

Livermore Area Recreation and Park District

William J. Payne Sports Park Master Plan

December 12, 2018
FINAL



LIVERMORE AREA RECREATION AND PARK DISTRICT
WILLIAM J. PAYNE SPORTS PARK MASTER PLAN
DECEMBER 2018

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William J. Payne Sports Park Master Plan

Prepared for



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December 12, 2018

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Chapter 1: Executive Summary



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1.0 Executive Summary

INTRODUCTION AND PROJECT OVERVIEW

The William (Bill) J. Payne Sports Park is a 14-acre park located on the eastern side of Livermore, California. This project, initiated by the Livermore Area Recreation and Park District, is a community engagement-driven master plan process to upgrade and redesign the existing park.

DESIGN PROCESS

In 2017, the Livermore Area Recreation and Park District (“LARPD” or “District”) contracted with RRM Design Group (RRM) to engage the community in the development of a master plan for William J. Payne Sports Park. The primary goal of the master plan is to maximize recreational uses for the park site and the project team was tasked with considering current and future recreational activities and opportunities.

The planning process began with a site tour of the park and a meeting with key LARPD staff. The site visit was followed by interviews with stakeholder groups, additional internal meetings with LARPD staff, and research of the site and region.

Over the course of the community outreach process, a total of two community workshops were hosted at Robert Livermore Community Center in Livermore, California. In addition to the two public workshops, community members participated in an online survey. Forty-eight (48) total people signed in to the two public meetings and three hundred forty-four people (344) participated in the online survey.

At the first workshop, eight attendees signed-in to the workshop. Workshop attendees participated in an activity to identify goals and objectives for the park, as well as, a

design charette. At the second workshop, 40 attendees signed-in to the workshop. Workshop attendees reviewed the two draft alternative plans and expressed their preferences for the plan, amenities, and features.

After analysis of the community input, site research, and work sessions with District staff, RRM refined the design alternatives to develop the Preferred Plan. The Preferred Plan was presented to the LARPD Facilities Committee on August 15, 2018. The Committee provided comment to the design team and recommended preparing the required California Environmental Quality Act (CEQA) Initial Study / Mitigated Negative Declaration (IS/MND) report.

Following the Committee meeting, RRM incorporated the Committee’s comments and an independent environmental consultant prepared the CEQA Initial Study/Mitigated Negative Declaration on behalf of the Lead Agency, LARPD. The IS/MND was publicly circulated for thirty days to gather public comment on the CEQA document.

Following the public posting of the IS/MND, the Preferred Plan was presented to the Board of Directors at the December 12, 2018 meeting. Three resolutions were considered by the Board; Resolution No. 2649, adopting the Final Initial Study and Mitigated Negative Declaration; Resolution No. 2650, adopting the Mitigation Monitoring and Reporting Program and Findings; and Resolution No. 2651, adopting the William J. Payne Sports Park Master Plan; and passed unanimously (5-0).

PROJECT DESCRIPTION

The redesign for Bill Payne Sports Park envisions an active space intended for sports users, spectators, and neighbors from the community.

The design depicts three primary areas within the park: the multi-use grass area on the west end, the synthetic turf athletic fields to the east, and the common gathering area between them.

Driven by the community process, the redesign utilizes every bit of the semi-triangular shaped park to offer something for everyone.

Key features included in the Master Plan are:

Athletic facilities, featuring:

- Synthetic turf athletic fields with lighting and fencing
- Covered Futsal Courts
- Multi-use Natural Grass Area

A central community gathering area, featuring:

- Play area with shade canopy
- Picnic
- Permanent Restroom
- Group fitness area with shade canopy

General park improvements, including:

- Increased parking (285 stalls total)
- A walking loop
- Pedestrian connection to the park
- Increased stormwater treatment areas

Overall construction costs of development can vary significantly when estimating costs from preliminary plans. The cost for redeveloping the Bill Payne Sports Park Master Plan in its entirety is estimated to be approximately \$18.5 million if it were built today¹. Costs, however, are highly variable depending on the materials, quality of amenities, phasing, and market conditions at the time of construction.

In addition to the constructions costs of redeveloping

1 Cost figures represent a planning budget - not an estimate - as bid documents have not been prepared.

the park, the annual budget for maintaining the park is estimated to be \$94,000 (in 2018 Dollars). The annualized cost for replacement of park elements is estimated to be \$469,000 (in 2018 dollars).

Ideally, a project of this scale would be built at one time. Given the interdependency of existing components and the demand for fields within the District, it would be more efficient and less burdensome on the program schedule to rebuild the park at one time. However, there are many different phases or discrete projects that could be undertaken within the overall master plan.

One potential first phase could include the west end of the park. Construction work would include resizing the stormwater basin, constructing the multi-use natural grass field, and the paths that encircle the area.

Another phase could include the eastern portion of the site. Construction would include the parking lot, the synthetic field, futsal courts, play area, group fitness, restroom, and picnic area. This phase of construction would require closure of the park until construction is completed.

Whether the path forward is one, two, or more phases of construction, the next steps in fulfilling the vision set by the master plan will be preparation of construction documents and permitting.

In fourteen acres of semi-triangular shaped land, the master plan for Bill Payne Sports Park maximizes the use of land for sports and recreation. Immediately adjacent the large residential neighborhood, the plan steps beyond the sports user, and includes an offering of essential park features to its neighbors and the community.

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Chapter 2: Introduction and Project Overview



2.0 Introduction and Project Overview

2.1 Introduction to Project

The William J. (Bill) Payne Sports Park is a 14-acre park located on the eastern side of Livermore, California. This project, initiated by the Livermore Area Recreation and Park District (LARPD), provides a vision to upgrade and redesign the existing park through a community engagement-driven process.

2.2 Park Size and Location

The park is a semi-triangular shaped parcel with the wide side of the triangle on the east end of the property near

the intersection of S. Vasco Road and Patterson Pass Road. The narrow end of the triangle tapers towards the west side of the park.

The park is surrounded by high intensity industrial/commercial land uses to the west, north, and east. South of the park is a low to medium density residential neighborhood. The Lawrence Livermore National Laboratory is located south east of the park. The Zone 7 flood control channel and Union Pacific railway right-of-way are immediately adjacent the park to the north.

The address of the park is 5800 Patterson Pass Road in Livermore, CA, 94550.

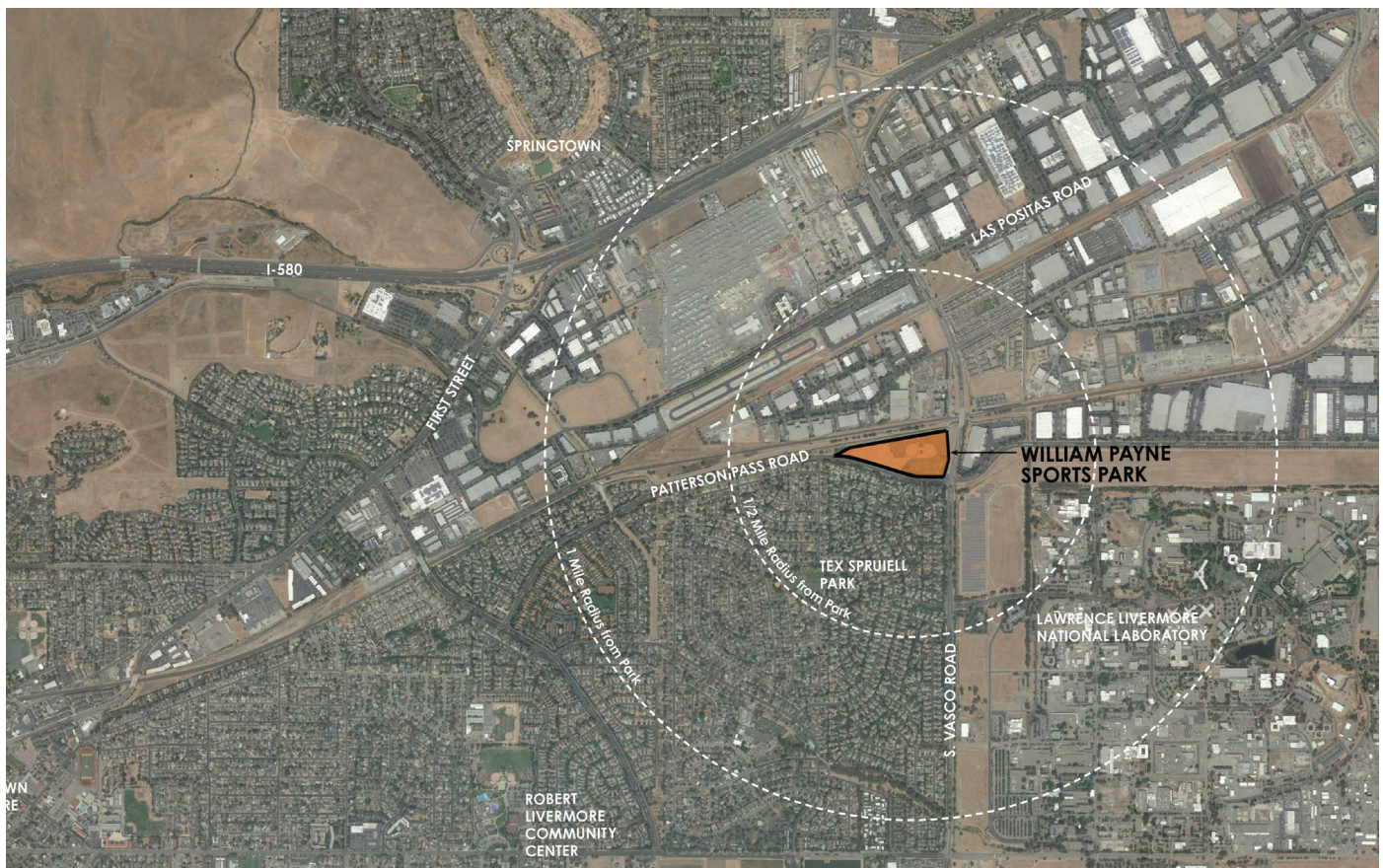


Fig. 1 Regional map of Livermore
Bill Payne Sports Park location is noted by the orange area on the map, south of Interstate-580 in Livermore.

Map Source: 2017 Google Earth Pro

2.3 History of the Site

Previously used for agricultural purposes, the Bill Payne Sports Park was developed as a special use sports park in 2002.

The name for the park honors William “Bill” Payne, an LARPD employee who served as General Manager for the District for 25 years.

The park property is owned by City of Livermore; however, Livermore Area Recreation and Park District is responsible for the planning and operation of the park. The Livermore Area Recreation and Park District is an independent special district which provides recreation and park facilities for 243.5 square miles in the Livermore area.



Existing bullpen at park

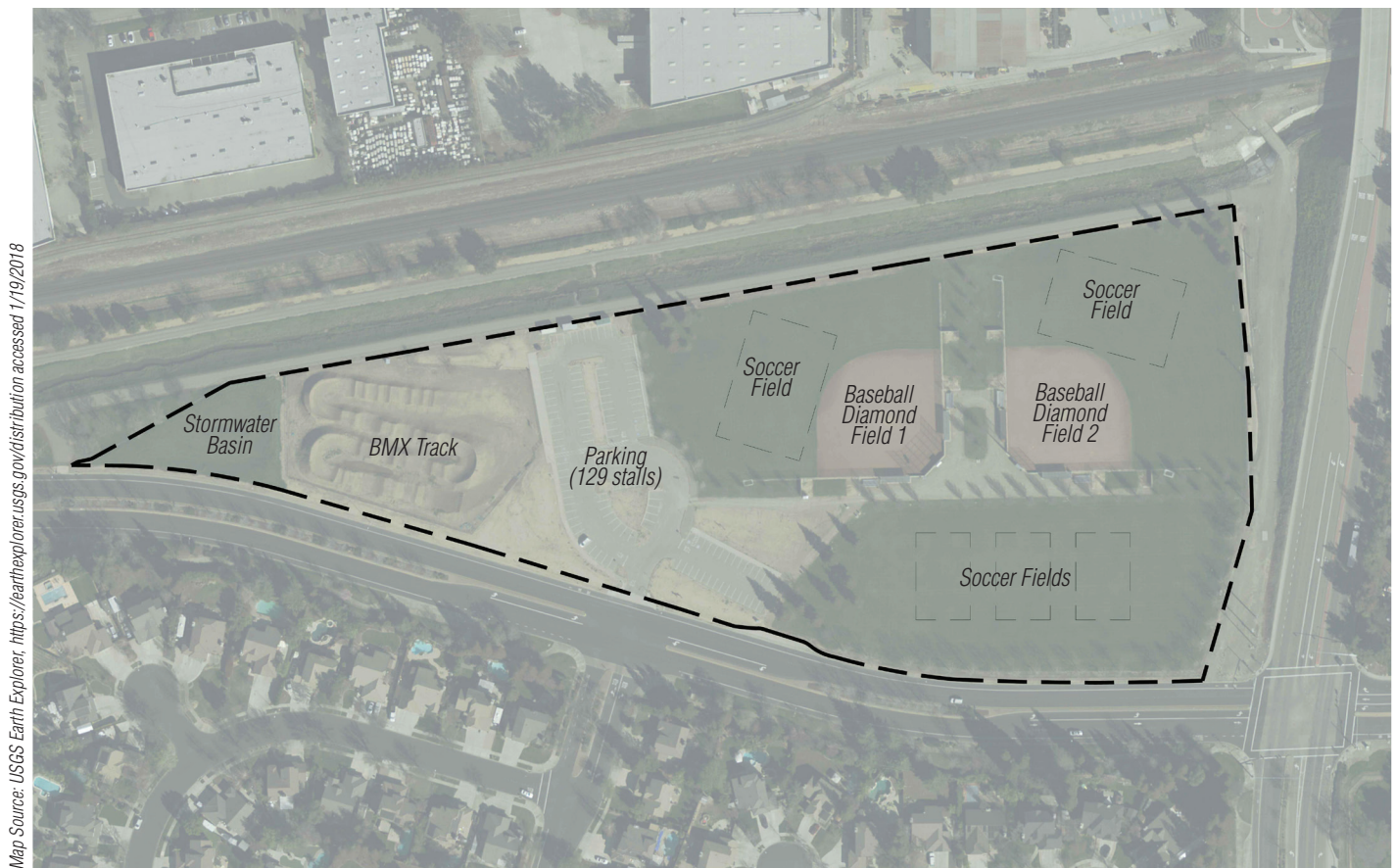


Fig. 2 Existing Conditions Map

LEGEND
— — — PARK BOUNDARY (APPROXIMATE)



2.4 Existing Conditions of Site

Currently the park amenities and facilities include:

- An open natural grass sports field (size: 571' x 237') that is seasonally striped for soccer use.
- A baseball field on the east side of the park and a baseball field on the west side of the park. Both facilities have packed dirt infields and natural grass outfields, scorekeeper booths, bullpens, backstops, dugouts, and bleachers. Both fields have been pegged in recent years to adjust the baselines to 60', 70', 80', or 90' diamonds. The grass outfields are also striped for soccer practices and matches.
- A BMX track (approximately 1/4 acre)
- Two portable restrooms
- 129 stall asphalt paved parking lot
- A stormwater basin on the west side nearly ½ acre in size

The park is presently being used as it was intended, primarily for sport activities. The fields are used by local youth soccer and baseball teams for both practice and matches. A local BMX youth racing team uses the BMX track for practice 2-3 times a week. The park's grass field is also used for informal pick-up games during lunchtime and after hours (though the District requires a permit for any games of 15 or more players.)

The community outreach revealed the park is also used by the neighboring residents for walking or exercising.

2.5 Purpose of the Master Plan Process

The purpose of the planning process is to develop a community-supported vision for a redesign of the Bill Payne Sports Park. The primary goal of the master plan, as established by the Board of Directors at the



Existing baseball diamond

outset of the project, is to maximize recreational uses for the park site and the project team was tasked with considering current and future recreational activities and opportunities.

As part of the planning process the design team spoke with stakeholders, LARPD staff, and the community. From this research, the team identified five objectives to support the primary goal. These objectives are:

1. Engage Community in the Master Plan Process
2. Maximize Park Space for Sports
3. Provide Support Amenities for Park-goers
4. Consider Current Community Needs and Desires
5. Provide Decision Makers with Options

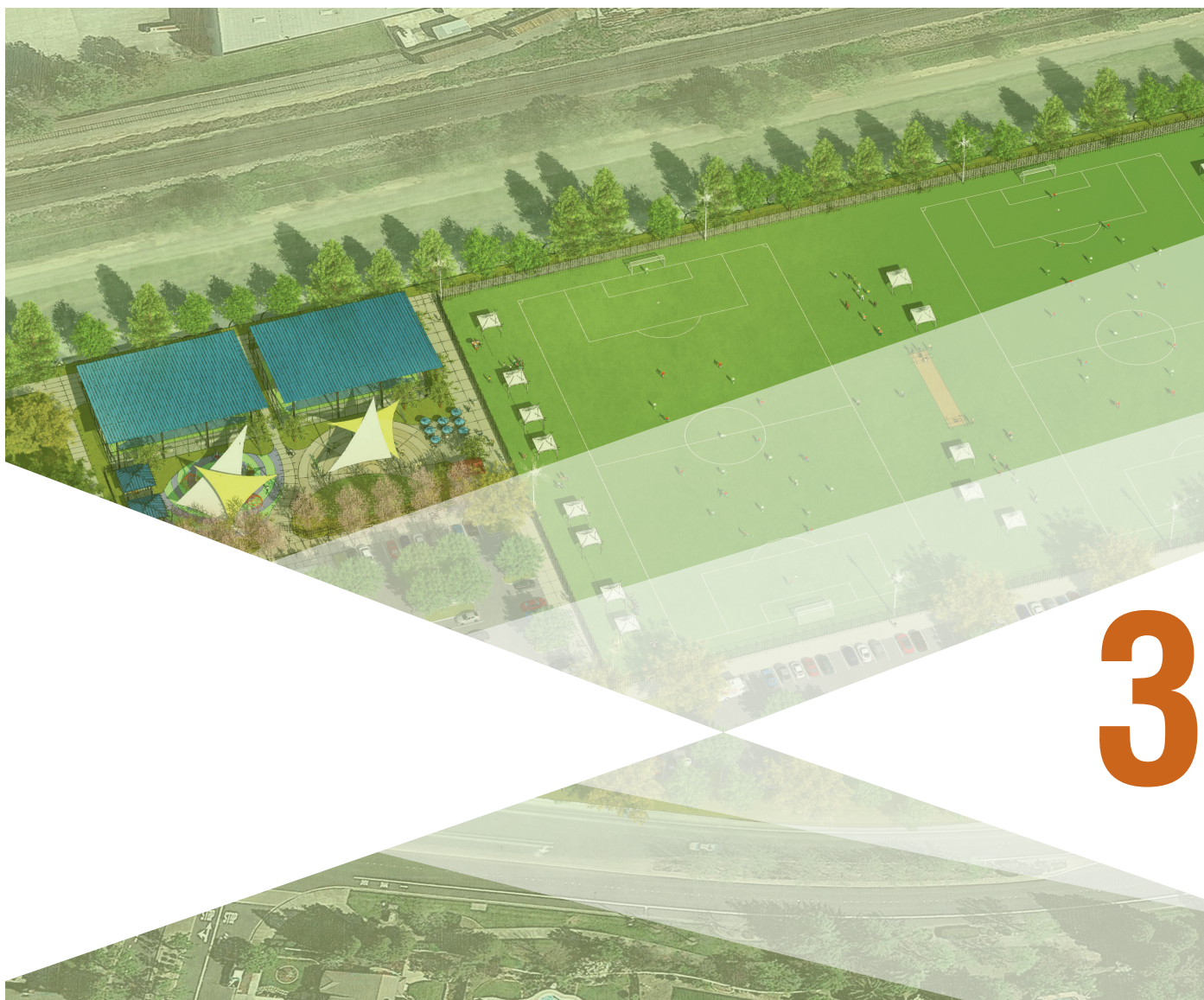


Existing BMX track



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Chapter 3: Design Process



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3.0 Design Process

3.1 Introduction to the Design Process

RRM Design Group employs a design philosophy rooted in analysis and community engagement. The process starts with the team getting familiar with the site and needs of the community through research, site visits, conducting information sessions with key stakeholders, and meeting with District staff and the public. In the next stage, the design team develops the first set of concept alternatives. These alternatives are taken to the community and District to solicit feedback. Then, the input is analyzed, and refinements are made to distill a preferred alternative design for the park. This preferred alternative is then presented to the LARPD Board of Directors for approval. The last refinements are made to the preferred alternative and the final master plan is drawn.

3.2 Project Kick-off

3.2.1 PROJECT RESEARCH AND SITE TOUR

RRM kicked-off the project by meeting with LARPD staff on December 12, 2017. Attending the meeting were members of the RRM design team and key staff from Livermore Area Recreation and Park District. Following the meeting, the consultant team toured the park site. The design team noted key constraints and potential opportunities to expand park use.

The second step in the design process involved study and analysis. The design team reviewed relevant documentation including examining the physical, ecological, and cultural connectivity between the site and the neighborhood.

3.2.1 STAKEHOLDER INTERVIEWS

RRM conducted a series of ten interviews with key

stakeholder groups on January 10th and 11th, 2018 at Robert Livermore Community Center and by phone conference. The list of stakeholders was provided by the District and the interviews were arranged by LARPD staff. The stakeholder groups included LARPD staff familiar with the park use and scheduling demands for the site's facilities, and representatives from local youth and adult sports teams. The sports teams represented groups who currently use the park and those who may have a future interest in the park; baseball, soccer, football, BMX racing, lacrosse, cricket, softball, and rugby.

The primary goal of these meetings was to gain a deeper understanding of the demand for field space in the greater Livermore community, the current use of the park, and any potential future needs the sports community may have.

Concerns identified from the stakeholder meetings included:

- The need for more field space for practices, games, and tournaments
- A permanent restroom facility
- Shade
- Increased parking

A few ideas presented by the stakeholders were adding a synthetic turf field and sports lighting to expand field scheduling capacity.

Additionally, the RRM design team met with Board representatives for their input on January 30, 2018 prior to the community workshop. The design team reported on findings from the stakeholder interviews and listened to the Board representatives' concerns and

ideas for the park. Concerns expressed at this meeting included keeping the natural grass fields safe for use (within the current high-use environment) and that noise be minimized on account of the residential community immediately south of the park. An idea expressed at this meeting included the possibility of relocating the BMX track to Sunken Gardens Park as a means of freeing park space for league sports. A second idea identified the Bill Payne park site as a candidate for a lighted field on account there are fewer residential neighborhoods immediately adjacent this park in comparison to other park sites within the District.

3.3 Assessing the Community's Need

3.3.1 PUBLIC PARTICIPATION

To gather community input, a community workshop was hosted at Robert Livermore Community Center on Tuesday, January 30, 2018. The purpose for the workshop was to gather initial feedback from the community on the existing conditions of the park and learn about what the public might like to see in the future. Eight members

of the community were present along with some LARPD staff. Members of the local soccer league, cricket league, biking community, and residents of the adjacent neighborhood were in attendance.

The workshop began with a presentation of the park to help familiarize all in attendance with the scope of the master plan, the design process, the existing conditions of the park, as well as instruction on the evening's participation activities.

The first activity was to help prioritize the challenges at the park that need addressing and identify ideas the community has for improvements. Participants shared their suggestions with the group and a workshop facilitator added it to one of two poster boards—either the board marked 'Challenges' or the board marked 'Ideas' — as directed by the participant. Once each community participant had an opportunity to give their suggestions, participants were given red and green dot stickers and asked to prioritize the 'Ideas' and 'Challenges' listed on the board by placing a dot next to the comments that were of highest priority to them. The



Community participants placing dots on boards at Community Workshop #1



Community participants working on design at Community Workshop #1

red stickers were used to prioritize the ‘Challenges’ and the green stickers were used to prioritize the ‘Ideas’.

The results showed the highest prioritized challenges at the site include drainage, ‘dead space’ (underutilized areas within the park), and parking in the adjacent neighborhood. The highest prioritized ideas at the site include futsal court / multiuse field, athletic lighting, synthetic turf, permanent restroom, and additional parking.

The second activity for the evening was a design charrette during which participants were asked to collaborate in small groups on a redesign of the park. The activity began with participants organizing themselves into small groups. Each group was supplied with a base map of the park and template cut-outs of site amenities such as ball fields, restrooms, shade shelters, parking layouts, and other

such park features. The participants were also given the direction to draw freehand any type amenity or design solution they should choose directly on the plan. With markers, tape, and scales in hand, each group created new designs for the park making choices on the location of features and the amenities to include in the redesign. Each small group produced a design before the evening’s end with one group producing two. A total of six designs were created.

3.3.2 OVERVIEW OF THE ONLINE SURVEY AND SOCIAL MEDIA OUTREACH

A custom online survey was designed for the William Payne Sports Park Master Plan to capture specific data to identify current park users, identify potential users, and gather feedback on the types of amenities the community would like to have at the new park.



One of the group’s design created for the charrette activity during Community Workshop #1

Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

The online forum was chosen to supplement the first workshop and reach a broader swath of the community—specifically, those individuals who did not, or could not, attend Community Workshop #1. The online survey launched Tuesday, January 30, 2018 and ran through Sunday, February 25, 2018. The survey was hosted on SurveyMonkey.com and participants gained access via a unique website link. In total, 344 people participated in the survey.

Participation in the survey was promoted by various methods: an announcement was made at the first community workshop, a link to the survey was posted on the LARPD website homepage and the LARPD Facebook page, the link to the survey was shared via email, and Facebook and Instagram advertisements were launched promoting the survey. The objective of the social media ads were to reach community members who may not be aware of, or may not already be participating in, the master plan process for the park. The advertisements targeted all Facebook and Instagram account holders aged 13-65 and older, who live within 6 miles of William Payne Sports Park, and resulted in 205 people clicking through the ad to gain access to the survey.

3.3.3 SURVEY QUESTIONS AND RESULT HIGHLIGHTS

RRM and staff developed the survey questions. The survey was intended to gain insight on two groups: those who use the park, and those who do not now use, but may use it in the future, if the park better met their needs.

QUESTION 1: Where do you live? Over 31% of survey participants live within one mile of the park.

QUESTION 2: How frequently do you and/ or your family use William Payne Sports Park? Over 43% of survey participants visit the park at least a couple

times a month.

QUESTION 3: How do you and/ or your family use William Payne Sports Park? The majority of responses chose children’s soccer league, children’s baseball league, and personal recreation, (53%, 41%, and 31%, respectively)

QUESTION 4: Do you, or a family member, participate in a sport that does not currently practice or play games at William Payne Sports Park? Just over half the responses, 67%, selected yes.

QUESTION 5: If you answered yes to the previous question, please select the sport. The greatest number of participants selected youth softball and adult softball (57% and 12%, respectively.)

QUESTION 6: If William Payne Sports Park could accommodate your sport, would you like to practice your sport and/ or play games there? Eighty-seven percent of responses were “yes”.

QUESTION 7: Keeping in mind that William Payne Park is a designated Sports Park, which of the following statements do you most agree with?
A. Maximizing field space for league sports is my priority. B. Balancing field space for league sports with other park uses (e.g. playground, picnic areas) is my priority. The majority of participants, 69%, selected “A”.

QUESTION 8: Keeping in mind that William Payne Park is a designated Sports Park, which of the following statements do you most agree with?
A. Sports fields should be locked when not in permitted use because it will result in better quality fields. B. At least some sports field space should

always be accessible for drop-in recreational use, even if it is at the expense of field quality (wear and tear). The majority of participants, 75%, selected “B”.

QUESTION 9: Which of the following amenities would be your top 3 priorities for William Payne Sports Park? Permanent restrooms (89%), lighted sports fields (76%), and Concessions/Snack Bar (38%) were the highest-ranking selections.

QUESTION 10: Have you usually been able to find a parking space in the lot? Yes (60%)

QUESTION 11: Did you attend Community Workshop #1 at Robert Livermore Community Center on January 30, 2018? No (96%)

QUESTION 12: May we contact you if we have follow-up questions? Participants provided information which has been provided to District staff.

and echoed in the survey included increasing parking, a permanent restroom building, lighted sports fields, synthetic turf, a concession snack bar, a walking loop, play area, and fitness equipment. Though the demand for sports facilities in Livermore community is high, it was evident from the data the community also wants the park to offer more than simply athletic fields.

3.4.2 SITE ANALYSIS

The design team reanalyzed the existing site conditions through the lens of the community input and determined the following:

- Parking is insufficient to meet the demand
- Increased shade is needed
- Field space for organized league play is needed
- A walking loop would add recreational value to the park
- Improved pedestrian access to the adjacent neighborhood is desirable

3.4 Developing the Design Alternatives

3.4.1 SUMMARY OF COMMUNITY INPUT

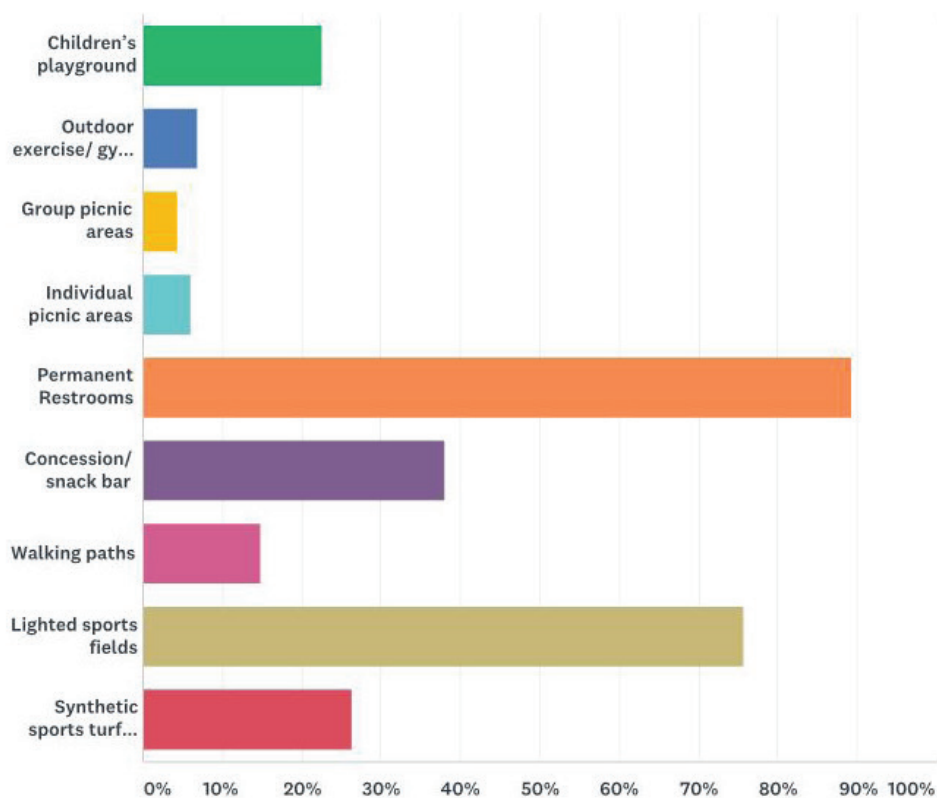
The data gathered from the community via the stakeholder meetings, the public workshop, and the online survey revealed the need for sports facilities in the Livermore area is high with an emphasis on the need for more soccer facilities. Online survey participants prioritized maximizing field space while also allowing for drop-in recreational use. Other priorities expressed by the stakeholders, community workshop participants,

3.5 Description of Design Alternatives

After the analysis of the community input, staff feedback, and stakeholders insight, the design team began drafting the two alternative concepts for the park. The work began by setting a framework of park features and amenities that would be common to both alternatives, as well as, features unique to each concept. The team then met with LARPD staff and the LARPD Facilities Committee

Q9 Which of the following amenities would be your top 3 priorities for William Payne Sports Park? Please select 1 - 3 choices.

Answered: 318 Skipped: 26



ANSWER CHOICES	RESPONSES	
Children's playground	22.64%	72
Outdoor exercise/ gym equipment	6.92%	22
Group picnic areas	4.40%	14
Individual picnic areas	5.97%	19
Permanent Restrooms	89.31%	284
Concession/ snack bar	38.05%	121
Walking paths	14.78%	47
Lighted sports fields	75.79%	241
Synthetic sports turf fields	26.42%	84
Total Respondents: 318		

Community responses to Question #9 from online survey

to set the program for the alternatives.

3.5.1 THE PROGRAM FOR THE DESIGN ALTERNATIVES

Park features and amenities common to both alternatives included:

- A permanent Restroom
- A snack bar / concession building
- A parking expansion with drop-off area
- Picnic areas
- A play area
- A walking loop
- Fitness equipment
- Drop-in field use
- Multi-use fields with synthetic turf, fencing, and sport lighting
- Baseball fields
- A stormwater facility / basin
- 2 fields for baseball
- Multiple soccer fields on synthetic and natural grass turf

Now, the difference between the two alternatives were in the layout of the features. Alternative A consolidates the field space into one large area wrapping the parking around the field and common area space. One of the existing baseball diamonds was retained utilizing the existing dirt infield, and natural grass outfield condition. A second sports field featuring synthetic turf, fencing, and athletic lighting. This field places the second baseball diamond with a large soccer/rugby/lacrosse field overlay on the synthetic turf. Additional soccer fields were located on a natural grass area on the east side of the park that would be available for drop-in use and seasonally striped for soccer. A central core with the conventional park amenities such as the concession building, permanent restroom, play and picnic area united the three fields. Other features include a walking loop around the three fields, a drop-off roundabout convenient to the central core of the park, and a

stormwater basin facility located on the west side of the park.

Alternative B consolidates the parking in the center of the park to utilize the broad end of the property for the synthetic turf field area with athletic lighting and fencing. The synthetic field features two baseball diamonds and could be striped for soccer, rugby, and lacrosse. The conventional park amenities such as the concession building, permanent restroom, and play and picnic area are aligned adjacent the synthetic turf field and parking lot drop-off. A large natural grass area on the western side of the park would be seasonally striped for soccer but also available for drop-in use. A walking path loops the two field areas and connects at the group fitness. The large parking lot features a central pedestrian walk to unite the two fields.

Unique to this design is the inclusion of a covered futsal court¹—an amenity suggested in the stakeholder meetings and the community workshop.

3.6 Gathering the Community's Feedback

3.6.1 COMMUNITY WORKSHOP #2

The District hosted the second public meeting on April 18, 2018 at the Robert Livermore Community Center. The meeting began with a review of the existing conditions and design process, a recap of the community data gathered to date, and a presentation of the two alternative designs for the park and description of the amenities.

Following the presentation, the participants were each given a packet of sticker dots and instructed to place the

1 Futsal is a game, similar to soccer, played on a hard surface court (roughly the size of a basketball court). The hard surface court and smaller ball helps build players' technical skills. Futsal is a winter season sport and is becoming increasingly popular within the soccer community.



Fig. 3 Design Alternative A as presented at Community Workshop #2



Fig. 4 Design Alternative B as presented at Community Workshop #2



Community participants view the presentation at Workshop #2

large dots on the alternative they preferred and the small dots to mark their park feature and amenity preferences. This approach allowed an individual to select an overall design they prefer but also provide feedback on specific features they want to have in the final design.

Participants were also encouraged to provide comments and a facilitator was on hand to record comments on two large poster boards. Though it was not part of the direction, some participants chose to use their dots to mark their preferences for certain comments. This data was also captured by the design team’s analysis of the workshop feedback.

Forty people attended the meeting. Many of these individuals were parents and leaders from the local baseball Little League community, as well as, a few of the Little League players. Not present at the meeting were the soccer groups who had attended the first workshop. As one would expect, a preferential skew towards baseball became evident in the analysis and is discussed in the following topic.

Copies of the design alternatives were on display for public viewing at the Robert Livermore Community Center following the event.

3.6.2 INPUT ANALYSIS

Data analysis of the dot ranking activity at the second community workshop revealed a preference for design Alternative A. A deeper look at the data from the dot exercise and the public comment boards revealed the community at the workshop had overwhelmingly preferred the baseball facilities. The top five park amenities that had received the highest number of dots from the community included retaining the existing diamond (22 dots), concession/restroom building (20 dots), futsal (13 dots), and parking (10 dots). The top four community comments that had received the highest number of preferences included “four baseball fields” (42 dots), “consider real grass” (for infields) (10 dots), “too many soccer fields” (6 dots), “traffic/safety” and “sports lighting” both received 5 dots.

Comparing the data from the second workshop with the data from the first, it became clear two separate sports factions—youth baseball and youth soccer—are both relying upon the redevelopment of Bill Payne Sports Park to meet their field needs. The challenge is accommodating both sports with their rectangular and quarter-circle shaped fields within the 14-acre irregular triangular shaped park.

3.6.3 THE DILEMMA

The design team and LARPD staff were faced with a dilemma—to design the preferred alternative based off the data from the second workshop would result in a park that would not meet the needs of the robust soccer community. However, designing the preferred alternative to meet the needs of the soccer community would not be responsive to the community input received during the second workshop. It became clear to the project team that further inquiry was necessary before a preferred alternative could be developed.

To bring these two parties together to collaborate on a solution, a special, focused stakeholder meeting was held on May 15, 2018 at the Robert Livermore Community Center. In attendance were LARPD staff, the design team, and representatives from the baseball and soccer leagues. At the meeting, the baseball representative suggested relocating the two existing baseball fields at Bill Payne Park to the Robert Livermore Community Center which would eliminate the need for including baseball fields in the redesign of Bill Payne Sports Park.

3.6.4 LARPD FACILITIES COMMITTEE

The LARPD Facilities Committee met on May 21, 2018 to discuss the suggestion to relocate the baseball fields to Robert Livermore Community Center. The Committee reviewed the suggestion and supported the solution.

This decision allows the Bill Payne Sports Park plan to prioritize the allocation of space to be used for multi-use fields in the proposed redesign.

With the direction from LARPD staff and the Facilities Committee, the design team developed a draft of the plan. On June 19, 2018, the Facilities Committee reviewed the revised design draft and provided direction to the consultants. The design team incorporated the direction and developed the Preferred Plan.

The Preferred Plan was presented to the Facilities Committee on August 15, 2018. The Committee requested shade be added to the play area and to have remotely operated gates for the synthetic turf area. They also recommended preparing the required California Environmental Quality Act (CEQA) documentation prior to presenting the project to the Board of Directors for



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

WILLIAM PAYNE SPORTS PARK DESIGN ALTERNATIVE A LIVERMORE, CA.



Participants placed dot stickers to express their preferences at Community Workshop #2. Large blue dots express preference for the plan and small red dots express preference for a feature

approval. Following the Committee meeting, RRM revised the Preferred Plan to incorporate the Committee's direction and RRM's sub-consultant, FirstCarbon Solutions, began the CEQA review process.

3.6.5 ENVIRONMENTAL REVIEW

As part of the planning process, the redevelopment of the Bill Payne Sports Park is subject to the California Environmental Quality Act (CEQA). The purpose of CEQA review is to identify and disclose any potential environmental impacts from the implementation of the park improvements.

An independent environmental consultant conducted the CEQA review of the master plan and prepared the Initial Study/Mitigated Negative Declaration on behalf of the Lead Agency, LARPD. The IS/MND was posted for a 30-day public review period, per CEQA requirements. The CEQA public review period began on Monday, October 15, 2018, and remained open until end-of-business on Tuesday, November, 13, 2018. LARPD made hard copies of the IS/MND at the Robert Livermore Community Center and the Livermore Library. A digital copy of the IS/MND was available for download via LARPD's website. Five comment letters were received. California's State Clearinghouse provided a letter confirming circulation of the IS/MND to state agencies for review and comments. No state agencies submitted comments on the IS/MND.

As a result of public comments received, several clarifications to the master plan project description were made to confirm operating hours for the park; to provide information about parking lot and athletic field lighting; and to confirm accessibility of restrooms. These same clarifications were made to the IS/MND, along with clarifying text related to the analysis of noise. None of the clarifications resulted in any change to the conclusions of the IS/MND.

3.6.6 BOARD OF DIRECTORS

The William J. Payne Sports Park Master Plan project was presented to the Board of Directors at the regularly scheduled public Board meeting on December 12, 2018. The agenda item for the project included three resolutions: Resolution No. 2649 to consider adopting the Final Initial Study and Mitigated Negative Declaration, Resolution No. 2650 to consider adopting the Mitigation Monitoring and Reporting Program and Findings, and Resolution No. 2651 to consider adopting the William J. Payne Sports Park Master Plan.

The consultant team presented an overview of the project, a summary of the planning process, and a detailed description of the Preferred Plan. Board members asked specific questions regarding the project and the consultant team and LARPD staff provided responses.

Following the discussion, Chair Faltings asked if someone was willing to make a motion to approve, in sequence, the three resolutions. Moved by Director Palajac, seconded by Chair Faltings, adopted Resolution No. 2649, adopting the Final Initial Study and Mitigated Negative Declaration; adopted Resolution No. 2650, adopting the Mitigation Monitoring and Reporting Program and Findings; and adopted Resolution No. 2651, adopting the William J. Payne Sports Park Master Plan, with errata sheet, passed unanimously (5-0).

- AYES: Pierpont, Palajac, Wilson, Furst, and Chair Faltings
- NOES: None
- ABSTENTIONS: None
- ABSENT: None

Chapter 4: Project Description



4

4.0 Project Description

4.1 Character and Design Intent

The redesign for Bill Payne Sports Park envisions an active space intended for sports users, spectators, and neighbors from the community.

The design depicts three primary areas within the park: the multi-use grass area on the west end, the synthetic turf athletic fields to the east, and the common gathering area in the center of the site.

The design eliminates the underutilized ‘dead space’ found in the existing conditions. The broad, large eastern area of the parcel was prioritized for sports while the irregular and in-between pieces of land were utilized to provide park amenities such as picnicking and meet infrastructure needs like stormwater.

Material selection should have a clean, contemporary feel and be high-quality to withstand heavy-use. Shade is provided by trees, structures, and shade cloth canopies. Plantings and trees need to have low water requirements, provide visual interest, and, in the stormwater areas, comply with the plants listed in the Alameda County’s *C.3 Stormwater Technical Guidance* handbook.

Driven by the community process, the redesign utilizes every bit of park land to offer something for everyone.

4.2 Plan Features

4.2.1 SPORTS FACILITIES

Synthetic Turf Athletic Fields

The Livermore community has a vibrant mix of sport enthusiasts. The two sports with the highest number of participants is soccer followed by Little League baseball; however, softball, football, rugby, lacrosse, and cricket

all have leagues in the community. To meet this range of play, the master plan proposes a large multi-purpose synthetic turf area that can be striped to accommodate a variety of field sports. The five-acre area of synthetic turf lays out two full-sized fields, 350’ long by 250’ wide, in the standard north-south orientation. Both fields are designed to be striped to divide the playing area for younger teams. The field will be artificial turf and an organic infill material is recommended due to concerns about the long-term health risks of crumb rubber.

The synthetic turf field will have athletic field lighting to extend the use of the field into the evening hours when the hours of daylight are reduced. Similar to operational standards at Robertson Park, the athletic field lighting will be downward directed and will employ shielding and shut-off timers to ensure that illumination will not spillover onto adjacent properties. Athletic field lights will be no taller than 100 feet above the field level. Athletic field lighting is to generally shut-off at 10:00 pm.

The synthetic turf field will be locked and available by reservation only. The security fencing is to have remote locking function so as to be remotely controlled by the



Synthetic turf and athletic lighting will extend the hours of available field use especially through fall and winter months.



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018



WILLIAM PAYNE SPORTS PARK **FINAL MASTER PLAN** LIVERMORE, CA.

DECEMBER 12, 2018
 LARPD Board Meeting

0' 25' 50' 100' 150'
 SCALE 1" = 50'



Fig. 5 William Payne Sports Park Final Master Plan

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Map Source: 2017 Google Earth Pro

Fig. 6 Aerial perspective of proposed Master Plan

District. A bank of equipment storage sheds for league use is located on the eastern edge of the synthetic turf field.

Cricket

A cricket pitch is placed between the two striped fields in the synthetic turf area to prevent the hard pitch surface from interfering with the playing area. The pitch is 10' wide by 66' long and is a concrete slab below artificial turf. Drop-in wickets can be removed when the pitch is not being used. The cricket outfield overlaps with the two full-sized fields.

Futsal Courts

The plan features two covered futsal courts. The courts are 82' long by 53' wide and meet US Youth Futsal requirements. Each court features fencing, and benches for the teams, referees, and spectators. A storage shed is located adjacent the futsal court area for league use. The futsal courts are designed to allow for conversion to basketball courts in the future if demand and use

patterns change over time.

Multi-use Natural Grass Area

On the west side of the park is the multi-use natural grass area. Just under two acres, the large lawn area is designed to be seasonally striped for soccer practices and matches but also available for drop-in use. The multi-use grass area allows for the drop-in field space that was directly requested by the online survey participants and other informal activities such as throwing a Frisbee or a game of tag between children. A decomposed granite walking path with seating pockets encircles the large lawn.

4.2.2 COMMUNITY GATHERING

Central to the park is a common gathering area that features play, picnic, and restroom amenities. The common area is envisioned as the social hub of the park and provides features for the whole family to enjoy.



Fig. 7 *Perspective of proposed central Common Area*

Picnic Area

Two picnic locations flank the common area. On the west side of the play area, the master plan features three 20' square picnic areas designed to accommodate the after-game sports team picnic or a family gathering. Each picnic spot features a covered shade structure, offers four tables, and is intended to be reserved individually or as a group.

On the east side of the play area, a grouping of eight circular tables with chairs offer picnicking on a drop-in basis.

Play Area

With a growing number of families involved in organized sports, a play area was added to the redesign of the park to give the younger siblings of the athletes a place to play while team practices or games are underway.

Adjacent the picnic area, the atomic themed play area features structures for climbing, swinging, and spinning and gives a playful nod to the park's neighbor, the Lawrence Livermore National Laboratory. A poured-in-place rubber surface adds a splash of color, and superior accessibility. The playground is circled on one side with boulder seating and on the other with bench seating. Shade canopies protect visitors from direct sunlight.

Group Fitness Area

Opposite the play area, the group fitness area offers the more mature park-goers an opportunity to work-out while visiting the park during a child's after school practice or for the local fitness-seeking resident. The group fitness area is designed for small groups or individuals to use. The area features a semi-circular layout of fitness equipment and a large flat natural grass area. Between the equipment and the grass is a large, stable concrete surface for activities such as tai chi that

require a hard surface. The group fitness area will be covered with shade canopies.

Permanent Restroom

A permanent restroom building has been centrally located near the primary gathering areas but also adjacent the parking lot to allow for convenient servicing. The restroom building features two multiple-occupant restrooms and is ADA compliant. The restroom will

require a new sewer connection for the park. Restroom facilities will be available from 8:00 am until 10:00 pm.

Walking loop

A half-mile walking loop encompasses the park to diversify the recreational fitness opportunities for the community. The loop can be accessed from any of the three main park areas.



Example of group fitness equipment



Example of permanent restroom building



Left and right: examples of two types of spinning play equipment. The one on the left also allows for climbing. Both encourage collaborative play.



4.2.3 PEDESTRIAN CIRCULATION, PARKING AND VEHICULAR CIRCULATION, ENTRY AND DROP-OFF PLAZA

Pedestrian Circulation

Circulation paths ring the three main park areas. The surfacing is concrete in the high traffic areas and a decomposed granite path loops the multi-use natural grass field around the west end of the park to create a less formal walking experience. A pedestrian gate and path have been added to the east side of the park to improve access to the residential neighborhood.

Parking and Vehicular Circulation

One of the most commonly mentioned issues by the community was the lack of available parking during team practices and games. In response, the master plan streamlined the layout of the lot to maximize the number of stalls without negatively impacting the much-needed adjacent field space. Redundant drive aisles were eliminated to allocate space to parking stalls. The total number of stalls in the redesigned lot increases by 156 to a total of 285 stalls.

The L-shaped layout of the parking lot is designed to bring the parking conveniently adjacent the three main park areas. The location of the parking along Patterson Pass Road utilizes the existing driveway alignment, which will simplify the construction permitting process, and serves as a buffer between the park play areas and the road. ADA accessible stalls are located adjacent the common area, multi-use grass area, and synthetic turf field to provide direct access for those visitors in need of accommodation.

Parking lot lighting will be downward directed and will employ shielding and shut-off timers to ensure that illumination will not spillover onto adjacent properties. Parking lot lights will be no taller than 18 feet tall. Parking lot light poles will be located within and around

the perimeter of the parking lot. For safety, parking lot lighting is generally to shut-off 30 minutes after field lighting is shut-off.

A covered trash enclosure is located in the parking lot near to the common area for convenient maintenance access and meets Alameda County permitting requirements. Other parking lot features include a vehicular gate and directional control spikes to facilitate evening closure of the park.

Drop-off and Entry Plaza

A drop-off area and entry plaza in the center of the park provide a flexible space for a variety of programming, including provision for food trucks to be brought in on game-days or special events, in lieu of a permanent concession building. This reduces the building footprint and the expense of implementing the master plan.

4.2.4 STORMWATER INFRASTRUCTURE

The master plan makes use of the existing narrow triangular shape on the west end of the park to address stormwater as was designed in the original construction. However, with the increase in impervious surfacing in the redesigned park, changes in the regulatory climate will require additional stormwater infrastructure beyond the original basin's footprint. The plan increases the existing basin and makes use of the irregularly shaped planting areas along Patterson Pass Road and at the eastern edge of the park.

4.3 Opinion of Probable Construction Cost

Overall construction costs of development can vary significantly when estimating costs from preliminary plans. The cost for redeveloping the Bill Payne Sports Park Master Plan in its entirety is estimated to be approximately \$18.5 million if it were built today¹. Costs, however, are highly variable depending on the materials,

1 Cost figures represent a planning budget - not an estimate - as bid documents have not been prepared.

Overall Construction Budget for the Master Plan ¹	
HARD COSTS	
PLANNING AREA (See Figure 8)	Estimated Budget (2018 Dollars)
Multi-use Grass Area	\$1,576,000
Futsal Courts	\$1,185,000
Play and Picnic Area	\$2,586,000
Athletic Fields	\$7,276,000
Parking Lot	\$3,227,000
Construction Hard Costs Budget: \$15,850,000	
SOFT COSTS	
	Estimated Budget (2018 Dollars)
Project Manager	\$416,000
Project Construction Manager (Consultant)	\$450,000
Permit Costs	\$50,000
Special Inspections and Systems Audit	\$75,000
Upgraded Service Connections	\$100,000
Surveying, Arborist Report, Geotech, & Additional Studies	\$75,000
Design Fees	\$1,268,000
Bidding and Construction Support (Design Consultant)	\$250,000
Construction Soft Costs Budget (Rounded): \$2,690,000	
Overall Hard and Soft Construction Cost Budget Grand Total: \$18,540,000	
1. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 1 Overall Construction Budget for the Master Plan



Fig. 8 Planning Areas

Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

Multi-use Grass Area Construction Hard Costs Budget	
ITEMS INCLUDED:	
- Demolition, Clear and Grub	
- Earthwork and Site Preparation	
- Grass Lawn	
- Planting Areas	
- Planting, Trees	
- Paving, Concrete	
- Paving, Stabilized Decomposed Granite	
- Benches	
- Waste Receptacles	
Multi-use Grass Area Construction Hard Costs Budget (2018 Dollars): \$1,576,000	
Note: Estimate does not include softs costs such as design fees or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 2 Multi-use Grass Area Construction Hard Costs Budget

Futsal Courts Construction Hard Costs Budget	
ITEMS INCLUDED:	
- Demolition, Clear and Grub	
- Earthwork and Site Preparation	
- Paving, Concrete	
- Metal Shelter	
- Concrete Court with Sport Surfacing	
- Fencing	
- Court Lighting	
- Equipment Storage	
- Bleachers	
- Planting Areas	
- Planting, Trees	
- Waste Receptacles	
Futsal Courts Construction Hard Costs Budget (2018 Dollars): \$1,185,000	
Note: Estimate does not include softs costs such as design fees or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 3 Futsal Courts Construction Hard Costs Budget

Play and Picnic Area Construction Hard Costs Budget	
ITEMS INCLUDED:	
- Demolition, Clear and Grub	
- Earthwork and Site Preparation	
- Restroom, Prefabricated	
- Picnic Shelters, Metal	
- Play Equipment	
- Outdoor Fitness Equipment	
- Shade Canopies at Fitness Area	
- Shade Canopies at Play Area	
- Grass Lawn	
- Planting Area	
- Planting, Trees	
- Picnic Tables	
- Round Tables	
- Drinking Fountain	
- Benches	
- Waste Receptacles	
- Fencing, Low Barrier	
- Entry Gate and Arbor	
- Rubber Play Surfacing	
- Rubber Fitness Equipment Surfacing	
- Paving - Concrete	
Play and Picnic Area Construction Hard Costs Budgets (2018 Dollars): \$2,586,000	
Note: Estimate does not include softs costs such as design fees or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 4 Play and Picnic Area Construction Hard Costs Budget

Athletic Field - Synthetic Turf Construction Hard Costs Budget	
ITEMS INCLUDED:	
- Demolition, Clear and Grub	
- Earthwork and Site Preparation	
- Synthetic Turf Field	
- Sports Field Lighting	
- Paving, Concrete	
- Fencing, 8' High at Synthetic Fields	
- Gates	
- Cricket Pitch	
- Drinking Fountain	
- Planting Areas	
- Planting, Trees	
- Equipment Storage Shed	
Athletic Field Construction Hard Costs Budget (2018 Dollars): \$7,276,000	
Note: Estimate does not include softs costs such as design fees or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 5 Athletic Field Construction Hard Costs Budget

quality of amenities, phasing, and market conditions at the time of construction. Though the possibility the cost of construction could come down with time, history has typically demonstrated the cost is more likely to increase and it is safe to assume delaying implementation of the plan will result in an increase to construction cost above the estimate.

Phasing has a bearing on the overall cost of construction as mentioned. In terms of overall cost, it is less efficient to divide the project into smaller phases, so an increase in cost should be anticipated if the project is constructed in multiple phases.

Depending on the sequencing of construction, delaying certain improvements to a later phase may result in rebuilding, removing, or reworking certain improvements

built in earlier phases. Careful consideration to the sequencing of construction must be made to minimize an inflation of cost and it is recommended to revisit the phasing strategy as construction documents are prepared.

4.4 Phasing and Implementation

Ideally, a project of this scale would be built at one time. Given the interdependency of existing components and the demand for field space within the District, it would be more efficient and less burdensome on the program schedule to rebuild the park at one time.

However, there are many different phases or discrete projects that could be undertaken within the overall master plan. The decision of what and when to build a phase will be up to the discretion of the District based

Parking Lot Construction Hard Costs Budget	
ITEMS INCLUDED:	
- Demolition, Clear and Grub	
- Earthwork and Site Preparation	
- Paving, Asphalt Parking Lot	
- Trash Enclosure	
- Paving, Concrete	
- Paving, Concrete (Vehicular)	
- Entry Sign	
- Pedestrian Gate	
- Site Lighting	
- Fencing, 4' High	
- Bike Rack	
- Bollards	
- Planting Areas	
- Planting, Trees	
- Vehicular Gate	
Parking Lot Construction Hard Costs Budget (2018 Dollars): \$3,227,000	
Note: Estimate does not include softs costs such as design fees or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 6 Parking Lot Construction Hard Costs Budget

on a number of factors, not the least of which includes funding sources. Care should be taken to strategically identify phases that are logical in the context of the overall plan to minimize disruption to other areas, and the need for demolishing parts of the new work to build adjacent areas later.

4.4.1 TWO CONSTRUCTION PHASES

One potential first phase could include the west end of the park. The initial step would remove the BMX track from the park. Construction work would include resizing the stormwater basin, constructing the multi-use natural grass field, and building the decomposed granite and concrete paths that encircle the area. This phase would

remove from service the western row of parking but the driveway, eastern portion of parking, baseball diamonds, and grass fields could remain open for public use.

Another phase could include the eastern portion of the site. Construction would include the parking lot, the synthetic field, futsal courts, play area, group fitness, restroom, and picnic area. This phase of construction would require closure of the park until construction is completed.

4.5 Operation and Maintenance Budget

In addition to the constructions costs of redeveloping the park, there are also significant ongoing expenses to maintain a facility to an acceptable standard, and the

Annualized Operation & Maintenance Budgets for the Master Plan ¹	
MAINTENANCE BY PARK AREA	Estimated Annualized Budget (2018 Dollars)
General Maintenance & Paving Area	\$27,100
Athletic Fields	\$5,200
Play Area and Play Equipment	\$4,800
Restroom Building	\$24,500
Futsal Court	\$4,200
Picnic & Group Fitness	\$14,500
Site Furnishings	\$100
Landscaping	\$12,900
Overall Annualized Maintenance Budget (2018 Dollars, Rounded): \$94,000	
REPLACEMENT & REINVESTMENT TERM	Estimated Annualized Budget (2018 Dollars)
5 Years (includes replacement of signage, synthetic turf irrigation, shade canopy textiles)	\$4,200
8 Years (includes replacement of landscaping, lawns, drinking fountain)	\$43,100
10 Years (includes replacement of synthetic turf, futsal shade structures, picnic shade shelters, picnic tables, waste receptacles, playground and fitness area rubber surfacing, decomposed granite, benches)	\$326,500
15 Years (includes replacement of asphalt, play equipment, athletic field and futsal fencing, lawns, fitness equipment)	\$71,200
20 Years & Beyond (includes replacement of lighting fixtures, park fencing, irrigation controller, concrete)	\$23,600
Overall Annualized Replacement & Reinvestment Budget (2018 Dollars, Rounded): \$469,000	
1. Annual budget allowances are averaged over the life-cycle of the proposed amenities; therefore, the actual operation and maintenance costs in any given year will be more or less. For example, synthetic turf is relatively inexpensive to maintain on a day-to-day basis, but periodically requires significant reinvestment (replacement).	

Table 7 Annualized Operations and Maintenance Budget for the Master Plan

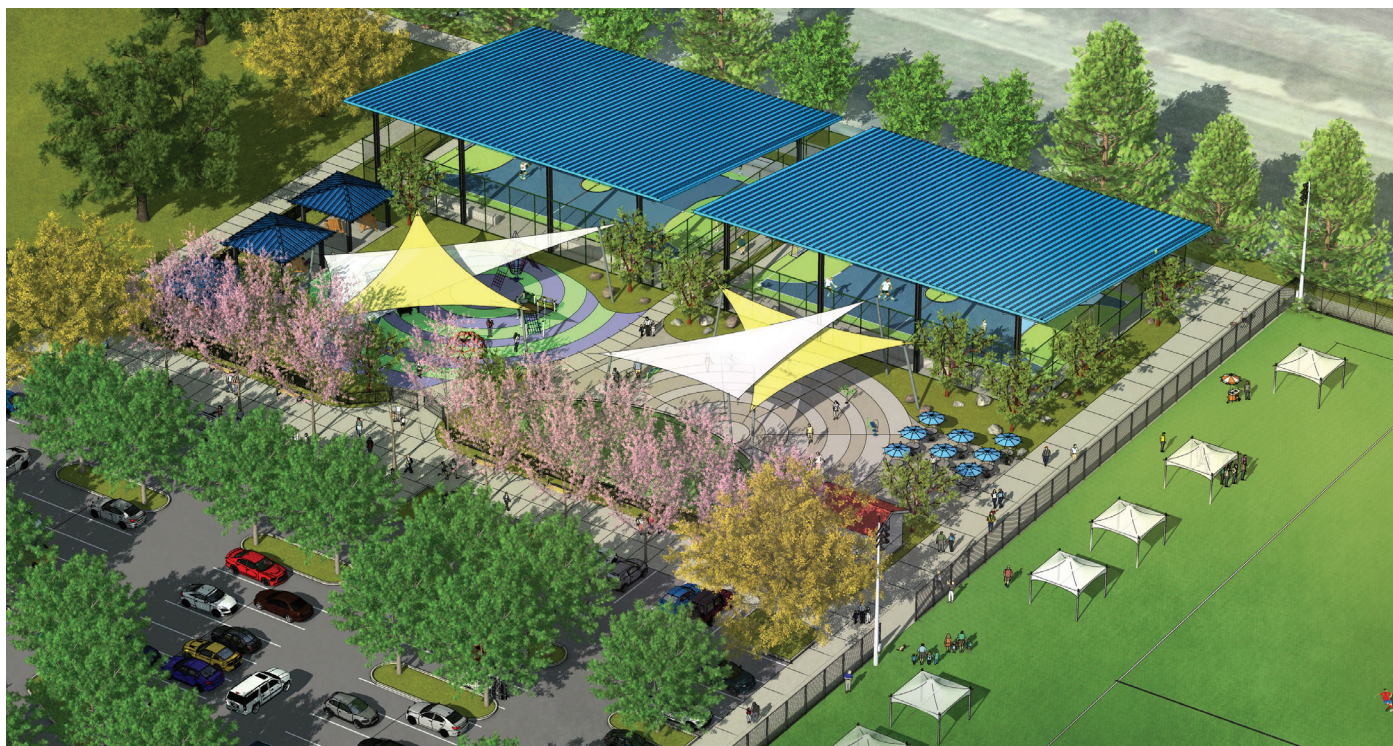


Fig. 9 Perspective of Futsal Courts, Play, and Picnic Area

need for periodic reinvestment in amenities as they age and deteriorate over time.

With the input of District staff, we estimate the annual budget for maintaining the park to be \$94,000 (in 2018 Dollars). This includes maintenance activities such as grass mowing and fertilizing, tree and shrub care, irrigation system management, trash collection, playground inspections, restroom servicing, and pavement repair.

The need to replace park elements over time will require further investment. These are less frequent expenses than maintenance, but must be accounted for when calculating the on-going cost of operating the park.

Operation of Bill Payne Sports Park would adhere to the District's standard amenity, furnishings, and equipment

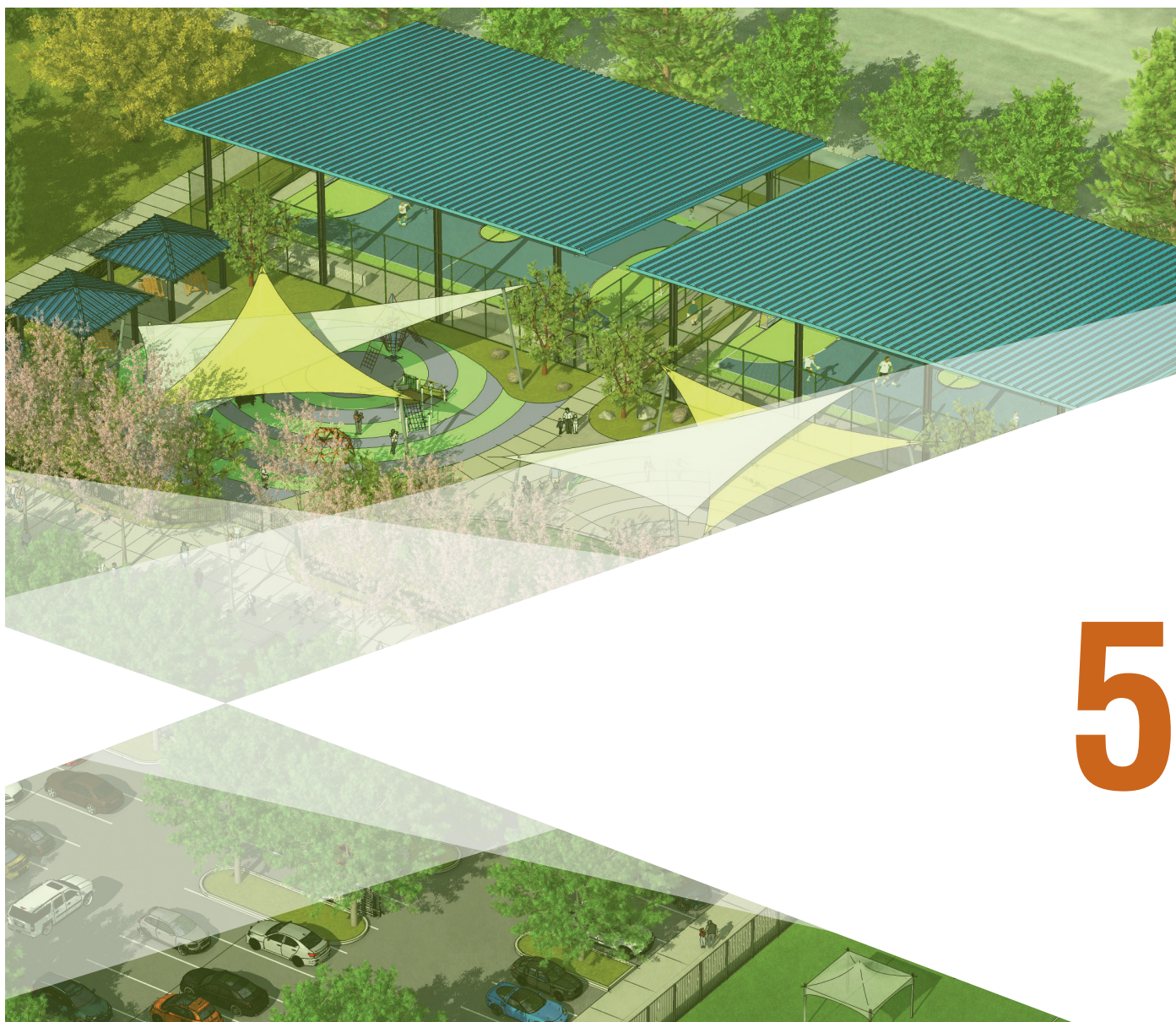
replacement schedule. Table 7 provides the annualized replacement costs (in 2018 dollars) for park elements in the master plan to illustrate the additional annual cost of operating the park. Each park element is categorized in the table by the typical replacement interval as established by the District's standard.

4.6 Next Steps

Whether the path forward is one, two, or more phases of construction, the next steps in fulfilling the vision set by the master plan will be preparation of construction documents and permitting.

In fourteen acres of semi-triangular shaped land, the master plan for Bill Payne Sports Park maximizes the use of land for sports and recreation. Immediately adjacent the large residential neighborhood, the plan steps beyond the sports user, and includes an offering of essential park features to its neighbors and the community.

Chapter 5: Appendix



5

5.1 Appendix A: Community Workshop 1

Workshop participants listed their “Ideas” for the site and their input on site “Challenges”. Next, participants were given stickers to select their preferences for which ideas to implement and which challenges to address.

In the design charrette exercise, participants formed groups and collaborated on a redesign for the park. Templates, tape, markers, scales, and base maps were provided to each group.

WILLIAM PAYNE SPORTS PARK MASTER PLAN	
CHALLENGES	● SELECT PRIORITY
Safety & Security	● ● ● ●
BMX track condition	●
Drop In - not competitive level	● ●
Dead Space	● ● ● ● ● ●
Drainage	● ● ● ● ● ● ● ●
Grading	● ● ● ●
Parking in Neighborhood	● ● ● ● ● ●
Crossing Streets	● ●
No lighting / No evening games	● ● ●
Storage - Equipment for league use	●

COMMUNITY WORKSHOP 1
JANUARY 30, 2018

Workshop 1 “Challenges” Board
Participants recorded their thoughts on challenges at the site and used dot stickers to mark their preferences on which challenges to address.

WILLIAM PAYNE SPORTS PARK MASTER PLAN	
IDEAS	● SELECT PRIORITY
Futsal Multivuse	● ● ● ● ● ● ● ●
Lighting	● ● ● ● ● ● ● ●
Permanent Restroom	● ● ● ● ●
Synthetic Turf	● ● ● ● ● ● ● ●
Reconfigure Space / Fields	●
Shade - Landscape or Structures	
Additional Parking	● ● ● ● ● ● ● ●
Crosswalks - Connection from NBHD to Park	
SNACK SHACK	
Grass Picnic	
Play Area	
Cricket	●
Dog Park	● ●
Synthetic Infield	
Maintenance Shed	
Sidewalks	●
Security Fence - Synthetic Fields	
Relocate BMX track -	●
Pump Track	● ●

COMMUNITY WORKSHOP 1
JANUARY 30, 2018

Workshop 1 “Ideas” Board
Participants recorded their ideas for the site and used dot stickers to mark their preferences on which ideas to implement.



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

Workshop 1 Design Charette Exercise



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

Workshop 1 Design Charette Exercise

5 APPENDIX



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

Workshop 1 Design Charette Exercise



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

Workshop 1 Design Charette Exercise



Workshop 1 Design Charette Exercise



Workshop 1 Design Charette Exercise

5.2 Appendix B: Online Survey

A custom online survey was designed for the master plan process to capture specific data to identify current park users, identify potential users, and gather feedback on the types of amenities the community would like to have at the new park.

The online forum was chosen to supplement the first workshop and reach a broader swath of the community—specifically, those individuals who did not or, could not, attend Community Workshop #1.

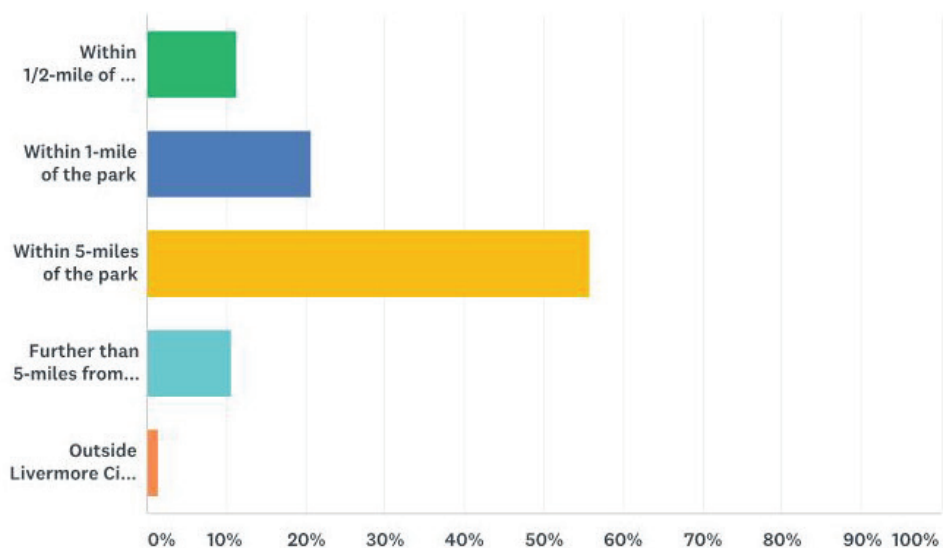
The online survey launched Tuesday, January 30, 2018 and ran through Sunday, February 25, 2018. The survey was hosted on SurveyMonkey.com and participants gained access via a unique weblink.

The survey was promoted by various methods as detailed in Chapter 3 of this report. An advertisement to promote and drive traffic to the online survey was created using the social network sites, Facebook and Instagram. The advertisements were viewed by 9,780 unique users and resulted in 205 users clicking the link in the ad to access the online community survey (survey was hosted at SurveyMonkey.com, see survey results on the following pages.)

In total, 344 people participated in the survey. The questions and responses are presented on the following 9 pages.

Q1 Where do you live?

Answered: 344 Skipped: 0



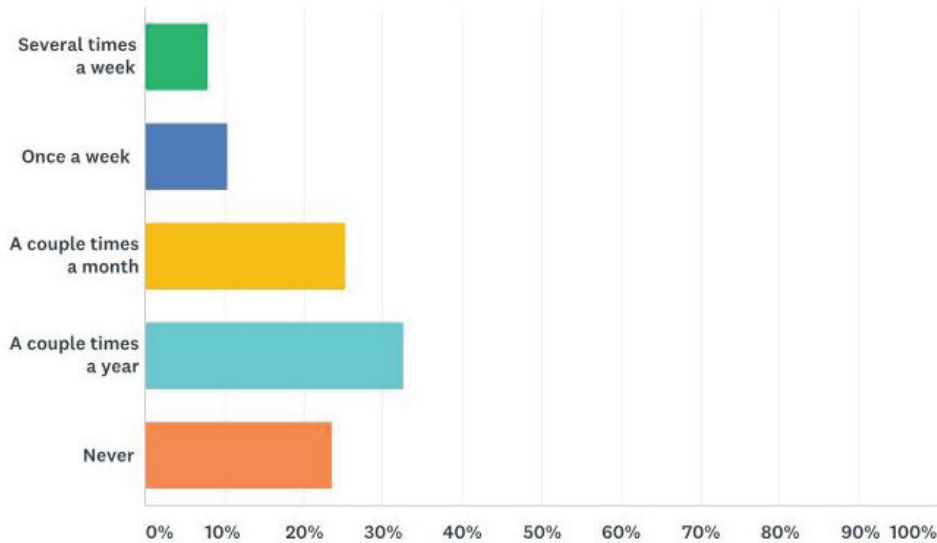
ANSWER CHOICES	RESPONSES	
Within 1/2-mile of the park	11.34%	39
Within 1-mile of the park	20.64%	71
Within 5-miles of the park	55.81%	192
Further than 5-miles from the park, but inside the Livermore City limits	10.76%	37
Outside Livermore City limits	1.45%	5
TOTAL		344

Online Survey Data

Twelve questions were asked of online survey participants.

Q2 How frequently do you and/ or your family use William Payne Sports Park?

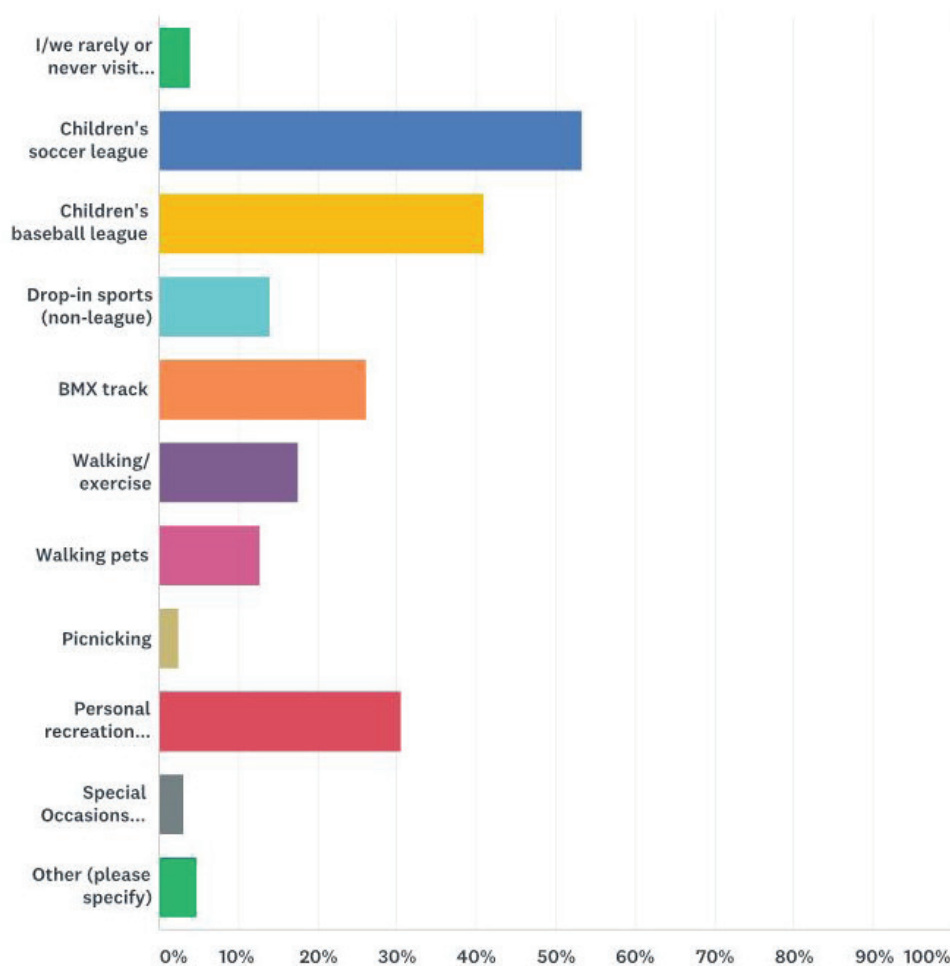
Answered: 343 Skipped: 1



ANSWER CHOICES	RESPONSES	
Several times a week	7.87%	27
Once a week	10.50%	36
A couple times a month	25.36%	87
A couple times a year	32.65%	112
Never	23.62%	81

Q3 How do you and/ or your family use William Payne Sports Park? Select all that apply.

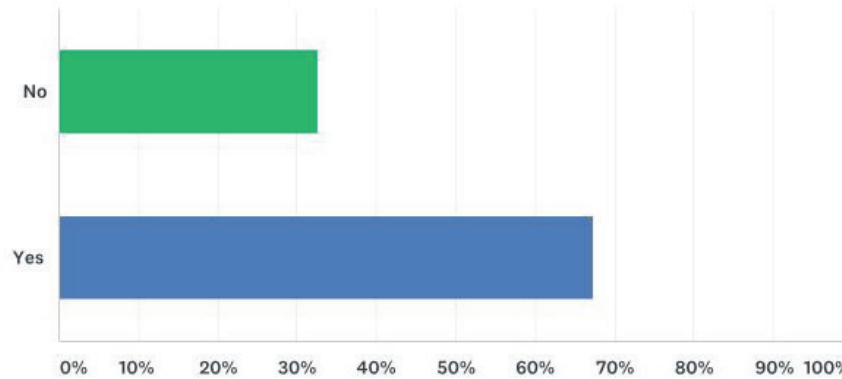
Answered: 249 Skipped: 95



ANSWER CHOICES	RESPONSES	
I/we rarely or never visit Bill Payne Sports Park.	4.02%	10
Children's soccer league	53.41%	133
Children's baseball league	40.96%	102
Drop-in sports (non-league)	14.06%	35
BMX track	26.10%	65
Walking/ exercise	17.67%	44
Walking pets	12.85%	32
Picnicking	2.41%	6
Personal recreation (playing catch, frisbee, etc.)	30.52%	76
Special Occasions (birthday parties, family reunions, etc.)	3.21%	8
Other (please specify)	4.82%	12
Total Respondents: 249		

Q4 Do you, or a family member, participate in a sport that does not currently practice or play games at William Payne Sports Park?

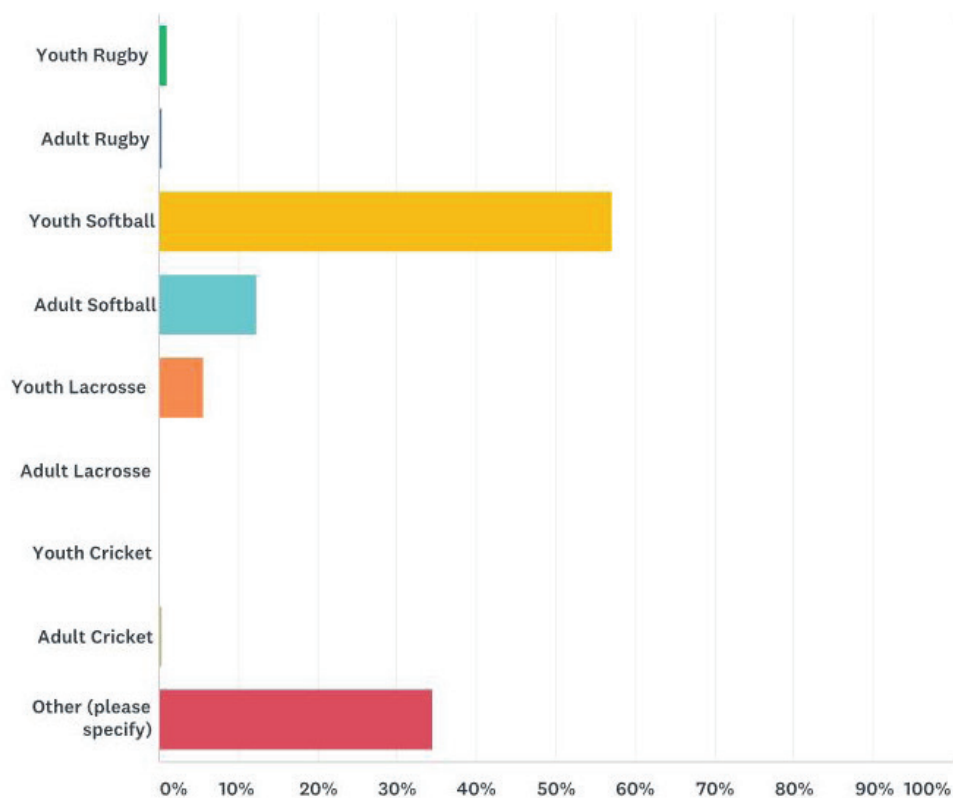
Answered: 328 Skipped: 16



ANSWER CHOICES		RESPONSES	
No		32.62%	107
Yes		67.38%	221
TOTAL			328

**Q5 If you answered yes to the previous question, please select the sport.
Select all that apply.**

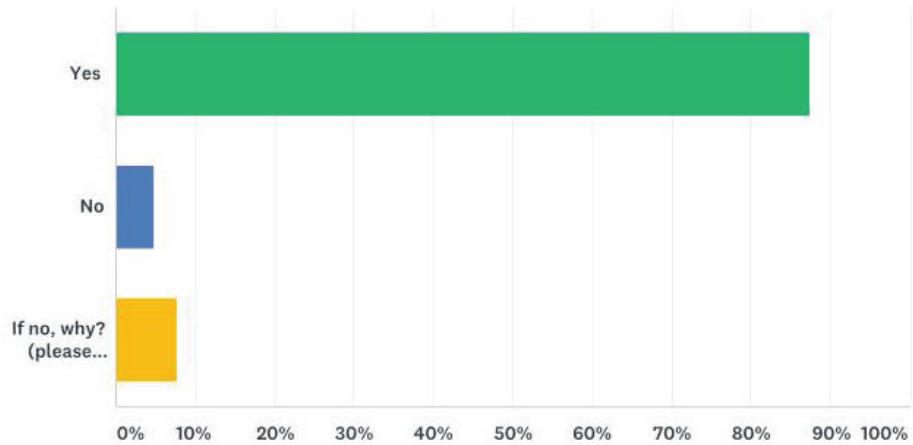
Answered: 194 Skipped: 150



ANSWER CHOICES	RESPONSES	
Youth Rugby	1.03%	2
Adult Rugby	0.52%	1
Youth Softball	57.22%	111
Adult Softball	12.37%	24
Youth Lacrosse	5.67%	11
Adult Lacrosse	0.00%	0
Youth Cricket	0.00%	0
Adult Cricket	0.52%	1
Other (please specify)	34.54%	67
Total Respondents: 194		

Q6 If William Payne Sports Park could accommodate your sport, would you like to practice your sport and/ or play games there?

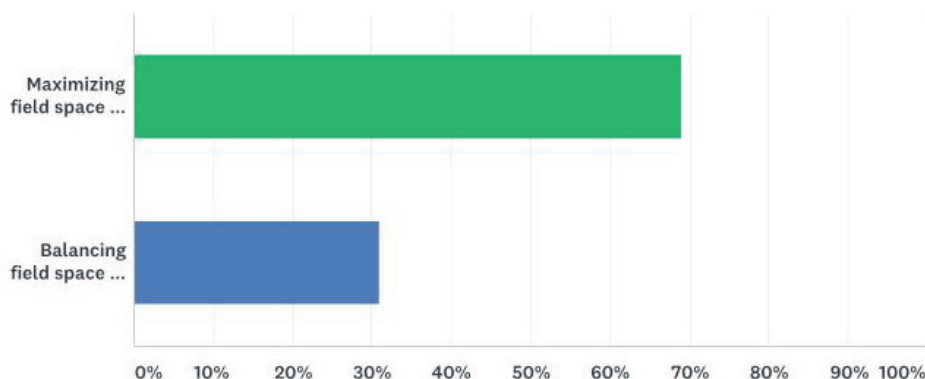
Answered: 207 Skipped: 137



ANSWER CHOICES	RESPONSES	
Yes	87.44%	181
No	4.83%	10
If no, why? (please specify)	7.73%	16
TOTAL		207

Q7 Keeping in mind that William Payne Park is a designated Sports Park, which of the following statements do you most agree with?

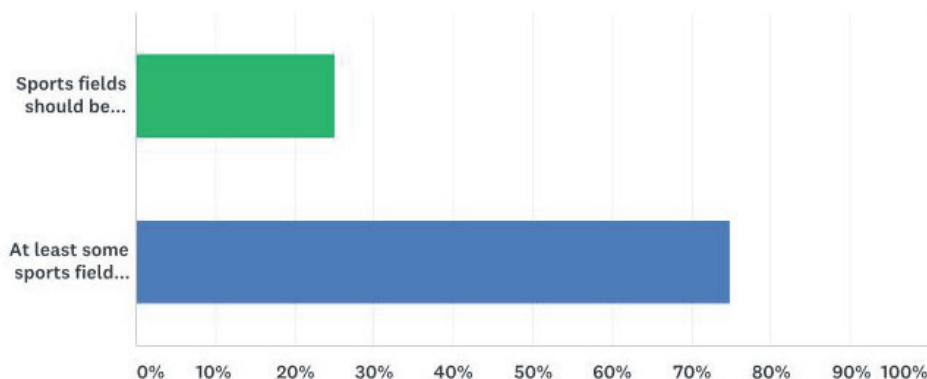
Answered: 317 Skipped: 27



ANSWER CHOICES	RESPONSES	
Maximizing field space for league sports is my priority.	69.09%	219
Balancing field space for league sports with other park uses (e.g. playground, picnic areas) is my priority.	30.91%	98
TOTAL		317

Q8 Keeping in mind that William Payne Park is a designated Sports Park, which of the following statements do you most agree with?

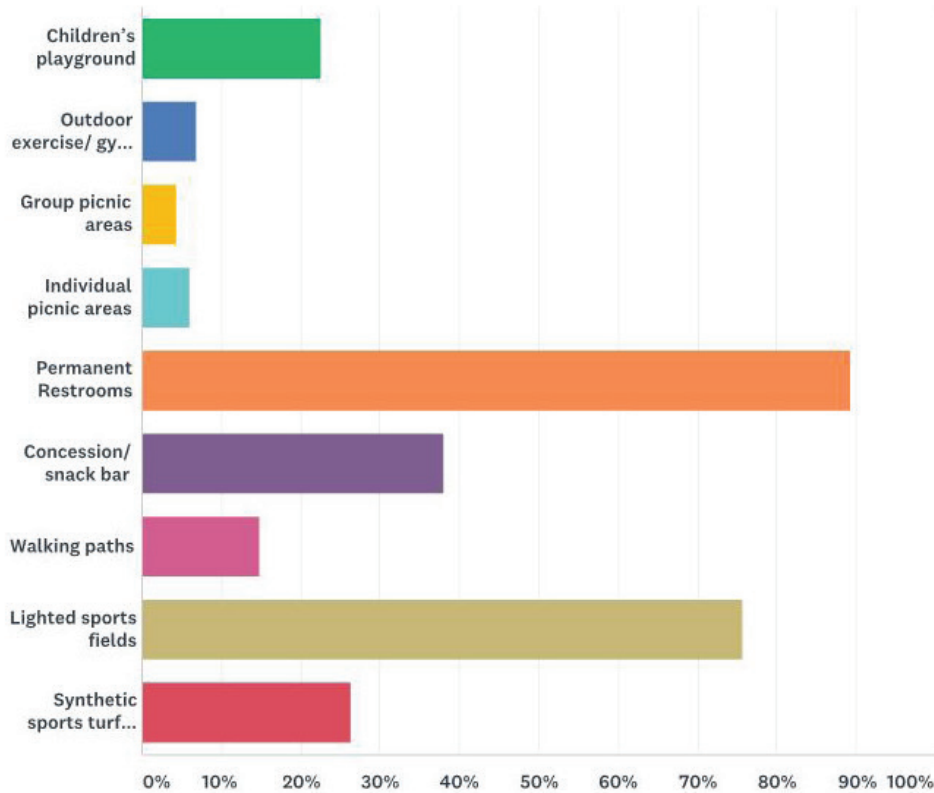
Answered: 315 Skipped: 29



ANSWER CHOICES	RESPONSES	
Sports fields should be locked when not in permitted use because it will result in better quality fields.	25.08%	79
At least some sports field space should always be accessible for drop-in recreational use, even if it is at the expense of field quality (wear and tear).	74.92%	236
TOTAL		315

Q9 Which of the following amenities would be your top 3 priorities for William Payne Sports Park? Please select 1 - 3 choices.

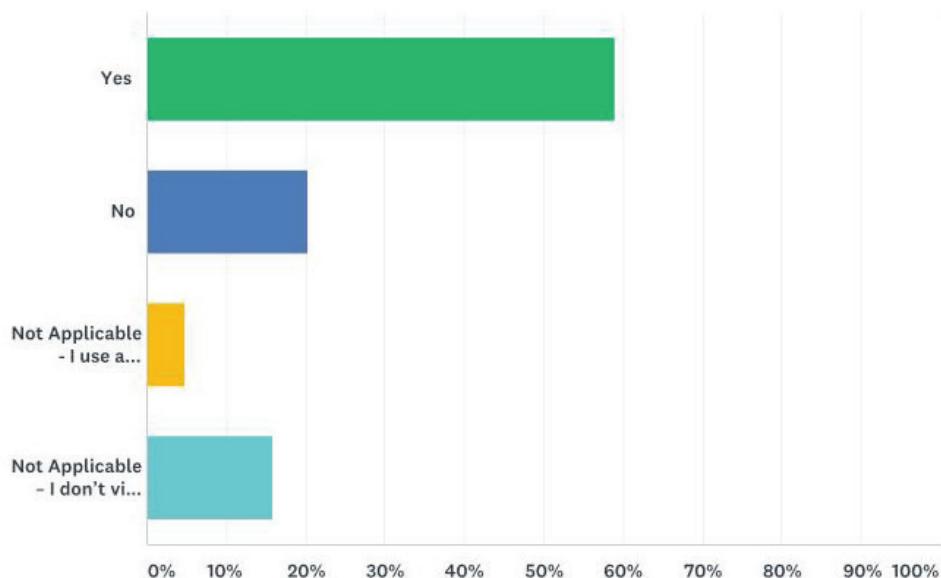
Answered: 318 Skipped: 26



ANSWER CHOICES	RESPONSES	
Children's playground	22.64%	72
Outdoor exercise/ gym equipment	6.92%	22
Group picnic areas	4.40%	14
Individual picnic areas	5.97%	19
Permanent Restrooms	89.31%	284
Concession/ snack bar	38.05%	121
Walking paths	14.78%	47
Lighted sports fields	75.79%	241
Synthetic sports turf fields	26.42%	84
Total Respondents: 318		

Q10 Have you usually been able to find a parking space in the lot?

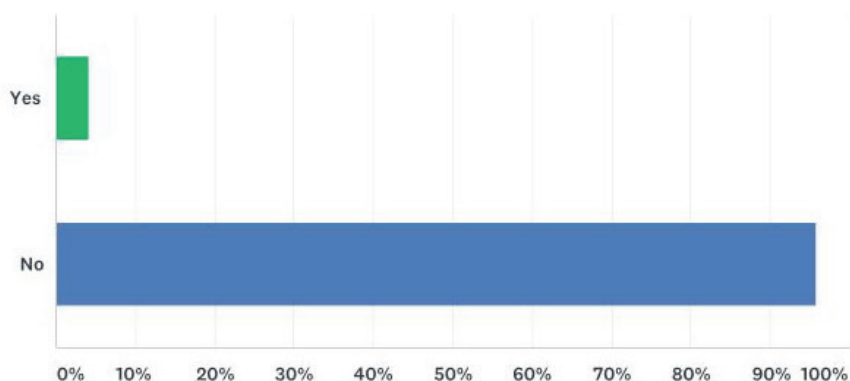
Answered: 315 Skipped: 29



ANSWER CHOICES	RESPONSES	
Yes	59.05%	186
No	20.32%	64
Not Applicable - I use a different mode of transport to visit the park (walk, bus, etc.)	4.76%	15
Not Applicable – I don't visit the park.	15.87%	50
TOTAL		315

Q11 Did you attend Community Workshop #1 at Robert Livermore Community Center on January 30, 2018?

Answered: 315 Skipped: 29



ANSWER CHOICES	RESPONSES	
Yes	4.13%	13
No	95.87%	302
TOTAL		315



**WILLIAM PAYNE SPORTS PARK
DESIGN ALTERNATIVE A**

Workshop 2 Design Alternative A



**WILLIAM PAYNE SPORTS PARK
DESIGN ALTERNATIVE A**

Workshop 2 Design Alternative A



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

**WILLIAM PAYNE SPORTS PARK
DESIGN ALTERNATIVE B**
Workshop 2 Design Alternative B



Map Source: USGS Earth Explorer, <https://earthexplorer.usgs.gov/distribution> accessed 1/19/2018

**WILLIAM PAYNE SPORTS PARK
DESIGN ALTERNATIVE B**
Workshop 2 Design Alternative B



Workshop No. 2 Results

Alternative Design	Dot Count
A	16
B	11

Amenity / Element	Dot Count Total
Existing Diamond	22
Concession / Restroom	20
Futsal	13
Parking	10
Play Area	7
Walking Loop	7
Group Picnic	5
Synthetic Infield/ Soccer Field	4
Drop in Natural Grass	3
Drop Off	1
Stormwater	1
Scorekeeper booth	1
Fitness Area	1

Community Comments	Dot Count Total
4 Baseball Fields	42
Consider Real Grass	10
Too Many Soccer Fields	6
Traffic / Safety	5
Sports Lighting	5
3 Baseball Fields	4
Dirt Mound for Tournament	3
Ball Diamond Size 325' outfield fence	3
Concern about Locked Fences	3
Diagonal-opposite Diamonds	3
No Sports Lighting	2
More Drop-in Area	2
Youth Cricket	2
2nd Drive-Access	1
Allow Leashed Dogs	1
Dog Park	1
Fencing for Safety	0
Will parking be adequate?	0
Solar - Visual Concern	0
Hours of Use	0
Noise from Night Use	0
Is District Looking @ Field Numbers Distr	0
Cost Projections	0
Homeless Population Concern	0
Only 90' Little League Fields (320' LF/RF)	0
Grass infield for 1 90' Field	0
Acceptable size of small diamond=185'-200' fence, Backstop 15', 60' Baseline	0
There is no other location in Livermore to play 90' baseline field, 2 fields needed	0
60' or 70' baseline: 225' min.	0

Workshop 2 Dot Preference Tally

The data from the preference selection exercise was analyzed by the design team in order to inform the preferred plan. Large blue dots were counted and tallied to determine which alternative plan the community preferred. The small red dots were also counted and tallied to determine which amenities the community preferred. All community comments were read and analyzed. Any dot sticker on a comment (red or blue) was counted and tallied

