

6/30/17

CITY OF OAKLAND PARK PROJECT PRIORITIZATION DEVELOPMENT

DIMOND PARK

OAKLAND PUBLIC WORKS DEPARTMENT

OAKLAND PARKS AND RECREATION DEPARTMENT



3860 HANLY ROAD



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June 30, 2017

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Executive Summary

Stantec Architecture Inc has been hired by the City of Oakland to evaluate, update, and develop conceptual master plans and costs for the City of Oakland's FY2015-17 Park Capital Improvement projects. The parks shown below are included in this scope.

PARK LOCATION WITHIN THE CITY



The following participants provided input to the Park Prioritization development at a meeting held with the Oakland Public Works Department (OPW) and Oakland Parks and Recreation Department (OPR) on 9-16-16 and 9-29-16. Stantec completed the pool review on 11-8-16 and a recreation center and site review on 1-5-17. A Community Meeting was held on 1-23-17. The following OPW and OPR staff participated:


Oakland Parks and Recreation

Parks and Recreation Director: Nicholas Williams
Recreation Center Director: Michelle Doppelt & Harith Aleem

Oakland Public Works

Complex Manager-Facilities and Environment: Steven Curiel
ADA/BRT Programs Manager: Christine Calabrese
Electrical Engineer II: Pete Fong
Parks Services Manager: Brian Carthan
Building Services Manager: Derin Minor
Project Manager Project Delivery Division: Lily Soo Hoo
CIP Coordinator Project Delivery Division: WooJae Kim

DIMOND PARK DATA

	<p>3860 Hanly Road Council District - 4</p>	<p>14.3 Acres Parcel APN: 29A-1321-36-1 (623,938 SF) Dimond Park is included in the 1997 City of Oakland Cultural Heritage Survey. The park was built in the 1930's.</p>
Documentation Available	Current Park Program	Existing Facilities List
<ul style="list-style-type: none"> • Capitalization Improvement Report 2007 • Accessibility Upgrade Improvement Plans 1999 • Pool Renovation Plans 1987 • Pool Stabilization Report and Plans 2013, 2016 • Pool Study 2016 • Pathways Accessibility Evaluation 2016 	<ul style="list-style-type: none"> • Creek Education • Events • Swimming • Picnic • Tennis • Casual Soccer • Play 	<ul style="list-style-type: none"> ▪ Pool ▪ Recreation Center ▪ Creek ▪ Scout Hut ▪ Group Picnic ▪ 4 Play Structures and Swings ▪ Tennis Court ▪ Hiking /Sausal Creek Walk ▪ Garden ▪ Basketball

CITY GOALS FOR DIMOND PARK

- All lighting to be energy conserving LED lighting.
- Sports court lighting to be new to meet current structural and footing requirements and codes.
- Irrigation system to have leak detection equipment and CalSense central control system.
- ADA: Existing primary program areas (recreation facilities) and all new recreation facilities within each park are to be made compliant with current Americans with Disabilities Act (ADA) and California Building Code (CBC) accessibility standards, unless it is technically infeasible to do so. Pursuant to the ADA and CBC, the path of travel (POT) to all new and altered recreation facilities shall also be made accessible. Per the California Building Code projects under the Valuation Threshold are allowed 20% over and above the engineer's estimate for all other improvements to be used for barrier removal. The following facilities were reviewed for compliance:

Parking: provide accessible on-or-off street parking and or passenger loading facilities pursuant to current Caltrans standards and Public Right of Way Access Guidelines (2011).

Public Transit: provide a POT from the nearest bus or BART stop to the primary facility entrance.

Restrooms: shall be made accessible and, where possible, at least one single user Gender Neutral restroom shall be provided.

Drinking Fountains: if provided, shall be made accessible pursuant to the ADA and CBC.

Pay Telephones: if provided, shall be made accessible pursuant to the ADA and CBC.

Neighborhood Access: While not strictly required by the ADA or CBC, provide accessible routes from neighboring communities to park entries.

- All new improvements to meet current State and City C3 requirements.
- All new improvements to be completed per the current California Building Code. All new improvements to include anti-graffiti coatings as feasible.

H (pp. 5-7 ARE PHOTOS)

SITE OBSERVATIONS: 1-5-17

Public Safety

- The asphaltic concrete paths are cracked and raised creating tripping hazards.
- There is insufficient lighting throughout the park.
- The parking lot does not have lighting.
- The paving in the parking lot is cracked and heaved.
- Trees do block the lighting that is in the park requiring pruning for clearance and light shed.
- Staff reports that the hall of the recreation center and the small room off the entry has asbestos (popcorn ceiling).
- The drinking fountain at the redwood BBO area is broken/leaking.
- The tree at the garden area near the stairs is cracking the retaining wall.
- Repair stairs at Lyman.
- Stairs require handrails at Lyman.
- Provide route for bicycles to enter and go through the park.

Resource Conservation and Protection

- Reduced pressure backflow preventer needs a flow sensor/shut off valve.
- Lighting should be changed to LED fixtures for energy conservation.
- Irrigation heads and nozzles should be replaced with low flow water conserving nozzles.
- Irrigation leaks require repair.

ADA Repairs and Upgrades

- The accessible parking above the recreation center is non-compliant.
- The path of travel from the accessible parking to the recreation center is in disrepair and requires re-paving.
- Accessible lavatories, sinks and showers in locker room are non-conforming.
- Deck to the pool from the locker room is non-conforming, exceeding 2% cross slope.
- Complete the ADA Pathways Improvements per the Report 2016.
- The tennis courts need to be accessible
- There are no accessible picnic tables or seating areas.
- For the evaluation of the pool and locker room in conformance with current ADA requirements, see the pool section below.

Facility Repairs and Upgrades

- Pool Deck fencing needs to be replaced.

- Trash receptacles need new covers. If new covers are not available then the receptacles need to be replaced.
- Open wi-fi needed for community use.
- Sliding door in recreation center needs repair.
- Windows need repair.
- Overhang at Scout Hut needs repair / replacement.
- Resurface and reconfigure the tennis courts and replace the lights.
- Add signs within the park

Pool Conditions and Improvements

The Lion's pool is considered a special purpose pool as it lacks the code required depth at the shallow end. The pool is 100' in length which is too long for high school and USA Team competition swimming.

Programs this pool can support include the following:

- Recreation Swim
- Free Swim (2 hours per day)
- Youth and Adult Swim Lessons, beginner to advanced
- Company Rentals (Saturday & Sunday Evenings Only)
- Private Rentals (Saturday & Sunday Evenings Only)
- Aqua Aerobics
- Junior Lifeguard Certification
- Lifeguard Certification
- Scuba Diving Lessons
- Kayak Lessons

It should be noted that Cal Engineering and Geology completed a Geotechnical Assessment, Recommendations and Report for Proposed Soil Stabilization dated July 7, 2016. The report focuses on damages that can be seen at the pool resulting from poorly compacted fill materials and insufficient embedment of the upper wall. The report provides renovation recommendations and costs to repair the walls surrounding the pool. The costs for those repairs and the 30% drawings completed for those repairs are included in this report.

The pool evaluation conducted by Aquatic Design Group focused on the pool facility only. The following summarizes the deficiencies in the December 2016 report.

- The fiberglass finish is worn.
- Some of the underwater lights are not working.
- A skimmer is failing.
- The decking is lifting and cracking.
- The fence fabric has openings greater than 1.75-inches in violation of California Code 3119B.1.
- The pool deck exceeds slopes for accessibility.

- The staff would like to identify options to provide better services and would like to do the following:
 - Reduce chemical usage
 - Utility Costs
 - Increase Safety
 - Enhance programs
- Code Violations at the pool:

ITEM	DESCRIPTION
1.1	POOL FIBERGLAS FINISH
1.2	DISABLED ACCESS INTO POOL
1.3	POOL MAIN DRAINS
1.4	POOL PERIMETER FENCE

Historic Preservation

Dimond Park is not listed on the National Register of Historic Places (NRHP), nor is it listed as a National Historic Landmark (NHL), California Historical Landmark (CHL), Alameda County Historical Landmark (ACHL) or City of Oakland Landmark. It is included in the Oakland Cultural Heritage Survey. The park does contain stone walls constructed in the 1930's. Although not specifically listed as a landmark, it is recommended that alterations or demolition to these wall be avoided during park improvement activities. No formal approval process is required to make repairs or modifications to these walls but is recommended that any changes be avoided and the walls be preserved.

COMMUNITY INPUT: 1-23-17

The highest priorities to the community in descending order, as expressed at the community meeting, include the following:

1. Repair the Pool
2. Upgrade and repair the Recreation Center
3. Retain open space and preserve the trees
4. Provide more accessibility including accessible parking
5. Enhance the park's ability to produce revenue
6. Retain the tennis programs

The following improvements for the park were suggested during the meeting:

- Replace drinking fountains
- Add/Fix tennis Court Lights
- Repair the tennis court surface and make the courts accessible
- Provide a barrier along the creek from play areas
- Upgrade the electrical service
- Add solar to the recreation center roof

- Replace the Scout Hut with a structure that has classrooms and storage
- Replace toilets in locker rooms with low flow toilets
- Replace picnic furnishings
- Provide accessible access from all the adjacent streets and parking areas
- Add an elevator to the recreation center
- Repair the pool with minimal disruption. The pool is used regularly by many elderly swimmers and the community would like to continue to provide swimming facilities and activities for this population.
- Retain the basketball court
- Establish a butterfly garden
- Use parking lot for other uses when not used for parking
- Reinstate security at night
- Provide maintenance of the irrigation system and graffiti removal
- Preserve character of stone work
- Increase trash pick-up frequency
- Improve the entry at Hanley for security and accessibility
- Improve access at Hanley and add railings to stairs at all entries
- Add a tennis court
- Repair lights at tennis courts
- Add lighting throughout the park
- Add lighting to parking the lot above the recreation center
- Add video surveillance throughout the park
- Increase after school programs
- Add tennis lessons
- Replace picnic furnishings
- Retain group picnic but add more single family picnic areas
- The Friends of Sausal Creek will continue restorations of the creek area
- The volunteers with the Friends of Dimond Park will continue to work towards their goals for the park which include the following:
 1. Safe Access in compliance with ADA
- The park stewards and patrol volunteer group would like to see the tennis courts repaired so full use can return for both Tai Chi and After School Tennis lessons.

PROPOSED IMPROVEMENTS

Each of the proposed improvements outlined below have been reviewed to determine if there is any historic "character defining" impact and the determination is so noted. As a general recommendation, all furnishing designs, lighting, or new elements to the park be in keeping with the period of significance, and character of the park.

Health and Safety

The park would better serve the community if the following health and safety improvements are implemented:

PATHWAYS AND PARKING

- a. Re-pave pathways and parking areas.
- b. Establish a loading and drop off zone outside the recreation center and move staff parking to the upper lot.
- c. Add lighting.

ADA IMPROVEMENTS-Add the accessible improvements which do not impact the character-defining features of the resource as furnishings already exist at the park.

- a. Benches
- b. Picnic Tables
- c. Revise existing Accessible parking to meet code with a new ramp, flatter grade, defined path of travel, signage, and detectable domes as described above and as shown on the plan.
- d. Add an elevator to the recreation center.
- e. Remodel the showers and lavatories for compliance with current codes.
- f. Establish a new path of travel from Fruitvale south of the tennis courts into the park.
- g. The entry and new surfaces of the tennis courts is to be accessible.
- h. Upgrade bathroom signs, and hardware for compliance
- i. Create accessible parking in the upper lot with a path of travel down to the Hanley Road entry and across the drive to the accessible path down to the play area.

LIGHTING-Provide additional park lighting as follows:

- a. Add LED yard lights along all paths and in the interior of the park – Adding lighting is considered a major alteration, but can be argued that the additional lighting does not impact the character defining features of the resource. Recommend design in keeping with the period of significance.
- b. Repair tennis court lighting.

PLAY-The following repairs should be made to the play areas:

- a. Replace the poured in place surface for the play area near the large group picnic area.
- b. Add a barrier along the top of bank at the creek.
- c. Replace slides and other broken play equipment.

POOL-At a minimum the following repairs should be made to the pool:

- a. Replace the pool deck.
- b. Repair the skimmer and drains.
- c. Replace the pool lights
- d. Replace the fabric of the fencing around the pool
- e. Replace the fiberglass finish
- f. Replace the chair lift
- g. The city should consider revenue enhancements to the pool as outlined in the pool report.
- h. Add solar for pool heating

Use and Program Services

PICNIC-Add the following facilities which do not impact the character-defining features of the resource as some furnishings already exist at the park. Recommend that all furnishing design is in keeping with the period of significance.

- a. New Picnic Tables
- b. New Grills
- c. New Trash / Recycling Receptacles
- d. Create small family picnic areas
- e. Repair/replace drinking fountains

SIGNS and SECURITY-Complete the following which represent minor alterations to the site:

- a. Add directional signs in the park
- b. Add security fencing to the drive off Hanley
- c. Add video surveillance cameras

TENNIS COURTS-Complete the following which represent minor alterations to the site:

- a. Re-surface tennis courts
- b. Replace fencing
- c. Replace court lights

RECREATION CENTER-Complete the following which represent minor alterations to the site:

- a. Add solar panels for hot water and electricity use, to the roof (Not included in budget as these can be "free") Protect panels from vandalism.
- b. Remodel lobby for larger office
- c. Add video surveillance camera
- d. Replace flooring throughout center
- e. Add wi-fi
- f. Explore the possibility of an elevator (outside the scope of this report)
- g. Perform an asbestos study of the center (outside the scope of this report)

LANDSCAPE - The following improvements do not impact the character-defining features of the resource.

- a. Replace existing irrigation controller with a new CalSense Central Controller
- b. Add flow sensor valve, master shut off valve and lead free reduced pressure back flow preventer.
- c. Upgrade existing irrigation for water conservation with low flow heads and nozzles.
- d. Replace systems in areas where leaks are known but cannot be found.
- e. Establish a tree pruning and tree replacement program.

