

Livermore Area Recreation and Park District

SPRINGTOWN OPEN SPACE Concept Plan

October 25, 2017



Livermore Area
Recreation & Park District
An independent special district

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Springtown Open Space Concept Plan

Prepared for



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Chapter 1: Executive Summary



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1.0 Executive Summary

INTRODUCTION AND PROJECT OVERVIEW

The Springtown Open Space is located in a residential community in the foothills of northeast Livermore, California. The City of Livermore initiated the process to convert the 85-acre property, formerly a nine-hole golf course, into an open space when the course was closed in 2015. The property was locked into the existing open space designation by voter approval of Measure FF in the 2016 general election, which requires a vote of the people for any future change to the land use designation.

DESIGN PROCESS

In 2016, the Livermore Area Recreation and Park District (“LARPD” or “District”) contracted with RRM Design Group to engage the community in the development of a concept plan for the open space. The planning process began with a site tour of Springtown Open Space. In attendance were members of the RRM design team and key staff from LARPD. The site visit was followed by interviews with stakeholder groups, internal meetings with LARPD staff, and research of the site and region.

Over the course of the community outreach process, a total of five alternative designs were presented at a series of well-attended events. A total of four community workshops were conducted at two locations within Livermore. Three hundred and fifty-two (352) people signed in to the four meetings, and 138 emails were received following the workshops. At the workshops, attendees participated in activities to identify goals and objectives for the project site, amenities, features, and alternative plan preferences.

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 Board of Directors at a special

meeting open to the public on Monday, September 11, 2017. Direction was given at the meeting from the Board to move forward, with modifications to the plan. RRM responded to the Board’s direction and completed the Final Concept Plan. RRM presented the Final Concept Plan to the Board of Directors Wednesday, October 25, 2017. The Board unanimously voted to endorse the Springtown Open Space Concept Plan and refer it to the Livermore City Council for their consideration.

PROJECT DESCRIPTION

The Final Concept Plan for Springtown Open Space has made every effort to balance the concerns of the neighbors with the desires and needs of the greater community.

Two areas of the Springtown site were identified as being most appropriate for proposing features typical of a community-scale park and three areas of the open space were identified as appropriate for providing programming typical of a neighborhood-scale park.

The two areas featuring amenities designed for the entire community are called the Creek Area, located on the north side of the open space near Marlin Pound Neighborhood Park, and the Library Area located near the Springtown Library.

The three areas of the open space providing programming typical of a neighborhood-scale park are the Nature Discovery Area, located between Bluebell Drive and Lilac Avenue (previously Hole 5 and 6 of the former golf course), the area off Bluebell Drive between Lilac Avenue and Iris Way (previously Hole 7), and the area between Bluebell Drive and Heather Lane (previously Hole 8).

Key features included in the Final Concept Plan are:

- Multi-use Lawns
- Pond (formerly the golf course irrigation reservoir)
- 2-mile Multi-use Loop Trail
- Pedestrian Bridges connecting offsite to neighborhoods
- Fitness Equipment and Group Fitness Area
- Sports Courts—featuring bocce, pickleball, and basketball
- Community Gardens
- Nature Play Area
- Outdoor Education Nook
- Dog Park
- Splash Pad
- Bike Skills Course and Pump Track
- 9-hole Disc Golf Course
- Skate & Bike Area
- Group Picnic with Group Barbecue
- Shade Structures with informal picnicking
- Playgrounds
- On-site Parking
- Restrooms

IMPLEMENTATION

A project of this scale could be developed in several ways; one approach would be to develop the open space in three strategic phases. Ultimately, the order and number of construction phases will be determined by the funds available.

Overall construction costs of development can vary significantly when estimating costs from preliminary plans. The cost for developing the Springtown Open Space concept in its entirety is estimated to be approximately \$17 - 26 million, if constructed today.

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.

With the concept plan for Springtown Open Space completed, the next step in the planning process is to initiate and complete the master planning process and environmental review. Subsequent steps will include the preparation of construction documents and permitting.

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Chapter 2: Introduction and Project Overview



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2.0 Introduction and Project Overview

2.1 Introduction to Site

The Springtown Open Space is located in a residential community in the foothills of northeast Livermore, California. Formerly a golf course, the 85-acre open space is characterized by the grassy fairways, trees, sand traps, ponds, and golf cart paths that were once part of the course.

2.2 A Brief History

The golf course was originally part of a retirement community and, in 1971, the City of Livermore acquired it

from the Springtown Homeowners Association. Intended to be self-funded through golf related fees, the course was operated by a management company until the waning financial viability of the course resulted in closure in October 2015. Later that year, the City Council initiated the planning process for the conversion of the golf course property into an open space. In the 2016 general election, the community passed Measure FF, locking the property into the existing open space designation, and requiring a vote of the people for any future change to the land use designation.

2.3 Purpose of Planning Process

The purpose of the planning process is to develop a community-driven and supported vision for the

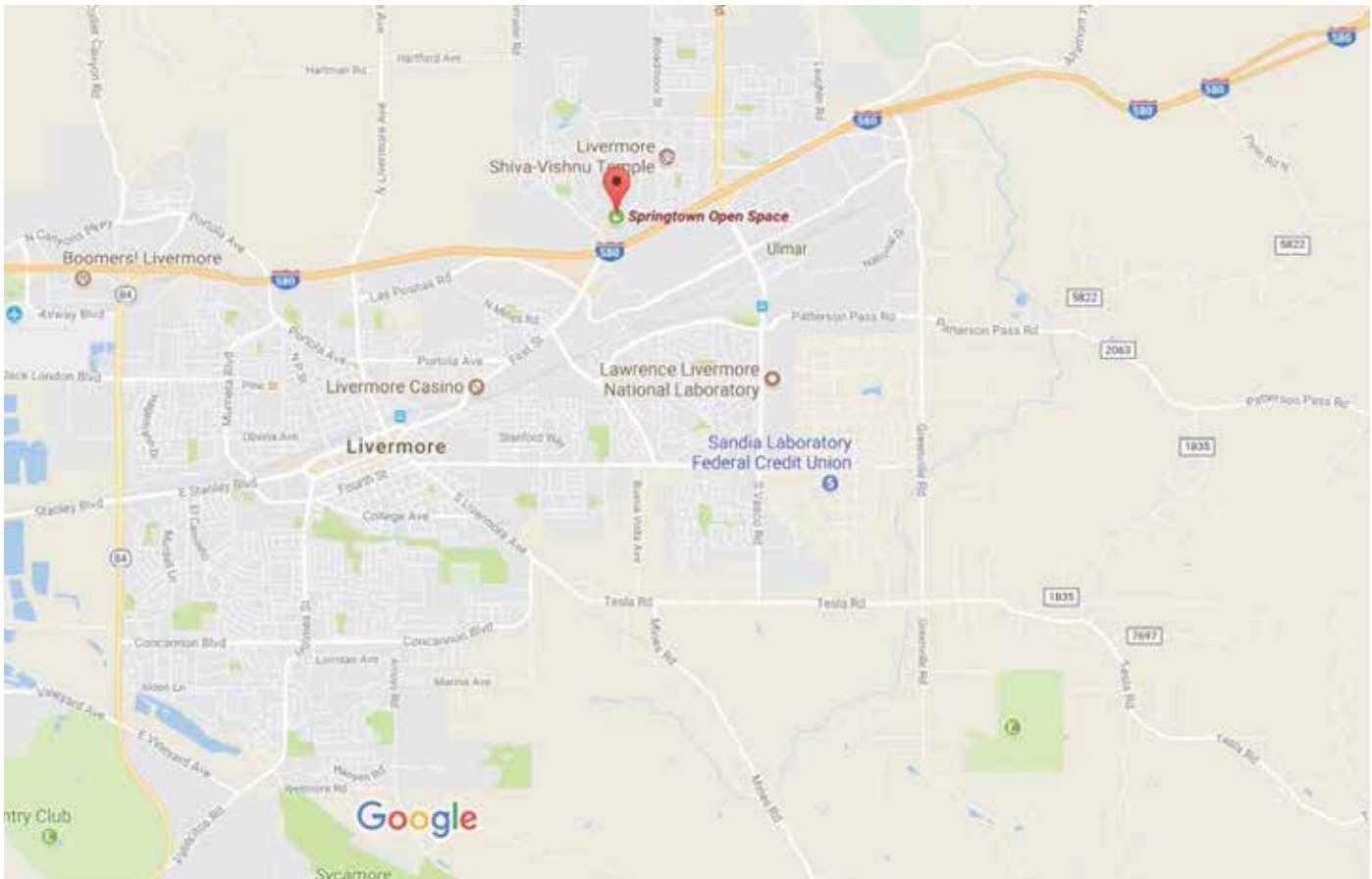


Fig. 1 Regional map of Livermore
Springtown Open Space location is noted on map with red flag, north of Interstate-580 in Livermore.

Springtown Open Space. The concept plan will provide a framework for assessing the current or future recreational, open space, and educational needs of the community that are suitable for the Springtown property and report on the phasing and cost of the development options.

2.4 Existing Conditions of Site

2.4.1 OVERVIEW

The project site is bordered by Altamont Creek and Marlin Pound Neighborhood Park to the northwest and Bluebell Drive to the south. Springtown Library and the Springtown Association community building flank the southeast side of the property. The Springtown Open Space meanders along the old fairways between the single-family homes of the neighborhood, with the backyards of many residences opening directly onto the property. Mt. Diablo is visible in the distance from certain parts of the property.

2.4.2 TWO LANDSCAPE TYPOLOGIES

The 85-acre open space property is comprised of 12 parcels. There are two parcel typologies typical to the project site—the first is a long and narrow parcel bound by homes with an average of 300 feet between backyards, referred to in this document as the “Long/Narrow” typology. The proximity of the backyards poses a site constraint for these areas of the open space. The majority of the parcels are typical of this first typology.

Two of the 12 parcels are characteristic of the second typology, which is much broader and wider than the “Long/Narrow” typology. This second typology, referred to in this document as “Broad/Wide”, is bordered by some non-residential parcels and fewer backyards than the “Long/Narrow” typology. With a greater distance



*Top: an area of the open space with the Broad/Wide typology
Middle: Heather Lane area illustrating the Long/Narrow typology
Bottom: existing cart path (foreground) along Arroyo Las Positas (at right)*

to backyards, and bordering fewer of them, proposed amenities have less potential to disrupt neighbors and, therefore, these parcels offer greater programming opportunities. These two parcels are found on the north and south side of the project—one near Marlin Pound Neighborhood Park and one near the Springtown Library.

2.4.3 HABITAT

Three man-made irrigation ponds, previously used to service the golf course, are located on the property—one near the Altamont Creek confluence and two interconnected ponds near the Springtown Library. The ponds near the library attract many waterfowl and have become a popular spot to view and feed the ducks and geese. A seasonal wetland is located near Lilac Avenue. Two water-courses flow through the site, Arroyo Las Positas and Altamont Creek, which meet at a confluence near the north side of the property. An unnamed drainage channel flows parallel to Aster Lane, and into the irrigation pond near Altamont Creek. Habitat within the open space includes riparian vegetation, seasonal wetlands, irrigation ponds, mature trees, and ruderal grassland.

2.4.4 LOCAL ROADS

Three roads cross the site: Bluebell Drive, Heather Lane, and Lilac Avenue. Several streets are adjacent to the property, including Golf Drive, Gladiolus Court, Buttercup Court, Quince Court, Pavo Court, and Hercules Court.

2.4.5 EXISTING AMENITIES

Remnant amenities from the former golf course, such as sand traps, irrigation ponds, a maintenance yard and pump-station, and the original cart paths, can still be found on the property. Cart paths are constructed from various materials: concrete, decomposed granite, and asphalt. With the irrigation turned off and the cessation of golf course maintenance, the existing turf grass has converted to a ruderal grassland.



*Top: non-native waterfowl near Bluebell Dr.
Bottom: many of the existing street crossings between sections of the Open Space are unmarked. This crossing is at Bluebell Dr.*



Fig. 2 Existing Conditions Map

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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 multi-step design process. The first step is becoming familiar with the site and region 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 presented to the community and District to garner feedback. Then, the input is analyzed and refinements are made to the concepts. The cycle continues until the preferred alternative emerges. The preferred alternative is then presented to the LARPD Board of Directors for approval. Finally, a last iteration of refinements is made to the preferred alternative and the final concept plan is drawn.

3.2 Project Kick-off

3.2.1 PROJECT RESEARCH & SITE TOUR

RRM Design Group kicked off the project with a site tour of Springtown Open Space. In attendance were members of the design team and key staff from LARPD. While touring the site, members of the District shared their insight and site knowledge, pointing out potential opportunities and constraints.

Then, the design team reviewed relevant documentation, including examining the physical, ecological, and cultural connectivity between the project site and the region.

From the site visit and research, key site opportunities and constraints were identified. This data was used to develop the design alternatives.

3.2.2 STAKEHOLDER MEETINGS

A list of key stakeholders representing a broad spectrum of open space users was identified by the District. RRM conducted a series of eight interviews with these organizations and individuals on December 8, 2016. The primary goal of these meetings was to gain a deeper understanding of the concerns, perspectives, and needs of these various groups, prior to meeting with the public at large.

Concerns identified during the stakeholder meetings included irrigation water availability, traffic and security, connectivity between open space and local destinations, such as the library or Marlin Pound Neighborhood Park, and how to handle the existing ponds. Several ideas presented by the stakeholders included adding an educational component, such as an interpretive trail, outdoor classrooms, space to accommodate a library expansion, splash pad, community garden, viewpoints for birding, and bike and trail paths.

3.2.3 INTERNAL STAFF MEETING 1

After collecting input from the key stakeholders, RRM met with LARPD staff to plan for community workshops and public engagement process. The resulting outreach approach included public town hall-style workshops, during which the community would have the opportunity to provide comments and help to select a preferred option.

3.2.4 COMMUNITY WORKSHOP 1 AND 2

To gather initial input— and prior to starting the designs — two community workshops were hosted in Livermore. The first workshop was hosted on Monday, January 30,

2017, at Leo R. Croce Elementary School. The second workshop was hosted on Tuesday, January 31, 2017, at the Robert Livermore Community Center. The agenda for each workshop was identical, but the workshops were hosted at different locations on different nights to be accessible to a greater number of residents. The purpose of these first two workshops was to gather initial feedback from the public on the existing conditions of the open space and what they may like to see in the future. Nearly 175 people attended the two workshops.

To familiarize participants with the project site, the workshops began with a presentation of the existing conditions of the Springtown Open Space. Next, participants joined smaller groups to provide their input. Comments on “Big Picture” goals and objectives for the open space, as well as programs, amenities, and features, were recorded. Participants marked their preferences and priorities with dot stickers.



*Top: community providing input during Workshop 1
Bottom: community gathering for presentation at Workshop 3*

*Top: small group discussion during Workshop 2
Bottom: community members responding to concept exhibits during Workshop 4*

3.2.5 SUMMARY OF RESULTS

Numerous goals and objectives were identified during the workshop activity; those receiving the most dots included maintaining the scenic openness, providing security and safety, and providing for wildlife habitat. Trails, picnicking, shade trees, California native gardens, wildlife habitat, restrooms, a casting pond, outdoor exercise stations, community gardens, bocce, and on-site parking were popular amenities. (See Chapter 6.0 Appendix for scans of boards created during Workshop 1 and 2.)

3.2.6 INTERNAL STAFF MEETING 2

RRM met with LARPD staff members to discuss the results from the community workshop. At the meeting, staff provided their input on programming and open space elements to be considered in the first set of concept alternatives.

3.3 Developing the Alternatives and Gathering Public Input

After careful analysis of the community input, RRM went to work creating three concept alternatives for the open space, named Alternative A, Alternative B,



Fig. 3 Example of community input from Workshop 1



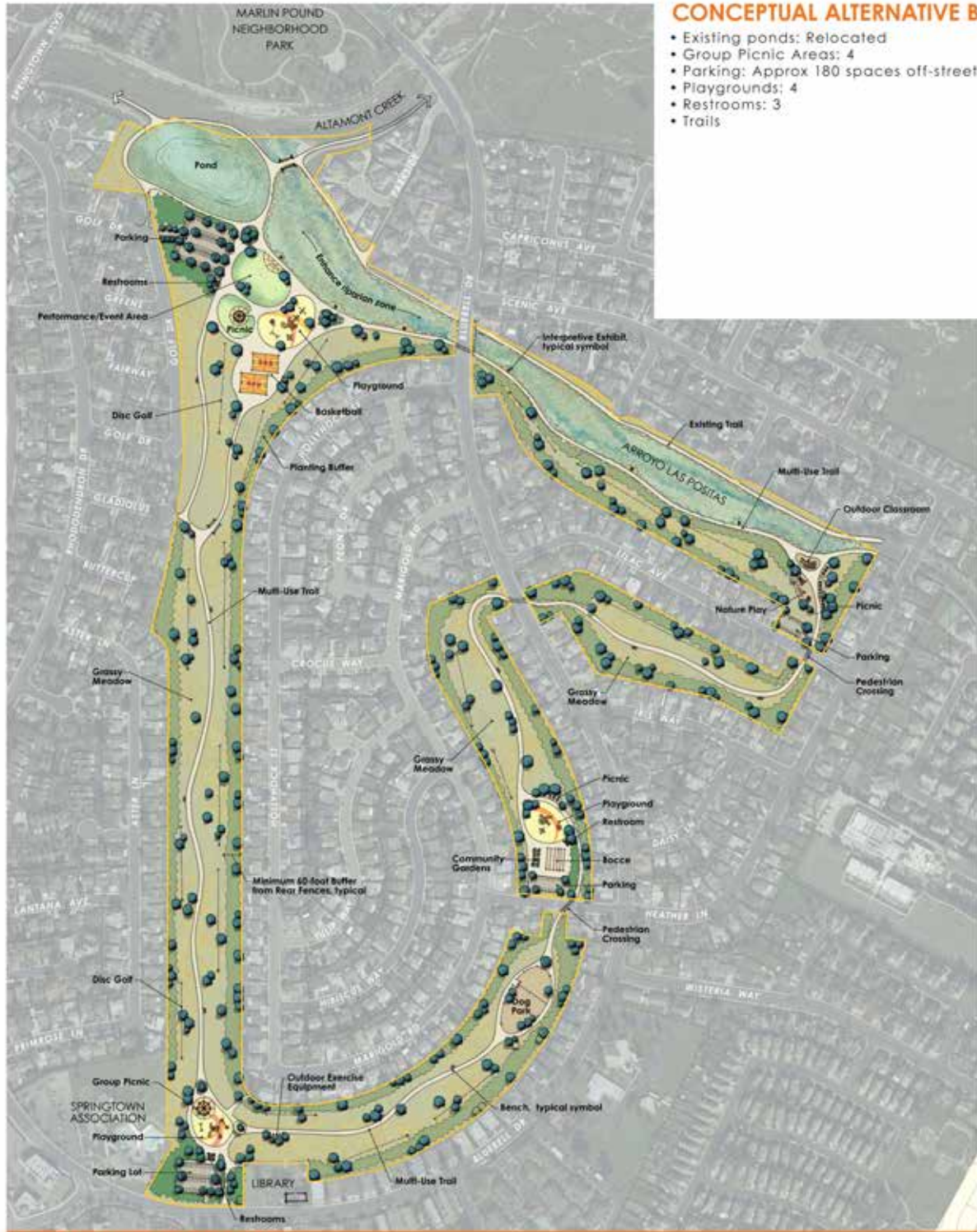
Fig. 4 Example of community input from Workshop 3



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Fig. 5 Alternative A Concept Illustration Presented at Workshop 3



CONCEPTUAL ALTERNATIVE B

- Existing ponds: Relocated
- Group Picnic Areas: 4
- Parking: Approx 180 spaces off-street
- Playgrounds: 4
- Restrooms: 3
- Trails



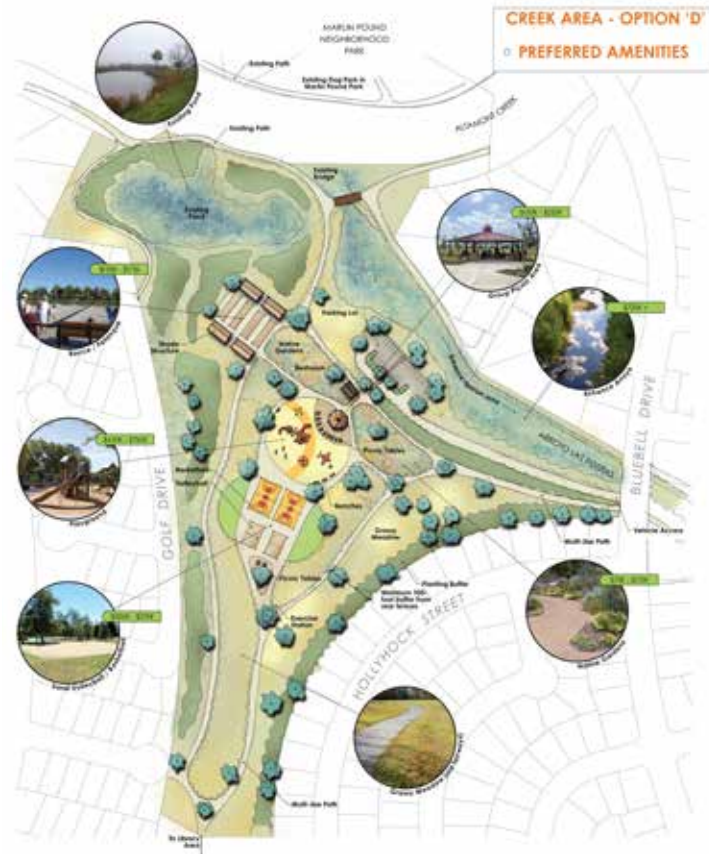
Fig. 6 Alternative B Concept Illustration Presented at Workshop 3



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OPEN SPACE MASTER PLAN



Fig. 7 Alternative C Concept Illustration
Presented at Workshop 3



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 OPEN SPACE CONCEPT PLAN



Fig. 8 Creek and Library Area Option D
 Presented at Workshop 4



Fig. 9 Creek and Library Area Option E
 Presented at Workshop 4



Fig. 10 Alternative D Concept Illustration Presented at Workshop 4



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OPEN SPACE CONCEPT PLAN



Fig. 11 Alternative E Concept Illustration
Presented at Workshop 4

and Alternative C. The three plans included a range of features and amenities; Alternative A was the most passive in nature, Alternative C represented the concept with the most active programming, and Alternative B was a balance of the two.

3.3.1 GETTING THE COMMUNITY'S OPINION: COMMUNITY WORKSHOP 3

On April 27, 2017, at Croce Elementary School, three conceptual design alternatives were presented to over 95 meeting attendees. Each alternative (A, B, and C) reflected the general input received at the previous workshops, and subsequent staff discussion, and showed a variety of ways to incorporate the preliminary program of features and amenities. After the presentation, the participants broke into smaller groups to express their preferences and provide additional feedback. Participants were given sticker dots and were asked to place them next to the elements and features they preferred overall. (See Chapter 6.0 Appendix for scans of boards created during Workshop 3.)

Copies of the meeting exhibits were also on display for public viewing at the Robert Livermore Community Center, and many community members submitted emails and letters to the District, voicing their preferences.

3.3.2 COMMUNITY WORKSHOP 4 – PRESENTATION OF 2 REFINED DESIGN ALTERNATIVES

Immediately following the third workshop, District staff determined it would be prudent to add another round of design refinement before taking the plans to the LARPD Board. Therefore, a fourth workshop was conducted at the Robert Livermore Community Center on July 25, 2017. At this workshop, two further design alternatives – D and E – were presented; these designs incorporated the most highly favored elements of alternatives A, B,

and C. Again, attendees were invited to provide their feedback in the small group settings. (See Chapter 6.0 Appendix for scans of boards created during Workshop 4.)

86 people signed in to this workshop. Alternatives D and E were placed on exhibit at the Robert Livermore Community Center, and many community members provided comment via email.

3.3.3 BOARD MEETING 1

After listening to feedback from Community Workshop Number 4 and receiving comments via various emails from the community, RRM refined the design concepts presented in alternatives D and E to develop the Preferred Plan. The Preferred Plan was presented to the Board of Directors at a special meeting on September 11, 2017. The public was invited to attend, and several community members provided comment.

At the meeting, direction was given by the Board to move forward, with the following modifications:

- Increase on-site parking, and distribute more evenly around the site
- Move the active use areas (group picnic, playground, pickleball courts, and basketball courts) closer to the parking lot at the Creek Area
- Reduce programming at the Library Area by moving uses to another part of the open space
- Omit the pond(s) near the library
- Add turf areas at various locations
- Move the path to one side of fairway to accommodate active programming elements
- Add disc golf course to the concept



SPRINGTOWN
OPEN SPACE CONCEPT PLAN



Fig. 12 Preferred Plan
Presented at Board Meeting 1

3.3.4 BOARD MEETING 2

RRM presented the final draft Concept Plan to the LARPD Board of Directors on October 25, 2017. The Board unanimously voted to endorse the Springtown Open Space Concept Plan and refer it to the Livermore City Council for their consideration.

The plan presented is the product of four community meetings, stakeholder interviews, emails and letters, and numerous staff meetings.

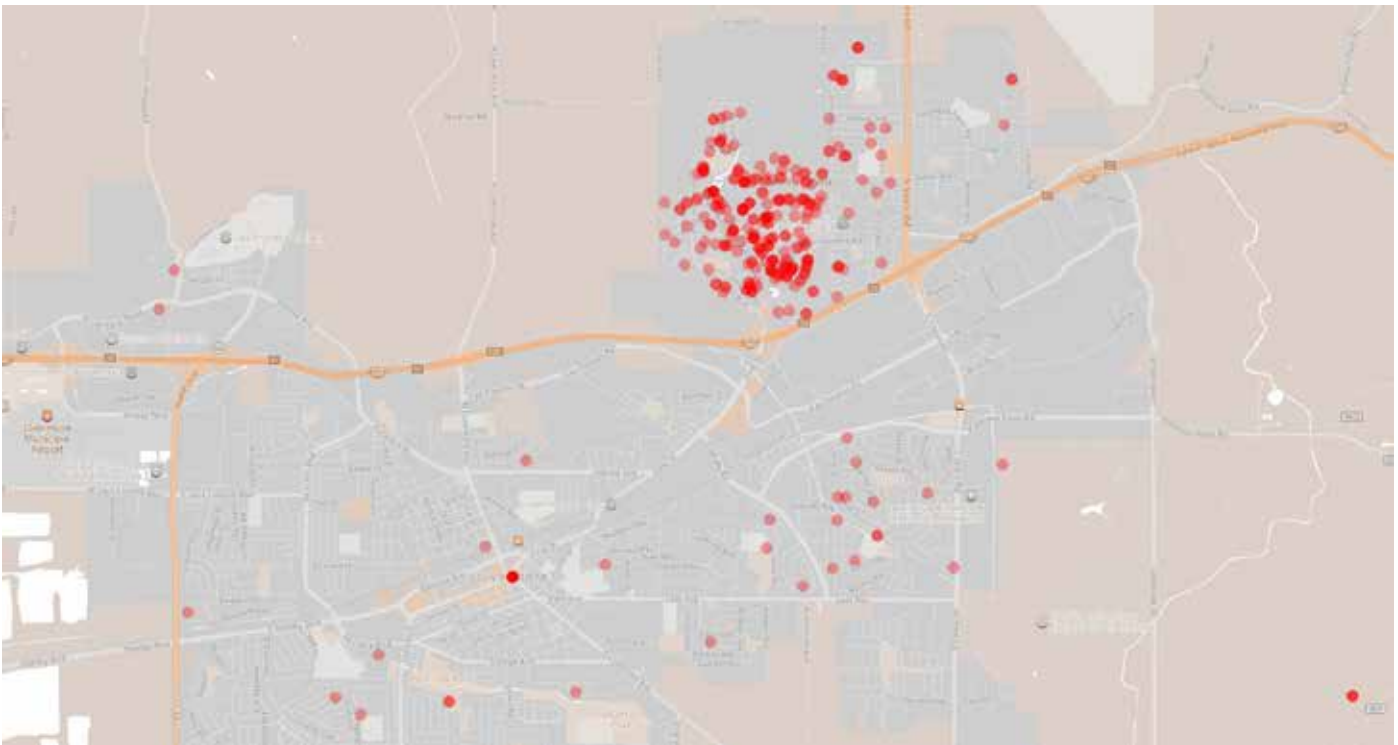


Fig. 13 Map of community outreach participant's residential addresses
Map includes only those people that chose to sign in. Dots get incrementally darker based on the number of meetings attended (i.e. the darkest red dots attended all four meetings, and the lightest dots attended only one meeting). Map does not reflect other community input, such as emails.

Chapter 4: Project Description



4.0 Project Description

4.1 Character and Design Intent

Nestled into a residential neighborhood, the Springtown Open Space offers a unique opportunity for a community-scale park. With roughly 85 acres, the open space is large enough to offer visitors plenty of space to connect with nature, and the range of recreational facilities and gathering amenities typical of a large-scale park, but with the convenience of being, literally, in the backyard of the Springtown neighborhood.

The concept plan for Springtown opens up the site, which was formerly limited to golfers, to a broader range of users. It offers a variety of activities, from passive to active. Striking a balance between a large community park and broad open space, the intent of the concept is to embrace the natural feel and scenic quality inherent to the site, preserving the wide-open scenic views and natural feel. Material selection should have a rustic, roughhewn quality.¹

4.2 Plan Features

Because the property is bordered on many sides by residential homes, the concept for Springtown Open Space has made every effort to maintain residential privacy and minimize noise or light disruptions. Building upon the constraints and opportunities, the concept embraces the two landscape typologies found at Springtown—the Long/Narrow typology and the Broad/Wide typology—to locate proposed amenities suitable to the number of visitors they may attract. From this

¹ The concept plan as presented on the following pages is illustrative in nature; the actual placement of benches, picnic tables, etc., will happen as the plan progresses through the next phases of development with the privacy of neighboring properties taken into account.

analysis, two concepts emerged, offering amenities appropriate to a neighborhood-scale park for the Long/Narrow typology and amenities appropriate for a community-scale park for the Broad/Wide typology.

4.2.1 COMMUNITY-SCALE AREAS

Two areas of the Springtown project offer a larger, broader area of land appropriate for proposing features that would be found in a typical community-scale park. These areas of the concept are called the Library Area, located near the Springtown Library, and the Creek Area, located on the north side of the open space near Marlin Pound Neighborhood Park. These two areas feature amenities intended to serve the greater Livermore community and attract visitors from across the city. A detailed explanation of each of these areas is included on the following pages.

4.2.2 NEIGHBORHOOD-SCALE AREAS

During the public meetings, community members expressed their concerns regarding park elements in the areas of the open space within close proximity to their homes and backyards. The programming in these areas is responsive to their concerns, and pared down to provide amenities that would be typical of a neighborhood-scale park. The three areas are the nature discovery area, located between Bluebell Drive and Lilac Avenue (previously Hole 5 and 6 of the former golf course), the area off Bluebell Drive between Lilac Avenue and Iris Way (previously Hole 7), and the area between Bluebell Drive and Heather Lane (previously Hole 8). A detailed explanation of each of these areas is included on the following pages.



Fig. 14 Springtown Open Space Final Concept Plan

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4.2.3 PEDESTRIAN CIRCULATION, SAFETY, AND PARKING

THE MULTI-USE LOOP TRAIL

The community input process revealed that a multi-use trail system was a highly desired amenity for the community. The concept proposes a loop trail that winds around the entire project, connecting each area. Building upon the existing cart paths, the loop trail can serve as a fitness loop approximately two miles long. The all-weather paved trail is designed to accommodate walkers, joggers, and bicycles. The trail width is 12-feet wide on average (8-foot wide paving with 2-foot soft shoulders) on both sides of the trail. Smaller trails branch from the main path to provide access to open space amenities.

PEDESTRIAN BRIDGES

Two pedestrian bridges are proposed—a long bridge which spans Altamont Creek, connecting the open space to Marlin Pound Neighborhood Park, and a shorter bridge connecting the open space to Golf Drive across the drainage channel. These bridges will improve connectivity to the project area and also help protect the site’s ecological resources by discouraging visitors accessing the Open Space from walking through the riparian areas.

STREET CROSSINGS

Local streets intersect the open space in four locations, with several additional streets bordering the project area. In response to this, pedestrian amenities, such as enhanced crosswalks and curb bulb-outs, are proposed to calm traffic and improve the safety of those connecting to the various open space access points and the loop trail system.

ON-SITE PARKING

Several parking lots are proposed in the plan, to alleviate

potential congestion of neighborhood streets. Each lot is sized to reflect the demand of the adjacent open space area it will serve.

BUFFER ZONES AND SETBACKS

Landscape buffer zones—a setback from the proposed amenities and the bordering homes—are proposed throughout the open space to provide privacy and minimize disruptions to neighbors. The buffer zones vary in dimension and are sized based on the type of amenity proposed.

It is the intent of the concept to maintain a minimum 30-foot setback between wetlands or riparian corridors and the proposed amenities.

LAWNS AND LANDSCAPING

With the demand for water an ever-growing concern for the region, it is likely that fewer private residences will be planting and/or maintaining lawns, leaving public parks to



Example of picnic areas that are shown throughout the plan.

provide this essential flexible recreational space. Though, at first glance, more lawns in parks may seem like an increase in water use, on the regional scale, having highly used lawns in parks versus ornamental underused lawns planted in front yards will consume less water overall. The lawn areas in the concept plan have been included to provide a community benefit, and are strategically placed around the site to maximize their accessibility to the most people, without being able to be dominated by a single user group.

The concept plan proposes drought tolerant landscaping appropriate for the summer-dry Mediterranean-type landscape of the area. Landscape areas are intended to showcase plants native to the region, where appropriate, and adhere to fire-safe landscape principles. A firebreak is to be maintained along the edges of the Open Space to reduce fire hazard.

4.3 Description of Plan Areas

4.3.1 THE LIBRARY AREA

The library area is envisioned as the civic heart of the Springtown Open Space. The area features special destination amenities, such as a custom play area with splash pad, a bike and skate park, and a large community garden. The library area is located on Bluebell Drive near the Springtown Library and Springtown Association, a local home owners' association, and encompasses approximately a ten-acre area.

ACCESS TO THE LIBRARY AREA

Pedestrian access to the library area is made via the walkway connecting the open space to the crosswalk at Bluebell Drive or via the open space multi-use loop trail. Vehicular access is made via the parking lot off Bluebell Drive.



A splash pad is included in the Library Area.

THE ENTRY PLAZA

Immediately adjacent to the parking lot in the library area is an entry plaza connecting the parking lot to the open space loop trail and active play zone. The entry plaza features a seat wall and bicycle racks. A restroom building with mechanical room for the splash pad equipment frames the plaza's western edge.

ACTIVE PLAY ZONE

The active play zone functions as the heart of the Open Space. Celebrating the ecological resources at Springtown, the active play zone will feature a wetland theme, reinforced through play equipment and sculptural elements. The entrance to the active play zone is marked with a banner sign with two large grassy knolls rising overhead to create a sense of entry. Once within the play area, the grassy knolls form a gentle bowl and provide an informal seating area to stretch out a blanket and observe the activity on the adjacent playground and splash pad.

The playground is intended to accommodate children of all abilities, providing opportunities for free play that



Fig. 15 Library Area Final Concept Plan

engage balancing, swinging, sliding, climbing, spinning, and running activities. A portion of the playground, adjacent to, but clearly separated from the main playground area, will be designated for younger children with equipment geared to nurture the skills, interests, and abilities of infants to preschool age.

Located in the active play zone adjacent the grassy knoll, the splash pad will feature a combination of at-grade spray jets and sculptural elements, such as a bullfrog and life-size reed vegetation, for children to interact with and to reinforce the wetland theme. The splash pad features and sculptures are intended to be engaging year-round, whether the water jets are turned on or off. The splash pad will be constructed with colorful slip-resistant paving and is designed as a free concession for visitors to enjoy.

Framing the active play zone are four shade structures hewn from large timber. Two of the shade structures will feature benches, and the other two will feature small tables to accommodate informal picnicking.

Accent trees bordering the planting area around the active play zone define the space with an implied enclosure and provide seasonal interest and shade.

SKATE AND BIKE PARK

Through the outreach process, it became apparent there is a community desire for a skate/bike park on the north side of Livermore. The goal for this facility is to provide a high-quality, safe park for all ages, as a free concession open to the public. Located immediately adjacent Bluebell Drive and the entrance to Springtown Open Space, the park is designed to be central and visible to passers-by and local law enforcement. At approximately one-third acre in size, the skate and bike park will be open to skateboarding, in-line skating, scooters and



A skate and bike park could be a prominent landmark on Bluebell Drive

bicycle use. The site features hardscape free-style recreational features such as ramps, rails, and bowls.

OUTDOOR EDUCATION NOOK AND COMMUNITY GARDEN

This area is a place for community members to gather to foster growth and connection. Located adjacent to the Springtown Library and connected via a walkway, the outdoor education nook is intended to support library programming, such as children's story time, and be open for visitors to read or relax in quiet contemplation. The outdoor education nook features two areas: a circular pergola with seating to accommodate small groups and an informal area with decomposed granite paving, boulder seating, and a native shrub planting area.

The community garden offers 50 garden plots. The plots are to be raised beds with the typical size of 4'W x 16'L. An informal gathering area within the garden can be used for educational purposes or for garden events. There is also room for a garden shed, three-bin compost,



A rustic classroom at the community gardens provides an opportunity for outdoor learning

and room for storage of material. The garden has an ornamental perimeter security fence with two trellis gate entrances. The central path and gates are sufficiently wide to allow for maintenance vehicle access.

MULTI-USE LAWN AND EXERCISE STATION

Beyond the active play zone is a flat multi-use lawn and small bench areas. One of the exercise stations borders the multi-use lawn area. This station features two pieces of equipment and is intended to be used in tandem with the other fitness stations on the multi-use loop trail.

DISC GOLF

The concept plan features an 875-yard long, 9-hole disc golf course. The disc golf course begins near the Springtown Library (and the original Hole 1 of the former Springtown Golf Course) and continues in a clockwise direction around the open space, returning near the library area and terminating with Hole 9.

4.3.2 THE CREEK AREA

The creek area is envisioned as the recreational and casual gathering hub of the open space. The area is located on the northwest side of the open space, where the Arroyo Las Positas and Altamont creeks meet (formerly Hole 4), and encompasses approximately 20 acres. The creek area features a gathering area with play, restroom, picnic, and sports court amenities, group fitness area, multi-use lawn, and bike skills course and pump track.

ACCESS TO THE CREEK AREA

Pedestrian access to the creek area is made via the multi-use loop trail, the pedestrian bridge crossing from Marlin Pound Neighborhood Park, or the pedestrian bridge crossing from Golf Drive. Vehicular access is made via the driveway off Bluebell Drive.

GATHERING AREA AND ENTRY PLAZA

Immediately adjacent to the parking lot in the creek area



Group picnic areas provide spaces for larger gatherings

4 PROJECT DESCRIPTION



Fig. 16 Creek Area Final Concept Plan

is an entry plaza. This space is framed with an overhead sign defining the area. Three paved paths provide direct access to the playground, group picnic, or sports court area.

GROUP PICNIC AREA

The group picnic area is defined by a large shade structure encircled with a tree-lined path. A barbecue and picnic tables are laid out beneath the shade structure. The group picnic area is intentionally positioned between the play area and sports court to provide direct access to a variety of amenities for families and picnickers to enjoy.

PLAY AREA

The play area features play structures geared for young and older children of all abilities. Several picnic tables and benches provide a mix of seating options for families. Two pieces of fitness equipment give parents and caregivers an opportunity to exercise while maintaining supervision of playing children. A restroom building flanks the play area, with convenient access from the playground or the entry court.

SPORT COURTS

An active sport court area is located adjacent to the group picnic area. A walkway connects the group picnic area and provides access to two bocce courts on one side and three pickleball courts on the other. A full basketball court is at the end of the walkway.

GROUP FITNESS AREA

Located where the loop trail meets the sprawling multi-use lawn and sport courts, this group fitness area is the fitness hub of the open space. The group fitness area is sized to accommodate groups of people exercising together or individuals. The type of fitness equipment

is intended to be a mix, allowing users to focus on a combination of muscle groups, and offering fitness opportunities to those from young teenagers to mature seniors. Adjacent to the multi-use path, the group fitness area is situated so users can easily integrate use of the fitness station into their walking or running routine.

MULTI-USE LAWN AREA

Beyond the gathering area is a large multi-use lawn. This large, organically-shaped turf area is envisioned as a flexible-use space to encourage free play activity and provide an informal place to gather and recreate. Relatively flat, the multi-use lawn is intended to be slightly depressed to receive stormwater during rain events. The multi-use lawn area is encircled by a wide path that provides access and also serves as an additional fitness loop.

BIKE SKILLS COURSE AND PUMP TRACK

Bike skills courses and pump tracks provide areas for



Bocce is a popular, social activity that fosters community



Open lawn areas provide casual recreation opportunities

riding bikes that help prevent the unauthorized use of nearby nature areas as bike tracks. The bike skills course and pump track will provide a managed area for beginners and advanced riders alike to ride and hone their skills. The bike skills course and pump track area will have two designated tracks; one is for beginners and the very young to get comfortable riding on a track, and the other area will be for the more advanced riders to explore more technical feats. A seating area with benches, trash cans, and bike racks is provided to accommodate the needs of users, parents, and spectators.

THE CONFLUENCE POND

During the public process, it was apparent that retaining a pond feature at Springtown was extremely important to many in the community. Previously an irrigation reservoir for the golf course, this man-made pond located near the creek confluence is retained in the final concept plan. This pond will continue to provide habitat for the local waterfowl and wildlife and to benefit the local ecology.

The pond historically has been filled with water diverted from Altamont Creek, under a permit from Zone 7 Flood Control. The permit was originally issued with the intent to irrigate the golf course, and therefore it is uncertain whether this water source will be available in the future. Without a constant supply, water levels in the pond may fluctuate, and may even be intermittently dry.

Though this may mark a change from when the pond served as part of the irrigation system, intermittent wetness will be in keeping with the ephemeral character of California wetlands and continue to support the local ecology. Visitors to the pond will continue to enjoy the much-loved local waterfowl.

PARKING LOT AND ENTRY DRIVEWAY

Vehicle access to the creek area is made via a driveway connecting Bluebell Drive to the parking lot on the north side of the open space. The parking lot has 87 stalls, turn-



The concept plan proposes to preserve the confluence pond

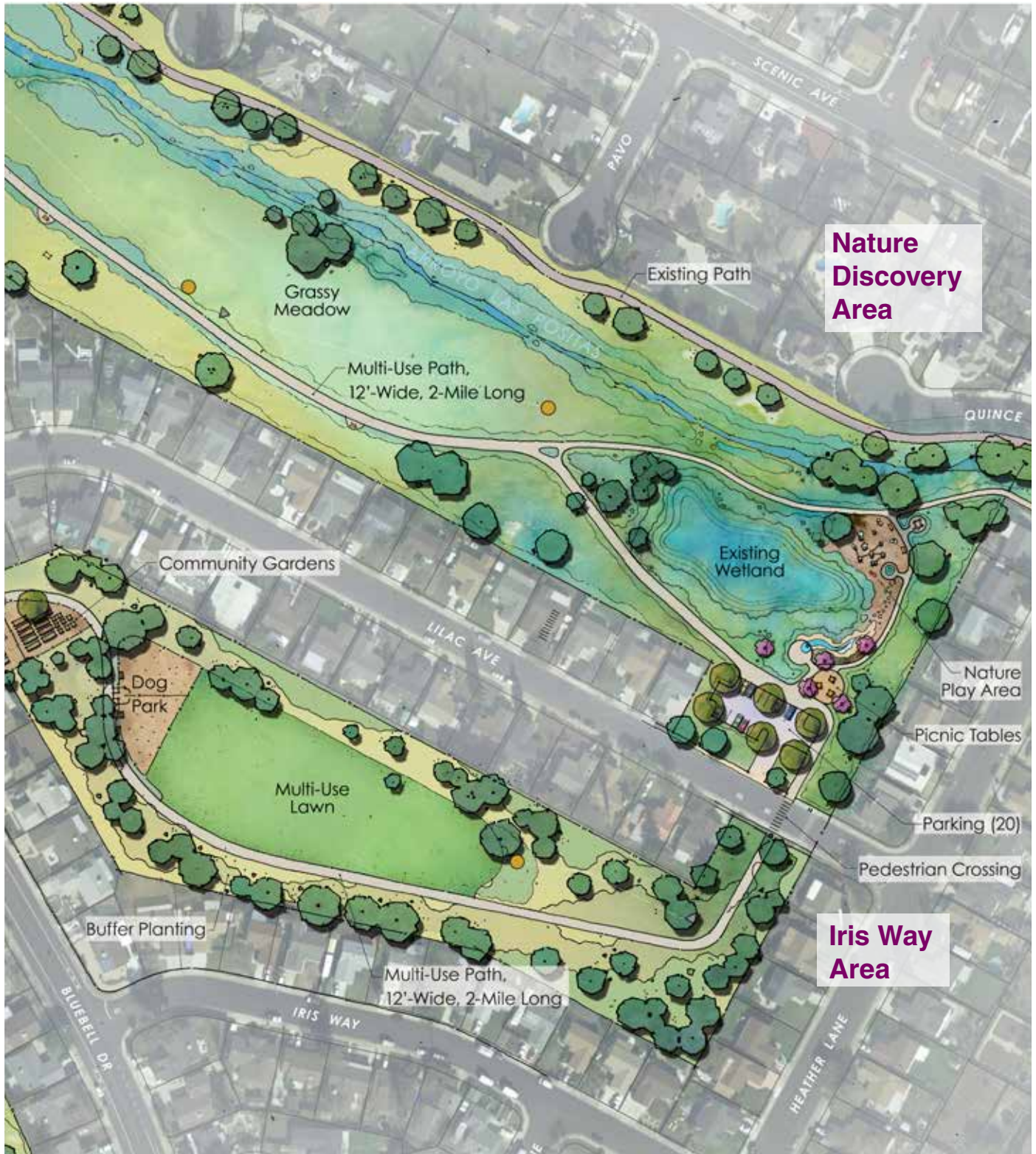


Fig. 17 Nature Discovery Area and Iris Way Area Final Concept Plan



around, and a drop-off area adjacent to the entry court and the gathering area beyond. The parking lot provides direct access to the play area, picnic, and sport courts.

4.3.3 NATURE DISCOVERY AREA

The nature discovery area is inspired by the existing riparian and wetland features found in the open space area between Bluebell Drive and Lilac Avenue. The nature play area has been designed around the existing wetland features (with an appropriate 30' setback to prevent degradation), and features a water play area with working pumps and cascading creek, a climbing area with natural logs and boulders, and a fort for imaginative play. A small picnic area is adjacent to the nature play area, and a parking lot with 21 stalls has been proposed.



The nature play area provides kids with explorative, non-directed play opportunities

4.3.4 IRIS WAY AREA

The open space area between Lilac Avenue and Iris Way (previously Hole 7) off Bluebell Drive proposes a small quarter-acre dog park, small community garden, multi-use lawn area, and parking lot. The dog park will feature a separated small and big dog area. The community garden features 25 plots of two-sizes: 4'X16' and 4'X4' dimensions. A multi-use lawn area provides flexible use space. A public parking lot has been proposed to accommodate the dog park and community garden users.

4.3.5 HEATHER LANE AREA

The open space area between Heather Lane and Bluebell Drive proposes a playground with a small picnic area, a meadow area, and two multi-use lawn areas. The parking lot features 27 stalls and is sized to service the open space areas north and south of Heather Lane.

Chapter 5: Implementation



5

5.0 Implementation

5.1 Springtown Open Space Concept Plan Funding Context and Options

The Springtown Open Space Concept Plan provides a vision for potential improvements and enhancements. Ultimately, to implement the Concept Plan (or portions of it), funding will be required both for capital improvements as well as for the ongoing maintenance and operations costs associated with these improvements. The sections identify key funding context and options, including: (1) available information on Concept Plan implementation costs; (2) current LARPD funding sources and availability; and, (3) potential funding opportunities and challenges.

5.1.1 OPEN SPACE CONCEPT PLAN IMPLEMENTATION COSTS

The funding plan for Open Space Concept Plan will need to cover both capital costs and operating costs as outlined below:

- (A) **Capital Costs:** Planning-level estimates indicate the need for about \$17 - 26 million in capital investment to build the full suites of improvements indicated in the Concept Plan. Due to the size, nature, and geographic distribution of the potential improvements, investments can be broken into much smaller phases to allow for a staged approach as funding becomes available.
- (B) **Operating Costs:** As with all park investments, ongoing investments in operating and management costs are required beyond the one-time investments in capital improvements. The annual operating costs will depend on the precise nature of the capital improvements and the management/ governance approach taken. Specific

operating and management cost estimates have not been developed at this time.

5.1.2 LARPD FUNDING SOURCES AND AVAILABILITY

The primary LARPD funding sources for operations and management are fully deployed, while current and expected short-term capital facilities funding has already been programmed as described below:

- (A) **Operations and Management Funding:** The LARPD's property tax revenue allocation and long-standing parcel tax cover a significant proportion of the LARPD operating budget with additional revenues coming from program revenue (e.g. school-related services). These revenues are fully accounted for, so the need for additional staffing and other operating costs under the Concept Plan will require new funding sources/ partnerships.
- (B) **Capital Improvement Funding.** The LARPD primarily relies on revenues from parks development impact fees, levied by the local jurisdictions, and passed to the LARPD for capital investment purposes. The fee revenue received annually fluctuates significantly based on the level of real estate development, but averages about \$2.5 million each year. The LARPD currently has a balance of about \$10.0 million in fee revenues. These revenues have been programmed and prioritized for spending in the three-year Capital Improvement Program (CIP).

5.1.3 SPRINGTOWN CONCEPT PLAN FUNDING OPPORTUNITIES AND CHALLENGES

Potential funding options to support the implementation of the Open Space Concept Plan are discussed below:

(A) Development Impact Fee Revenues.

Development impact fee revenues will continue to be an important, if fluctuating, source of capital improvement revenues for the LARPD. Potential investments in different components or phases of the Springtown Concept Plan could be considered along with other capital improvement funding needs as future fee revenues accrue.

(B) Grant Funding. Grant funding, particularly from State Bonds, has provided substantial opportunities for cities and special districts to invest in parks in recent decades. There is limited State parks funding currently available, though the recent passage of SB5 that places a \$4 billion State General Obligation bond for parks and water on the June 2018 ballot (or other future parks bonds) might provide opportunities to compete for grant funding for phases of the Springtown Concept Plan.

(C) New/ Other Funding Options. To support a faster implementation of a Springtown Concept Plan as well as the essential funding of operating costs, new funding sources would be required. There are no guaranteed sources of funding and they often rely on the outcome of a vote. Funding opportunities could include a joint City/ LARPD effort to garner support for a new District parks bond and/or parcel tax that would likely cover a range of capital improvements and/or operational needs. Other options that may be equally

challenging to implement or may not be capable of generating sufficient revenues include a local special/ parcel tax and/or park use fees.

(D) Funding Prospects. Similar to many special districts and cities in California, generating revenue to develop, operate, and manage new parks/ park improvements is challenging. In addition, districts and cities face substantial funding demands associated with deferred capital maintenance and enhanced investments in park operations. The prospects for any particular park or open space, like the Springtown Open Space Concept Plan, will depend on the extent to which it has district-wide appeal and interest and would represent a strong LARPD priority among other park funding needs.

5.2 Phasing Plan

A project of this scale could be developed in several ways. Conceivably, the project could be built at one time, but another approach would be to develop the open space in strategic phases. Outlined below is an approach to developing the site in strategic phases.

The order and magnitude of construction phases will be determined by the District, based on a number of factors, including availability of funds and overall District priorities. Once funds are available to prepare construction documents, careful planning should be given to which elements are intrinsically connected to others from not only a planning standpoint, but also from a construction perspective. This will help minimize the need for spending more money than is necessary when subsequent phases are built.

FOLLOWING IS A LIST OF PHASES BASED ON LOGICAL PLANNING AND CONSTRUCTION STRATEGIES.

INITIAL PHASE - CIRCULATION INFRASTRUCTURE

- Multi-use Loop Trail
- Small Exercise Stations
- Meadow Over-seeding
- Pedestrian Bridges
- Enhanced Street Crossings with Crosswalks and traffic calming measures
- Benches and site furnishings

FUTURE PHASES

The following sub-areas are not prioritized. The order in which each sub-area could be implemented will ultimately be based on a number of factors at the discretion of the District.

LIBRARY AREA

- Parking Lot
- Active Play Zone with Splash Pad and Playground
- Restroom
- Community Garden
- Multi-use Lawn with Seating Areas
- Outdoor Education Nook
- Bike and skate Park
- Disc Golf

CREEK AREA

- Parking Lot and Access Driveway
- Restroom
- Picnic
- Playground
- Sport courts
- Multi-use Lawn
- Group Exercise Station
- Bike Skills Course and Pump Track

NATURE DISCOVERY AREA

- Parking Lot
- Nature Play Area
- Picnic

IRIS WAY

- Parking Lot
- Dog park
- Small Community Garden
- Multi-use Lawn with Seating Areas

HEATHER LANE AREA

- Parking Lot
- Picnic
- Playground
- Two Multi-use Lawns with Seating Areas

5.3 Preliminary Capital Cost Estimate

Overall construction costs of development can vary significantly when estimating costs from preliminary plans. If the entire design were to be implemented today, the cost is estimated to be approximately \$17-26 million. It is important to note that costs are highly variable depending on the materials, quality of amenities, phasing, and market conditions at the time of construction. Though the possibility exists that 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 cost, it is less efficient to divide the project into smaller phases, so an increase in the overall cost can be anticipated if the project is divided into 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 of 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.

Soft costs for design and engineering are approximately 10% of construction costs. Some additional soft costs to consider while planning may include permit fees, staff time, and construction management, to name a few.

A preliminary budget summary for Springtown Open Space Final Concept Plan and preliminary budgets for the Library, Creek, Nature Discovery, Iris Way, and Heather Lane areas are provided on the following pages.

5.3.1 COST ESTIMATE METHODOLOGY

To facilitate future planning efforts, the phasing plan detailed in section 5.2 was used to divide the project into construction areas for costing purposes. Six preliminary budgets were identified:

- **Initial Phase**
- **Library Area**
- **Creek Area**
- **Nature Discovery Area**
- **Iris Way Area**
- **Heather Lane Area**

A consolidated summary of the six preliminary budgets is provided in Table 1.

For each construction area, a budget range was established. Cost data for materials, construction components, furnishings, and labor costs were referenced from recently constructed public parks and recent bids from contractors; these reference projects are in the greater Livermore and Bay Area region to reflect a similar marketplace, and are similar in size and scope to the various planning areas for Springtown Open Space. Current pricing information from suppliers for materials and furnishings were also gathered as a source of cost information. Recent trends in construction costs were analyzed and considered.

Given the conceptual level of the design, a 20% contingency was included to the estimate for each of the six planning areas. This contingency is intended to account for costs that are not apparent at a conceptual level of design.

The cost estimate assumes the project will be competitively bid on a fixed fee cost basis, and assumes construction labor costs will be subject to prevailing wages.

5 IMPLEMENTATION



Springtown Open Space Final Concept Plan

Not to scale

Overall Preliminary Implementation Budgets	
Implementation Stage	Estimated Budget (2017 Dollars)
Initial Phase	\$5,034,000 - 8,010,000
Library Area	\$4,020,000 - 6,180,000
Creek Area	\$5,808,000 - 8,286,000
Nature Discovery Area	\$624,000 - 960,000
Iris Way Area	\$804,000 - 1,122,000
Heather Lane Area	\$1,506,000 - 1,998,000
Springtown Open Space Overall Preliminary Implementation Budgets \$17,796,000 - \$26,556,000	
Note: Estimate does not include cost of design fees, environmental review, or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 1 Overall Preliminary Implementation Budgets for the Final Concept Plan

Initial Phase - Preliminary Budget	
Improvement	Estimated Budget (2017 Dollars)
Multi-use Loop Trail	\$1,200,000 - 2,000,000
Small Exercise Stations	\$100,000 - 175,000
Meadow Over-seeding	\$95,000 - 175,000
Pedestrian Bridges	\$850,000 - 1,250,000
Street Crossings	\$150,000 - 250,000
Furnishings	\$50,000 - 75,000
Grading	\$750,000 - 1,000,000
Utilities	\$500,000 - 1,000,000
Landscaping	\$500,000 - 750,000
Contingency \$839,000 - 1,335,000	
Initial Phase Preliminary Budget \$5,034,000 - 8,010,000	
Note: Estimate does not include cost of design fees, environmental review, or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 2 Preliminary Budget for Initial Phase of the Final Concept Plan

5 IMPLEMENTATION



Library Area Final Concept Plan

Not to scale

Library Area - Preliminary Budget	
Improvement	Estimated Budget (2017 Dollars)
Playground	\$350,000 - 750,000
Splash Pad	\$275,000 - 500,000
Restroom (incl. splash pad mechanical)	\$350,000 - 700,000
Community Gardens*	\$125,000 - 175,000
Multi-use Lawn Area	\$175,000 - 225,000
Parking Lot	\$150,000 - 200,000
Bike and Skate Park	\$900,000 - 1,200,000
Disc Golf Course*	\$35,000 - 50,000
Outdoor Education Nook	\$15,000 - 25,000
Shade Shelters	\$100,000 - 150,000
Paving	\$200,000 - 275,000
Fencing	\$75,000 - 100,000
Grading	\$150,000 - 250,000
Utilities	\$250,000 - 300,000
Landscaping	\$200,000 - 250,000
	Contingency \$670,000 - 1,030,000
	Library Area Preliminary Budget \$4,020,000 - \$6,180,000
*Potential areas with volunteer opportunities.	
Note: Estimate does not include cost of design fees, environmental review, or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 3 Preliminary Budget for Library Area of the Final Concept Plan

5 IMPLEMENTATION



Creek Area Final Concept Plan

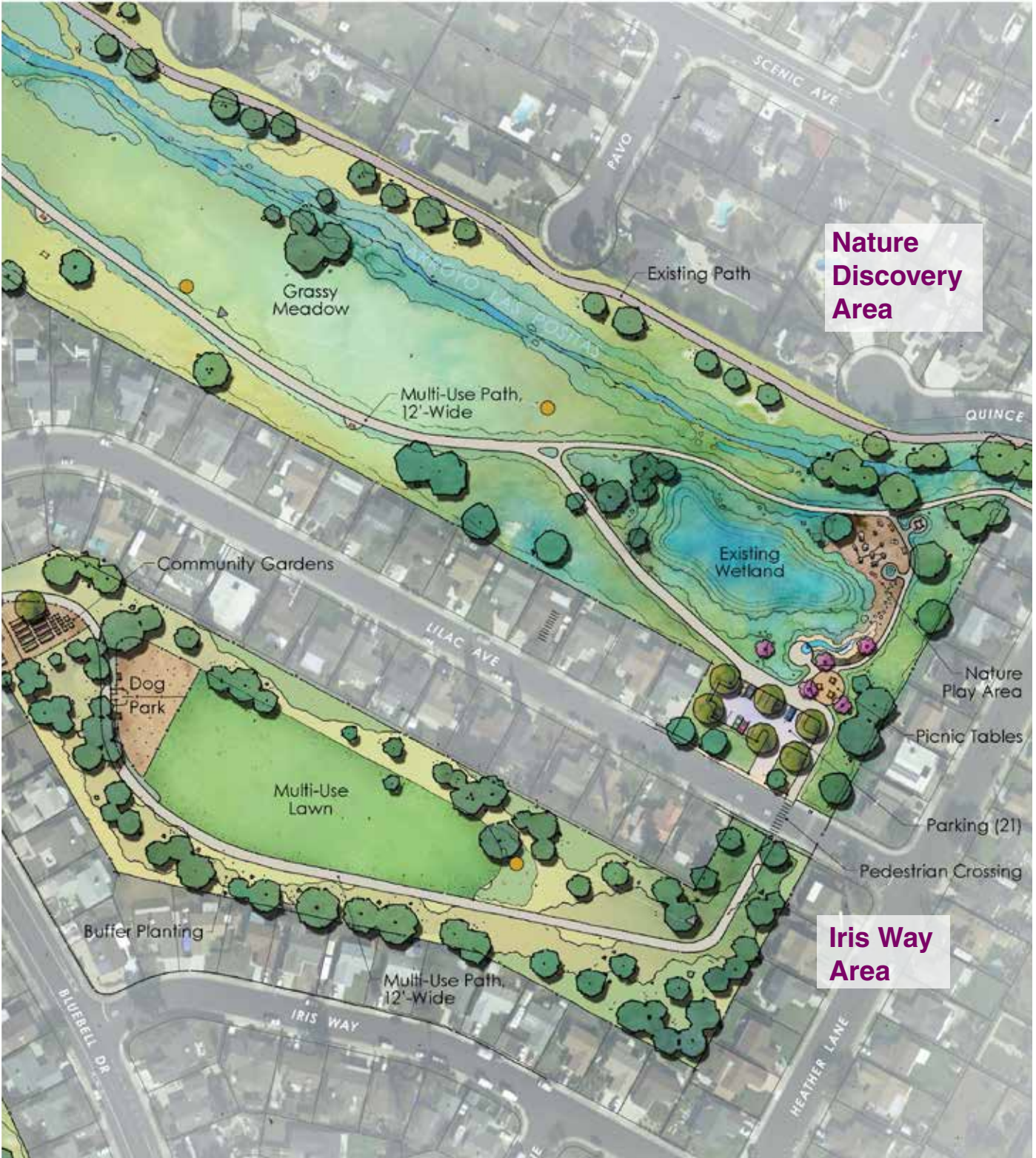
Not to scale

Creek Area - Preliminary Budget	
Improvement	Estimated Budget (2017 Dollars)
Group Picnic Area	\$145,000 - 195,000
Playground	\$500,000 - 1,000,000
Group Exercise Station	\$95,000 - 125,000
Restroom	\$250,000 - 300,000
Multi-use Lawn	\$400,000 - 500,000
Bike Skills Course and Pump Track*	\$250,000 - 350,000
Basketball Court	\$100,000 - 130,000
Bocce Courts	\$65,000 - \$85,000
Pickleball Courts	\$100,000 - \$125,000
Native Gardens*	\$50,000 - \$100,000
Furnishings	\$75,000 - 95,000
Fencing	\$135,000 - 175,000
Paving	\$450,000 - 650,000
Parking Lot and Driveway	\$850,000 - 1,100,000
Grading	\$500,000 - 750,000
Utilities	\$500,000 - 750,000
Landscaping	\$350,000 - 475,000
	Contingency \$968,000 - 1,381,000
	Creek Area Preliminary Budget \$5,808,000 - \$8,286,000

*Potential areas with volunteer opportunities.

Note: Estimate does not include cost of design fees, environmental review, or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.

Table 4 Preliminary Budget for Creek Area of the Final Concept Plan



Nature Discovery Area and Iris Way Area Final Concept Plan

Not to scale

Nature Discovery Area - Preliminary Budget	
Improvement	Estimated Budget (2017 Dollars)
Nature Play Area	\$100,000 - 200,000
Picnic Area	\$20,000 - 30,000
Parking Lot	\$75,000 - 95,000
Furnishing	\$10,000 - 15,000
Fencing	\$35,000 - 50,000
Paving	\$30,000 - 40,000
Grading	\$75,000 - 95,000
Utilities	\$100,000 - 150,000
Landscaping	\$75,000 - 125,000
	Contingency \$104,000 - 160,000
	Nature Play Area Preliminary Budget \$624,000- \$ 960,000
Note: Estimate does not include cost of design fees, environmental review, or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 5 Preliminary Budget for Nature Discovery Area of the Final Concept Plan

Iris Way Area - Preliminary Budget	
Improvement	Estimated Budget (2017 Dollars)
Small Community Garden*	\$80,000 - 125,000
Dog Park	\$80,000 - 100,000
Multi-use Lawn	\$175,000 - 225,000
Parking Lot	\$75,000 - 95,000
Furnishings	\$5,000 - \$10,000
Fencing	\$25,000 - 50,000
Paving	\$30,000 - 35,000
Grading	\$75,000 - 95,000
Utilities	\$50,000 - 75,000
Landscaping	\$75,000 - 125,000
	Contingency \$134,500 - 187,000
	Iris Way Area Preliminary Budget \$804,000 - \$1,122,000
*Potential areas with volunteer opportunities.	
Note: Estimate does not include cost of design fees, environmental review, or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 6 Preliminary Budget for Iris Way Area of the Final Concept Plan

5 IMPLEMENTATION



Heather Lane Area Final Concept Plan

Not to scale

Heather Lane Area - Preliminary Budget	
Improvement	Estimated Budget (2017 Dollars)
Playground & Picnic Area	\$250,000 - 350,000
Two (2) Multi-use Lawns with Seating Areas	\$350,000 - 400,000
Parking Lot	\$100,000 - 140,000
Fencing	\$75,000 - 100,000
Paving	\$35,000 - 45,000
Grading	\$250,000 - 350,000
Utilities	\$100,000 - 165,000
Landscaping	\$95,000 - 115,000
	Contingency \$251,000 - 333,000
	Heather Lane Area Preliminary Budget \$ 1,506,000- \$1,998,000
Note: Estimate does not include cost of design fees, environmental review, or permits. Cost figures shown represent a planning budget - not an estimate - as bid documents have not been prepared.	

Table 7 Preliminary Budget for Heather Lane Area Final Concept Plan

5.4 Operations and Maintenance

In addition to the capital costs of developing an 85-acre site, there are also significant ongoing expenses to maintain a facility to an acceptable standard, and the need for periodic reinvestment in facilities as they age and deteriorate over time.

With the input of District staff, we estimate the annual budget for maintaining the open space to be approximately \$400,000 (in 2017 dollars). This includes activities such as grass mowing and fertilizing, tree care, irrigation system management, trash collection, playground inspections, restroom servicing, and other miscellaneous tasks.

A further budget should be established to account for the less frequent infrastructure and facility upgrades that will be necessary. For example, manufactured playground equipment has a useful life of about 10-15 years, at which time it will need replacement to maintain its safety.

5.5 Recommendations for Next Steps

The next step in the planning process is to initiate and complete the concept planning process and environmental review. This will entail:

- More thorough site studies of: traffic conditions, water availability, creek and flood plain concerns, property and easement restrictions
- Environmental review process (CEQA) in conjunction with or after the concept planning process

Subsequent steps will include the preparation of construction documents and permitting.

5.6 List of Possible Future Studies & Permits

The intent of the concept plan has been to avoid sensitive biological and habitat resources. An appropriate study and survey of biological and wetland or riparian resources by qualified professionals will be required to provide an accurate depiction of permits required for the project. If such resources are avoided, many of the regulations will not apply.

Following is a partial list of regulations that may apply and permits that may need to be acquired; additional applicable regulations may be identified once further study has been conducted:

- The project may require a Clean Water Act Section 401 or 404 permit if the project does not avoid the discharge of pollutant or fill into waters of the United States (including wetlands).
- The proposed plan would require the fill of two of the man-made irrigation ponds. It is unknown if these ponds, once the artificial source of water is terminated, would retain wetland features once they were drained. If so, the USACE may assert jurisdiction over man-made features if they can function as waters of the United States. This is an additional reason the project may require a Clean Water Act Section 404 permit.
- The project site has the potential to support several special-status wildlife and plant species. Focused surveys of the project site for special-status species would be required to provide a more accurate extent of special-status plants and wildlife that may occur within the project

site and the possible permits that may be required.

- Any tree removal must abide by the Migratory Bird Treaty Act, and may require a Tree Removal Permit from the City of Livermore.

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Chapter 6: Appendix



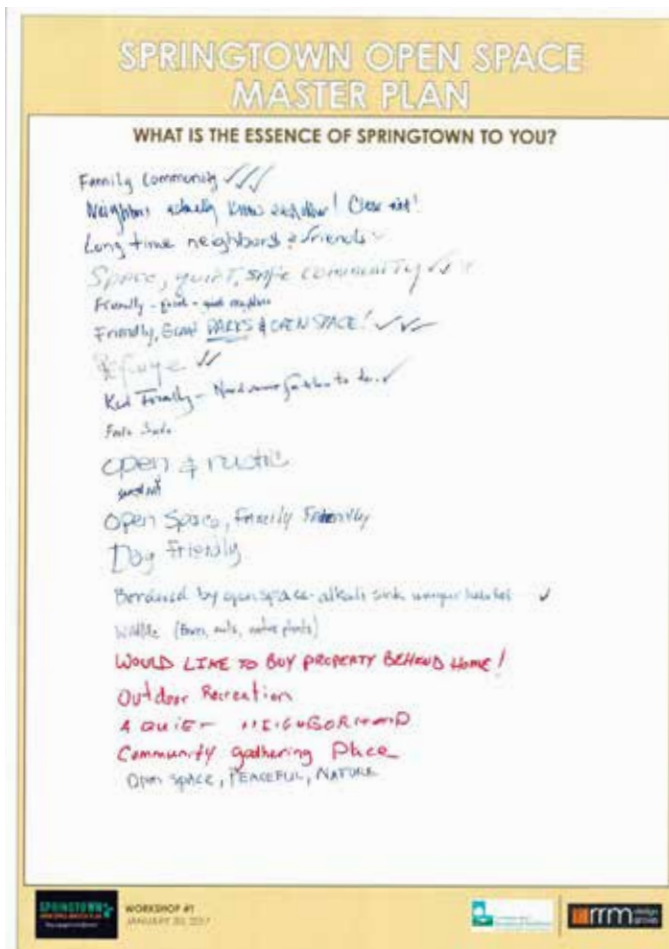
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6.1 Appendix A: Community Workshop 1 and 2

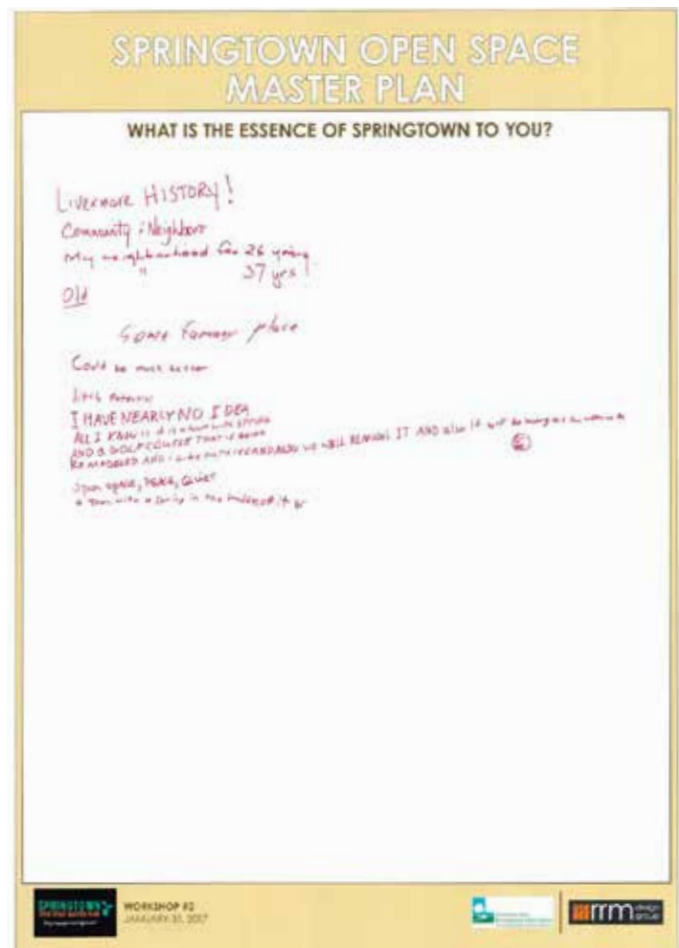
6.1.1 COMMUNITY INPUT ACTIVITY: COMMUNITY COMMENTS

Participants responded to the questions and statements and their responses were written on boards. Below are scanned images the two “What is the Essence of

Springtown to you” boards and the two “Comments, Questions, and Concerns” boards created during the meeting with the input from the community.



Workshop 1 Essence Board 1
Participants recorded their thoughts on the board “What is the Essence of Springtown to You?” upon arriving to the workshop (above). During the workshop, the comments, questions, and concerns of the community were written on boards, (at right.)



Workshop 2 Essence Board 2

SPRINGTOWN OPEN SPACE MASTER PLAN

COMMENTS, QUESTIONS, AND CONCERNS	
Security, Traffic, Parking ^{Distance to facilities}	Police Resources/Capacity/Support
Fire Safety	Less Colours over pass Connect
Wetland Expansion, Eliminated ^{Relocate Dunes}	Connection to Mackinac Island Park
Local Envir, plant species ^{Vineyard}	
Agricultural use, Community/Concern ^{Water Catchment area}	
Privacy, Respectful of Residences ^{Normal concerns}	
Concerns Re: Homeless Population	
Trail Network, connections, eliminate ^{Reports}	
Concern Re: Market value along trails	
Disrupt Wetland Improvements ^{Water}	
Lighting for security, but respectful/residents	
Public Restrooms	
Noise Pollution Concerns	
Concern Ex-Traffic/safety	
Transition betw. backyards/trails ^{Shared space}	
Activities for teenagers/safety concerns	
Contamination concern @ Irrigation Pond	
Interface w/ adjacent parks/facilities	
Vehicle access to backyards thru park	
Neighbors assessed for ops. costs?	
Connection to City	Water Usage

WORKSHOP #1
 JANUARY 31, 2012

Workshop 1 Comments Board 1

SPRINGTOWN OPEN SPACE MASTER PLAN

COMMENTS, QUESTIONS, AND CONCERNS	
Parking ^{Distance to facilities}	Access Concerns
Save the Koi	
Traffic Impacts, Speeding ^{Stop}	
Issues w/ Lotteries/Golfers, Drugs ^{Problems}	
Fountains in grass - problematic ^{the design}	
Water Rights, Restroom challenges	
Connections to adjacent facilities/Study ^{comprehensive area}	
Budget considerations	
More people to pristine site/share space	
Fire Concerns/Safety	
Security/Police Presence	
Deter Homeless	
Wildlife/Bird Protection	
Goose health hazard	
Respect people's legal rights	
Recycle Water?	

WORKSHOP #2
 JANUARY 31, 2012

Workshop 2 Comments Board 2

6.1 Appendix A: Community Workshop 1 and 2

6.1.2 COMMUNITY INPUT ACTIVITY: PREFERENCES

Participants listed their goals and objectives, and ideas for program, amenities, and features for the Springtown concept plan. Next, all participants were given stickers

to select their preferences from the list. Below and right are scanned images of four of the eight boards created during the meeting.

SPRINGTOWN OPEN SPACE MASTER PLAN	
GOALS AND OBJECTIVES "BIG PICTURE": ● Pick Two	PROGRAM, AMENITIES, FEATURES: ● 1st Priority ● 2nd Priority ● 3rd Priority
Backyard Buffer	Backyard Buffer
Restricted Vehicular Access	Restrooms
Sustainable	Native plants, low water
Concern for water/energy costs	Shade Trees
Natural Feel/Passive	Trail Network w/ Benches
Mountain Views/Scenic Quality	Structural Artistic Primary Features
Wildlife Habitat (e.g. Song Sparrow)	Area for Art casting (and 20' x 20')
Vandalism Concern	Lighting for security (no light pollution)
Amenities - high quality, community impact to city	Security Cameras
Age Universal Access	Benches
Financial (Budget spend at 200' city)	Traffic/Recycling receptacles
	Drinking Fountain w/ Pet Fountains
	Pet Stations
	Community Gardens
	Multi-use Area/Leisure
	Outdoor Fitness Equipment
	Signage - Pets w/ Leash
	Park Branding/Community Theme
	Picnic Areas/Seating

SPRINGTOWN OPEN SPACE MASTER PLAN	
GOALS AND OBJECTIVES "BIG PICTURE": ● Pick Two	PROGRAM, AMENITIES, FEATURES: ● 1st Priority ● 2nd Priority ● 3rd Priority
NATURAL SENSATION	BOCCY COURT/PICNIC AREA
SECURITY/PARKING PLACEMENT/PARK	MODERN PLAYGROUND
NO MANDATORY FENCING	5' TRAIL CORNER
SUSTAINABLE LANDSCAPE	WALKING/BIKE PATH
AFFORDABLE	DUCK POND
ARTISANAL/HEALTHY OF TRADES	PUBLIC ART/INSTALLATION (ART)
ON-GOING FUNDING	NATIVE PLANTS
PARKING PLAN	TRAILS
MAINTENANCE CARE	ART (ART) LIKE SEASIDE MARKET HISTORY, E.A.
PURSUING TRAIL NETWORK	INTERPRETIVE SIGNAGE
CONTAINMENT IN DESIGN	DOG PARK
RETAIN OPEN POND	PARTIALY LIGHTING (LOCAL)
ENCOURAGE WILDLIFE	DEFINED PATHS
EXPAND LIBRARY	PLAY EQUIPMENT w/ GROUNDING ELEMENTS
WATER ELEMENT	BENCHES
BALANCE IN DESIGN	COMMUNITY GARDEN
FENCING OPTIONS	FLYCASTING POND
	STAGING AREA

Workshop 1 Goals & Objectives Board 1
For the "Goals and Objectives" column, participants were given two stickers to select their preferences. For the "Program, Amenities, and Features" column, participants were given red, green, and yellow stickers to indicate their preferences. The red sticker indicates first priority, the green sticker is second priority, and yellow sticker is third priority (above and following two pages.)

Workshop 1 Goals & Objectives Board 2

SPRINGTOWN OPEN SPACE MASTER PLAN

GOALS AND OBJECTIVES "BIG PICTURE": ● Pick Two	PROGRAM, AMENITIES, FEATURES: ● 1st Priority ● 2nd Priority ● 3rd Priority
Connected Community	Playground s ^{Special Needs Features}
Maintain Ponds - ^{Wash}	Shade Structures
Sustainable / ^{LOW MAINT} Landscape	Trails / Paths / LOOP
Community Committee	Exercise Station
Hubs & Core	NATURAL Amphitheater
Jerks Facial Point	Vineyards
Activity / w/ Trail Support	ZIPLINE
Design should be Destructive	Petanque Ball Court
Sustainable Water/Energy	Community Garden
Unique Statement	Restroom
	3-hole Golf course
	Nature Interpretive ^{Center}
	Dog Park ^{including}
	Disc Golf
	Beacher & Water Station
Labyrinth	Non-asphalt Paths
Fountain/Splash Pad	Security fence
Rose Garden/Potential	Internal Parking
Enhance Pond for Turkey	Bridge Connections
Lighting	Info Kiosk/Signage
Trees	Reservation Areas

WORKSHOP #1 JANUARY 30, 2017

Workshop 1 Goals & Objectives Board 3

SPRINGTOWN OPEN SPACE MASTER PLAN

GOALS AND OBJECTIVES "BIG PICTURE": ● Pick Two	PROGRAM, AMENITIES, FEATURES: ● 1st Priority ● 2nd Priority ● 3rd Priority
Unimproved Open Space	Zen Garden
Multi-Generational	Police Sub-Station
Limited Open hours	Water Feature ^{Leaky} ^{Splashed}
Maintain Existing Trees	Trees! / Shade
Quiet	Bike trail
Maintain privacy & soft transition	Hiking & Running Trails
Leash laws	Improve trail connectivity
No impact to neighborhood	California Native Plants
Maintain Real Estate Value	On-Site Parking
Dog Park	Bee Colonies
Lighting	Remove Maintenance Area
BBQ / Picnic Area	Incorporate pond into OS
Goats to eat grass	Playground
Trash Cans	Fitness Stations
Doggie Bags	Bridge to Martin Band
Community Gardens	Labyrinth
Ornamental Water Feature	Turn Irrigation pond into ^{existing} pond
	Restroom
	Sports Field
	Basketball Court
	Healthy Snack Bar

WORKSHOP #1 JANUARY 30, 2017

Workshop 1 Goals & Objectives Board 4

SPRINGTOWN OPEN SPACE MASTER PLAN

GOALS AND OBJECTIVES "BIG PICTURE": ● Pick Two	PROGRAM, AMENITIES, FEATURES: ● 1st Priority ● 2nd Priority ● 3rd Priority
CONNECT OFF-SITE ●●●	HORSEBACK RIDING
MINIMAL IMPROVEMENTS	SOCCER FIELDS
DARK SKIES	PLAYGROUND FOR DISABLED ●●●
QUIET	WALKING TRAILS ●●●●●
CEQA	INTERACT WITH CREEK ●●●●●
SECURITY ●●	FISHING POND ●●●●
PEACEFUL ●	SPRINGTOWN HISTORY DOCENT PROGRAM ●
AWARENESS OF WILDLIFE ●●●	GOLF LESSONS ●
	SHADE STRUCTURE ●
	PLAYGROUND ●
	RESTROOMS ●●
	CASTING POND ●●
	ARCHERY ●●
	DAY CAMPS ●●
	PARKING LOT ●●
	QUIET PATHS ●●
	SECURITY CAMERAS ●

SPRINGTOWN WORKSHOP #2 JANUARY 31, 2017

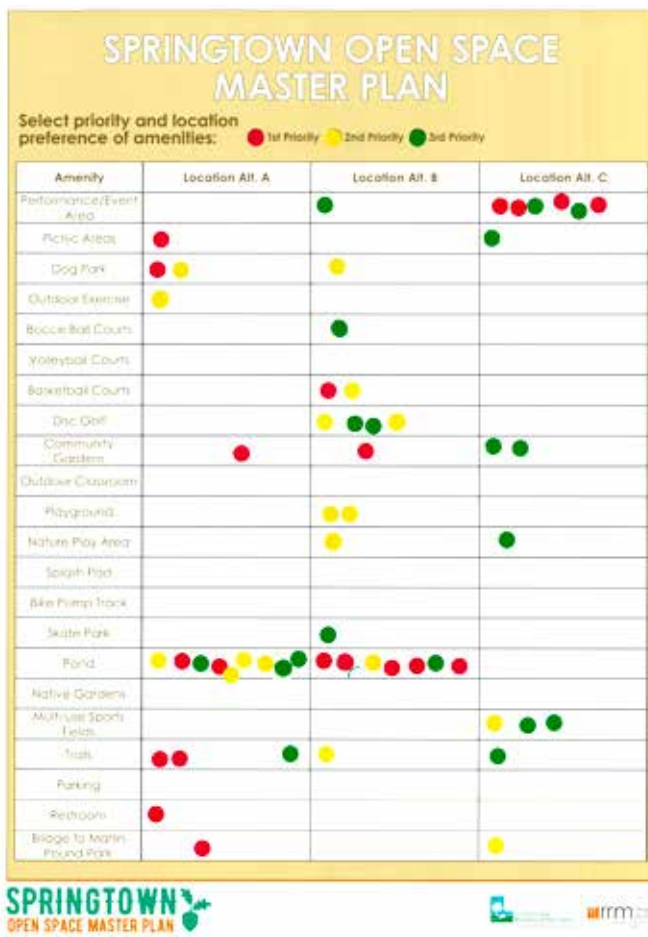
Workshop 2 Goals & Objectives Board 7

SPRINGTOWN OPEN SPACE MASTER PLAN

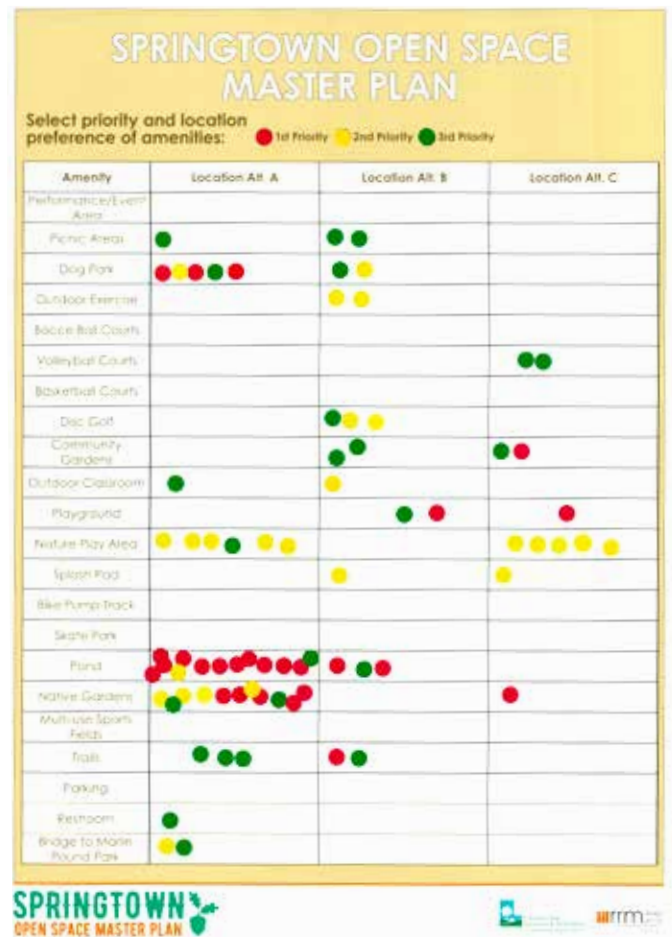
GOALS AND OBJECTIVES "BIG PICTURE": ● Pick Two	PROGRAM, AMENITIES, FEATURES: ● 1st Priority ● 2nd Priority ● 3rd Priority
Keep Park clean ●●●	Senior Roundabout Trash Receptacles ●●●
Natural Scenic quality ●●●●●	Sports Fields ●●●
Maintain open field/access ●●●●●	Native/Donated Teardrop Underused areas ●●●●●
Safe Space ●●●	Maintain some open natural Security Lighting/Respectful ●●●
Fire/Safety ●●●	No mandatory fencing ●●
Low Impact uses	Tennis Courts ●●
Respect residents/Noise Activities ●●●	Basketball ●●
Joint use agreement that Active, Interactive Fun Use ●●●●●	Sand Volleyball ●●
	Community Garden/food Trails - hiking/running/ mountain bike ●●●●●
	Fly casting practice area ●●●
	BMX Track ●●
Picnic Areas w/ BBQ ●●●	Skate Park ●●
Go Cart Track/Goif Carts ●●●●●	Shade Trees, riparian plants ●●●
Gathering Pavilion ●●	Miscellaneous Pond ●●
	Race Event trails ●●
	Dog Park ●●
	Outdoor Fitness/Zip Course ●●
	Mini Golf/Putting Green ●●●●
	Amphitheater ●●

SPRINGTOWN WORKSHOP #2 JANUARY 31, 2017

Workshop 2 Goals & Objectives Board 8



Workshop 3 Amenity Priority Board 3



Workshop 3 Amenity Priority Board 4

6.3 Appendix A: Community Workshop 4

6.3.1 COMMUNITY INPUT ACTIVITY: COMMUNITY COMMENTS

During Workshop 4, participants were asked to provide comments regarding the two alternative concepts presented. Below and right are scanned images of the four boards created during the meeting.

SPRINGTOWN OPEN SPACE CONCEPT PLAN	
COMMENTS	
<ul style="list-style-type: none"> • Like Option E. Create Area w/ Bikes • Allowance of Disc Golf for use • Pickle Ball table near basketball • No Basketball • Space for no Basketball table • Pickle ball table would support park • More of "soft" play sensory lights • More of "soft" play sensory lights • More of "soft" play sensory lights • Little water + add appropriate number • No Option E w/ Day Deck to go to • Add more picnic areas, smaller ones • Replace Pickle Table w/ Bocce Ball • Rainfall Water, Rain Harvesting • Pickle Ball • No Basketball. Bridge or Blue ball • combine skate park + bike skills track • Specific bike path features + skate park • No sandlotball, people can use alternative • Pickle Ball • More trees + landscape on bicycles • Disc Golf 	<ul style="list-style-type: none"> • No, get ramps and steps • No Basketball table areas at night of 12:00 to reduce fire danger

SPRINGTOWN OPEN SPACE CONCEPT PLAN	
COMMENTS	
<ul style="list-style-type: none"> • Pickle Ball NIL III • No Restrooms II • Renovated Pond • Path Surfacing for Bikes - Asphalt • More emphasis on benches - no wooden deck + rails - etc. • CONCERNED State of Springtown Association building could deter use • Turf area reduced ^{width} topography to remove • No lighting • No asphalt - rails - permeable + porous 	

Workshop 4 Comments Board 1
Participants' comments were recorded on boards during the workshop.

Workshop 4 Comments Board 2



Workshop 4 Library Area Option D & E Board 3

Workshop 4 Library Area Option D & E Board 4

6.3 Appendix A: Community Workshop 4

6.3.2 COMMUNITY INPUT ACTIVITY: PLAN PREFERENCES

During the workshop, participants were asked to select the location of amenities they prefer at the Creek Area Option D and E by placing a dot sticker next to the

amenity on the plan exhibit. Below and right are the scanned images of the four of the eight boards.



Workshop 4 Creek Area Option D Board 1
Participants placed blue stickers to indicate preferences of amenities at the Creek Area for Option D.

Workshop 4 Creek Area Option D Board 2



Workshop 4 Creek Area Option D Board 3



Workshop 4 Creek Area Option D Board 4

6.3 Appendix A: Community Workshop 4

6.3.2 COMMUNITY INPUT ACTIVITY: PLAN PREFERENCES

During the workshop, participants were asked to select the location of amenities they prefer at the Creek Area Option D and E by placing a dot sticker next to the

amenity on the plan exhibit. Below and right are the scanned images of the four of the eight boards.



Workshop 4 Creek Area Option E Board 1
Participants placed blue stickers to indicate preferences of amenities at the Creek Area for Option E.

Workshop 4 Creek Area Option E Board 2

6.3 Appendix A: Community Workshop 4

6.3.2 COMMUNITY INPUT ACTIVITY: PLAN PREFERENCES

During workshop four, participants were asked to select a preference for the plan alternative, D or E, by placing a dot sticker directly on the exhibit. Below and right are

scanned images of the four of the eight boards from the meeting.



Workshop 4 Conceptual Alternative D Board 1
Participants placed large blue stickers to indicate a preference for concept plan Alternative D.

Workshop 4 Conceptual Alternative D Board 2



Workshop 4 Conceptual Alternative D Board 3



Workshop 4 Conceptual Alternative D Board 4

6.3 Appendix A: Community Workshop 4

6.3.2 COMMUNITY INPUT ACTIVITY: PLAN PREFERENCES

During workshop four, participants were asked to select a preference for the plan alternative, D or E, by placing a dot sticker directly on the exhibit. Below and right are

scanned images of the four of the eight boards from the meeting.



Workshop 4 Conceptual Alternative E Board 1
Participants placed large blue stickers to indicate a preference for concept plan Alternative E.

Workshop 4 Conceptual Alternative E Board 2



Workshop 4 Conceptual Alternative E Board 3



Workshop 4 Conceptual Alternative E Board 4