



Parks and Recreation Commission Staff Report

March 1, 2007

SUBJECT: Discussion of potential recreational amenities for the proposed Staples Ranch Community Park

BACKGROUND

On February 8, 2007, the Parks and Recreation Commission received a request from the City Council to oversee a public planning process for the proposed 17-acre Staples Ranch Community Park. The proposed park site is located near the I-680/El Charro Road interchange. At its regular meeting on February 8, 2007, the Commission adopted a planning process and schedule for conceptual design of the project, and provided input for conducting the first public workshop. In addition, the Commission requested staff provide a series of information items for review prior to the meeting. The following report provides the information requested by the Commission, and contains additional information and recommendations related to the workshop.

The Park planning process approved by the Commission on February 8 includes the following:

1. Parks and Recreation Commission to hold Workshop-1 to review site information, receive public input regarding desired park uses and locations, circulation, etc., and potentially provide direction to Staff for conceptual site planning (March 1).*
2. Consultants to prepare the conceptual site plan or alternatives for City staff to review and refine accordingly (March).
3. Parks and Recreation Commission to hold Workshop-2 to receive comments on the conceptual site plan or alternatives and to potentially recommend Council action regarding the Plan. More than one meeting may be required if further plan refinements are needed by the Commission (April).*
4. Consultants to update the conceptual site plan as recommended by the Commission for review by the Council (April).
5. Council to review and act on the draft conceptual site plan document (May).

* Public workshop meeting participation is to be encouraged by the Youth Commission, Youth Master Plan Implementation Committee, Planning Commission and other interested agencies, groups and individuals.

WORKSHOP MEETING

At the March 1, 2007 workshop, City staff and consultants will present introductory comments regarding the project's planning process and site conditions. Members of City commissions and committees, local agencies, and the community will then have the opportunity to provide input regarding the types of uses they would like to see included in the Park; as well as input regarding any other desired Park related planning matters. It is also anticipated that the Logitech Ice Group will present a proposal for integrating an ice skating facility into the Park through a partnership with the City.

At the conclusion of the public input period, Commission members may discuss their thoughts and provide direction to staff and consultants for developing the draft conceptual plan. Staff recommends that the Commission develop a list of uses that it would like to have included in one or more alternative land use diagrams. Prioritizing high priority options are outlined later in this report for selecting uses, dependent on how lengthy the Commission's list becomes. Typical required acreages for various community park elements are also identified to give the Commission a sense of how different uses might potentially fit within the 17-acre park site.

INFORMATIONAL REQUESTS FROM THE COMMISSION

The information requested by the Commission at its February 8 meeting is provided below as follows:

- Example park element and area required
- Area traffic
- Area wind conditions
- Berkeley Ice Rink closure
- Options for prioritizing park uses
- Adjacent Livermore trails (Attachment 1)
- Pleasanton Trails (Attachment 2)
- Proposed Logitech Ice site plan (Attachment 3)
- San Jose Logitech Ice facility program (Attachment 4)
- Dublin Iceland facility program (Attachment 5)
- Site maps (Attachment 6)
- Draft General Plan park study deficiencies (Attachment 7)
- Project related City Council staff reports and meeting minutes (Attachment 8)

Typical Park Element, Area Required – In order for the Commission to prioritize its preferred park uses, it is necessary to have a consistent understanding of the typical area required for each potential use. This is particularly important in determining how many of the desired elements

will be able to fit within the 17-acre site. In anticipation of this need, staff has provided the following list of typical community park elements, and their corresponding acreage requirements*. If additional uses are suggested at the meeting, City staff and the consulting landscape architect will attempt to provide additional estimates.

Typical Park Uses	Associated Acreages
Group picnic area	0.25 – 1.00
Tot-lot	0.25 – 1.00
Tennis court	0.16
Basketball court	0.10
Swimming pool	2.00
Pitch and putt area	0.50
Ice rink facility (including parking)	8.00
Bocce ball court	0.03
Baseball field	3.30
Softball field	3.00
Soccer field	2.70
Lacrosse field	1.80
Informal active recreational turf area	1.00
Dog park	0.50 – 2.00

*While considering the various acreages, it is also important to keep in mind that some particular uses will require up to one and one-half times as much area as the actual use in order to meet safety and circulation setback needs from adjacent uses.

Area Traffic - The City is in the process of collecting Staples Ranch traffic data and will be modeling future traffic patterns based upon this information for the entire 124-acre Specific Plan area, in which the 17-acre community park site is situated. Traffic data will be based on the park uses chosen by the Commission, which may include trails, bocce ball courts, tennis courts, sports fields, playgrounds, dog exercise area, etc. In addition, it may also include data for the proposed Shark ice Facility with access from both El Charro Road and Stoneridge Drive, should that use be chosen. This data is not yet available, but will be part of the Environmental Impact Report (EIR) for the Staples Ranch development and will be available as part of the park master planning and design process that will occur at a later date. Note: The traffic analysis assumes no through traffic on Stoneridge Drive; however, to facilitate discussion at the March 1 workshop, staff has requested the Logitech Ice Group to present preliminary traffic data regarding their facility.

This information will be provided to help the Commission and other workshop participants to gain a better understanding as to how much traffic this use might generate, and over which streets the vehicles would travel.

Area Wind Conditions – At the February 8, 2007 Commission meeting, staff was asked to research wind conditions at the Staples Ranch site and to provide the Commission with a sense of how windy this site is, and how this might relate to determining outdoor park uses relative to other areas of the City. The City’s planning consultant subsequently contacted the Administrator of the nearby Livermore Municipal Airport and posed this question.

The Airport Administrator has indicated that the wind blows in an easterly direction through the park site roughly 80 percent of the time. However, during the rainy season, the wind direction reverses and blows towards the west. There are no extreme wind conditions in the area caused by local terrain. Winds are generally the strongest between 10:00 A.M. and 8:00 P.M., but the relative fluctuations are not major. There is no wind tunnel effect caused at the Dublin Grade on the Staples site, because the increase in wind velocity created by the terrain of Dublin Grade dissipates before reaching Staples Ranch. Wind conditions at the site are not much different from most other areas of Pleasanton and probably should not be a factor in locating park facilities.

Berkeley Ice Skating Rink Closure - At the February 8 Commission meeting, staff was asked to find out why the Berkeley ice skating rink was planning to close. The City’s planning consultant subsequently contacted the facility manager and posed this question.

The facility manager indicated that the facility is scheduled to close on March 31, 2007 due to economic factors. The ice rink refrigerator system needs to be replaced, and the substantial cost of funding this (along with related Building Code compliance work) is simply too great for projected revenues to cover.

Park Use Prioritizing Options - At the February 8 Commission meeting, Commission members asked that staff provide optional “methods” for prioritizing the potential park uses at the March 1 workshop. Staff and consultants have since studied this request and developed the following options for consideration.

Option 1. Following public input and Commission discussion regarding the desired park uses, staff recommends that the Commission develop a composite list of the highest priority potential uses it would like to see in the Park. If the list is relatively short (i.e., a maximum of five or six uses) but still requires more land than the available 17-acres, Commission members may wish to individually prioritize each use by assigning the highest number for their first choice and lower numbers in descending order for the lesser choices. For example, if there are six (6) uses desired, the most desirable use would be given a score of six (6), the lowest a score of one (1), etc. As Commissioners present their scores, staff would keep a running tally and present the results upon completion. The Commission could then use the results to form its motions. If one or more of the most desired uses should turn out to be incompatible with the other uses, the Commission may need to adjust its motion to insure overall compatibility.

Option 2. If the Commission's composite list of uses turns out to be very lengthy or too complex to pare down at the March 1 meeting, staff could develop a survey sheet following the meeting that could then be completed individually by Commissioners and returned several days later for staff to tabulate. Staff would then use the highest priority uses to create several alternative land use combinations for review and discussion at the second workshop. This process would be similar to the one used for the Bernal Property Master Plan.

STAFF RECOMMENDATIONS

Following input from City staff, consultants, and the public, staff recommends that the Commission discuss the various potential park uses and take the following actions:

1. Create a prioritized list of recommended park uses/elements.
2. Direct staff to prepare one or more conceptual diagrams containing the highest prioritized uses.
3. Schedule a date for the next park planning workshop, and provide direction to staff regarding the desired agenda.

Respectfully submitted,

Michael Fulford
City Landscape Architect

- Attachments:
1. City of Livermore Parks and Open Space Plan
 2. City of Pleasanton Existing and Planned Community Trails
 3. Draft Concept Plan for Pleasanton Ice Center
 4. General information, Logitech Ice Facility at San Jose
 5. General information, Dublin Iceland
 6. Staples Ranch Community Park Area Map and opportunities and Constraints Map
 7. City of Pleasanton Existing Sports Facilities, Standards and Guidelines (Draft)
 8. City Council staff report, October 3, 2006