



**CITY OF MARTINEZ  
PARK, RECREATION, MARINA & CULTURAL COMMISSION AGENDA**

**AGENDA DATE:** November 18, 2014

**TO:** PRMCC

**FROM:** Tim Tucker

**SUBJECT:** Waterfront Park Schematic Plan Approval

**RECOMMENDATION:**

Approve by motion the revised schematic design for Waterfront Park.

**DISCUSSION:**

As staff reported at the September 3, 2014 City Council meeting and at the September 16, 2014 PRMCC meeting the estimated cost for the preferred schematic plan for Waterfront Park far exceeded the available funds. Staff was directed to have the designer revise the plan to reduce the cost of the project, while incorporating as many of the project goals identified during the preliminary design process. The revised plan incorporates these changes.

Staff held a public workshop on Wednesday, October 22, 2014 to review the revised plan. Attached are copies of the power point presentation and the meeting notes. The Park Subcommittee also met on Monday, November 10, 2014 to review the revised plan. The layout keeps the fields in the same general location as the existing fields. Keeping the fields in the same location significantly reduces grading and utility costs and also allows the project to be constructed in phases if necessary. Field 4, the northwesterly field, is rotated to reduce sun problems in the infield near sunset. Field 3, the northeasterly field is being made as large as possible to allow the possibility of accommodating a semi-pro team in the future. Note that although shown on this plan, the relocation of the warm-up ring on the East Bay Regional Park District property will not be included with the project, which will reduce the outfield dimension in that area. The recommended layout increases parking near the bocce courts. Impacts of field lighting and noise from the softball fields will be greater than the previous layout since the fields are closer to the houses on Escobar. These impacts were reviewed at the workshop. Objections to the lighting raised at the previous workshops were reiterated.

The revised plan, although significantly lower in cost than the previous plan, will still require the City Council to allocate approximately \$2 to \$4 million dollars of additional funds to the project, depending on how many elements of the schematic plan is incorporated into the final plans. The final scope will be determined by the Council allocated funds and by the actual amount of the construction bids. Based on input from the public workshops, the park subcommittee, the City Council, and the maintenance and

recreation staff, the following project goals were identified.

- Park ADA accessibility.
- Field Renovation
  - a. Field 3 – championship field
  - b. Field 4 – rotation
  - c. Fields 1 and 2.
- Path lighting and electrical improvements throughout the park
- Field lighting
- Concession area between the fields
- Group picnic area
- Mini restroom near play area
- Parking
  - a. Parking near bocce courts
  - b. Parking along Joe DiMaggio
  - c. North Parking area
- Tot lot improvements
- Events Meadow
- Maintenance Yard
- Soccer field and field 5
- Other elements as costs permit.

Some of the above listed items will be included as bid alternates that can be added to the project if favorable bids are received.

**FISCAL IMPACT:**

Possible sources of additional project funding include the following:

- \$643,000 of Park in lieu mitigation fees
- \$327,000 of Park & Recreation mitigation fees
- \$1.65 million of EBRPD Measure WW bond funds
- \$2 million of Measure H bond funds (projected balance)
- Total \$4.6 million

**ACTION:**

Approve by motion the schematic design for Waterfront Park.

Attachments:

- Schematic layout
- PowerPoint from October 22, 2014 Workshop
- Meeting Notes from October 22, 2014 Workshop



# Schematic Design

Martinez Waterfront Park

Prepared by Dillingham-Associates  
Oct 22, 2014



WATERFRONT PARK  
City of Martinez,  
California  
October 22, 2014





# Some General Goals for Park Renovation as Discussed in an Early Workshop

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- General renovation of park facilities, especially group picnic, individual picnic, softball and soccer fields,
- Make better use of miscellaneous park areas.
- Try to knit the two halves of the park together.
- Solve the softball field orientation / safety issue.
- Improve spectator facilities at the softball fields.
- Improve the lawn that is the setting for special events.
- Improve conditions for park maintenance including development of a green waste area.
- Create a stronger entry statement that more clearly identifies the park and separates it from the adjacent park land operated by EBRPD.

# Previous Plan Diagram with Fields Moved North



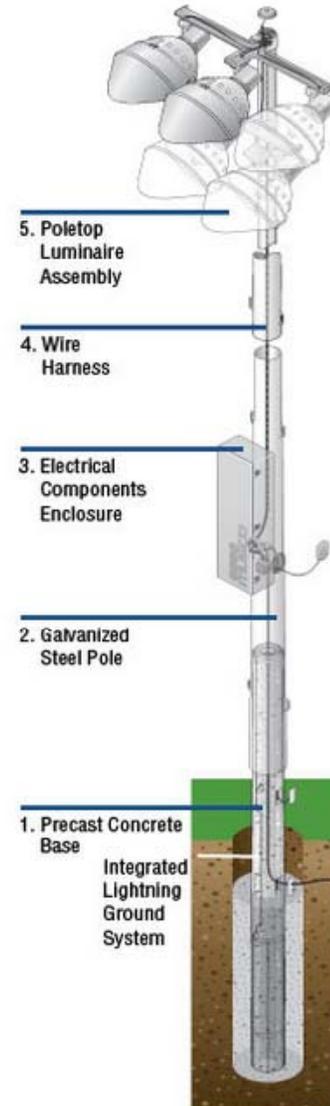
# Current Plan with Fields in Position Similar to Existing



# Graphic Image of Field Light Poles and Luminaires



Innovative photometric improvements of the luminaire result in substantially more efficient light control.



5. Poletop  
Luminaire  
Assembly

4. Wire  
Harness

3. Electrical  
Components  
Enclosure

2. Galvanized  
Steel Pole

1. Precast Concrete  
Base  
Integrated  
Lightning  
Ground  
System

Photo of 4 Types of Sports Light Luminaires

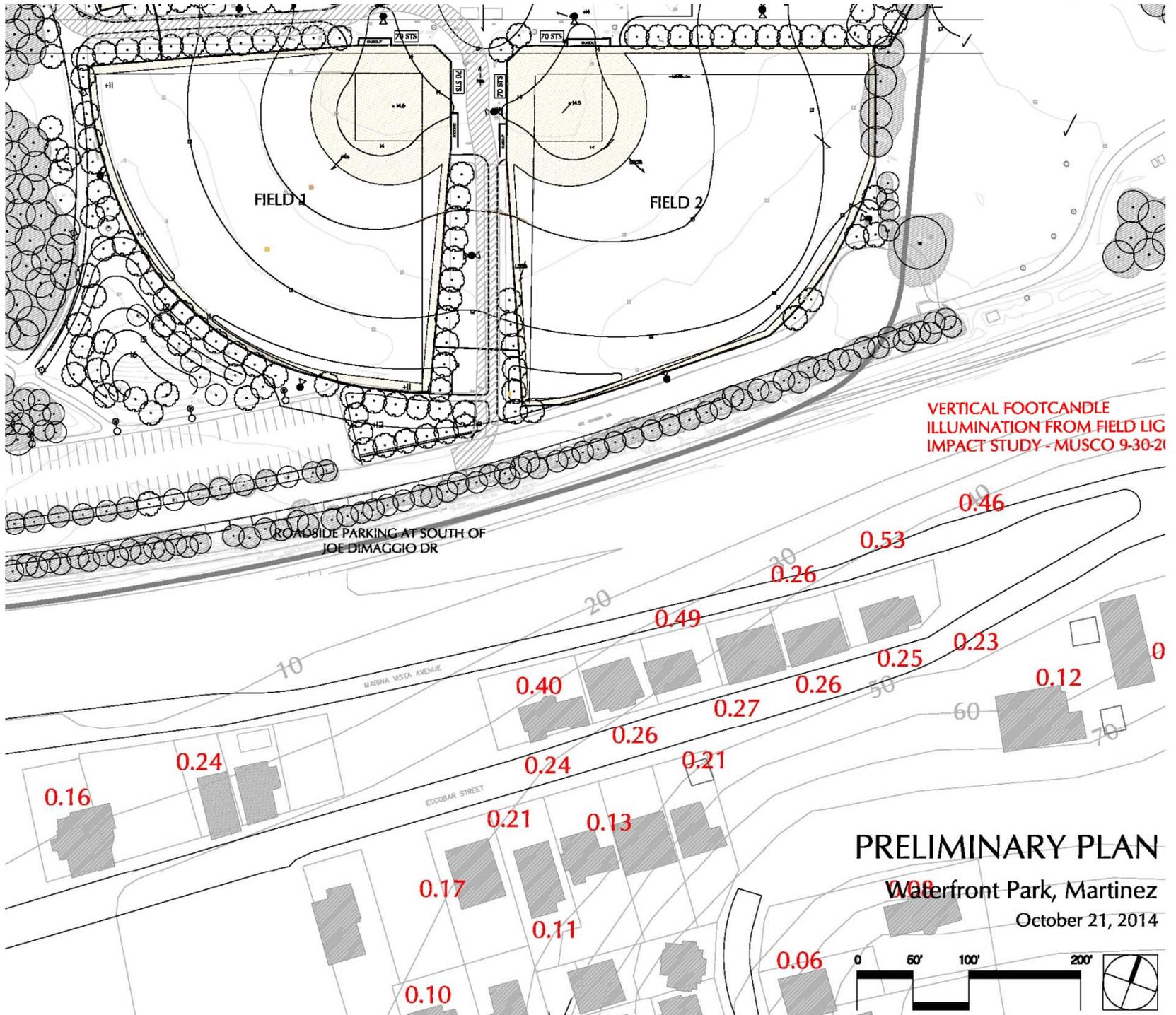


## Visual Simulation of Daylight View with Lights



## Visual Simulation of Night View with Lights





# Project Priorities

- Park Accessibility
- Path Lighting & electrical improvements throughout the park.
- Fields Renovation
  - Field 3 – Championship
  - Field 4 – Rotation
  - Fields 1 & 2.
- Field Lighting
- Concession area between the various fields.
- Group Picnic Area
- Mini-restroom
- Parking:
  - Parking near bocce courts
  - Parking along DiMaggio Drive
  - North Parking Area
- Events Meadow
- Soccer field & Field 5
- Maintenance Yard
- Tot-lot Improvements
- Other elements as costs permit.

**Notes: Martinez Waterfront Park Public Meeting #4**

Date: October 22, 2014

- I. City Senior Engineer Joe Enke's introduction
  - A. Measure H project
  - B. Review of Waterfront Park planning and design process to date, project goals and cost estimating process
  - C. Current stage is finding how to achieve the agreed upon goals within available funds
  - D. Introduces Reed Dillingham
- II. Dillingham Associates presentation
  - A. Self-introduction
  - B. Review of park location and existing facilities layout
  - C. Review project goals from entire process
    - 1. General renovation of park facilities, especially group picnic, individual picnic, softball and soccer fields
    - 2. Make better use of miscellaneous park areas
    - 3. Try to knit the two halves of the park together
    - 4. Solve the softball field orientation / safety issue
    - 5. Improve the lawn that is the setting for special events
    - 6. Improve conditions for park maintenance yard
    - 7. Create a stronger entry statement that more clearly identifies the park and separates it from the adjacent park land operated by EBRPD
    - 8. Parking expansion
  - D. Costs
    - a) Measure H did not anticipate complete park renovation, athletic lighting, new parking or inflation
    - 2. Comparison of costs of the April plan vs October plan
      - a) Moving fields has higher costs
        - (1) Demolish concession/restrooms and construct new building
        - (2) Extend utility lines to new location
        - (3) Extensive site grading
        - (4) Complete renovation of Field 5 / Soccer field
      - b) Other park costs
        - (1) Parking
        - (2) Site accessibility
        - (3) General site lighting and electrical upgrades
        - (4) Events Meadow

- (5) Creek re-alignment and bridges
- (6) Maintenance area with storage for materials and equipment, building
- (7) Skate park entry re-alignment
- 3. The purpose of cost estimates at this stage of design is to guide discussions about priorities
  - (1) There are many factors of the site design which contribute to differences in projected costs

#### E. Athletic Lighting

- 1. There are three types of lighting effects: direct light impacts, reflected light from fields, and atmospheric reflection and refraction in clouds and fog
- 2. Many design variables: Mounting height, spill control (optics, shielding), fixtures, beam type, wattage, etc.. "Single layer" fixture racks will provide less reflection than double layer racks
- 3. Viewer elevation has more effect on light intrusion than does distance. Houses higher on the hill will be impacted less
- 4. Light poles can be shared for more than one field, saving money and reducing the impact on the view.
- 5. Baseball is an aerial game, therefore safe lighting design does not allow directing lights completely vertical. Infield lights are oriented more downwards than are outfield lights. Glare comes from the 'B' and 'C' poles which aim more horizontally. Higher poles achieve better glare control. On the hill, there would still be some visible glare but at a definitely diminished glare level.
- 6. Light studies performed by manufacturer show that anticipated light levels falling on vertical surfaces (e.g. face of house), at the elevations of houses on Escobar will range from .01 fc to .27 fc (footcandle).
- 7. A streetlight at 40-ft away creates a light range of .01 to .1 fc.

#### F. Park Design Priorities

- 1. These priorities are not set in stone, but are in a general order of priorities
- 2. The 'wish list' for this park is long, and not everything can be accommodated within available funds

#### G. Other notes

- 1. Championship baseball field design is independent of efforts to bring a semi-pro team to Martinez. These facilities could be used by any and all users
- 2. EBRPD riding ring would be pushed slightly to the east to make room for the enlargement of Field 3 (championship field)
  - a) There has been limited communication with EBRPD about the details of the proposed improvements, but they are aware of the project.

### III. Public Comment

- A. The budget could be better spent on general park facilities than upon athletic lighting
  - 1. Response: Field lighting and championship field were Council priorities.
- B. Would like to see elements of the Joe DiMaggio site heritage: naming, design aspect, statue, plaque, or ?
- C. The needs of a semi-pro team use would be difficult to achieve here.

1. Commenter: a league team playing in Concord currently achieves attendance under 500 spectators per game
- D. How much parking would a semi-pro game need?
  1. Response: We would expect 1.5 to 2 people per vehicle. Best guess: 250 cars maximum
- E. Attending night games here would be cold, even in the summer, just as summer events at the amphitheatre are
  1. Response: Teams (bocce and softball) put their jackets on and keep playing
- F. Will there be an environmental impact study or report?
  1. Response: There will be an Initial Study, which will likely lead to a statement of Mitigated Negative Declaration. The study would likely focus on project basics such as noise, traffic, and lights
- G. Bocce courts are used 5 nights per week, and the existing parking is too small.
- H. A small restroom near the tot lot would be very well used
  1. Response: The cost of the restroom is anticipated to be low. However, the utility connection costs are not yet certain
- I. Would like to see the Soccer Field higher on the list of priorities. The existing path connections are awkward, muddy, and not up to code
- J. There is heavy demand for the softball facility, including weekend tournaments for much of the year. The user groups have shifted over the last ten years, from largely adult players, to boys' baseball, and now towards more girls' softball.
- K. This is a regional facility drawing users from outside Martinez, who spend money here. However, it is difficult to calculate the existing and predicted economic boosts from field renovation, just as it would be to calculate the change due to night lighting
- L. How many hours of extended play would be available? This varies depending upon the season. What is the added benefit to the City by extending play hours?
- M. How can we improve the glare at sunset on Field 2, especially for the pitcher?
  1. Response: We will try to address this with the backstop design. Netting may be needed.