improved courts, bleachers, and support spaces. The site of the adjacent pool building would be repurposed. Building renovation would cost approximately $20-22 million, with an additional $1 million allowance for parking and landscape renovation.
- Renovate the Officers Club at its current size of approximately 37,000 square feet to develop large program/event space for community use and rentals. A full service kitchen to support banquet rentals is a priority. Depending on the renovation program, the City may be able to develop a partnership with a third-party service provider to operate either a portion of the facility (such as a bar/restaurant) or the entire facility (such as a conference/meeting venue). Building renovation would cost approximately $15-16 million, with an additional $1 million allowance for parking and landscape renovation.
- Develop a new community center of approximately 38,000 square feet in an accessible central location in the city. Significant program elements include a small gymnasium, teen center, large program/event space, and preschool programs. The Beltline site has the capacity to accommodate a facility of this size and would be an appropriately central location. The approximate building cost would be $23-26 million (assuming a single story building and, not including land costs), with an additional allowance of $3 million for parking and landscaping.
- Develop aquatics programs for teaching, competition/fitness, and recreational swimming through partnerships, with facilities provided by a public or private aquatics service provider.
- Discontinue the use of the Veterans Memorial Building for City-provided recreation programming.
- Continue to operate and maintain the Mastick Senior Center.
- Continue to operate, maintain, and refurbish (as feasible) the neighborhood facilities throughout the city.

The recommended approach for facility improvements would result in approximately 163,000 gross square feet, including neighborhood facilities, or 2.2 square feet per capita. The conceptual budget for this recommended approach is between $67 million and $74 million, or approximately $570 per square foot. See Appendix C for additional details.

Project Priorities and Phasing

Because specific funding strategies have not yet been identified for these recommended projects, phasing priorities were not developed as part of this Improvement Assessment. As such, the recommended projects will be implemented based on opportunity, when funding and/or partnerships for specific projects arise. The City may wish to evaluate other phasing strategies, such as prioritizing projects that fulfill specific community needs (e.g., for community event space); projects that will boost revenue generation (e.g., additional preschool capacity); or those that create surplus assets (e.g., moving the youth program out of the Veterans Memorial Building).

Budget Development

As the size and scope of each project is refined, detailed budgets can be developed to help the City plan funding strategies. Budgets should be as comprehensive as possible, including site acquisition, site and building construction, furniture, technology, equipment, signage/graphics, and public art as appropriate, as well as design fees and other soft costs, contingencies, escalation, fees, moving expenses, and temporary facilities (as needed).

C - FUNDING SOURCES

There are many options for funding the recommended capital projects. A key component of the Improvement Assessment is the concept of partnerships, an approach that applies to the funding and implementation of capital projects as well as to providing services to the community. Partnerships with public and private entities are an excellent way to leverage funds to meet multiple needs efficiently, and more and more public facilities in California are sharing resources to meet common goals. This section describes some of the more common strategies that public agencies use to develop facilities, in addition to partnerships.

City Funds

General funds and reserve funds are a potential source of funding. Available general revenue funds are often used for small projects. Larger projects usually require funds to be set aside annually into a reserve account for a capital program.

General Obligation Bonds

Since the passage of Proposition 46 in 1986, cities have been able to issue general obligation bonds to acquire, construct, or improve real property. General obligation bonds are the most efficient form of long-term debt financing because they require neither a reserve fund nor funded interest (i.e. capitalized interest) during construction or acquisition of the project. Therefore, general obligation bonds are smaller in size and annual total debt is correspondingly lower than for any other form of long-term debt financing. The major challenge of a general obligation bond is that they require passage by a super-majority (two-thirds) of voters.

Redevelopment Funds

Until the California Supreme Court rendered its January 2012 decision allowing the State Legislature to dismantle Redevelopment Agencies, state law allowed a redevelopment agency to obtain funds using “tax increment financing.” This type of financing registered a total property tax value for the area and then allowed any future increases in taxes (the “tax increment”) due to increases in the assessed value of properties within the area to go to the redevelopment agency for use in stimulating development. The purpose of these redevelopment areas was to fund new projects that would create a healthier environment for businesses and residents. The redevelopment agency could then use the funds raised through the tax increment to rehabilitate properties, promote creation of jobs, improve streets and streetscapes, parks, and other public facilities, stimulate private business and development, and create investment to accomplish what could not be done by other public or private means. Limitations on the types of projects that could be built using redevelopment funds, included a requirement that projects be located within an official redevelopment district.

It is possible that the State Legislature will reconstitute Redevelopment Agencies in some form, however, as of the writing of this document, no new Redevelopment projects may be undertaken.

Development Impact Fees

Development impact fees are levied by cities and/or counties on new residential and commercial construction in order to pay for the additional infrastructure that will be required to support the new population and uses. Fees are determined by each jurisdiction, typically based on the number of units to be developed, the timing of the build-out of those units, and the anticipated amount of money needed to pay for the required infrastructure improvements.

A portion of these fees is often earmarked for improvements to public facilities. Often called Public Facilities Fees (PFFs) or Community Facilities Fees (CFFs), these fees can be used for a variety of projects, including community/recreation facilities. One limitation on PFFs/CFFs is that these funds cannot be used for improvements that predate the developments upon which they are levied; in other words, local jurisdictions cannot ask developers to pay for pre-existing capital/infrastructure deficits. For this reason, it is important for jurisdictions to be proactive in setting and levying PFFs/CFFs early, so that sufficient funding can be accrued to pay for projects.

Grants

Federal and state grants are available from time to time. For example, in 2006, California voters passed the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (aka Proposition 84), which made $386 million in grants available for park and recreation capital improvements. In 2009, the American Recovery and Reinvestment Act was passed, a highly competitive grant program for public projects. Grant programs such as these often give priority to projects that clearly address a well-defined need, and that use a highly participatory needs assessment and design process. This Improvement Assessment will be an important document to help describe the need for facility improvements in a grant application. The City can also maximize its competitiveness for grant programs by continuing to engage the community in the dialogue about park and recreation needs.

A table listing potential Federal, State and private grant funding sources is contained in Appendix D.

Mello-Roos Special Tax Bonds

The Mello-Roos Community Facilities Act was enacted by the California Legislature in 1982 to provide all cities, counties, or districts with an alternative method of financing essential public facilities and services. The Act allows cities to create separate public agencies, known as community facilities districts, within their boundaries for the purpose of financing certain public facilities and services. The Mello-Roos financing mechanism uses a special tax to repay the annual debt service and operating costs. The special tax may be based upon benefit to the parcels of land in the district, or on the cost of making the facilities or services available, or on any other reasonable basis. The tax must not be ad valorem or related to the value of the property.

Benefit Assessment Districts

A benefit assessment district taxes property owners in a special district created to provide benefits for those in the district. California Proposition 218, passed in 1996, prohibits the creation of Benefit Assessment Districts based on property values. Rather, parcels in the district are assessed based on the benefit they receive, potentially based on parcel use (commercial, residential, etc.). Such a measure requires simple majority support (50% + 1) to pass, and votes are weighted based on each property owner's proposed assessment.

Sales Taxes

A special purpose sales tax could be levied on top of existing local sales taxes. As with general obligation (GO) bonds, special purpose sales taxes require a two-thirds majority vote. However, sales tax revenue can be used for both operations and capital projects, whereas only capital projects can be funded through GO bonds. Available revenue through a special sales tax can be harder to predict than with GO bonds, as it is dependent on actual sales.

Certificates of Participation

Certificates of participation are a subset of the general financing technique known as lease/purchase or installment sale obligation financing. Within the tax-exempt realm a lease/purchase allows a municipality, in consideration for the use of equipment and/or real property, to make lease payments over a specified period of time. At the conclusion of this contract, the lessee (municipality) has the right to purchase the leased capital items at a nominal amount (usually $1), or ownership may have already transferred by way of an installment sale contract. If the financing is structured to meet the requirements established by the federal government, the lease payments to the lessor are exempt from federal and state income taxation. The lessor, therefore, requires a lower rate of return from the financial contract (lease), thus lowering the interest costs to the lessee. Through this financial instrument, the city or district has accessed the tax exempt debt market. Certificate of participation financing does not require voter approval. In California, the local legislative body (i.e., city council or board of supervisors) is empowered to enter into lease/purchase financing.

Private Donations

Because of their large impact on the communities they serve, high-profile projects such as community centers offer an attractive focus for fund-raising campaigns. One advantage of private donations is that (with the donor's permission) they can be used for any portion of the proposed project, including furniture, art, and technology as well as construction.

In addition to individuals and private foundations, the business community can be a source of donations for new community projects. Recent examples include a national drugstore chain donating funds to a library for development of business and conference facilities. Strategies such as naming rights can provide additional incentives for donations.

GRANT AND FOUNDATION FUNDING SOURCES

	Land Acquisition	Planning	Capital Improvements	Natural Resource Management	Education	Volunteerism	Trails	Arts	Historic Preservation	Cultural Resources
Federal Sources										
Army Corps of Engineers		X	X	X						
Department of Education					X					
Department of Housing and Urban Development			X						X	
Environmental Protection Agency	X	X	X	X	X	X				
Federal Highway Administration	X		X		X		X		X	X
Fish and Wildlife Service	X	X	X	X	X					
Forest Service		X		X	X					
National Endowment for the Arts					X			X		X
National Endowment for the Humanities		X			X				X	X
National Oceanic and Atmospheric Administration	X		X	X	X		X			
National Center for Cultural Resource Stewardship and Partnerships	X	X	X		X				X	X
National Center for Recreation and Conservation	X	X	X	X	X		X		X	X
Natural Resources Conservation Service	X	X	X	X	X					

	Land Acquisition	Planning	Capital Improvements	Natural Resource Management	Education	Volunteerism	Trails	Arts	Historic Preservation	Cultural Resources
State of California Sources										
CalFED Bay-Delta Program		X	X	X	X					X
California Air Resources Board			X		X		X			
California Arts Council					X			X		X
California Council for the Humanities								X		X
California Conservation Corps			X	X	X		X			
California Department of										
Boating and Waterways		X	X	X	X					
Conservation, Division of Land Resource Protection	X								X	
Conservation, Division of Recycling			X	X	X					
Education					X			X		
Fish and Game		X	X	X						
Forestry and Fire Protection	X	X	X	X	X					
Housing and Community Development			X						X	
Parks and Recreation, Office of Grants and Local Services	X		X	X	X		X			
Transportation	X	X	X		X		X			
Water Resources		X	X	X	X					
California Integrated Waste Management Board			X	X	X					
California Resources Agency	X		X	X			X		X	X
California State Library					X				X	X

	Land Acquisition	Planning	Capital Improvements	Natural Resource Management	Education	Volunteerism	Trails	Arts	Historic Preservation	Cultural Resources
Selected Foundations										
Aquatic Outreach Institute				X	X	X				
Annenberg Foundation					X	X				
Bikes Belong Coalition, Ltd.		X			X		X			
California State Parks Foundation	X		X	X	X	X	X		X	X
California Wildlife Foundation				X	X					
Candle Foundation				X	X	X				
Comerica Charitable Foundation			X					X	X	X
Conservation Fund	X	X	X	X			X		X	X
Doris Duke Charitable Foundation	X	X		X	X	X		X		
Ducks Unlimited	X		X	X	X	X		X		X
East Bay Community Foundation				X	X	X		X		X
James Marston Fitch Charitable Foundation, Inc.									X	
Ford Foundation	X	X	X	X	X			X		X
Fred Gellert Family Foundation				X	X			X		
Wallace Alexander Gerbode Foundation				X				X		X
J. Paul Getty Trust		X			X	X				X
Great valley Center		X							X	X
Walter and Elise Haas Fund			X		X			X		
William and Flora Hewlett Foundation	X	X		X	X					
Home Depot Foundation			X	X	X	X			X	
James Irvine Foundation	X	X		X	X					X
Robert Wood Johnson Foundation			X		X	X	X			
W. M. keck Foundation		X			X	X		X		X
W. K. Kellogg Foundation		X			X	X				
Henry Luce Foundation, Inc.		X		X	X	X		X		
Louis R. Lurie, Foundation					X					X
John D. and Catherine T. Macarthur Foundation	X								X	
Robert R. McCormick Tribune Foundation					X	X				
Andrew W. Mellon Foundation	X	X		X	X			X		X
National Gardening Association				X	X	X				
National Geographic Society Education Foundation				X	X					X
National Tree Trust		X		X	X	X				
National Trust for Historic Preservation		X	X		X				X	

Source: California Department of Parks and Recreation, Planning Division, Parks and Recreation and Recreation Technical Services

APPENDICES

Appendix-A:
Telephone & Online Surveys

Appendix-B:
Community Workshop

Appendix-C:
Facilities Cost & Service Models

APPENDIX-A: TELEPHONE & ONLINE SURVEYS

The City of Alameda, Gates + Associates, and The Sports Management Group: Perceptions in 2011 About Alameda's Recreation and Park System

March 29, 2011

Synopsis of Results, Graphic Summary, and Text of Responses to Open-Ended Questions
(with text of questionnaire)

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Appendices:

Verbatim Responses to Unaided Questions Q3, Q5, Q6, Q9, and Q11

Survey Questionnaire (annotated to show base survey results)

Research Objectives

In late 2010, The Sports Management Group, in conjunction with Gates + Associates and the City of Alameda, California, commissioned Strategic Research Associates to conduct a telephone survey of Alameda residents aged 18 and older. The survey's primary objectives were to explore current perceptions about Alameda's recreation and park system, investigate the desirability of a number of proposed improvements or additions to this system, and measure the willingness of residents to support these changes. Other objectives included exploring preferences about park-related strategy options for Alameda Point and assessing attitudes toward local activities associated with community gardening.

These specific measurement areas are addressed in this report:

- **Overall frequency of Alameda park system use**
- **Perceptions about Alameda's existing recreation and park system**
- **Desirability of specific recreation and park improvement options**
- **Recommendations about Alameda Point**
- **Interest in activities related to community gardens**
- **Differences related to respondent background characteristics**

All reports in this volume are sub-divided by the first five objectives. The last was a general objective applicable within all sections.

Executive Review of Primary Findings

The *Executive Review* provides a brief summary of selected survey findings. The *Synopsis of Results* (pages 8 through 16) offers a more thorough summary, while a comprehensive, detailed analysis is given in this volume's *Graphic Summary*.

● Overall frequency of Alameda park system use

Among the 400 respondents, nearly nine in ten (87%) had recently visited Alameda's public shoreline or other natural areas; 84%, a city park; 79%, a city walking and jogging trail; 51%, a city playground; and 50%, a city picnic area. Slightly fewer (42%) had been to any of the city's public athletic fields. Visiting rates to other park locations were lower. Approximately half (49%) said they were currently visiting Alameda recreation and park facilities "four or more times a month," while one-quarter (24%) reported "two or three times a month." Younger to middle-aged respondents, those with children aged 17 or younger, and the more affluent were more likely than others to be frequent visitors.

● Perceptions about Alameda's existing recreation and park system

Asked to describe a good community park system, 36% cited factors (like maintenance, well-maintained restrooms, or cleanliness) related to aesthetics; 28%, to natural open space, trails, or beach areas; 18%, to play areas appropriate for children; 18%, to park and facility accessibility; and 11%, to the presence of athletic fields or courts. Respondents tended to favorably rate Alameda's recreation and park system, with 74% judging its overall quality as above expectations (including 38% who rated it well-above). (The system's safety and maintenance received slightly lower but still favorable assessments.) Asked to identify, unaided, the characteristic liked most about Alameda's recreation and park system, the most frequently cited responses included system accessibility, abundance of city parks, the parks' seemingly well-maintained state, the variety of activities or facilities, the inclusion of natural open space, and the parks' and facilities' cleanliness. Asked to recommend, unaided, the one most desirable physical improvement, respondents failed to produce any consensus set of recommendations – a favorable result, since no serious problem areas were identified. The most frequently mentioned answers (all cited by less than 10%) included maintaining landscaping, more walking or biking trails, more emphasis on maintaining bathrooms, and additional swimming pools.

● Desirability of specific recreation and park improvement options

Respondents were asked to rate their level of interest in each of 15 park system improvement options and then to indicate if they would "favor," "be neutral to," or "oppose" additional funding for each. Among the 15, the improvements generating the most favorable interest ratings – creating natural open space, expanding the city's walking and jogging trail system, providing an indoor aquatic center, and creating community gardens in public parks – were also the most likely to be favored for additional funding. (Among these four, creating natural open space and expanding the trail system produced the best results.) A second set of four options – for a new multi-use community center, a performing arts center, additional children's play areas, and a sports complex with night lighting – received moderately favorable assessments (relative to all the improvements tested).

Executive Review of Primary Findings (cont.)

The respondents most drawn to open-space-related improvements tended to be frequent park users and more affluent, while those interested in recreation-based community facility improvements were more likely to be female, middle-aged, and with children. Those attracted to improvements related to competitive or team sports improvements were more likely to be younger and with children.

In general, middle-aged respondents, parents, the more affluent, and those visiting Alameda recreation and park facilities at least four times a month all exhibited a higher propensity than others to support additional funding options.

- **Recommendations about Alameda Point**

Respondents were asked to judge the level of priority the city should give to each of five park development strategies for Alameda Point. Slightly over half said they would recommend "high priority" be given to open space and nature areas and to a waterfront promenade and park along the Seaplane Lagoon. Sightly fewer (between 42% and 46%) suggested the same for an indoor aquatic center and for offering opportunities for growing food, such as community gardens and urban farms. Only 26% said "high priority" should be granted to a sports complex with soccer, softball, and baseball fields to hold major tournaments.

- **Interest in activities related to community gardens**

Forty-three percent (43%) claimed to grow some type of food in an at-home garden. Asked to indicate (from a list) which community garden activities would be of "definite interest," 47% said "yes" to participating in a community gardening activity; 44%, to working with children in a community garden; 41%, to helping decide what to plant in a garden; 36%, to receiving composting information; 36%, to receiving guidance on how to cook what one grows; and 25%, to taking classes on how to sell home-grown food. Among those growing food either at home or in a community garden, 15% said they would be interested in selling it; the least affluent displayed the most enthusiasm about the idea.

How the Survey was Conducted

- **A telephone survey with 400 completed interviews**
  - The population of interest was defined to include adults aged 18 and older, currently living within the boundary of the City of Alameda (in zip codes 94501 and 94502). Interviews with those living outside the city boundary or indicating having lived in Alameda less than six months were politely terminated.
  - Interviewing was conducted between February 17 and March 12, 2011.
  - Households were randomly selected using a form of random digit dialing. (Residential prefix numbers known to cover the area within zip codes 94501 and 94502 were attached to randomly generated suffix numbers.) This provided coverage of both listed and unlisted landline numbers. In order to randomly obtain one adult in each household, interviewers asked to speak to the household occupant aged 18 or older with the most recent birthday. Only one person in each household was interviewed.
  - Weighting of data
    - Because probability of selection of one adult within a household varies with the number of adult occupants residing in that household, base weights were applied to adjust for this. (The probability of within-household selection equals the reciprocal of the number of adult household occupants.)
    - To correct for sample imbalances, especially under-representation of those aged 18 to 34, (poststratification) weights were also applied to force sample gender-by-age proportions to match those for all adults living in the targeted area. All results described in the volume (except those for Figure 2 in the *Graphic Summary*) were generated from weighted data. This procedure ensured that no age or gender group would be over- or under-represented and also helped minimize sample-versus-population discrepancies for other demographic background variables (like parental status). The weighting procedure is described below.
  - Most interviews were conducted between 4PM and 9PM on weekdays and between 10AM and 5PM on weekends. A few interviews were administered during weekday daytime hours to contact those difficult to reach in the evening. Professionally trained and supervised employees of SRA, working from the company's Spokane office, conducted all interviewing. The computer-aided workstations used by interviewers for this survey allowed randomization and rotation of question order, reducing potential biases. A significant proportion of interviews were monitored on-line to verify for courtesy and completeness of interviewing, and one in ten respondents were re-interviewed to confirm interviewer professionalism.
  - To reach a qualified contact, interviewers were allowed up to four call attempts per targeted telephone number.

How the Survey was Conducted (cont.)

- **The questionnaire**

  The questionnaire script included 74 questions, 6 of which were unaided (requiring respondents to answer in their own words rather than to choose among a list of options). With only one minor skip pattern included in the script, respondents were required to answer all but one question. The average interview took between 14 and 15 minutes to complete.

- **Precision of estimates (for a weighted sample of 400)**

  With weighting, the survey's precision was slightly reduced (with margins-of-error being widened by the factor of roughly 1.15):

  - At 95% confidence: ± 5.7%
  - At 90% confidence: ± 4.8%
  - Margins of error for sub-groups (for example, females or those aged 18 to 34) are less precise.

- **Presentation of results**

  - This volume is divided into sections. The presentation includes, in order, *Contents of this Report*, *Research Objectives*, *Executive Review of Primary Findings, How the Survey was Conducted*, *Synopsis of Results,* and *Graphic Summary*. Appendices include a *Verbatim Responses* section listing word-for-word responses to all unaided survey questions and a *Questionnaire* section displaying an annotated copy of the questionnaire with baseline results.

    The *Synopsis* provides an overview of results, while the *Graphic Summary* contains a comprehensive analysis using a chart-based format. The *Executive Review* offers a capsule briefing. A companion volume of crosstabulated results augments the presentation in this volume.

  - Regarding the charts displayed in this volume:

    – Responses to unaided questions were categorized and coded, with the coded results included in quantitative summaries.

    – All percentages are shown rounded to integer digits to enhance ease of review and interpretation. Because of this rounding, totals may not always seem to sum to 100%, but displayed values are nevertheless correct. Chart bar lengths reflect exact (unrounded) values, which is why two bars marked with the same value may sometimes vary slightly in length. Chart labels shown in uppercase identify a list of response options to a single question (or a list of background category measurements), while those in lowercase identify a set of different survey questions, the results for which are to be compared.

How the Survey was Conducted (cont.)

– Appropriate inferential statistical tests were sometimes conducted to determine whether chance could be excluded from the list of possible causes of differences or associations in the sample data. For statistical tests, a probability level of .05 was used as the criterion to determine a statistically significant result. (The term "marginally significant" is sometimes used to refer to a result significant at the .10 level.) All tests were conducted using statistical procedures designed for weighted data. Statistically significant results are noted in the summaries and chart annotations.

• The sample versus target population

Base weights were applied first to the data to compensate for unequal probability of within-household selection of one adult. (These weights were a function of the reciprocal of the number of adults in a household, but truncated to reduce the negative effect of the weighting on margin-of-error.) To correct for sample-versus-population imbalances (especially significant under-sampling of younger adults), an additional set of weights (termed poststratification weights) was applied to force sample gender-by-age proportions to match the target population's. Each individual in the sample was assigned a weight representing the relative contribution that individual's data would make to final overall results. This procedure ensured that no age or gender group would be over- or under-represented and also helped to diminish sample-versus-population discrepancies for measurements like parental status. Table 1 lists population targets, unweighted and weighted sample compositions, and the weights employed.

Table 1
Target Percentages and Compositions of Unweighted and Weighted Samples*

Category	Population Targets	Sample Composition After Base Weighting	Sample Composition After Poststratification Weighting	Poststratification Weights
Males 18 to 34	14.3%	6.1%	14.3%	2.343
Males 35 to 54	21.1%	19.5%	21.1%	1.084
Males 55+	12.0%	17.8%	12.0%	0.675
Females 18 to 34	14.3%	5.6%	14.3%	2.529
Females 35 to 54	22.4%	30.5%	22.4%	0.734
Females 55+	15.9%	20.5%	15.9%	0.774
Total	**100.0%**	**100.0%**	**100.0%**	

** Population targets are from 2000 Census data; the target area including zip codes 94501 and 94502. Weights were calculated using unrounded values. The total sample size of 400 was unchanged by weighting.*

How the Survey was Conducted (cont.)

Figures 1 and 2 in the *Graphic Summary Preface* ("*Summary of Respondent Background Characteristics*") provide summary background category information, listing percent-of-total outcomes for categories representing gender, age, parental status, household income, location of residence, and frequency of park system use (a behavioral measurement). (Figure 2 shows the original unweighted sub-sample results.) Figures 43 to 47 in the *Graphic Summary Addendum* ("*Respondent Background Characteristics*") provide additional details.

Synopsis of Results

- **Overall frequency of Alameda park system use** (Figures 3 through 7 in *Graphic Summary Section One)*

  - **Recent Use of Alameda Recreation and Park Facilities:** Respondents were asked to identify, among the 12 locations listed at Figure 1-S, those they had visited within the last six months. The percentages having visited the identified locations are shown in the figure, with bars color-coded to indicate degrees of distance above or below the dashed line (the average outcome). This was observed:

    – **Well above-average visiting rate (burgundy and turquoise):** Nearly nine in ten (87%) reported having recently visiting Alameda's public shoreline or other natural areas; 84%, a city park; and 79%, a city walking and jogging trail. These visiting rates were significantly higher than others.

    – **Average visiting rates (green):** About half reported visiting a city playground (51%) or a city picnic area (50%). Slightly fewer (42%) had been to any of the city's public athletic fields.

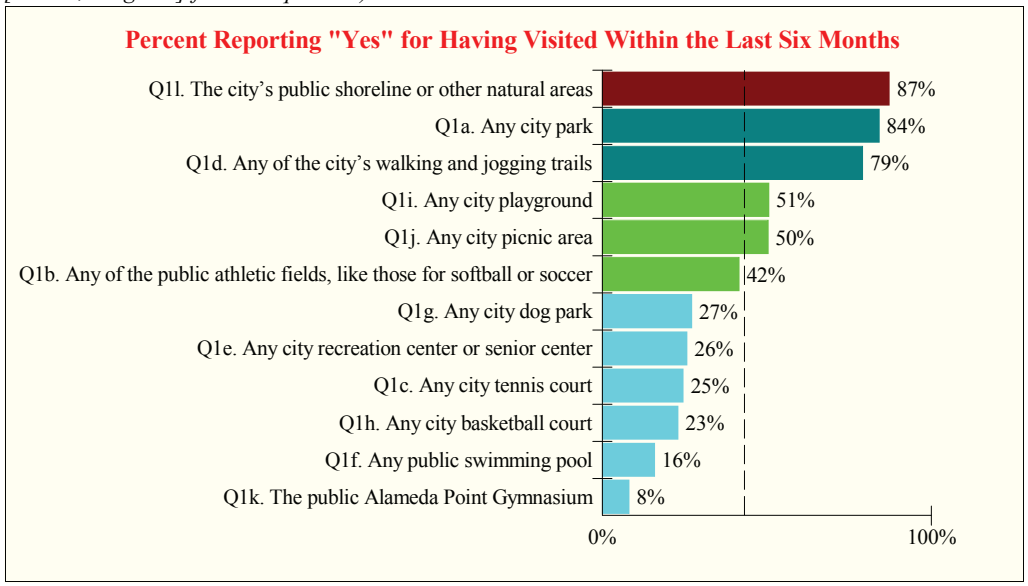
    – **Below-average visiting rates (blue):** About one in four claimed a visit to a city dog park (27%), city recreation center or senior center (26%), a city tennis court (25%), or a city basketball court (23%). Significantly fewer had visited a city pool (16%) or the Alameda Point Gymnasium (8%).

  - **Frequency of Visiting Alameda Recreation and Park Facilities:** Approximately half (49%) said they were currently visiting Alameda park facilities "four or more times a month," while one-quarter (24%) reported "two or three times a month," and 24%, a lower rate. Three percent (3%) had not visited any Alameda park facility within the last six months.

    Frequency of visiting varied significantly by age, parental status, and household income:

    – **Age:** On average, younger to middle-aged respondents (aged 18 to 34) were 1.4 times more likely than those aged 55 and older to report visiting "four or more times a month."

Figure 1-S: Recent Use of Alameda Recreation and Park System Facilities *(Total sample [n=400, weighted] for each question)*



Synopsis of Results (cont.)

- **Parental status:** Parents with children aged 12 or younger were more likely than others to visit frequently. (Among this group of 113, 58% reported visits "four or more times a month.") Percentages for those with teenage children aged 13 to 17 (49%) and those without any children (46%) were not meaningfully different.

- **Household income:** Those in the most affluent income category ($120,000 or more annually) were 1.8 times more likely than those in the least affluent one to report a high visiting frequency.

Among those averaging four or more monthly visits, 97% said they had been to the city's public shoreline or another natural areas; 92%, to a city park; and 90%, to a city trail. Between five and six in ten had visited one of the city's picnic areas, playgrounds, or athletic fields. Between three and four in ten had visited one of the city's dog parks, tennis courts, or basketball courts.

Detailed findings and additional results can be found in *Graphic Summary Section One* (*"Overall Frequency of Alameda Park System Use"*). Section Addendum Figure 7 lists by-location visiting rates for gender, age, and parental status categories.

- **Perceptions about Alameda's existing recreation and park system** (Figures 8 through 17 in *Graphic Summary Section Two*)

  - **Perceptions about what a good community park system should have:** Respondents were asked to describe, unaided, the factors contributing to a good community park system. One in four (24%) cited the cleanliness of facilities; 18%, that they are well-maintained; 18%, the presence of natural open-space; 17%, the park system's overall safety; and 14%, its accessibility. This was also observed:

    - **Aesthetics:** Thirty-six percent (36%) cited factors – maintenance, well-maintained restrooms, or cleanliness – related to the general attractiveness of parks.

    - **Natural spaces:** Three in ten (28%) said natural open space, beach areas, or trails were attributes of a good park system.

    - **Children:** Among 18%, children's areas – children's play areas or family-friendly areas – were important characteristics.

    - **Accessibility:** Eighteen percent (18%) cited accessible facilities or convenient parking.

    - **Athletic fields or courts:** One in ten (11%) cited tennis courts, basketball courts, a sports complex, baseball fields, or soccer fields.

    Frequent park visitors were more likely to cite good maintenance, well-maintained restrooms, accessibility, and availability of a sports complex as characteristics of a good park system, while less frequent ones – tending to be older than their frequent visiting counterparts – were more likely to note safety and availability of natural areas.

Synopsis of Results (cont.)

- **Overall Perceptions About Alameda recreation and park facilities:** Respondents, asked to judge Alameda's current park system against what they would expect from a city the size of Alameda, produced the relatively favorable rating distributions shown in Table 2.

Table 2
Rating Distributions for Comparisons of the Alameda Recreation and Park System to Expectations

Rating Option	Overall Quality of Alameda City Recreation and Park (n=400)		Safety of Alameda City Parks (n=400)		Maintenance of Alameda City Recreation and Park Facilities (n=400)	
Much better than average	38%	74%	34%	67%	29%	63%
Slightly better than average	37%		33%		34%	
Average	18%	18%	22%	22%	26%	26%
Slightly worse than average	4%	5%	5%	6%	5%	7%
Much worse than average	2%		1%		2%	
Don't know	2%	2%	5%	5%	4%	4%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Each option's sub-totals are listed in blue. Unrounded percentages were used to produce sub-totals and column totals. Unrounded percentages in each column sum to 100%.

Table 2's outcomes show that respondents were slightly more likely to highly rate overall quality than their parks' maintenance or safety. (Nevertheless, all of Table 2's results still appear favorable.) The ratings for safety were marginally better statistically than for maintenance, but the difference was small enough to be of little practical importance.

Frequent park users were more likely than others to report favorable ratings for each of the three measurements. In addition, parents of at least one child aged 17 or younger were statistically more enthusiastic than others about overall quality, and for safety, the average rating for males was significantly higher than for females.

- **The most liked characteristic of Alameda's recreation and park system:** Respondents were asked to identify, unaided, the characteristic liked most about Alameda's recreation and park system. One-quarter (25%) said they appreciated the system's accessibility; 18%, the abundance of city parks; 10%, the parks' seemingly well-maintained state; 9%, the variety of activities or facilities; 8%, the inclusion of natural open space; 8%, the parks' and facilities' cleanliness; 7%, their seeming family-friendliness; and 7%, their safety.

Synopsis of Results (cont.)

Among both more frequent park users and less frequent ones, park system accessibility was most frequently cited as the most valued park system characteristic. (This was top-of-mind for 25% within each group.) Response percentages for other categorizations were relatively similar between groups, with one exception. Twenty-two percent (22%) of frequent park users cited the value of an abundance of city parks and facilities, versus 13% for their opposites. (This response was, however, still the second most cited within each group.)

- **The Most Desirable Improvement or Addition:** Asked to name, unaided, the one most desirable physical improvement or addition to the Alameda park system, respondents failed to produce any consensus set of recommendations – a favorable result, since no serious problem areas were identified in their set of responses. Nine percent (9%) wanted more emphasis on maintaining landscaping; 7%, more walking or biking trails; 7%, more emphasis on maintaining bathrooms; 7%, additional swimming pools; 5%, more athletic fields; and 4%, more dog parks. (One-third [33%] did not report an answer.) No important differences were found between the way frequent park users and non-frequent ones responded to the question.

Detailed findings and additional results can be found in *Graphic Summary Section Two* ("*Perceptions about Alameda's Existing Parks*"). Verbatim responses to unaided questions Q3 (what makes an exceptional park system), Q5 (the characteristic most liked about Alameda's park system), and Q6 (the one physical addition or improvement to recommend for Alameda's park system) are listed in this volume's appendix.

- **Desirability of specific recreation and park improvement options** (Figures 18 through 29 in *Graphic Summary Section Three*)

  - **Reactions to specific recreation and park improvement options:** Respondents were asked to rate (using a three point scale) their degree of interest in each of the 15 park system improvement options listed in Table 3. The table's second column lists the percentages "very interested" in these options (and table items are rank-ordered on these percentages). As shown, about six in ten were "very interested" in either creating natural open space or expanding the city's walking and jogging trail system. (Percentages for the two improvements were significantly higher than those for other test items.) About half were "very interested" in two other improvements: providing an indoor aquatic center and creating community gardens in public parks.

    A little later in the interview, respondents were asked to indicate whether they would "favor," "be neutral to," or "oppose" additional funding to support each of the 15 improvement options. The percentages who would "favor" additional funding are displayed in the third column of Table 3. The results indicate that those tending to report a higher (lower) interest rating for an improvement were more likely to favor (oppose) additional funding to support it. (The rank-order correlation between the two sets of results was very high.) The four improvements generating the highest levels of interest – creating natural open space, expanding the city's trail system, providing an indoor aquatic center, and creating community gardens – were also those most likely to be favored for additional funding.

    Table 3 identifies these four highest performing improvements with a blue coding and a second group – each of which produced a relatively moderate level of enthusiasm – with green.

Synopsis of Results (cont.)

Table 3
Degree of Interest and Propensity to Support Funding for Each of 15 Proposed Park-Related Improvements*

Improvement Options Tested (n=400, weighted, for each option)	Percent Reporting "Very Interested"	Percent Favoring Additional Funding for Option
Create natural open space for wildlife habitat and resident viewing and hiking	60%	60%
Expand and improve the city's walking and jogging trail system	59%	57%
Provide an indoor aquatic center with recreational and lap pools and water play features	53%	47%
Create community gardens in public parks	47%	47%
Provide a new multi-use community center that could include exercise equipment, classrooms, meeting rooms, and art facilities	41%	43%
Provide a performing arts center	39%	42%
Develop additional children's playgrounds and play areas	35%	45%
Build and maintain a new sports complex with night lighting that could include baseball, softball, and soccer fields	32%	37%
Build more gym space for indoor sports like basketball and volleyball	24%	32%
Provide more fenced dog parks	24%	27%
Expand the number of group picnic areas	22%	29%
Build an additional senior center	20%	31%
Provide more soccer fields	16%	27%
Provide more baseball and softball fields	15%	25%
Add more tennis courts	13%	25%

**Items were read to respondents in random order. The two sets of ratings were not collected simultaneously.*

Synopsis of Results (cont.)

The seven highest-ranking improvement options in Table 3 – creating natural open space, improving the trail system, providing an indoor aquatic center, creating community gardens in public parks, providing a new multi-use community center, providing a performing arts center, and developing additional children's play areas – generated a favor/oppose split for additional funding significantly better than 50/50. That is, ignoring those "neutral" to each, the "favor" percentage for funding was significantly better than the "oppose" one.

- **Interest in specific recreation and park improvements by visiting rate:** In general, frequent park users and less frequent users each produced rank-orderings of the 15 improvements very similar to Table 3's. However, by an 11 percentage point margin, frequent visitors were significantly more interested in expanding the city's trail system. This was because those most likely to favor the option – tending to be middle-aged, with children, and more affluent – were also more likely than others to be frequent park users. (The option nevertheless was well-received within both groups.) Frequent visitors were also more enthusiastic about fenced dog parks (an improvement tending to generate more interest among younger adults, more likely to be park users than those aged 55 and older).

- **Factors driving interest in recreation and park improvements:** The list below identifies improvements most similar to each other in that they tended to be rated similarly by respondents. The groupings suggest that four motivating factors drive interest in Alameda system improvements:

  - **Interest in open-space-related activities:** Seventy-nine percent (79%) were "very interested" in either natural open space, the trail system, or community gardens. Improvements associated with this factor appealed most to frequent park users and the more affluent.

  - **Interest in recreation-based community facilities:** Seventy-seven percent (77%) were "very interested" in at least one of five related improvements: an indoor aquatic center, a performing arts center, a community center, group picnic areas, or a sports complex. These improvements were most likely to appeal to females, the middle-aged, and parents.

  - **Competitive sports:** Forty-six percent (46%) were "very interested" in either baseball and softball fields, soccer fields, tennis courts, gym space, or a sports complex. Younger respondents and those with children tended to assess these improvements most favorably.

  - **Special interests:** Thirty-six percent (36%) were "very interested" in either a senior center or dog parks. Frequent park users were slightly more likely to favor dog parks, but otherwise no significant background category variations on this factor were found.

- **Propensity to Favor Additional Funding by Background Category:** In general, middle-aged respondents (in this survey the group most likely to have children), parents, the more affluent, and those visiting Alameda recreation and park facilities at least four times a month all exhibited a higher propensity than others to say they would "favor" additional funding for any of the options.

Detailed findings and additional results can be found in *Graphic Summary Section Three* ("*Desirability of Specific Recreation and Park Improvement Options* "). Verbatim responses to unaided question Q9 (other recreational amenities to recommend) are listed in this volume's appendix. (Q9's results

are not insightful and not described in this *Synopsis*; see Figure 27 for the results.) Section Addendum Figures 28 and 29 show "very interested" and "favor" scores for gender, age, and parental status categories.

- **Recommendations about Alameda Point** (Figures 30 through 36 in *Graphic Summary Section Four*)

  - **Recommendations About Recreational Priorities for Alameda Point:** Respondents were asked to judge the level of priority the city should give to each of five park development strategies for Alameda Point. Should each, they were asked, be given "high," "medium," or "low priority"? Table 4 lists, for each strategy option, the percentage recommending it receive "high priority" and the background measurement disagreements associated with it. As the table shows, respondents were most likely to recommend "high" priority be given to open space and nature areas and to a waterfront promenade and park along the Seaplane Lagoon.

Table 4
Rating Outcomes for Five Alameda Point Strategy Options*

Strategy Options	Percent Recommending "High Priority"	Notes on Background Measurement Variations
Open space and nature areas with just hiking trails through them	54%	While this option received relatively strong support, those with children aged 17 or younger and those residing in zip code 94502 were marginally less likely enthusiastic than others. (See *Graphic Summary* Figure 31 for additional notes on these variations.)
A waterfront promenade and park along the Seaplane Lagoon	53%	Parents (including those with teenaged children) were significantly more likely than others to react favorably, but no other meaningful variations were found.
An indoor aquatic center with recreational and lap pools, and children's play features	46%	Among those with children aged 17 or younger, 64% recommended an aquatic center receive "high priority." Females, younger respondents, and more frequent visitors to the Alameda park system were also more likely than others to recommend this strategy.

Synopsis of Results (cont.)

Strategy Options	Percent Recommending "High Priority"	Notes on Background Measurement Variations
Offering opportunities for growing food, such as community gardens and urban farms	42%	Females, those residing in zip code 94501, and more frequent park visitors were statistically more likely than others to favor this option.
A sports complex with soccer, softball, and baseball fields to hold major tournaments	26%	Frequent park visitors were marginally more likely than others to favor a sports complex, but even among ths group, only 32% were enthusiastic.

**Items were read to respondents in random order.*

- **The best solution for Alameda Point:** Respondents, asked to recommend, unaided, a single best strategy for Alameda Point, produced a range of suggestions. Among the most frequently cited recommendations, 13% suggested the area be converted into a large park; 13%, that it be commercially developed; 12%, that walking or bike trails be included in it; 11% that natural open space be preserved; 10%, that it be developed for residences; 9%, that it become a nature habitat; 8%, that its waterfront be enhanced; 8%, that it be cleaned up; and 7%, that a sports complex be build.

  In total, 28% offered open-space-related recommendations (natural areas, a nature habitat, walking and hiking trails, or campgrounds), while 19% suggested some kind of development (commercial, residential, or hiring a developer). Only 8% cited athletic-field-related uses (a sports complex or athletic fields).

Detailed findings and additional results can be found in *Graphic Summary Section Four* ("*Recommendations About Alameda Point*"). Verbatim responses to unaided questions Q11 (the best solution for Alameda Point) are listed in this volume's appendix.

- **Interest in activities related to community gardens** (Figures 37 through 42 in *Graphic Summary Section Five*)

  - **Interest in Community-Garden Related Activities:** Forty-three percent (43%) said they currently grow some type of food in an at-home garden. Middle-aged and older respondents, the more affluent, and more frequent park users were significantly more likely than their opposites to report an at-home food garden.

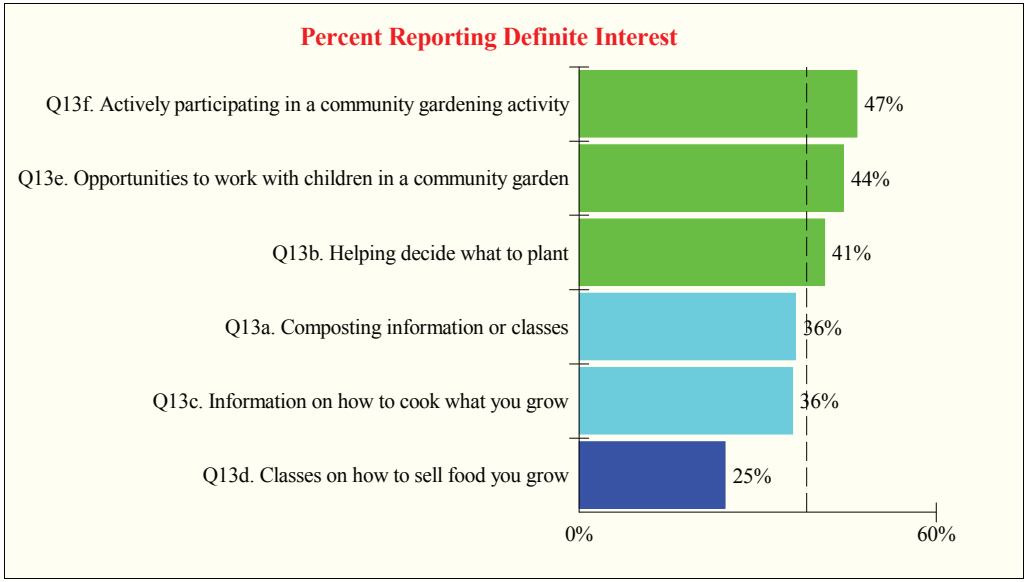
Synopsis of Results (cont.)

- **Interest in activities associated with community gardening:** Respondents were asked to reply "yes" or "no" to having "definite interest" in each of the six activities listed in Figure 2-S. The chart displays the "yes" percentage for each, with bars color-coded to show degrees of distance above or below the dashed line (the average outcome). This was observed:

  - **Above-average outcomes (green):** Four in ten or more reported interest in actively participating in a community gardening activity, working with children in a community garden, or helping decide what to plant in a garden. Over half (57%) reported definite interest in at least one of the three options and 30%, in all three.

  - **Below-average outcomes (shades of blue):** Thirty-six percent (36%) were interested in composting information; 36%, in guidance on how to cook what one grows; and 25%, in classes on how to sell home-grown food.

Figure 2-S: "Definite Interest" in Each of Six Activities Related to Community Gardens
(Total sample [n=400, weighted] for each question)



- **Current membership in a community garden:** Ten respondents reported current involvement in a community garden. The locations of their gardens are listed in the *Graphic Summary's* Figure 40.

- **Interest in selling home- or community-grown food:** Among the 176 respondents growing food either at home or in a community garden, 15% said they would be interested in marketing it. The least affluent exhibited the most enthusiasm and the most affluent, the least, about the idea. Other background measurement associations were not significant.

Detailed findings and additional results can be found in *Graphic Summary Section Five* ("*Interest in Activities Related to Community Gardens*").

Introduction to Online Results

- **Research background and objectives:** In early 2011, 400 City of Alameda adult residents were interviewed by telephone about their views on local recreation and park issues. (The results from this survey were presented in March 2011.) On June 6, 2011, the city posted a follow-up Internet survey, using the 74 questions from the telephone survey, on its website and invited community residents to complete it. The last response from the online survey was received June 25. Results from the 25 online respondents are compared with outcomes from the telephone survey in this short report.

  The primary survey objectives were to explore perceptions about Alameda's recreation and park system, investigate the desirability of a number of proposed improvements or additions to this system, and measure the willingness of residents to support these changes.

  While the telephone survey sample was representative of the community – respondents were randomly selected and the results weighted so that gender-by-age proportions in the sample would match those in the target population – the small online sample is not. Online respondents – much more likely than those in the telephone sample to be frequent park users – selected themselves for participation rather than being randomly chosen, and a high proportion of Alameda residents were probably not even aware that a survey had been posted. (A larger online sample size would not diminish this bias.)

- **Presentation of results:** Regarding the charts displayed in this volume:

  – Responses to unaided questions were categorized and coded, with the coded results included in quantitative summaries.

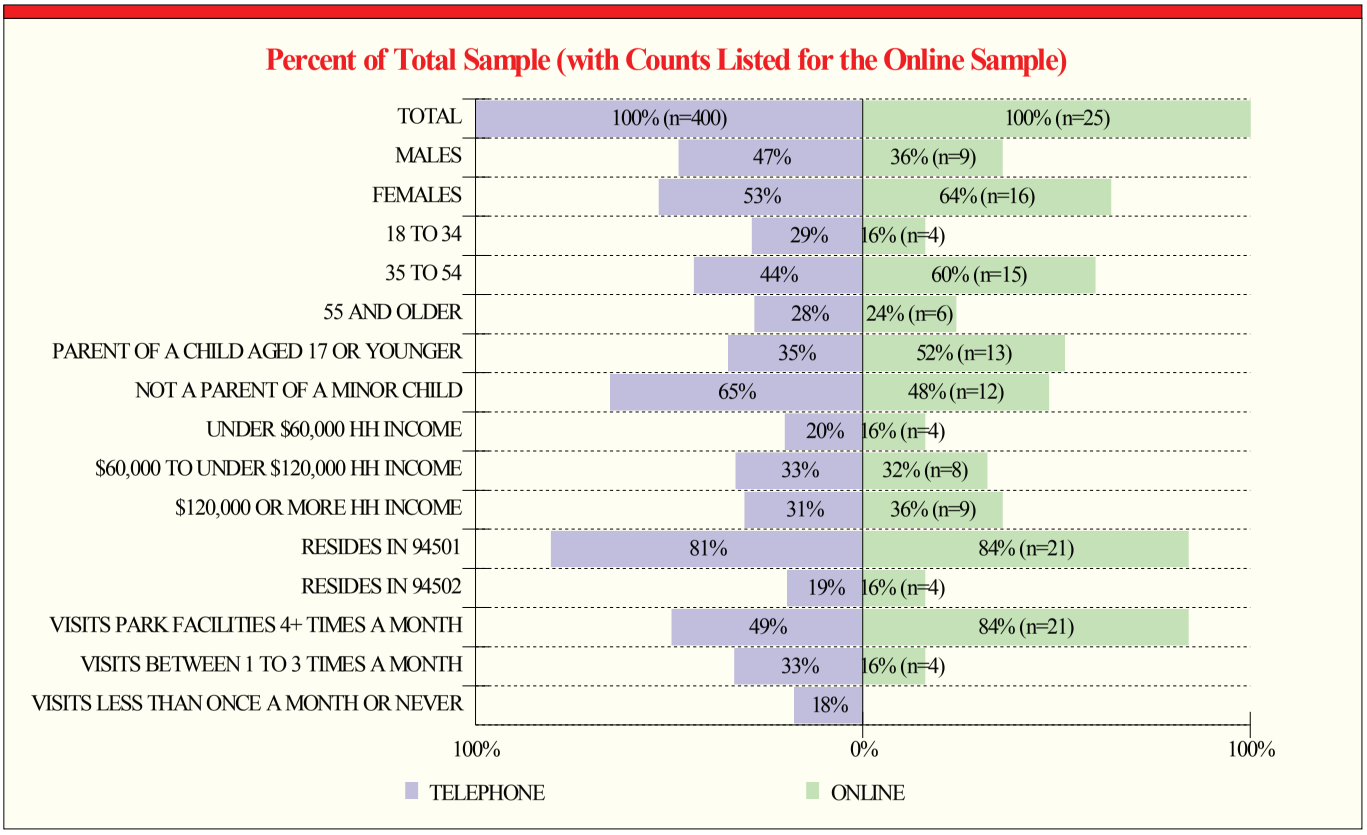
  – All percentages are shown rounded to integer digits to enhance ease of review and interpretation. Because of this rounding, totals may not always sum to 100%, but the displayed values are nevertheless correct. Chart labels shown in uppercase identify a list of response options to a single question (or a list of background category measurements), while those in lowercase identify a list of separate survey questions, the results of which are to be compared.

Figure 1

Comparison of Compositions of Online and Telephone Samples

Percent of Sample by Background Category

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25); online sub-sample counts are also listed*



Four online respondents did not provide information about household income.

Notes

In early 2011, 400 City of Alameda adult residents were interviewed by telephone about their views on local recreation and park issues. (The results from this survey were presented in March 2011.) In June, the city posted a follow-up Internet survey, using questions from the telephone survey, on its website and invited community residents to complete it. The results from the 25 online respondents who did so are compared with outcomes from the telephone survey in this short report.

Unlike the telephone survey sample, the small online sample is not representative – respondents selected themselves rather than being randomly chosen – and inferential statistical tests are not applicable to data generated by it. (A larger online sample size would not have diminished the bias.)

This chart compares the online sample's demographic background composition with the telephone survey sample's.* (For example, 36% of online respondents were male and 64%, female, compared with the telephone sample's 47% and 53%.) As the chart shows, online respondents were more likely than those in the telephone sample to be female, a parent or guardian of at least one child, and frequent park users.

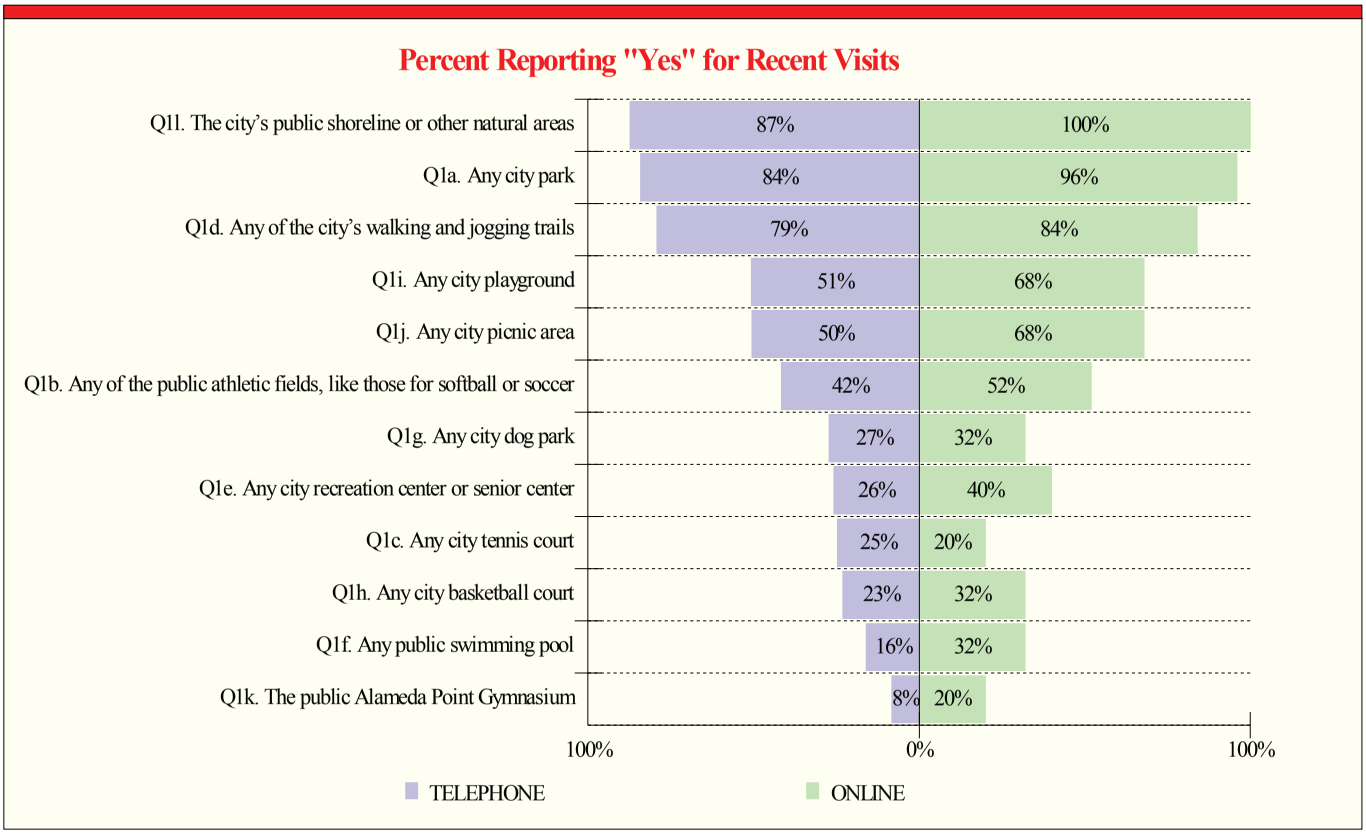
* For analysis of the telephone survey, weights were applied to ensure that sample gender-by-age proportions would match those in the target population's. Online survey results were not weighted.

Figure 2

Recent Use of Alameda Recreation and Park Facilities

Q1a-l. "Within the last six months, do you recall ever having personally visited < insert location> ?"

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25) for each question*



Measurements are rank-ordered using telephone survey results.

Notes

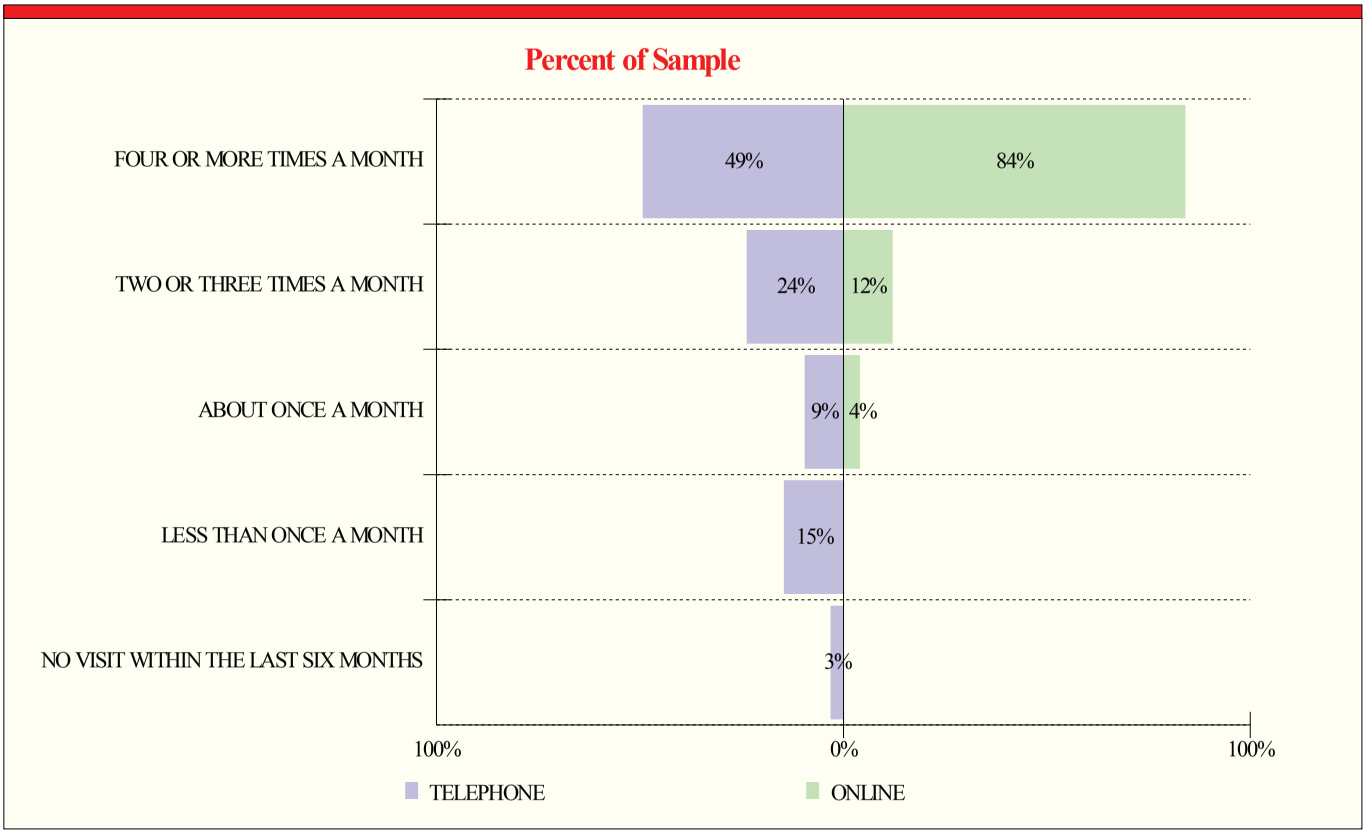
Online respondents produced a "having-visited" rank-ordering similar to the telephone sample's. Percentages for the online group, however, were all higher, reflecting – as shown in the next chart – that those responding to the online survey were mostly park system enthusiasts.

Figure 3

Frequency of Visiting Alameda Recreation and Park Facilities

Q2. "Within the last six months, about how often have you visited any of the city's recreational facilities or parks?"

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25)*



Percentages sum to 100% within each sample group.

Notes

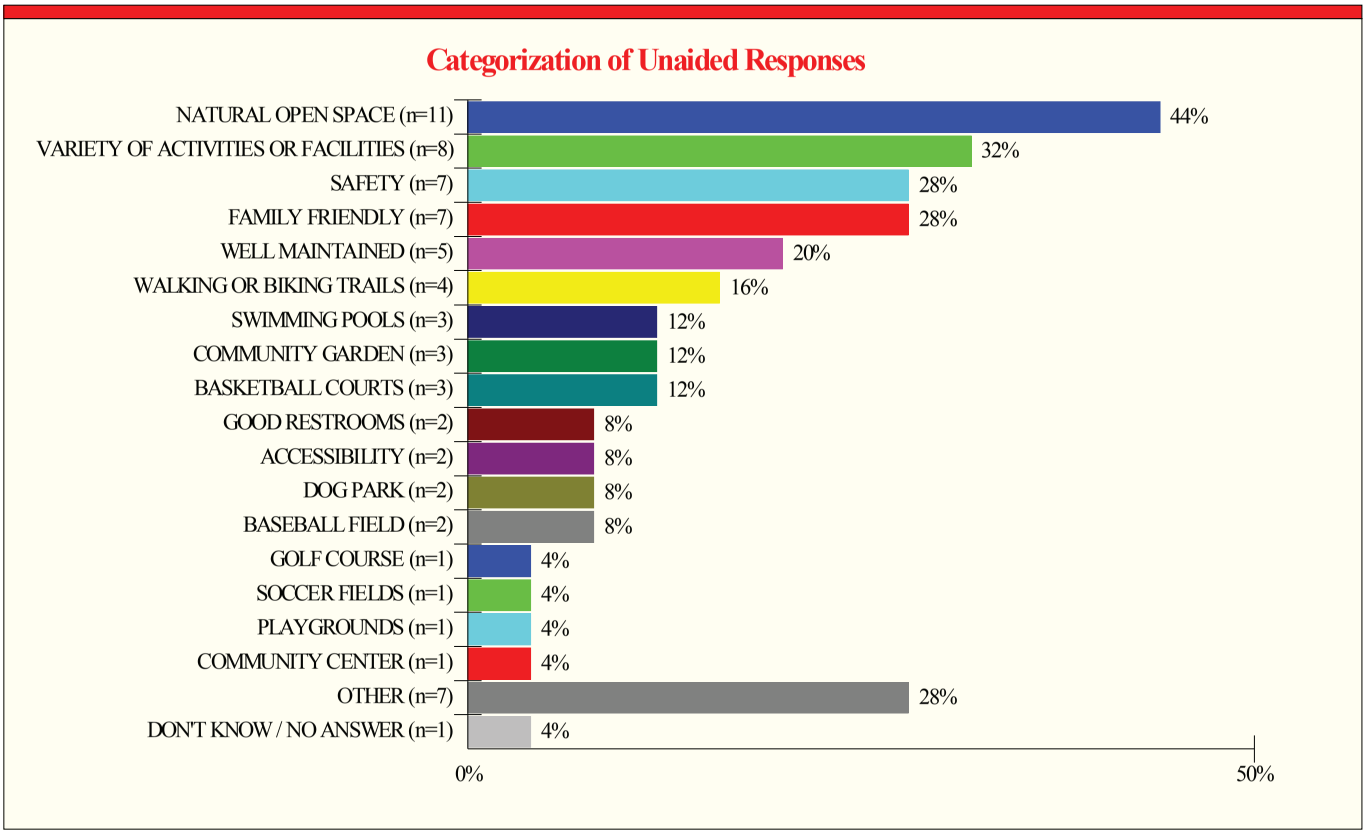
Online respondents were much more likely than those in the telephone sample to report high park system use. (Among online respondents, 84% had visited Alameda park facilities "four or more times a month" within the last six months, versus 49% among the telephone sample.) This result – which implies that most online respondents were park system enthusiasts – clearly shows the bias inherent in the online data.

Figure 4

Perceptions About What a Good Park System Should Have

Q3. "Please think for a second about how you would describe a really exceptional community park system. For you personally, what should a community park system have to make it really good? And this could be anything – facilities, layout, benefits to the community or anything else?"

Base for chart: *Online sample (n=25)*



Percentages sum to more than 100% because some respondents gave more than one answer. Verbatim responses to Q3 are listed in this volume's appendix.

Notes

Asked to describe, unaided, the elements making up a good park system, online respondents were most likely to identify the availability of natural open space, the good variety of activities or facilities available to users, safety, family-friendliness, and good maintenance.

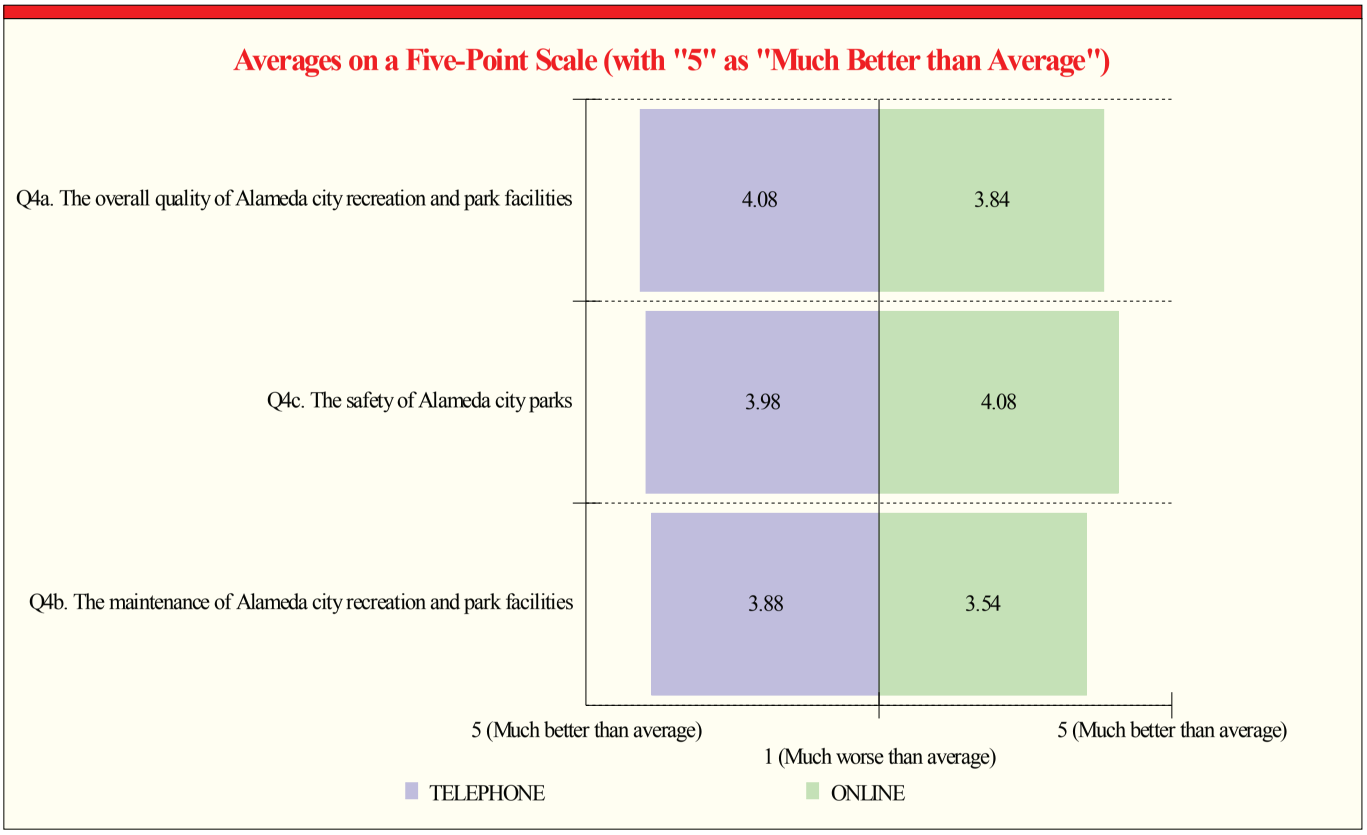
The telephone sample produced a not-too-dissimilar rank-ordering, with cleanliness, maintenance, natural open space and safety as the most frequently cited answers. (Cleanliness was not identified as a factor by online respondents.)

Figure 5

Overall Perceptions About Alameda Recreation and Park Facilities

Q4a-c. "Compared with what you'd expect from a city like Alameda, how would you rate each of the following?"

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25) for each question, excluding "don't know's"*



Measurements are rank-ordered using telephone survey results.

Notes

Respondents were asked to rate (using a five-point scale) Alameda's park system versus what they would expect from a city the size of Alameda. As shown, rating averages for online respondents were not dissimilar to those from the telephone sample for overall quality and safety.* The online average for maintenance, however, was well below the telephone sample's.

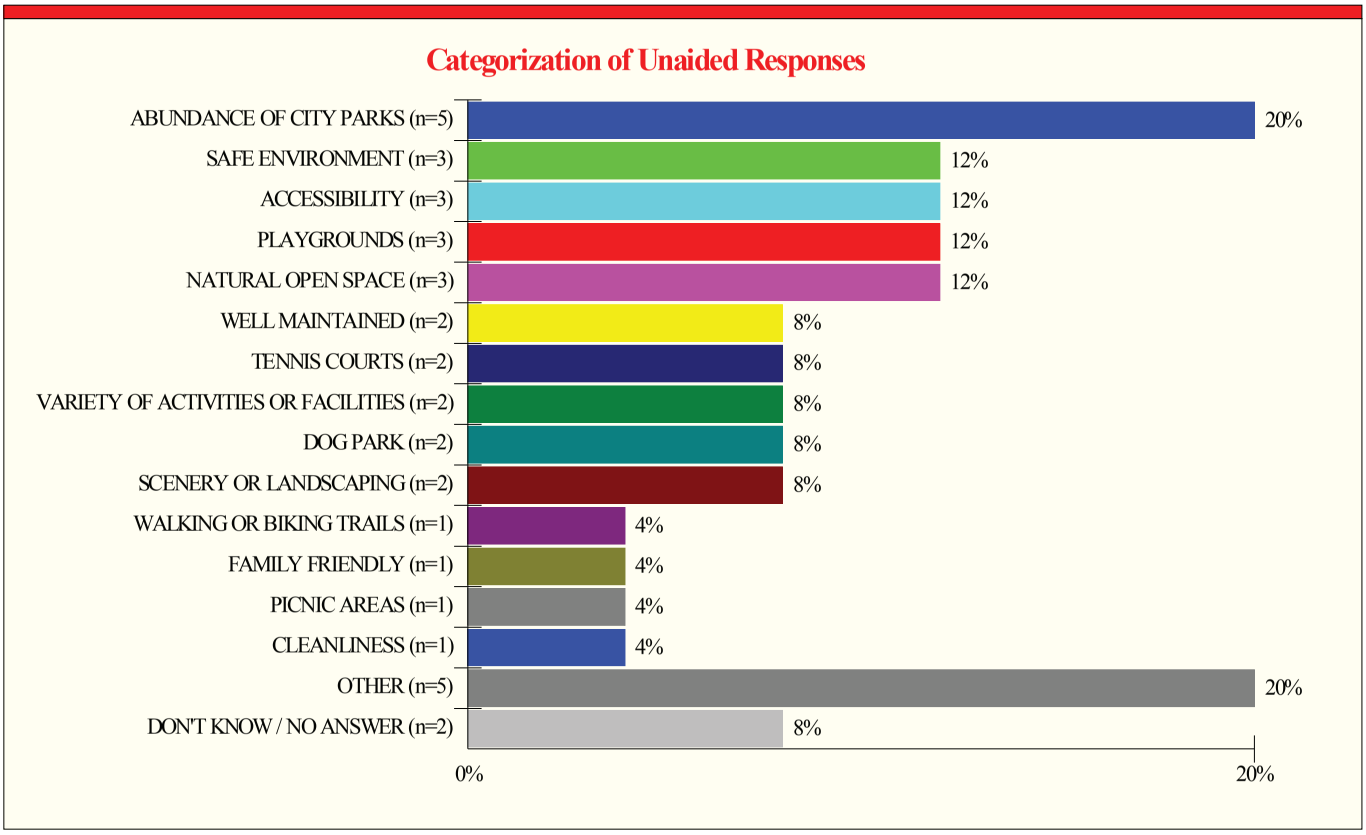
* For overall quality, 72% of online respondents said their park system was "much better" or "a little better" than expected, versus 74% of telephone respondents. For safety, 76% and 67%, respectively, said the same, and for maintenance, 52% and 63%.

Figure 6

The Most Liked Characteristic of Alameda's Recreation and Park System

Q5. "In your own words, can you describe the one characteristic you tend to like most about Alameda's recreation and park system?"

Base for chart: *Online sample (n=25)*



Percentages sum to more than 100% because some respondents gave more than one answer. Verbatim responses to Q5 are listed in this volume's appendix.

Notes

Asked to identify, unaided, the most desirable characteristic of the Alameda park system, online respondents were most likely to note the abundance of city parks, their safety, their accessibility, the availability of playgrounds, and the availability of natural open space.

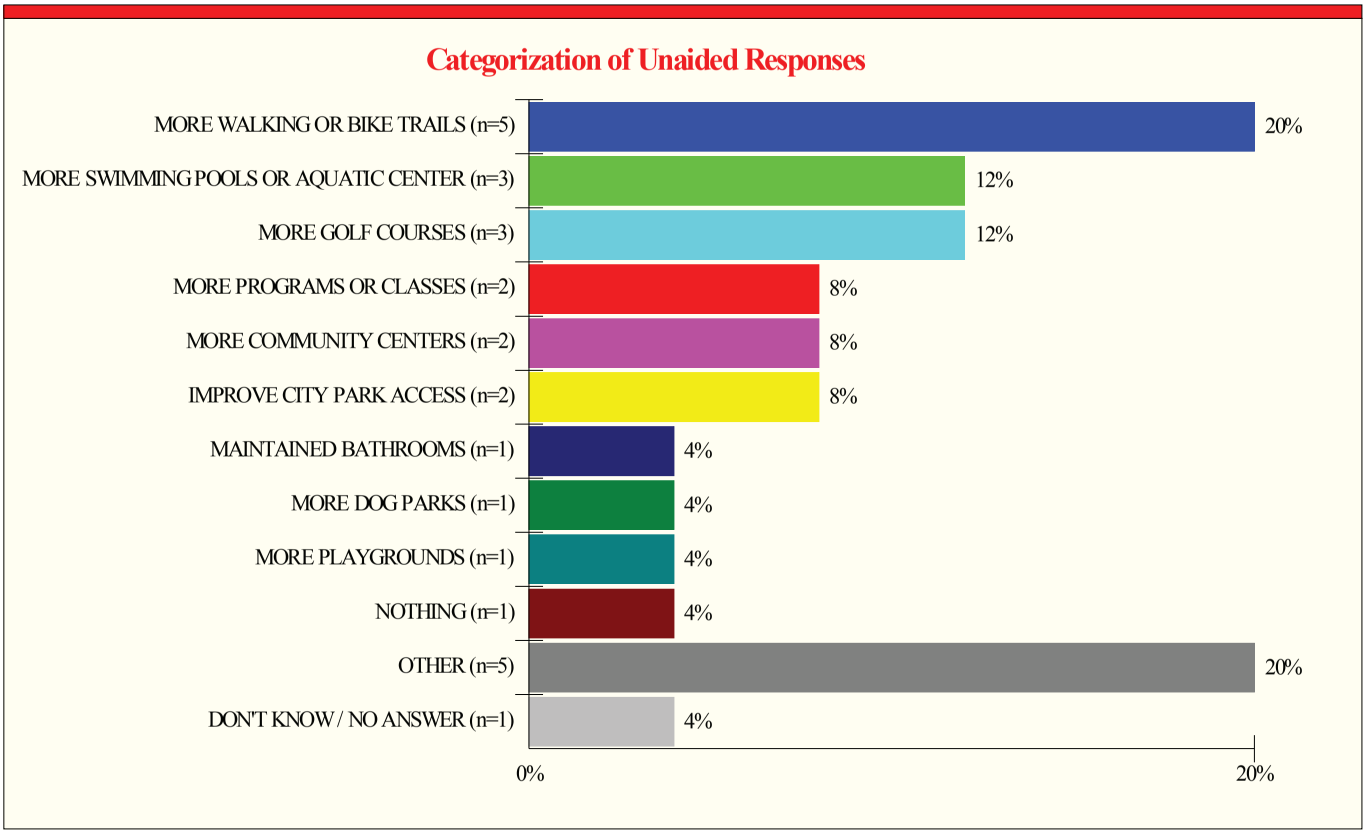
By comparison, telephone survey respondents were most likely to cite accessibility, abundance of parks, maintenance, variety of facilities, availability of natural open space, and cleanliness.

Figure 7

The Most Desirable Improvement or Addition

Q6. "What one physical improvement or addition to the Alameda recreation and park system would you most like to see happen? And this could be any type of land or building improvement."

Base for chart: *Online sample (n=25)*



Percentages sum to more than 100% because some respondents gave more than one answer. Verbatim responses to Q6 are listed in this volume's appendix.

Notes

Respondents were asked to name, unaided, the most desirable improvement or addition to the park system. As shown, online respondents were most likely to cite the need for more walking or bike trails, swimming pools or aquatic centers, and golf courses.

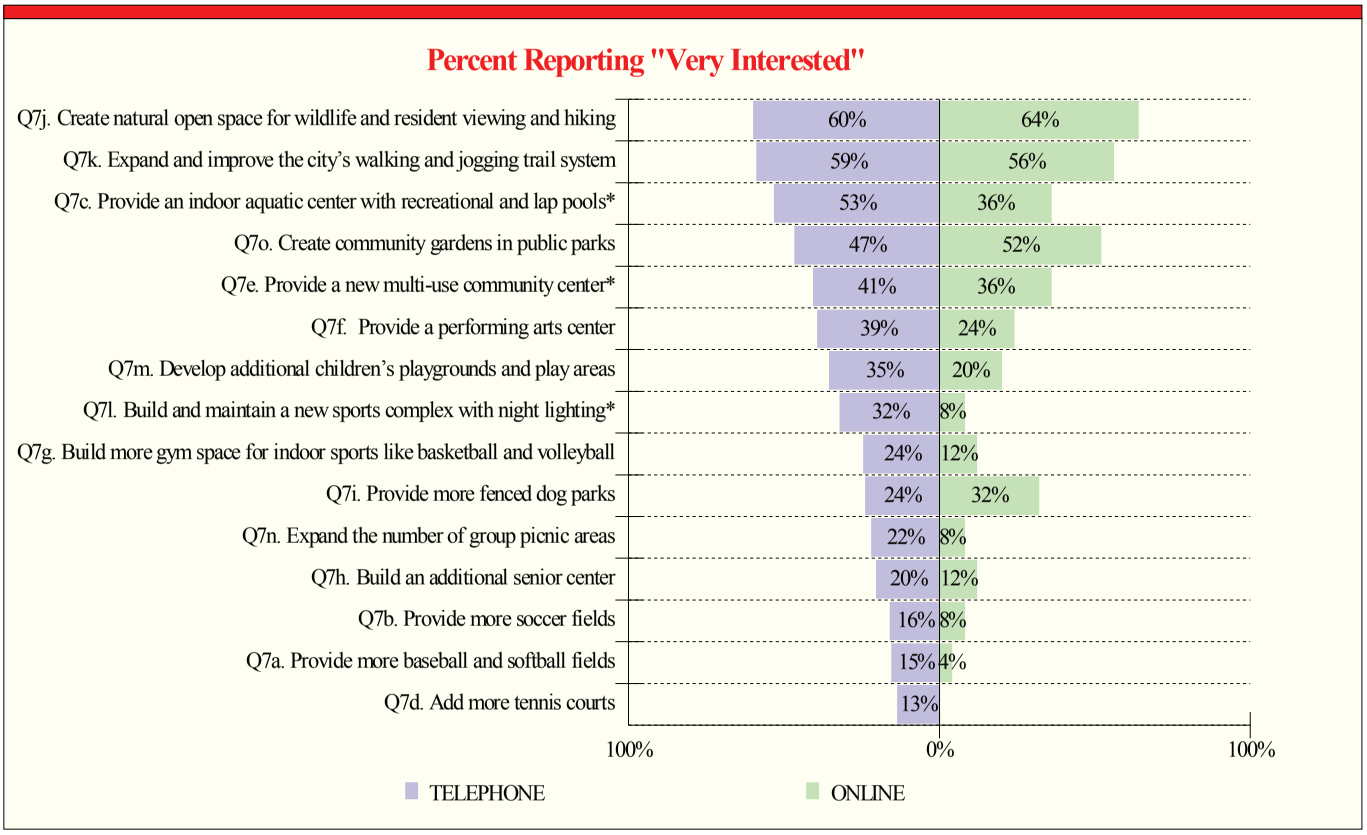
Telephone survey respondents placed maintaining landscaping, walking or bike trails, bathroom maintenance, and swimming pools or aquatic centers at the top of their collective wish-list.

Figure 8

Interest in Specific Recreation and Park Improvements

Q7a-o. "The Alameda Recreation and Park Department is exploring opinions about some proposed recreation and park system options. Please rate your interest in each of the following."

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25) for each question*



Measurements are rank-ordered using telephone survey results. An asterisk indicates a statement abridged from the questionnaire's wording.

Notes

Respondents were asked to rate (using a three-point scale with the highest scale point being "very interested") their degree of interest in each of the park system improvements listed.

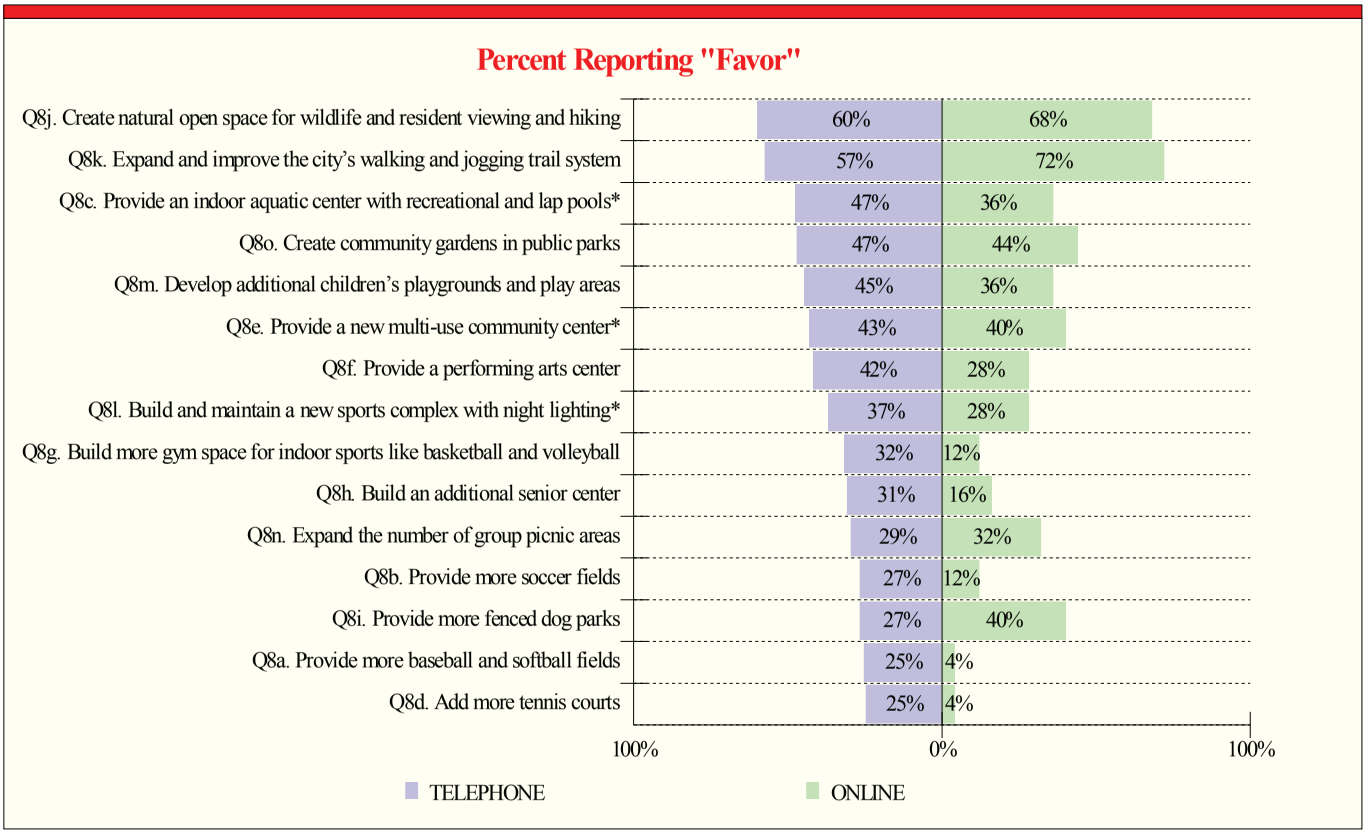
In both the telephone and online surveys, creating natural open space and improving the city's walking and jogging trail system produced the highest "very interested" percentages. "Very interested" percentages for online respondents, however, were noticeably lower than those from the telephone sample for a number of other suggested improvements, including those related to aquatics, a performing arts center, and a sports complex.

Figure 9

Enthusiasm for Additional Public Funding to Support Improvements

Q8a-o. "The improvements just listed may require additional public funding to implement. Please indicate if you tend to favor, be neutral to, or oppose additional public funding for each of the following."

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25) for each question*



Measurements are rank-ordered using telephone survey results. An asterisk indicates a statement abridged from the questionnaire's wording.

Notes

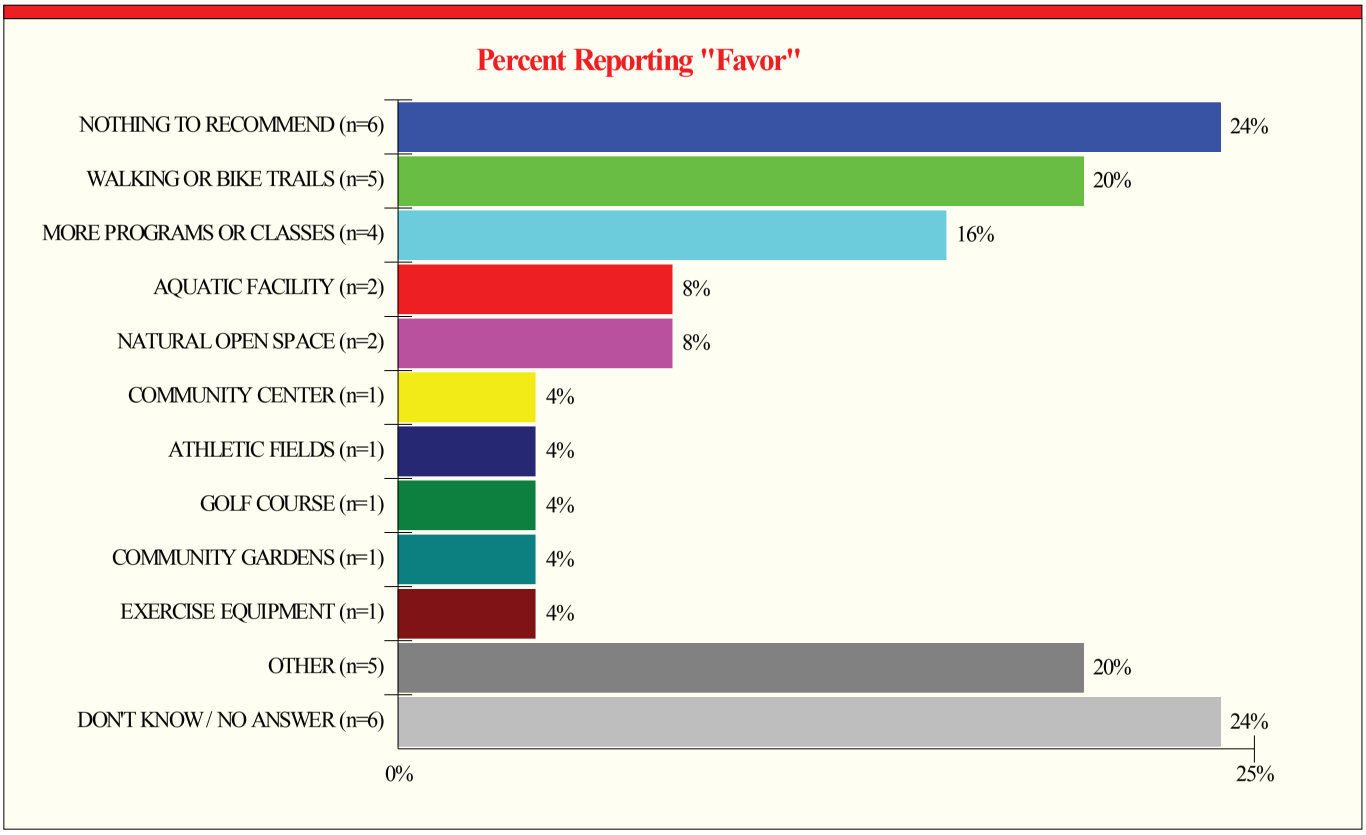
For each of the options listed above, respondents were asked if they would "favor," "be neutral to," or "oppose" additional funding to support it. As shown, online respondents were slightly more willing than their telephone survey counterparts to say they would "favor" additional public funding to create natural open space and to expand the city's walking and jogging trail system. They were less likely than those in the telephone survey to support more funding for team-sport-related facilities: gym space, soccer fields, baseball fields, or tennis courts.

Figure 10

Other Recreational Amenities the City Should Consider Offering

Q9. "What other recreational amenities, if any, would you like the city to offer that it doesn't offer now?"

Base for chart: *Online sample (n=25)*



Percentages sum to more than 100% because some respondents gave more than one answer. Verbatim responses to Q9 are listed in this volume's appendix.

Notes

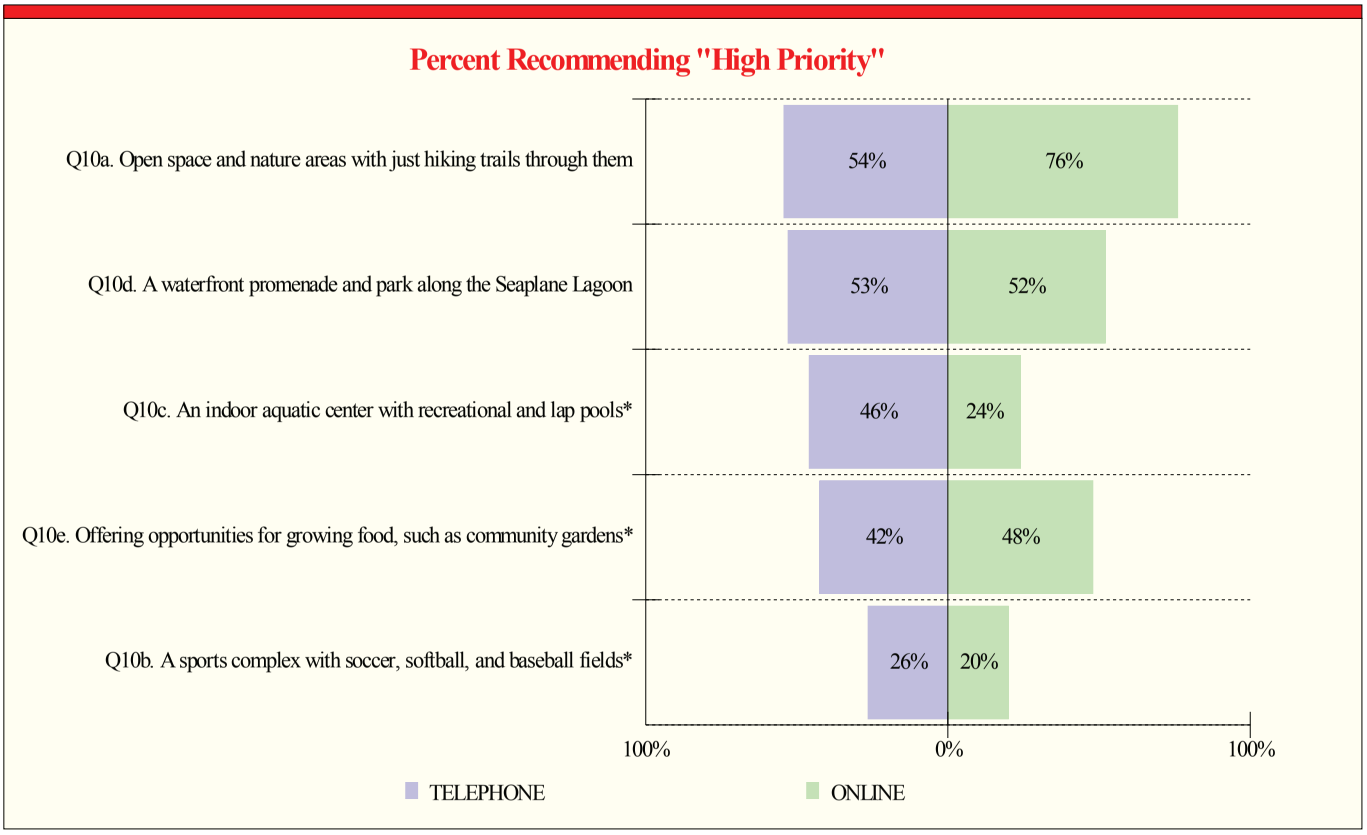
The set of (unaided) responses to this question produced in the online survey was similar to the one generated from the telephone survey.

Figure 11

Recommendations About Alameda Point

Q10a-e. "Now, a few questions about Alameda Point. Alameda Point, originally a naval base, is available to the city for future development and the city seeks your recommendations. In addition to neighborhood parks to serve Alameda Point residents, what types of community-wide recreation or park facilities would you like to see? Please rate the priority level for each item."

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25) for each question*



Measurements are rank-ordered using telephone survey results. An asterisk indicates a statement abridged from the questionnaire's wording.

Notes

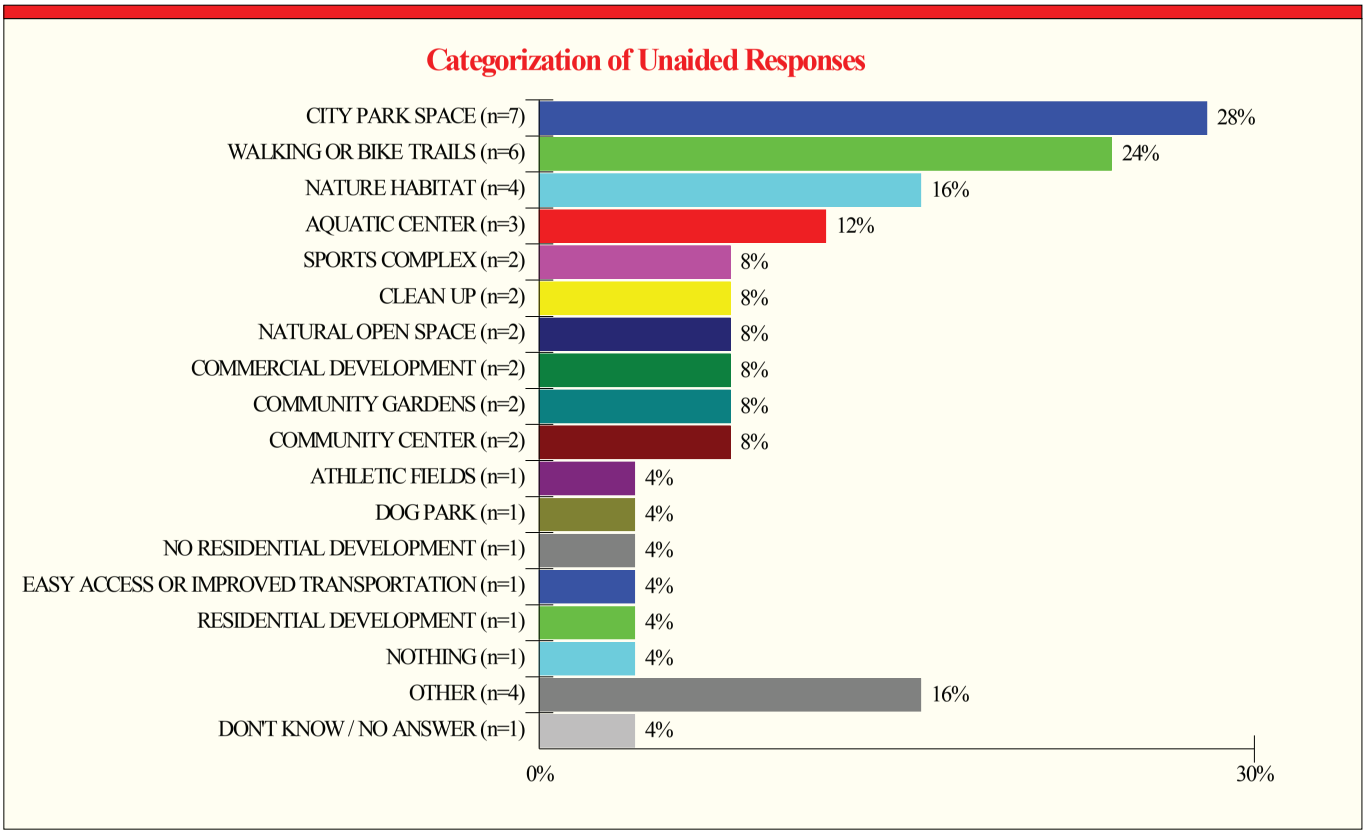
Respondents were asked to assign a priority rating ("high," "medium," or "low") to each of the five listed Alameda Point strategies. As shown, online respondents were more enthusiastic than those in the telephone sample about the suggestion of developing open space and nature areas, but they were less likely than telephone respondents to recommend "high" priority be given to an indoor aquatic center.

Figure 12

The Best Solution for Alameda Point

Q11. "In your own words, what, if anything, would you most recommend the city's recreation and park department do with Alameda Point?"

Base for chart: *Online sample (n=25)*



Percentages sum to more than 100% because some respondents gave more than one answer. Verbatim responses to Q11 are listed in this volume's appendix.

Notes

Respondents were asked to recommend, unaided, a single best park-related strategy for Alameda point. Online respondents were most likely to suggest city park space, walking or bike trails, and nature habitat.

The telephone sample's most-cited responses were city park space, commercial development, walking or bike trails, natural open space, residential development, and nature habitat.

Figure 13

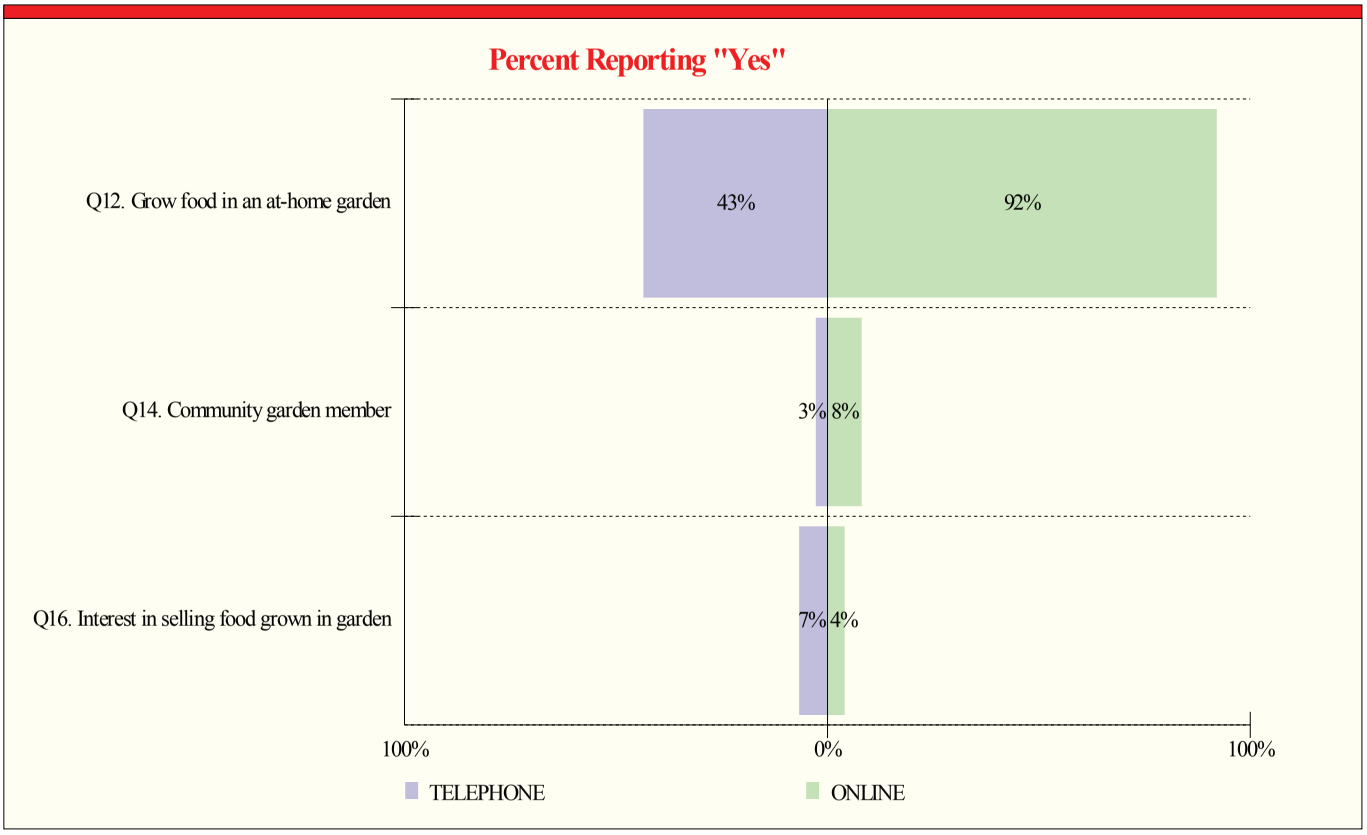
Current Activities Related to Community Gardening

Q12. "Do you currently grow any type of food in an at-home garden?"

Q14. "Are you currently a member of any type of community garden?"

Q16. "Are you interested in selling the food you grow yourself at home, in a community garden, or urban farm?"

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25) for each question*



Notes*

Online respondents were more than twice as likely as telephone respondents to say they currently grow food in an at-home garden. They were also slightly more likely to claim membership in a community garden.

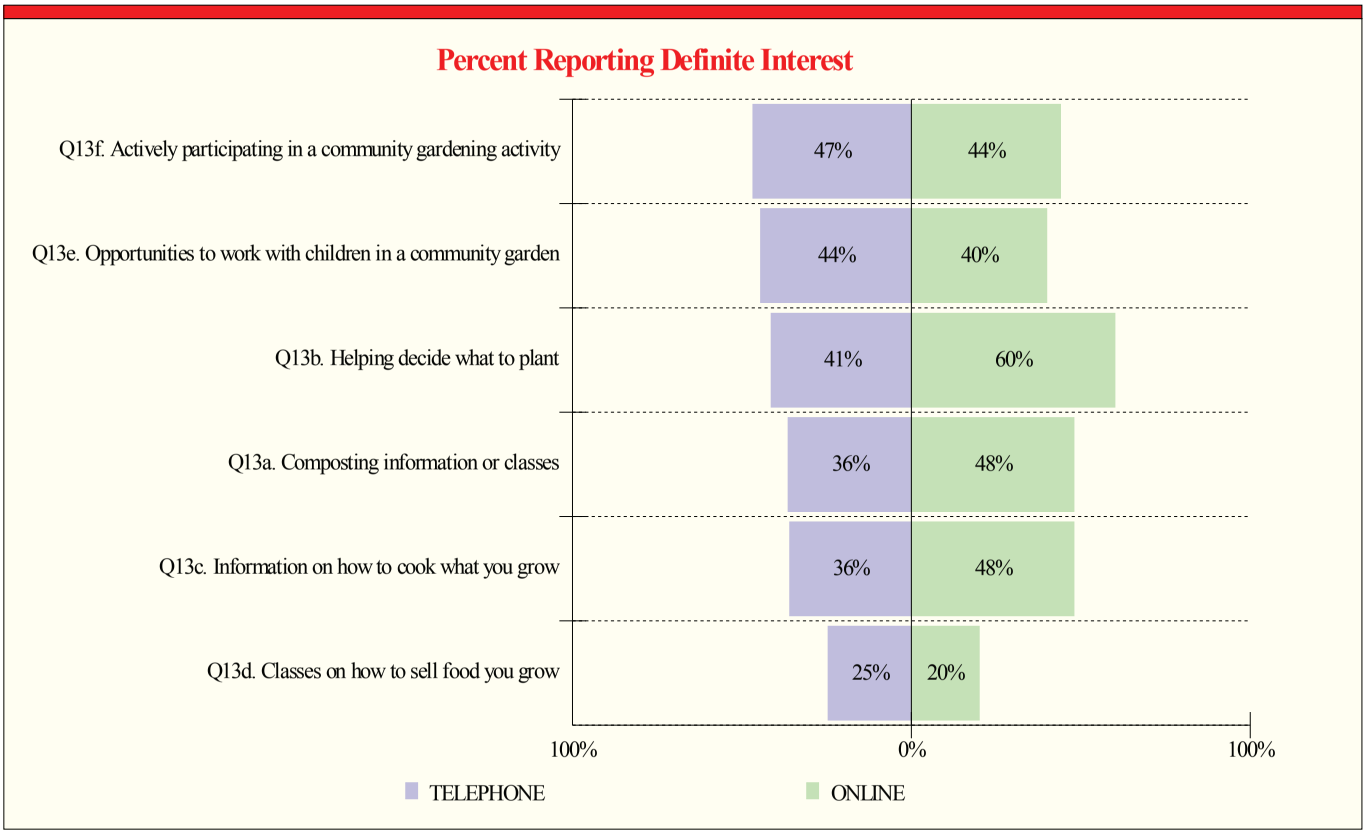
* The percentages shown for interest in selling food (Q16) are total sample outcomes, rather than outcomes calculated just from the sub-groups to which the question was directed.

Figure 14

Interest in Activities Associated with Community Gardening

Q13a-f. "Would you definitely be interested in any of these community-garden-related activities?"

Base for chart: *Telephone sample (n=400; weighted) and online sample (n=25) for each question*



Measurements are rank-ordered using telephone survey results.

Notes

Online respondents were more likely than their telephone survey counterparts to show interest in community garden management, composting information or classes, and information on how to cook what you grow.

Strategic Research Associates

APPENDIX-B: COMMUNITY WORKSHOP

ALAMEDA URBAN GREENING WORKSHOPS

Following are some of the materials presented at the June 15 and 16, 2011 Urban Greening Workshops, as well as examples of the type of feedback received during the table exercises and open house portions of the workshops. For the table exercises, aerial maps and contextual information was provided to participants, and each table created graphic representations of their visions for Belt Line Park and Alameda Point. Each table presented the results of their discussions, and the presentations are summarized in the bulleted lists below. During the open house portion of the workshop, displays pertaining to each existing park and recreation facility were displayed, and participants were able to provide written comments.

June 15 Workshop Table Presentations:

BELT LINE PARK – Table 1

- 1/2 Sports, 1/2 Urban agriculture
- Community gardens, orchards, nut and fruit trees throughout
- Amphitheater
- Dog park
- Storm water basin / Habitat area
- Adult & youth soccer
- Community center, use for cooking and events
- Bocce and play areas next to community center at U-Haul end
- Volleyball

BELT LINE PARK – Table 2

- Areas for multiple age groups to interact
- Campground
- Disk golf
- Miniature golf
- Urban farming with food stand
- Education program, animals
- Green roof on community center
- Native plant/bay-friendly landscape demonstration garden
- Amphitheater
- 1 mile fitness course around perimeter
- Family area with water play elements
- Model airplane flying field
- Dog park
- BMX / mountain bike / skate park
- Tree house with zip line

ALAMEDA POINT – Table 2

- Consolidate for community sports complex – 2 hardball, 2 little league, 2 soccer, multi-use field (rugby, football), concession stand
- Buffer wind and cold
- Model airplane flying field
- Re-open campground at Enterprise Park
- Drive-in movie theater

BELT LINE PARK – Table 3

- Create a Central Park
- Large passive water feature (solar pump system), including boat rental
- Aquatic center
- Urban agriculture (viticulture, forestry)
- Educational features
- Wildlife habitat / pond
- Horticultural park
- Low maintenance and construction costs
- Equestrian trail
- Archery range
- More intensive uses at U-Haul end

ALAMEDA POINT – Table 3

- Add camping, re-open old campsites
- Dog camp, dog walking on beach
- Boat harbor for small boats at Enterprise Park

June 16 Workshop Table Presentations:

BELT LINE PARK – Table 1

- From active at west side to passive at east side
- Trail multi-purpose - bike/wheelchair (loop spur)
- Central water feature
- Multi-generational
- Playgrounds
- Community gardens throughout
- Amphitheater / events
- Basketball court
- Small community center
- Share parking with business park

- Picnic areas near parking
- Neighborhood access points

ALAMEDA POINT – Table 1

- Sport complex / active recreation by skate park
- Campground at Enterprise Park, also café / concession
- Natural shoreline / passive recreation @ Seaplane Lagoon / Buffer zone to mitigate sea level rise
- Water access – kayak, canoe, boat rental concession

BELT LINE - PARENTAL VIEWPOINT – Table 2 (also notes from 6/15)

- Active
- Group BBQ
- Theme play structure
- Community center - Teen dances
- Safe for youth, secure play area for small children
- Low maze – herbs, rocks, with fountain
- Theme play area
- Water play area – spray park
- BMX, skate park, water play, remote control car park
- Shaded picnic tables
- Secure restrooms
- Natural hill for rolling down
- Garden area with paths, climbing rock, local artists, butterfly garden
- Baseball with snack bar
- ROTC-type fitness course
- Play area with basketball
- Volleyball

BELT LINE – URBAN AGRICULTURE – Table 3

- 5,700 people use the Food Bank - community gardens should be distributed throughout
- 2nd community garden and orchard by Food Bank
- Bathroom
- Active area in the middle of the site
- Community center near 9th and Wood
- Bocce
- Amphitheater
- 2 play areas
- Dog park
- Bike and walking trail (bike friendly park)
- Fitness course
- Stormwater / Habitat planting with trail - “Lose the Lawn”
- Pollinators, natural planting – beautiful, low maintenance Bay Friendly planting
- Trail benches (rest stops)
- NO soccer, baseball, BMX

ALAMEDA POINT – Table 3

- Tidelands Trust
- Passive open space by Encinal High School
- Trail on Estuary side
- Concerned with cost of sports complex
- Soccer field outside of Tidelands Trust area

BELT LINE – Table 4

- Play area, nature oriented
- Community center/ classes on gardening, amphitheater at U-Haul end (buffers noise)
- Community garden, orchard, forest garden (nuts & fruit mixed with forest trees)
- Swales for rain water ponds, demonstration gardens
- Natural, berry bushes
- Water catchment systems, swales, streams, etc.
- Botanical garden
- Garden plots and food for Food Bank
- Bike paths (DG as well as asphalt)
- Multiple parking spaces and access
- Informal open space, basketball, less organized sports
- Butterfly and bee garden, native bees
- Demonstration garden
- Chickens & small animals

ALAMEDA POINT – Table 4

- Sports complex should go out here rather than at Belt Line

BELT LINE PARK – HERITAGE HISTORICAL PARK – Table 5

- Move through Alameda agricultural history
- Atlantic Ave side - native plants restoration area – open, native, passive area with walks
- Truck gardens
- Commercial, local restaurant plots
- Modern agriculture by Food Bank
- Ardenwood type facility - commercial operation, teaching components
- Linear park

ALAMEDA POINT – Table 5
- Local community businesses, food related commercial businesses
- Community gardens
- Dog park
- Organized sports complex
- Waterfront Trails

BELT LINE PARK – 22-ACRE FARM – Table 6
- From small scale garden plots to large meadows
- Community garden plots for families
- Production farm site on 2-3 acres, job training program (alternative – 22 acre farm)
- Pumpkin patch, corn maze community events
- Orchard
- Native plants meadow
- Meandering trail (spurs, loop)
- Groups of trees
- Both wide open and more intimate spaces
- Picnic areas (open and secluded)
- Play areas
- Bocce ball
- NO amphitheater here
- Lots of access points
- Soccer field

URBAN AGRICULTURE - Table 6
- Community gardens at every school (1/8 acre can fit)
- Gardens - urban agricultural trail (blueberries / strawberry patch)
- Consider using buildings (aquaponics)

ALAMEDA POINT – ADDITIONAL COMMENTS
- The City of Alameda plans a walking path around Alameda Point. You can imagine the wonderful views of yachts sailing on famous SF Bay. The City of Alameda would prosper from parking fees while throngs of tourists enjoy year around mild weather on the vast picnic grounds.
- Put 3 pools in the Alameda Point Gym/Pool complex.

MISCELLANEOUS ADDITIONAL COMMENTS
- We need a quality indoor aquatic area including:
    1. 0-depth to 3 feet with water play structure
    2. Lazy river and water slides
    3. Lap pool and swim lessons

Table Exercise Materials -
Belt Line Park Size Comparison


Krusi Park (7.46 acres)


Godfrey Park (5.45 acres)


Bayport Park (4.25 acres)


Littlejohn Park (3.45 acres)


Longfellow Park (1.14 acres)

PARK SIZE COMPARISON

Urban Greening Workshop - Alameda, California — June 2011

BELTLINE PARK

OPTION 1

OPTION 2

OPTION 3

June 15 - Table #1

June 15 - Table #2

June 16 - Table #2


Northwest Territories
Gymnasium
Alameda Point
Multi-Purpose Field
Officers' Club
Main Street Dog Park
City View
Skate Park
2nd Street
Soccer Field
Habitat Area
Wilver Willie Stargell Avenue
Webster Street
Atlantic Avenue
Beltline Park
Tidelands
Trust
Main Street Soccer Field
Hornet Soccer Field
Alameda Point Context

Regional Sports Complex

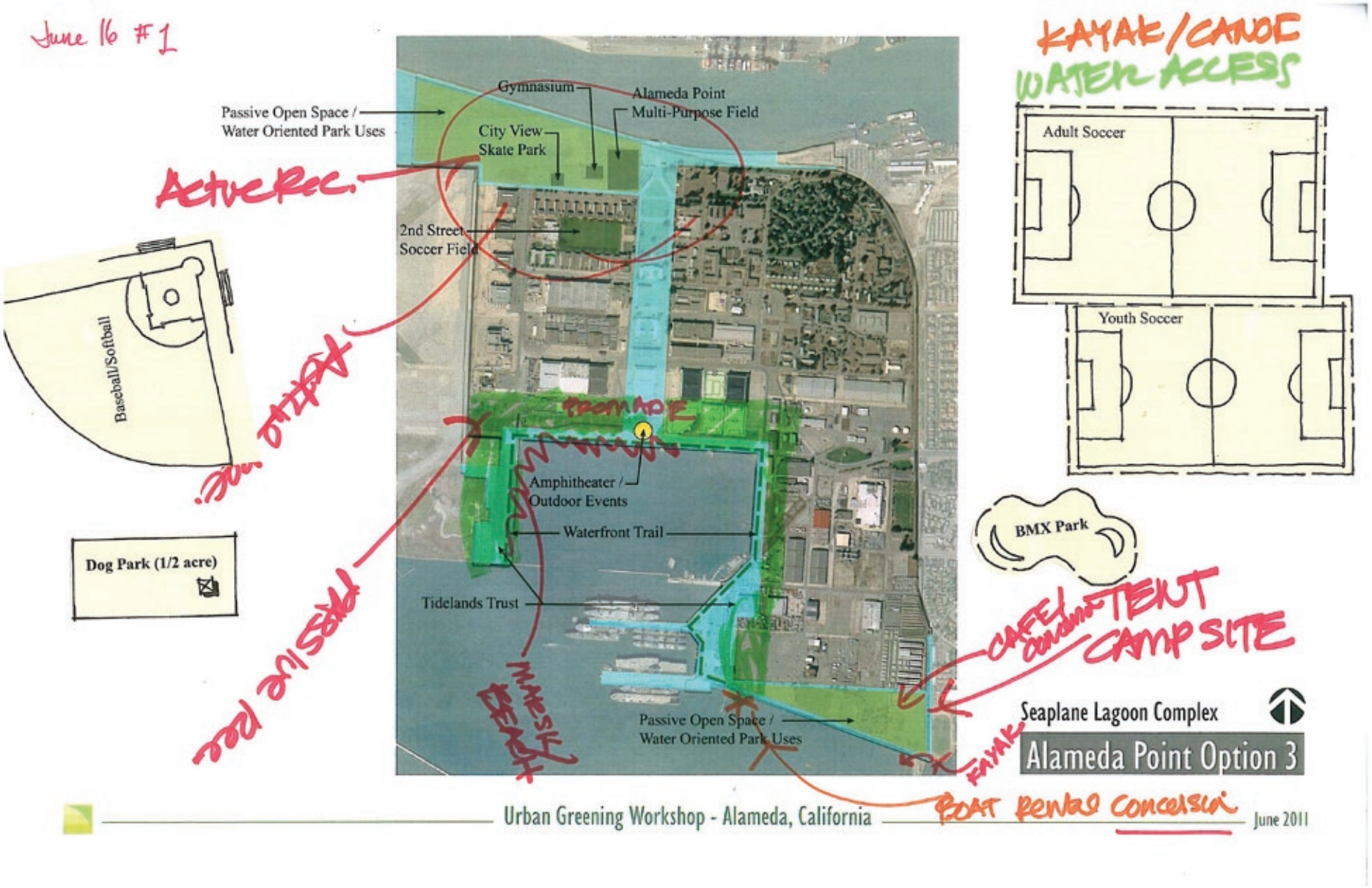
Alameda Point Option 1

Community Sports Complex

Alameda Point Option 2

Seaplane Lagoon Complex

Alameda Point Option 3

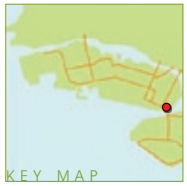


June 16 - Table #1

TOWATA PARK

SUMMARY
Location: 3315 Bridgeway Isle (1.55 acres)

Towata Park serves as a visual gateway between the main island and Bay Farm Island. Accommodating passive uses, the park features decorative planting areas, a picnic area on the water and some walking/bike paths that create linkages beyond the park. It lacks bike racks.



Towata Park

INVENTORY OF EXISTING FACILITIES

Features		Condition	Description	Comments
Picnic Areas	1	Fair	One group area with three tables and three trash receptacles	Tables are not ADA accessible
Paths/Walks	Yes	Good/Fair	9' paths signed for bicycles	Asphalt deteriorating in some areas
Park Signage	Yes	Good	Park monument sign, bike route sign	
Lighting	Yes	Good	Lighting near picnic area	
Benches	Yes	Fair	Wood benches	Benches chipping/peeling paint
Trash Receptacles	Yes	Good	Concrete trash	
Parking	Yes	Fair/Poor	2 handicap stalls provided	Handicap striping faded

RECOMMENDATIONS

Upgrade picnic areas for ADA access

Repair asphalt at paths

Add community garden areas

COMMUNITY WORKSHOP COMMENTS

- Underused! With a windbreak it could make a great community garden!
- Demonstration garden

APPENDIX-C: FACILITIES COST ASSUMPTIONS

Alameda Parks Improvement Assessment

Preferred Option, Project Budget, and Service Level Summaries

Program Elements		Preferred Option	Renovate Alameda Point Gym	Renovate Officers Club	New Community Center
Options					
Renovate Alameda Point gym			35,000 GSF		
Renovate O'Club				37,000 GSF	
New community/rec center					38,000 GSF
Parking Total			**105 spaces**	**111 spaces**	**114 spaces**
New on-site parking	3 spaces/1,000		0 spaces	0 spaces	114 spaces
Existing parking - renovate	3 spaces/1,000		105 spaces	111 spaces	0 spaces
Developed Site Area			**77,000 GSF**	**81,400 GSF**	**93,600 GSF**
Surface parking - new	400 SF/space		-	-	45,600 GSF
Surface parking - renovate	400 SF/space		42,000 GSF	44,400 GSF	-
Landscaping new (allowance)	25%		-	-	10,000 GSF
Site renovation (allowance)	10%		4,000 GSF	4,000 GSF	-

Budget Summaries	Preferred Option	*All in 2011 $, unescalated; see notes*		
		Renovate Alameda Point Gym	Renovate Officers Club	New Community Center
Building range - low	$57.7 million	$19.8 million	$14.8 million	$23.0 million
Building range - high	$63.8 million	$21.9 million	$16.4 million	$25.5 million
Site/parking range - low	$2.8 million	$0.6 million	$0.6 million	$1.6 million
Site/parking range - high	$3.1 million	$0.6 million	$0.7 million	$1.8 million
Total Project Budget - low end	**$60.5 million**	$20.4 million	$15.4 million	$24.7 million
Total Project Budget - high end	**$66.9 million**	$22.6 million	$17.1 million	$27.3 million

Service Level Summary		Preferred Option
Recreation/aquatics projects		67,000 GSF
Community hall/center projects		43,000 GSF
Other neighborhood/city facilities		53,000 GSF
Total		163,000 GSF
SF/capita citywide	75,409 pop	2.2 SF/capita

NOTES

1) Conceptual budgets are estimated in 2011 dollars.

2) Conceptual budgets are for strategic planning purposes only. They have been developed on a general cost per square foot basis without access to detailed site or building information. Depending on project specifics, actual project costs can vary widely.

3) Conceptual budgets are not necessarily comprehensive and may not include all costs (such as development, infrastructure, utilities, construction, furniture, fixtures, and equipment costs; environmental studies; hazmat remediation; design fees and other soft costs; contingencies; and escalation).

Alameda Parks Improvement Assessment

Renovate Alameda Point Gym

CONCEPTUAL BUDGET: PREFERRED OPTION

PROJECT DATA

Gross SF	35,000 GSF
Renovate Alameda Point pool	-
Renovate Alameda Point gym	*35,000 GSF*
Renovate O'Club	-
Renovate Vets Memorial	-
New recreation center	-
Parking Total	105 spaces
New on-site parking	*0 spaces*
Existing parking - renovate	*105 spaces*
Developed Site Area	77,000 GSF
Building footprint (new)	-
Surface parking - new	-
Surface parking - renovate	*42,000 GSF*
Landscaping new (allowance)	-
Site renovation (allowance)	*4,000 GSF*

Notes

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3) Conceptual budgets are not necessarily comprehensive and may not include all costs (such as development, infrastructure, utilities, construction, furniture, fixtures, and equipment costs; environmental studies; hazmat remediation; design fees and other soft costs; contingencies; and escalation).

Budget Data

Budget Data			See Notes	2011 $
BUILDING				
Construction Hard Costs	*Unit*	*SF Area*	*Unit Cost*	*Project Cost*
Site Preparation				
Demolition - site	-	-	$10 / GSF	$0
Clearing/grading	-	-	$3 / GSF	$0
Utilities	0		$400,000 LS	$0
Subtotal Site Preparation				*$0*
Design Contingency			*10%*	*$0*
			Subtotal - Site Preparation Hard Cost	**$0**
Building				
New construction - recreation center		-	$355 / GSF	$0
Major renovation of existing building		35,000 GSF	$355 / GSF	$12,425,000
Moderate renovation of existing building		-	$225 / GSF	$0
Subtotal Building & Site Construction				*$12,425,000*
Design Contingency - new construction			*10%*	*$0*
Design Contingency - renovation			*15%*	*$1,864,000*
			Subtotal - Building and Site Construction Hard Cost	**$14,289,000**
Furniture, Equipment, Technology and Other Hard Costs				
FF&E				
FF&E	50%	17,500 GSF	$12 / GSF	$210,000
Technology	50%	8,750 GSF	$8 / GSF	$70,000
Subtotal FF&E				*$280,000*
Contingency - renovation			*15%*	*$42,000*
			Subtotal - FF&E/Technology	**$602,000**
			Subtotal - Total Construction Costs	**$14,891,000**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$1,490,000
			Subtotal - Escalation and Project Contingency	**$1,490,000**
			Total Hard Cost Budget - BUILDING	***$16,381,000***
Professional Fees				
Design, Construction Management, Permits, Testing			25%	$4,095,000
Soft costs contingency			10%	$410,000
			Total Soft Cost Budget - BUILDING	***$4,505,000***
Total Project Budget - BUILDING			**mid-range**	**$20,886,000**
SITE AND PARKING				
Demolition - site	-		$10 / GSF	$0
Clearing/grading			$3 / GSF	$0
Surface parking - new		-	$10 / GSF	$0
Surface parking - renovate		42,000 GSF	$8 / GSF	$336,000
Landscape/hardscape - new construction		-	$20 / GSF	$0
Site renovation		4,000 GSF	$10 / GSF	$40,000
Subtotal Site & Parking				*$376,000*
Design Contingency - new construction			*10%*	*$0*
Design Contingency - renovation			*15%*	*$56,000*
			Subtotal - Building and Site Construction Hard Cost	**$432,000**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$44,000
			Subtotal - Escalation and Project Contingency	**$44,000**
			Total Hard Cost Budget - LANDSCAPE & PARKING	***$476,000***
Professional Fees				
Design, Construction Management, Permits, Testing			25%	$119,000
Soft costs contingency			10%	$12,000
			Total Soft Cost Budget - LANDSCAPE & PARKING	***$131,000***
Total Project Budget - LANDSCAPE & PARKING			**mid-range**	**$607,000**

Alameda Parks Improvement Assessment

Renovate Officers Club

CONCEPTUAL BUDGET: PREFERRED OPTION

PROJECT DATA

Gross SF	37,000 GSF
Renovate Alameda Point pool	-
Renovate Alameda Point gym	-
Renovate O'Club	*37,000 GSF*
Renovate Vets Memorial	-
New recreation center	-
Parking Total	111 spaces
New on-site parking	*0 spaces*
Existing parking - renovate	*111 spaces*
Developed Site Area	81,400 GSF
Building footprint (new)	-
Surface parking - new	-
Surface parking - renovate	*44,400 GSF*
Landscaping new (allowance)	-
Site renovation (allowance)	*4,000 GSF*

Notes

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3) Conceptual budgets are not necessarily comprehensive and may not include all costs (such as development, infrastructure, utilities, construction, furniture, fixtures, and equipment costs; environmental studies; hazmat remediation; design fees and other soft costs; contingencies; and escalation).

Budget Data

Budget Data			See Notes	2011 $
BUILDING				
Construction Hard Costs	*Unit*	*SF Area*	*Unit Cost*	*Project Cost*
Site Preparation				
Demolition - site	-	-	$10 / GSF	$0
Clearing/grading	-	-	$3 / GSF	$0
Utilities	0		$400,000 LS	$0
Subtotal Site Preparation				*$0*
Design Contingency			*10%*	*$0*
			Subtotal - Site Preparation Hard Cost	**$0**
Building				
New construction - recreation center		-	$355 / GSF	$0
Major renovation of existing building		-	$355 / GSF	$0
Moderate renovation of existing building		37,000 GSF	$225 / GSF	$8,325,000
Subtotal Building & Site Construction				*$8,325,000*
Design Contingency - new construction			*10%*	*$0*
Design Contingency - renovation			*15%*	*$1,249,000*
			Subtotal - Building and Site Construction Hard Cost	**$9,574,000**
Furniture, Equipment, Technology and Other Hard Costs				
FF&E				
FF&E		37,000 GSF	$12 / GSF	$444,000
Technology		37,000 GSF	$8 / GSF	$296,000
Subtotal FF&E				*$740,000*
Contingency - new construction			*10%*	*$74,000*
			Subtotal - FF&E/Technology	**$1,554,000**
			Subtotal - Total Construction Costs	**$11,128,000**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$1,113,000
			Subtotal - Escalation and Project Contingency	**$1,113,000**
			Total Hard Cost Budget - BUILDING	***$12,241,000***
Professional Fees				
Design, Construction Management, Permits, Testing			25%	$3,060,000
Soft costs contingency			10%	$306,000
			Total Soft Cost Budget - BUILDING	***$3,366,000***
Total Project Budget - BUILDING			**mid-range**	**$15,607,000**
SITE AND PARKING				
Demolition - site	-		$10 / GSF	$0
Clearing/grading			$3 / GSF	$0
Surface parking - new		-	$10 / GSF	$0
Surface parking - renovate		44,400 GSF	$8 / GSF	$355,200
Landscape/hardscape - new construction		-	$20 / GSF	$0
Site renovation		4,000 GSF	$10 / GSF	$40,000
Subtotal Site & Parking				*$395,200*
Design Contingency - new construction			*10%*	*$0*
Design Contingency - renovation			*15%*	*$59,000*
			Subtotal - Building and Site Construction Hard Cost	**$454,200**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$46,000
			Subtotal - Escalation and Project Contingency	**$46,000**
			Total Hard Cost Budget - LANDSCAPE & PARKING	***$500,200***
Professional Fees				
Design, Construction Management, Permits, Testing			25%	$125,000
Soft costs contingency			10%	$13,000
			Total Soft Cost Budget - LANDSCAPE & PARKING	***$138,000***
Total Project Budget - LANDSCAPE & PARKING			**mid-range**	**$638,200**

Alameda Parks Improvement Assessment

New Community Center

CONCEPTUAL BUDGET: PREFERRED OPTION

PROJECT DATA

Gross SF	38,000 GSF
Renovate Alameda Point pool	-
Renovate Alameda Point gym	-
Renovate O'Club	-
Renovate Vets Memorial	-
New recreation center	*38,000 GSF*
Parking Total	114 spaces
New on-site parking	*114 spaces*
Existing parking - renovate	*0 spaces*
Developed Site Area	93,600 GSF
Building footprint (new)	*38,000 GSF*
Surface parking - new	*45,600 GSF*
Surface parking - renovate	-
Landscaping new (allowance)	*10,000 GSF*
Site renovation (allowance)	-

Notes

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3) Conceptual budgets are not necessarily comprehensive and may not include all costs (such as development, infrastructure, utilities, construction, furniture, fixtures, and equipment costs; environmental studies; hazmat remediation; design fees and other soft costs; contingencies; and escalation).

Budget Data

Budget Data		See Notes	2011 $
BUILDING			
Construction Hard Costs	*Unit*	*SF Area*	*Unit Cost*	*Project Cost*
Site Preparation				
Demolition - site	-	38,000 GSF	$10 / GSF	$380,000
Clearing/grading	-		$3 / GSF	$0
Utilities	1		$400,000 LS	$400,000
Subtotal Site Preparation				*$780,000*
Design Contingency			*10%*	*$78,000*
		Subtotal - Site Preparation Hard Cost		**$858,000**
Building				
New construction - recreation center		38,000 GSF	$355 / GSF	$13,490,000
Major renovation of existing building		-	$355 / GSF	$0
Moderate renovation of existing building		-	$225 / GSF	$0
Subtotal Building & Site Construction				*$13,490,000*
Design Contingency - new construction			*10%*	*$1,349,000*
Design Contingency - renovation			*15%*	*$0*
		Subtotal - Building and Site Construction Hard Cost		**$14,839,000**
Furniture, Equipment, Technology and Other Hard Costs				
FF&E				
FF&E		38,000 GSF	$12 / GSF	$456,000
Technology		38,000 GSF	$8 / GSF	$304,000
Subtotal FF&E				*$760,000*
Contingency - new construction			*10%*	*$76,000*
		Subtotal - FF&E/Technology		**$1,596,000**
		Subtotal - Total Construction Costs		**$17,293,000**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$1,730,000
		Subtotal - Escalation and Project Contingency		**$1,730,000**
		Total Hard Cost Budget - BUILDING		***$19,023,000***
Professional Fees				
Design, Construction Management, Permits, Testing			25%	$4,756,000
Soft costs contingency			10%	$476,000
		Total Soft Cost Budget - BUILDING		***$5,232,000***
Total Project Budget - BUILDING			**mid-range**	**$24,255,000**
SITE AND PARKING				
Demolition - site	-	45,600 GSF	$10 / GSF	$456,000
Clearing/grading			$3 / GSF	$0
Surface parking - new		45,600 GSF	$10 / GSF	$456,000
Surface parking - renovate		-	$8 / GSF	$0
Landscape/hardscape - new construction		10,000 GSF	$20 / GSF	$200,000
Site renovation		-	$10 / GSF	$0
Subtotal Site & Parking				*$1,112,000*
Design Contingency - new construction			*10%*	*$111,000*
Design Contingency - renovation			*15%*	*$0*
		Subtotal - Building and Site Construction Hard Cost		**$1,223,000**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$123,000
		Subtotal - Escalation and Project Contingency		**$123,000**
		Total Hard Cost Budget - LANDSCAPE & PARKING		***$1,346,000***
Professional Fees				
Design, Construction Management, Permits, Testing			25%	$337,000
Soft costs contingency			10%	$34,000
		Total Soft Cost Budget - LANDSCAPE & PARKING		***$371,000***
Total Project Budget - LANDSCAPE & PARKING			**mid-range**	**$1,717,000**

Alameda Parks Improvement Assessment

Program Options and Project Budget Summaries

Program Elements	Components	Option 1 Maximize Existing Resources	Option 2 Maximize Partnerships	Option 3 Maximize Revenue	Option 4 Maximize Efficiency
Options					
Renovate Alameda Point pool	25,000 GSF	25,000 GSF			
Renovate Alameda Point gym	35,000 GSF	35,000 GSF			
Renovate O'Club	37,000 GSF	37,000 GSF	37,000 GSF	37,000 GSF	
Renovate Vets Memorial	30,000 GSF	30,000 GSF	30,000 GSF		
New recreation center - base	25,000 GSF			25,000 GSF	25,000 GSF
Rec center - add community hall/kitchen	8,000 GSF			8,000 GSF	8,000 GSF
Rec center - add teens	1,800 GSF			1,800 GSF	1,800 GSF
Rec center - add preschool	2,500 GSF			2,500 GSF	2,500 GSF
Rec center - add aquatics (building)	10,000 GSF			10,000 GSF	10,000 GSF
Rec center - add aquatics (pools)	10,000 GSF	10,000 GSF		10,000 GSF	10,000 GSF
Rec center - add aquatics (pool deck)	15,000 GSF			15,000 GSF	15,000 GSF
Parking Total		**386 spaces**	**111 spaces**	**453 spaces**	**342 spaces**
New on-site parking - building	3 spaces/1,000	0 spaces	0 spaces	142 spaces	142 spaces
New on-site parking - aquatics	20 spaces/1,000	200 spaces	0 spaces	200 spaces	200 spaces
Existing parking - renovate	3 spaces/1,000	186 spaces	111 spaces	111 spaces	0 spaces
Developed Site Area		**251,400 GSF**	**81,400 GSF**	**277,500 GSF**	**196,100 GSF**
Building footprint (new)		-	-	47,300 GSF	47,300 GSF
Building footprint (renovate) (n.i. Vets)		97,000 GSF	37,000 GSF	37,000 GSF	-
Surface parking - new	400 SF/space	80,000 GSF	-	136,800 GSF	136,800 GSF
Surface parking - renovate	400 SF/space	74,400 GSF	44,400 GSF	44,400 GSF	-
Landscaping new	25%	-	-	12,000 GSF	12,000 GSF
Site renovation (n.i. Vets)	10%	10,000 GSF	4,000 GSF	4,000 GSF	-

Budget Summaries	Option 1	Option 2	Option 3	Option 4
Hard Costs	$57,344,400	$25,265,400	$43,059,000	$25,580,800
Escalation & design contingency	$5,735,000	$2,527,000	$4,306,000	$2,559,000
Soft Costs	$17,347,000	$7,643,000	$13,025,000	$7,739,000
Total Project Budget	**$80,426,400**	**$35,435,400**	**$60,390,000**	**$35,878,800**
$/SF	$ 590 /SF	$ 530 /SF	$ 550 /SF	$ 500 /SF

Service Level Summaries		Option 1	Option 2	Option 3	Option 4
Recreation/aquatics projects		70,000 GSF	-	60,000 GSF	60,000 GSF
Community hall/center projects		67,000 GSF	67,000 GSF	49,300 GSF	12,300 GSF
Veterans Building					
O'Club					
Alameda Gym/Pool					
Other neighborhood/city facilities		53,000 GSF	53,000 GSF	53,000 GSF	53,000 GSF
Total		190,000 GSF	120,000 GSF	162,300 GSF	125,300 GSF
SF/capita citywide	75,409 pop	2.5 SF/capita	1.6 SF/capita	2.2 SF/capita	1.7 SF/capita

Alameda Parks Improvement Assessment

Option 1
Maximize Existing Resources

DRAFT

PROJECT DATA

Gross SF	137,000 GSF
Renovate Alameda Point pool	*25,000 GSF*
Renovate Alameda Point gym	*35,000 GSF*
Renovate O'Club	*37,000 GSF*
Renovate Vets Memorial	*30,000 GSF*
New recreation center	*-*
New pools	*10,000 GSF*
New pool deck	*-*
Parking Total	386 spaces
New on-site parking - building	*0 spaces*
New on-site parking - aquatics	*200 spaces*
Existing parking - renovate	*186 spaces*
Developed Site Area	251,400 GSF
Building footprint (new)	*-*
Surface parking - new	*80,000 GSF*
Surface parking - renovate	*74,400 GSF*
Landscaping new	*-*
Site renovation (n.i. Vets)	*10,000 GSF*

Assumptions
- LEED Silver/Gold equivalent (new construction)
- Value of surplus land excluded

Budget Data — 2011 $

HARD COSTS

Construction Hard Costs	*Unit*	*SF Area*	*Unit Cost*	*Project Cost*
Site Preparation				
Demolition - site	-	74,400 GSF	$10 / GSF	$744,000
Demolition - building	-		$10 / GSF	$0
Clearing/grading	-	154,400 GSF	$3 / GSF	$463,200
Utilities	0		$400,000 LS	$0
Subtotal Site Preparation				*$1,207,200*
Construction Contingency			*10%*	*$121,000*
			Subtotal - Site Preparation Hard Cost	**$1,328,200**
Building and Sitework				
New construction - recreation center		-	$355 / GSF	$0
Major renovation of existing building		97,000 GSF	$355 / GSF	$34,435,000
Moderate renovation of existing building		30,000 GSF	$225 / GSF	$6,750,000
New construction - second story surcharge		97,000 GSF	$10 / GSF	$970,000
Pool		10,000 GSF	$165 / GSF	$1,650,000
Pool deck		-	$20 / GSF	$0
Surface parking - new		80,000 GSF	$10 / GSF	$800,000
Surface parking - renovate		74,400 GSF	$8 / GSF	$595,200
Landscape/hardscape - new construction		-	$20 / GSF	$0
Site renovation		10,000 GSF	$10 / GSF	$100,000
Subtotal Building & Site Construction				*$45,300,200*
Design Contingency - new construction			*10%*	*$1,027,000*
Design Contingency - renovation			*15%*	*$5,255,000*
			Subtotal - Building and Site Construction Hard Cost	**$50,555,200**
Furniture, Equipment, Technology and Other Hard Costs				
FF&E				
FF&E		127,000 GSF	$12 / GSF	$1,524,000
Technology		127,000 GSF	$8 / GSF	$1,016,000
Subtotal FF&E				*$2,540,000*
Contingency - renovation			*15%*	*$381,000*
			Subtotal - FF&E/Technology	**$5,461,000**
Public Art				
Art (% of Construction Cost)			0%	$0
Installation and Contingency			15%	$0
			Subtotal - Public Art	**$0**
			Subtotal - Total Construction Costs	**$57,344,400**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$5,735,000
			Subtotal - Escalation and Project Continency	**$5,735,000**
			Escalated Total Hard Cost Budget	***$63,079,400***

SOFT COSTS

Professional Fees

Alameda Parks Improvement Assessment

Option 2
Maximize Partnerships

DRAFT

PROJECT DATA

Gross SF	67,000 GSF
Renovate Alameda Point pool	-
Renovate Alameda Point gym	-
Renovate O'Club	*37,000 GSF*
Renovate Vets Memorial	*30,000 GSF*
New recreation center	-
New pools	-
New pool deck	-
Parking Total	111 spaces
New on-site parking - building	*0 spaces*
New on-site parking - aquatics	*0 spaces*
Existing parking - renovate	*111 spaces*
Developed Site Area	81,400 GSF
Building footprint (new)	-
Surface parking - new	-
Surface parking - renovate	*44,400 GSF*
Landscaping new	-
Site renovation (n.i. Vets)	*4,000 GSF*

Assumptions
- LEED Silver/Gold equivalent (new construction)
- Value of surplus land excluded

Budget Data — 2011 $

HARD COSTS

Construction Hard Costs	*Unit*	*SF Area*	*Unit Cost*	*Project Cost*
Site Preparation				
Demolition - site	-	-	$10 / GSF	$0
Demolition - building	-		$10 / GSF	$0
Clearing/grading	-	44,400 GSF	$3 / GSF	$133,200
Utilities	0		$400,000 LS	$0
Subtotal Site Preparation				*$133,200*
Construction Contingency			*10%*	*$14,000*
			Subtotal - Site Preparation Hard Cost	**$147,200**
Building and Sitework				
New construction - recreation center		-	$355 / GSF	$0
Major renovation of existing building		37,000 GSF	$355 / GSF	$13,135,000
Moderate renovation of existing building		30,000 GSF	$225 / GSF	$6,750,000
New construction - second story surcharge		-	$10 / GSF	$0
Pool		-	$165 / GSF	$0
Pool deck		-	$20 / GSF	$0
Surface parking - new		-	$10 / GSF	$0
Surface parking - renovate		44,400 GSF	$8 / GSF	$355,200
Landscape/hardscape - new construction		-	$20 / GSF	$0
Site renovation		4,000 GSF	$10 / GSF	$40,000
Subtotal Building & Site Construction				*$20,280,200*
Design Contingency - new construction			*10%*	*$679,000*
Design Contingency - renovation			*15%*	*$2,024,000*
			Subtotal - Building and Site Construction Hard Cost	**$22,304,200**
Furniture, Equipment, Technology and Other Hard Costs				
FF&E				
FF&E		67,000 GSF	$12 / GSF	$804,000
Technology		67,000 GSF	$8 / GSF	$536,000
Subtotal FF&E				*$1,340,000*
Contingency - new construction			*10%*	*$134,000*
			Subtotal - FF&E/Technology	**$2,814,000**
Public Art				
Art (% of Construction Cost)			0%	$0
Installation and Contingency			15%	$0
			Subtotal - Public Art	**$0**
			Subtotal - Total Construction Costs	**$25,265,400**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$2,527,000
			Subtotal - Escalation and Project Continency	**$2,527,000**
			Escalated Total Hard Cost Budget	***$27,792,400***

SOFT COSTS

Professional Fees

Alameda Parks Improvement Assessment

Option 3
Maximize Revenue

DRAFT

PROJECT DATA

Gross SF	94,300 GSF
Renovate Alameda Point pool	-
Renovate Alameda Point gym	-
Renovate O'Club	*37,000 GSF*
Renovate Vets Memorial	-
New recreation center	*47,300 GSF*
New pools	*10,000 GSF*
New pool deck	*15,000 GSF*
Parking Total	453 spaces
New on-site parking - building	*142 spaces*
New on-site parking - aquatics	*200 spaces*
Existing parking - renovate	*111 spaces*
Developed Site Area	277,500 GSF
Building footprint (new)	*47,300 GSF*
Surface parking - new	*136,800 GSF*
Surface parking - renovate	*44,400 GSF*
Landscaping new	*12,000 GSF*
Site renovation (n.i. Vets)	*4,000 GSF*

Assumptions
- LEED Silver/Gold equivalent (new construction)
- Value of surplus land excluded

Budget Data — 2011 $

HARD COSTS

Construction Hard Costs	*Unit*	*SF Area*	*Unit Cost*	*Project Cost*
Site Preparation				
Demolition - site	-	196,100 GSF	$10 / GSF	$1,961,000
Demolition - building	-		$10 / GSF	$0
Clearing/grading	-	196,100 GSF	$3 / GSF	$588,300
Utilities	1		$400,000 LS	$400,000
Subtotal Site Preparation				*$2,949,300*
Construction Contingency			*10%*	*$295,000*
			Subtotal - Site Preparation Hard Cost	**$3,244,300**
Building and Sitework				
New construction - recreation center		47,300 GSF	$355 / GSF	$16,791,500
Major renovation of existing building		37,000 GSF	$355 / GSF	$13,135,000
Moderate renovation of existing building		-	$225 / GSF	$0
New construction - second story surcharge		37,000 GSF	$10 / GSF	$370,000
Pool		10,000 GSF	$165 / GSF	$1,650,000
Pool deck		15,000 GSF	$20 / GSF	$300,000
Surface parking - new		136,800 GSF	$10 / GSF	$1,368,000
Surface parking - renovate		44,400 GSF	$8 / GSF	$355,200
Landscape/hardscape - new construction		12,000 GSF	$20 / GSF	$240,000
Site renovation		4,000 GSF	$10 / GSF	$40,000
Subtotal Building & Site Construction				*$34,249,700*
Design Contingency - new construction			*10%*	*$2,076,000*
Design Contingency - renovation			*15%*	*$2,024,000*
			Subtotal - Building and Site Construction Hard Cost	**$36,273,700**
Furniture, Equipment, Technology and Other Hard Costs				
FF&E				
FF&E		84,300 GSF	$12 / GSF	$1,011,600
Technology		84,300 GSF	$8 / GSF	$674,400
Subtotal FF&E				*$1,686,000*
Contingency - new construction			*10%*	*$169,000*
			Subtotal - FF&E/Technology	**$3,541,000**
Public Art				
Art (% of Construction Cost)			0%	$0
Installation and Contingency			15%	$0
			Subtotal - Public Art	**$0**
			Subtotal - Total Construction Costs	**$43,059,000**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$4,306,000
			Subtotal - Escalation and Project Continency	**$4,306,000**
			Escalated Total Hard Cost Budget	***$47,365,000***

SOFT COSTS

Professional Fees

Alameda Parks Improvement Assessment

Option 4
Maximize Efficiency

DRAFT

PROJECT DATA

Gross SF	57,300 GSF
Renovate Alameda Point pool	-
Renovate Alameda Point gym	-
Renovate O'Club	-
Renovate Vets Memorial	-
New recreation center	*47,300 GSF*
New pools	*10,000 GSF*
New pool deck	*15,000 GSF*
Parking Total	342 spaces
New on-site parking - building	*142 spaces*
New on-site parking - aquatics	*200 spaces*
Existing parking - renovate	*0 spaces*
Developed Site Area	196,100 GSF
Building footprint (new)	*47,300 GSF*
Surface parking - new	*136,800 GSF*
Surface parking - renovate	-
Landscaping new	*12,000 GSF*
Site renovation (n.i. Vets)	-

Assumptions
- LEED Silver/Gold equivalent (new construction)
- Value of surplus land excluded

Budget Data — 2011 $

HARD COSTS

Construction Hard Costs	*Unit*	*SF Area*	*Unit Cost*	*Project Cost*
Site Preparation				
Demolition - site	-	196,100 GSF	$10 / GSF	$1,961,000
Demolition - building	-		$10 / GSF	$0
Clearing/grading	-	196,100 GSF	$3 / GSF	$588,300
Utilities	1		$400,000 LS	$400,000
Subtotal Site Preparation				*$2,949,300*
Construction Contingency			*10%*	*$295,000*
			Subtotal - Site Preparation Hard Cost	**$3,244,300**
Building and Sitework				
New construction - recreation center		47,300 GSF	$355 / GSF	$16,791,500
Major renovation of existing building		-	$355 / GSF	$0
Moderate renovation of existing building		-	$225 / GSF	$0
New construction - second story surcharge		-	$10 / GSF	$0
Pool		10,000 GSF	$165 / GSF	$1,650,000
Pool deck		15,000 GSF	$20 / GSF	$300,000
Surface parking - new		136,800 GSF	$10 / GSF	$1,368,000
Surface parking - renovate		-	$8 / GSF	$0
Landscape/hardscape - new construction		12,000 GSF	$20 / GSF	$240,000
Site renovation		-	$10 / GSF	$0
Subtotal Building & Site Construction				*$20,349,500*
Design Contingency - new construction			*10%*	*$2,035,000*
Design Contingency - renovation			*15%*	*$0*
			Subtotal - Building and Site Construction Hard Cost	**$20,349,500**
Furniture, Equipment, Technology and Other Hard Costs				
FF&E				
FF&E		47,300 GSF	$12 / GSF	$567,600
Technology		47,300 GSF	$8 / GSF	$378,400
Subtotal FF&E				*$946,000*
Contingency - new construction			*10%*	*$95,000*
			Subtotal - FF&E/Technology	**$1,987,000**
Public Art				
Art (% of Construction Cost)			0%	$0
Installation and Contingency			15%	$0
			Subtotal - Public Art	**$0**
			Subtotal - Total Construction Costs	**$25,580,800**
Escalation and Project Contingency				
Escalation (per year)			4%	
Project Contingency			10%	$2,559,000
			Subtotal - Escalation and Project Continency	**$2,559,000**
			Escalated Total Hard Cost Budget	***$28,139,800***

SOFT COSTS

Professional Fees