

**ALAMEDA POINT REDEVELOPMENT CONCEPT PLAN**

**ALAMEDA POINT SPORTS COMPLEX  
DRAFT REVISED MASTER PLAN**



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# PART I: INTRODUCTION AND BACKGROUND INFORMATION

## 1. Introduction

The Alameda Recreation and Park Department (ARPD) has identified the need to provide additional and improved recreation opportunities for the citizens of the City of Alameda. Since its beginnings in 1908 as one of the first municipal recreation agencies in the state of California, ARPD has provided an impressive number of quality facilities and programs that offer social, physical, and educational opportunities for personal development and enrichment.

The Redevelopment Concept Plan for the civilian use of Alameda Naval Air Station lands (known as Alameda Point) has presented opportunities to meet the growing recreation needs of the citizens of Alameda as well as providing much needed recreation opportunities to workers and residents of the Alameda Point neighborhood. Combining NAS reuse with meeting the existing and future recreation needs of Alameda's community is further enhanced by the relatively short time period that would be required for this type of conversion. Finally, the economic benefits would be positive and immediate, contributing significantly to the community's economic well-being.

Recreational uses targeted by the Redevelopment Concept Plan include the following goals:

- Dispersed public parks and plazas included in the design of all neighborhoods.
- Parade grounds in the historic core extended to connect the northern waterfront and the marina.
- Small parks to be dispersed throughout sub-areas.
- Public plazas located in civic and retail neighborhood centers.
- Preservation of natural and urban open spaces.
- Provision of active and passive recreation opportunities.
- Water facilities, including a continuous shoreline trail and marina.
- Wildlife refuge established in the western area of the island.

A Sports Complex Taskforce was convened in 1996 to develop a master plan, which would be consistent with these goals, for a recreational sports complex within the Civic Core proposed by the NAS Alameda Redevelopment Concept Plan. The planning and design firm of Moore Iacofano Goltsman, Inc. was engaged to facilitate the activities of the Recreational Taskforce and to assist in the development of the *Alameda Point Sports Complex*. **Note: In 2008, MIG was contracted by SunCal to review and update the Alameda Point Sports Complex master plan. This report concerns only the Alameda Point Sports Complex Master Plan. Subsequent work is required to achieve the other recreational objectives of the Redevelopment Concept Plan.**

## **2. Project Location**

The proposed Alameda Sports Complex will be located at the northern edge of the site, directly to the west of the current Ferry Dock and the associated commercial buildings. Such a facility in a location with abundant natural amenities and significant existing and proposed site improvements has the potential of making this area of Alameda very attractive to business and industry and their employees as well as to future and current residents.

The provision of public transportation, shuttle, and ferry service to this area is seen as crucial to the project's success, although the proposed plan provides parking located conveniently to each of the major areas in the Sports Complex.

## **3. Project Background**

Preparation of the Alameda Point Sports Complex and schematic designs was based on a review of the park and recreation needs of Alameda and the surrounding areas that the Sports Complex will serve, as well as on a thorough assessment of the suitability and sustainability of potential recreation programs given the proposed site's opportunities and constraints. In addition to guidance provided by the Taskforce members and ARPD staff, representatives of sports clubs and community members at large were interviewed.

Two alternate designs were initially prepared based on expectations of the land that would be available for this type of development. Taskforce members reviewed the merits of overlapping playing fields and came to the conclusion that the community would be best served by procuring the necessary space to support separate areas for softball/baseball fields and soccer fields.

The preferred design encompasses approximately 37.8 acres to the east of First Street and 17.5 acres to the west (for a total of 55.3 acres) and includes (1) football/lacrosse field with overlay soccer, (4) soccer fields, four (4) softball/Little League fields, a skate park, a renovated gymnasium with indoor basketball, a multiuse building; (4) tennis courts, a swimming complex, sand volleyball, and two (2) play areas for younger children. Informal and group picnic areas are also planned. The Facility Program (Part II) details the proposed requirements of each element of the Sports Complex.

The proposed Alameda Sports Complex presents a unique opportunity to meet the growing recreational needs of those who live and work in Alameda in an attractive and consolidated setting. However, this complex is not intended to replace existing recreation and sports facilities and parks, nor can it provide all the facilities currently desired.

#### **4. Relationship to Existing ARPD Facilities and Programs**

ARPD programs and activities are intended to provide recreation services for the entire community with quality facilities, which include:

- 19 parks (with 16 baseball/ softball fields, 4 of which have night lighting, 12 soccer fields, and 16 tennis courts);
- 2 public swim centers;
- 2 member only private pools;
- a model airplane field;
- 2 boat launching ramps;
- Senior center.

The Recreation Division sponsors a wide range of opportunities for the creative use of leisure time. These include: park and playground programs, day care, youth sports leagues and programs, preschool classes, day camps, instructional fee classes for youth and adults, adult sports leagues, tennis, and programs for special populations and differently adults with different abilities.

The Park Division is charged with preserving and protecting the natural beauty of all City parks and open space for use by the general public.

In more than 50 years of operation, the Aquatic Division, in cooperation with the American Red Cross, has provided tens of thousands of individuals the opportunity to learn lifesaving and basic water safety skills as well as recreational, lap, and swimming competition programs.

The Mastick Senior Center Division provides services and facilities to enhance the quality of life of Alameda's senior citizens. The Center sponsors a variety of recreational and educational programs and serves as a focal point for linking seniors with needed social services.

Currently, every division is faced with a growing number of challenges in providing essential services to Alameda's citizens, including:

- Insufficient green open space to accommodate the increased needs of community user groups;
- No City-owned gymnasium facility and limited access to Alameda Unified School District gymnasiums;
- Program limitations due to small multipurpose rooms in recreation centers;
- No full-service community center;
- Increased pressure on outdoor sports facilities due to greater number of participants and extended seasons (particularly for soccer and softball);
- Outdated and inefficient pool filtration equipment, which causes numerous breakdowns and program interruptions at facilities already past capacity; and
- Increased demand for programs for a wide age range of seniors.

The proposed Alameda Sports Complex will complement existing ARPD programs and facilitate the department's ability to provide recreation opportunities for future citizens of this growing community. It will provide much needed facilities for existing programs that are in high demand as well as for popular sports that are not already served by ARPD. The Sports Complex will be a center for senior activities, tournaments, entertainment events, and spectator sports. A detailed description of each of these programmatic elements is found in the Parts II of this report.

## **5. Relationship to East Bay Regional Parks District Facilities and Programs**

The Shoreline Trail, a seven-mile loop trail is under consideration and would connect facilities under the jurisdiction of the East Bay Regional Parks District (EBRPD) with the proposed Alameda Sports Complex. In addition to the biking, hiking, and walking trail, EBRPD maintains a marina, a recreation center, dry boat storage, and beach facilities in Alameda.

The proposed Alameda Sports Complex could function as a staging area for such revenue-producing activities as running and race walking competitions on the Shoreline Trail. The complex would also be a destination point for users of the East Bay trail system.

## **6. Existing Site Conditions**

The site for the proposed Alameda Sports Complex has two existing connecting buildings containing a gymnasium and an enclosed pool facility. These buildings provide an anchor for the complex, and their renovation has a high priority.

### **6.1 Buildings**

#### ***Gymnasium (Building 134)***

The following programs are currently offered in the Gymnasium Building:

- basketball (3 hardwood floor courts);
- volleyball (1 court);
- weight room/exercise room;
- racquet ball; and
- Squash (1 court).

The building also has locker rooms, offices, and storage space. The existing wood flooring is adequate with need for minor repairs at heavily used basketball keys, but the building does not have a heating system or bleachers. Included in required renovations are locker room ADA improvements. Equipment in the weight room/exercise room is outdated and needs to be replaced.

### *Building 76 (Former Indoor Swimming Pool)*

The pool facility has been drained and swimming use has been discontinued for a number of years because of cracks in the pool shell, inoperable drains that were fiberglass covered over, and restroom/locker rooms that did not meet ADA or current health standards. The pool currently has considerable groundwater seepage in the bottom. The deck area is being used for City storage. The locker rooms, restrooms and mechanical systems have been inoperable for years. City staff indicates that there is a problem during the rains with water leaking into the structure walls at roof connections. Broken clerestory windows caused by vandalism have been boarded over and fencing has been installed to discourage unauthorized activity around the structure.

The existing pool design and size limits the type of recreational swim use, making it inadequate for a full City swim program.

## **6.2 Land**

The site for the proposed Sports Complex is located within the civic core of the new Alameda Point neighborhood.

The northern portion of the site is bordered by the proposed extension of the EBRPD Shoreline Trail along the Alameda/Oakland Estuary. An existing two-lane road traverses the site from east to west, connecting the Ferry Terminal location to the eastern portion of former NAS runways and taxiways. Runway 7-25 has not been in operation for some time; however, the concrete surfacing has remained in place. In addition, an approximately 3-acre, underground jet fuel depot located in the western portion of the site (next to Hanger 20) is scheduled for clean-up by the Navy.

A large parking lot is located adjacent to the existing Gymnasium.

The existing guard office and Building 30 have been reserved for future commercial development. This area will serve as the main entry to the central core of the redeveloped area.

An existing softball diamond with fencing and night lighting is also located on the site.

The proposed Sports Complex will be adjacent to the proposed U.S. Fish and Wildlife Service San Francisco Bay Refuge. A management plan for the refuge, which is intended to continue to provide a nesting area for the endangered Least Tern, is currently being developed. Development of the Sports Complex may be affected by the Management Plan when it is finalized.

## **PART II: THE FACILITY PROGRAM**

### **1. Programming Parameters**

The following parameters were identified by the community and were used as the basis for the Master Plan.

#### **1.1 Identity/Image**

- Establish the Sports Complex as *the* center for organized recreational sports in the area. It is anticipated that the unscheduled use of sports fields, in particular, will be limited at the complex.
- Provide an attractive signage system that is consistent with the Sports Complex's overall aesthetic style.
- Provide a welcoming atmosphere for all users.

#### **1.2 Landscape Framework**

- Provide a defined edge to each sports activity area while integrating the Sports Complex with adjacent uses.
- Provide for easy wayfinding and orientation. A clean, readable, up-to-date, secure signage system is essential.
- Provide paved and/or turf areas for gathering, eating, sitting, and people watching.
- Provide opportunities for relaxation and contemplation.
- Create special outdoor spaces as entries to key buildings.
- Use open space to link sports activity areas
- Outdoor spaces should be scaled to their human users.

#### **1.3 Architectural Framework**

- The existing pool and gymnasium buildings should not determine the architectural style for new structures. A style that effectively incorporates these buildings with new buildings may be defined.

#### **1.4 Safety**

- All facilities and activity areas will meet current safety standards.
- User satisfaction with a facility is related to how safe and secure the users feel.

#### **1.5 Security**

- Use appropriate staffing levels, night lighting, perimeter fencing, and clear sight lines to promote a safe environment.



## **1.6 Lighting**

- Use lighting to improve the legibility of entries, landmarks, circulation, and activity zones.
- Use a clear and consistent lighting system to facilitate the safe movement of pedestrians and vehicles and to promote a more secure environment.
- Provide night lighting of sports fields and courts to expand the recreational opportunities available to those who live and work in Alameda.

## **1.7 Accessibility**

- All facilities and activity areas will be accessible to participants and spectators.
- Any persons with temporary or permanent limitations on their motor activity or sense perceptions should be able to gain access to recreational facilities.
- Access, mobility, safety are of primary importance to these users.

## **2. Entries**

Clearly defined entrances help orient, inform, and introduce users to the site. They are a critical transition zone between transportation vehicle and program. Entrances are also places where people meet and talk, and are locations for displaying community information.

### **2.1. Activities**

- Arrival to the Sports Complex by pedestrians, vehicles, and public transit
- Meeting place for individuals and groups before events or facility use
- Drop-off/pick-up
- Information gathering
- Control point for monitoring use (especially important in the Gymnasium, Multiuse Building, and Swimming Center.)

### **2.2. Space Requirements**

- Each "complex" should include an area that can serve as an entry point.

### **2.3. Infrastructure Requirements**

- Lighting
- Electrical connection
- Drinking fountain
- Public telephones
- Seating
- Shade
- Plaza area
- Trash receptacles and pick up

#### **2.4. Adjacencies**

- Main pathway system
- Building entrances
- Parking area
- Transit stops
- Drop-off/pick-up points
- Shoreline Trail

#### **2.5. Transportation and Parking**

- Accessible path of travel and good sight lines between entry and parking is essential
- Access aisles should be provided adjacent to vehicle pull-up spaces.
- Clear definition between parking area and pathways (barriers or tactile warning)
- Adequate lighting should be provided in this area (1.0 foot-candles)

#### **2.6. Expected Users**

- Individuals and groups

#### **2.7. Expected Periods of Use**

- Hours of operation TBD

#### **2.8. Management Issues**

- Visibility for police
- Security

#### **2.9. Design/Development Issues**

- Must be able to accommodate large groups of people during peak use periods and during tournaments.
- Must be inviting, safe, and highly visible from the street, parking lot, and interior reception area
- Must be directly related to the facility "front door"
- Identification and orientation signage
- Must be designed to entice people into the site.

### **3. Signage/Wayfinding System**

Signs that can communicate to people of all abilities are essential to ensure good orientation, to direct traffic flow (both vehicular and pedestrian), to satisfy requirements of effective risk management, and to provide information about the site and its programs. A coordinated signage system can also help establish the site's overall identity.

### 3.1. Activities

- *Information:* general information in words and graphics about the organization of the Sports Complex, programs, and the circulation system that leads to those facilities and programs.
- *Directions:* to channel the flow of users/visitors; simple; placed in locations appropriate to the speed of the user (on foot vs. in vehicles) and at the site entry and all decision points
- *Identification:* for entrances and for identifying individual facilities with the Sports Complex
- Learn about sites rules and regulations (for instance, information about the appropriate use of equipment and facilities)

### 3.2. Space Requirements

- Minimal

### 3.3. Infrastructure Requirements

- Lighting
- Electrical connections

### 3.4. Adjacencies

- *Informational signs:* at entries, parking, and transit stops; signs indicating age-appropriateness of play equipment at play areas
- *Directional signs:* site entry (indicating the direction to parking and facilities); parking (to identify access to pathways and facilities); and all decision points along roads and the major pedestrian pathway routes
- *Identification signs:* at site entry and at the entries to each activity area, clearly visible from the approaching pathways
- *Regulatory signs:* at the site entry and at the entries to each activity area, parking areas, roadways

### 3.5. Transportation and Parking

- Signage at the parking lot and transit stops will direct users to individual facilities

### 3.6. Expected Users

- All users

### 3.7. Expected Periods of Use

- Hours of operation TBD and information/identification during non-operation hours

### 3.8. *Management Issues*

- Replacement parts due to wear or vandalism
- Management of the use of temporary signs

### 3.9. *Design/Development Issues*

- Must communicate an image of "ALL users welcome"
- Provide easy-to-use symbolic maps
- A logo or icon for each sports "complex" could help visitors find their way (pictograms must be accompanied by written descriptions).
- City identity mark as part of the system
- Programming: permanent interpretive information about the site vs. temporary signs to advertise special events
- Accessibility issues for identification signs: sharply contrasting colors for text and background; Braille/raised lettering; appropriate heights, depths, colors, pictographs, and tactile qualities
- The following symbols must be posted as required to identify accessible site elements: International Symbol of Accessibility, Universal Design Symbols, Volume Control Telephones, International TTY Symbol (TDD), International Symbol of Access for Hearing Loss

## 4. *Information/Reception (complex-wide)*

### 4.1. *Activities*

- Information
- Directions
- Assistance for park users

### 4.2. *Space Requirements*

- 20'x30' area for kiosk or rolling cart at each complex
- Information counter at the Gymnasium

### 4.3. *Infrastructure Requirements*

- Lighting
- Electrical connection
- Public telephone
- Signage
- Information display
- Seating
- Graphic site map
- Structure with lockable storage and display boards

#### 4.4. *Adjacencies*

- Major trail head
- Building entries

#### 4.5. *Transportation and Parking*

- Visible or easily located from parking, transit stops

#### 4.6. *Expected Users*

- All users, particularly new users, visitors, and spectators at sports competitions

#### 4.7. *Expected Periods of Use*

- All hours of operation and information during non-operating hours

#### 4.8. *Staffing Requirements*

- On peak use days, a park employee or volunteer could staff the information area

#### 4.9. *Management Issues*

- Staff availability and scheduling
- Usable even if it is not staffed.

#### 4.10. *Design/Development Issues*

- Vertical landmark [e.g., flag(s)] for easy description/location as a meeting place

### 5. **Gymnasium**

The gymnasium will offer recreation opportunities from early morning to late evenings for individuals and sports leagues. It will be the headquarters for the recreation supervisor and staff and the complex's maintenance operations.

#### 5.1. *Activities*

- Basketball
- Volleyball
- Free weights and exercise equipment
- Fee classes (aerobics, Tai Chi, hiking, square dance, and karate)
- Parties/dances/special events (rental space)
- Changing and storing clothes, showering
- Park staff headquarters
- Maintenance shop and office

## 5.2. Space Requirements

- Indoor basketball courts (3-4) (84'x50')
- Indoor volleyball court (1) (30'x60')
- Weight room/exercise room (2)
- Locker room
- Showers
- Spectator seating
- Offices for park and maintenance staff
- Maintenance shop
- Storage

## 5.3. Infrastructure Requirements

- New central heating system to replace Alameda Naval Air Station system
- Restrooms/lockers
- Storage space
- Lighting
- Exercise room equipment (2 treadmills, 2 life cycles, rowing machines, big press, incline board, free and stationary weights)
- Trash receptacles and pick-up
- Maintenance shop

## 5.4. Adjacencies

- Parking
- Park entrances

## 5.5. Transportation and Parking

- Adjacent to parking and transit stops
- Parking area with 225 stalls

## 5.6. Expected Users

- All park users
- Adult basketball leagues (winter: 36 teams; summer: 18 teams)
- Adult volleyball teams (12 teams)
- Drop-in basketball players (60/week)
- Drop-in volleyball players (30/week)
- Morning aerobics classes (20 participants/session, 4 sessions/year)
- Evening aerobics classes (30 participants/session, 4 sessions/year)
- Tai Chi classes (25 participants/session, 4 sessions/year)
- Hiking classes (25 participants/session, 2 sessions/year)
- Square dances classes (30 participants/session, 4 sessions/year)
- Karate classes (20 participants/session, 4 sessions/year)
- Exercise/weight room (100 participants/session, 4 sessions/year)
- Recreation staff
- Maintenance staff

### 5.7. Community Special Interest Groups

- High schools
- Sports leagues
- Youth groups/CYO

### 5.8. Expected Periods of Use

- Early morning (6 AM) to late evening (10:30 or 11 PM)
- Possible night-time use

### 5.9. Staffing Requirements

- Recreation supervisor and coordinator(s)
- Recreation leaders (4 part-time)
- Custodial staff

### 5.10. Management Issues

- Program scheduling
- Rental scheduling
- Staffing
- Fee schedule

### 5.11. Design/Development Issues

- Safety and security
- Lighting improvements
- Restroom/locker renovation to bring facilities up to code
- HVAC (not currently installed)

## 6. Multiuse Building

Currently, this building is functioning as a storage building. When the proposed Swimming Complex is built, the existing building could be converted into a multi-purpose area for the complex as a whole and/or a teen center. It would be a safe, attractive, and functional space in which youth groups could hold activities.

### 6.1. Activities

- Informal indoor sports
- Dances
- Performances
- Meetings
- Classes
- Food preparation
- Racquetball/handball

## 6.2. Space Requirements

- Large multi-purpose rooms (3): 800 sf, 1000 sf, and 1500 sf with dividers
- Residential kitchen
- Racquetball/handball courts (4) (40'x20'x20')

## 6.3. Infrastructure Requirements

- Central heating system
- Restrooms
- Kitchen
- Trash receptacles and pick-up

## 6.4. Adjacencies

- Parking and transit tops

## 6.5. Transportation and Parking

- Parking area with 225 stalls

## 6.6. Expected Users

- Teens and youth
- Entire community

## 6.7. Community Special Interest Groups

- Teen program providers
- Local organizations
- Churches

## 6.8. Expected Periods of Use

- Day-time and evening hours
- Possible night-time use

## 6.9. Staffing Requirements

- Teen coordinator
- Maintenance

## 6.10. Management Issues

- Scheduling

## 6.11. Design/Development Issues

- A specific program will need to be created for the use of this space in order to determine if and how the space is to be configured.
- Safety and security
- Removal of pool and mechanical equipment



- Lighting improvements
- Acoustic dampening

## **7. Softball Complex**

The demand in Alameda for ball fields far exceeds the current supply. It is estimated that more than 1000 Alameda children participate in Little League baseball each spring and summer, and girl's softball is growing in popularity, with more than 230 players on Alameda teams. Babe Ruth baseball has 150 youth between 13 and 18 years old. Many companies sponsor youth sports teams, including softball, Little League baseball, and hardball teams. Softball senior leagues are also expanding.

### **7.1. Activities**

- Youth softball league play
- Little League baseball
- Adult softball league play
- Baseball/softball sports camps
- Tournament play
- Informal team play
- Spectator viewing
- Eating/picnicking
- High School usage

### **7.2. Space Requirements**

- Wagon-wheel configuration (2 ball fields with 300' foul lines) (800'x800' use zone)
- Individual ball fields (2) (320' foul lines) plus 380' center field limits with benches, on-deck circle and protective fencing (2 dugouts per field).
- Permanent bleacher seating for 50 people/field
- Building for concessions, equipment storage, restrooms (4900 sf)

### **7.3. Infrastructure Requirements**

- Night lighting: Light poles will include electric anti-perching devices. Lights will be used for year round programming. Outfield: 10-50 foot-candles; infield: 7-30 foot-candles—dependent on type of play.
- Electrical connection
- Foul-line fencing
- Outfield fencing
- PA System
- Scoreboards
- Sturdy, nonstoloniferous turf
- Irrigation system with sports field heads
- Restrooms (with sanitary sewer connection)

- Locked storage room with room with double doors for storing bases, field lining equipment and supplies, limited field maintenance equipment, e.g. shovels & rakes)
- Concession equipment (refrigerator, stove top, sink, storage pantry)
- Trash receptacles and pick-up

#### 7.4. Adjacencies

- Concessions
- Restrooms
- Picnic areas
- Play area
- Other field sports activities
- Drinking fountain

#### 7.5. Transportation and Parking

- 56-stall lot located on the north side
- 165-stall lot located on the east side

#### 7.6. Expected Users

- Little League play (1000)
- Girl's softball players (230)
- Adult softball team play (14 teams currently; potential for 2 new leagues with 7 teams each)
- Baseball/softball sports camp participants (4 per year with 25 participants each)
- Tournament play (4 weekend events per season)
- Limited individual/pick-up game players

#### 7.7. Community Special Interest Groups

- Softball leagues
- Little League
- Bay Area Sports Group Baseball

#### 7.8. Expected Periods of Use

- Year-round with intensive spring/summer/fall use
- Evening play with night lighting

#### 7.9. Staffing Requirements

- Softball coordinators
- Scorekeepers and officials
- Concession staff
- Field and restroom maintenance requires part-time maintenance staff

### 7.10. Management Issues

- League scheduling
- Individual/unscheduled first-come, first-served basis hours
- Night lighting operation (by appointment) for fields and pathways

### 7.11. Design/Development Issues

- Location of softball fields will be screened from the wildlife refuge by existing buildings.
- Safety: adequate spacing so that foul balls are not a hazard (120-140' between foul lines preferred); protective netting where necessary to capture errant foul balls; permanent vs. temporary outfield fencing (4' high)
- Building over runway to achieve relatively level playing fields will require: engineered subdrainage; engineered fill, top soil, and irrigation. In addition, it will have an impact on the grading of adjacent areas, with the possible use of berms, retaining walls, or sloped turf between fields and adjoining areas.
- Level field ( $\pm 1\%$ , 2% max.)
- Surface and subsurface drainage

## 8. Soccer Complex

Soccer is an extremely popular sport in Alameda, especially among children. Currently, more than 11,000 children and 100 adults are involved in area soccer clubs. There is a spring soccer season (March through June) and a fall season (August through November), although elite teams practice and play year-round. There is a high demand for additional playing fields, especially for tournament use.

It is anticipated that the soccer fields at the Alameda Sports Complex would be in use almost constantly during both soccer seasons. Youth leagues generally play or practice all day on Saturdays, Sundays and after school from about 4 PM to 8 PM Mondays through Fridays. Tournaments are held on weekends. Adults are expected to use the fields at night and on Sundays.

### 8.1. Activities

- Youth co-ed soccer league practice and play
- Adult soccer league practice and play
- Soccer/football sports camps
- Tournament play
- Informal soccer games

### 8.2. Space Requirements

- (4) Regulation soccer fields (210'x330') and (1) football field (360' x 160') (5 required for tournament play, approx. 11 acres)
- Building with restrooms (6-8) and equipment storage rooms (approximately 10' x 20' or 8' x 8' if the goals are permanently installed), and small

concession (2500 sf)

### 8.3. Infrastructure Requirements

- Night lighting: (10-20 foot-candles) Light poles will not exceed 20 feet in height and will include electric anti-perching devices. Night lighting will not to be used during the Least Tern breeding season (April-September).
- Sturdy, nonstoloniferous turf
- Restrooms with sewer connection
- Irrigation system with sports field heads
- Trash receptacles and pick-up
- Scoreboard

### 8.4. Adjacencies

- Restrooms
- Concession
- Drinking fountain
- Informal sitting areas
- Picnic area

### 8.5. Transportation and Parking

- 105 stall parking lot
- Drop-off area/turnaround

### 8.6. Expected Users

- Adults, youth
- Soccer leagues
- Soccer/football sports camp participants (4 per year with 25 participants each)
- Tournament play (4 weekend tournaments per season)
- Individual play

### 8.7. Community Special Interest Groups

- Soccer leagues
- CYSA

### 8.8. Expected Periods of Use

- Youth leagues: all day Saturday, Sunday and after school (4-8 PM, Mondays-Fridays)
- Tournament play: Weekends during spring season (March-June) and fall season (August-November)
- Adult leagues: all day Sunday and at night Monday-Friday

### 8.9. Staffing Requirements

- Soccer coordinator
- Field and building maintenance

### 8.10. Management Issues

- Scheduling league play
- Non-scheduled/first-come, first-served hours to be limited
- Night lighting operation (by appointment) for fields and pathways
- Field maintenance
- Field rotation/resting periods
- Leagues to operate concessions

### 8.11. Design/Development Issues

- Lighting: Soccer field lighting will not be used during the Least Tern nesting season.
- Safety: use zone of 10 yards on all sides free of obstructions for each field
- Fencing or other method of stopping balls at the ends of fields
- Building over runway to achieve relatively level playing fields will require: surface ("hogback" or "turtleback") drainage, engineered subdrainage, engineered fill, top soil, and irrigation. It will impact adjacent area grading, with the possible use of berms, retaining walls, or sloped turf between fields and adjoining areas.
- North-south long axis orientation

## 9. Tennis Courts

Alameda has a demand for safe, accessible outdoor tennis facilities available for night-time use. It is anticipated that such facilities would receive year-round use. For instance, the Northern California Tennis Association is headquartered in Alameda, and this facility could serve as its training center.

### 9.1. Activities

- Individual practice and play
- Tennis lessons
- Tournament play
- Spectator viewing
- Changing and storing clothes, showering
- Informal seating (with small tables) for players between games

### 9.2. Space Requirements

- Tennis courts (4) (36'x78') (use zone of 60'x120')
- Locker room, showers, restrooms (will use facilities at the Gymnasium or the Swimming Complex)
- Concession (shared with Swimming Complex)

### 9.3. Infrastructure Requirements

- Hard surface courts: Concrete, clay, or asphalt
- Night lighting (20 foot-candles for recreational play; 30 foot-candles for club play; 50 foot-candles for tournament play)
- Perimeter fencing with wind screen
- Low fencing between courts
- Trash receptacles and pick-up
- Public restrooms (for peak use period and when the surrounding buildings are not in operation)
- Ball machines

### 9.4. Adjacencies

- Restrooms
- Concessions
- Drinking fountain

### 9.5. Transportation and Parking

- 80-stall parking lot within 200'
- 165 and 225 stall parking lots nearby

### 9.6. Expected Users

- Tennis clubs
- Tournament play
- Individual play
- Tennis lesson participants

### 9.7. Community Special Interest Groups

- Tennis Clubs

### 9.8. Expected Periods of Use

- Day-time and evening use with night lighting
- Year-round play

### 9.9. Staffing Requirements

- Court and building maintenance
- Tennis instruction (contract employees)
- Court monitors (could be volunteers)

### 9.10. Management Issues

- Scheduling club play, tournaments, and individual (first-come, first-served) play

- Night lighting operation (by appointment) for fields and pathways
- Special tournament requirements (e.g., portable toilets)

#### 9.11. Design/Development Issues

- Safety: 10-12' between courts
- Wind control
- Lights should be located 12' min. from play lines. Arrangement of poles depends on the type and size of light source.
- Consult U.S. Tennis Association for competition standards for courts
- Grouped together and separated from other activities
- North-south long axis
- Drain side to side (preferred) at 0.8 to 1% (nonporous) or .0003 to .0004% (porous) (high point not allowed at net)

### 10. Swimming Complex

An outdoor swimming complex with a competition-sized pool, a training pool, a wading pool, and grandstand spectator seating would be an opportunity to attract national and regional swimming meets to the proposed Alameda Sports Complex. In addition, such a facility is essential to meet the recreational swimming needs of those who live and work in Alameda. A covered competition pool would provide year-round opportunities for local swim clubs, swimming and other water sports lessons, and recreational swimming.

#### 10.1. Activities

- Swimming meets
- Swim club practice
- Master swimming/workouts
- Recreational (family) swimming
- Lap swimming
- Swimming lessons
- Scuba, kayak, or other water sports lessons
- Water safety lessons
- Fitness training
- Water exercise (e.g., water aerobics) (shallow water activity)
- Children's water play
- Informal areas for use when people are not swimming (generally only 1/3 of swimmers are in the pools at a time)
- Spectator viewing
- Changing and storing clothes, showering

#### 10.2. Space Requirements

- Olympic-sized pools (50 meter and 25 meter) with 8 lanes marked both ways.

- Recreational swimming and practice pool (10 sq ft. of water surface for every wader/non-swimmer and 27 sq. ft. for every swimmer; up to 80% of pool may be shallow water for waders/non-swimmers) (25 meters x 25 yards for short & long course swimming)
- Spray Play for children (with fountains and/or sprays)
- Grassy area near wading pool with sun and shade
- Adequate decking for recreational pool (3:1 or 4:1 ratio between deck and water surface preferred)
- Covered bleachers for spectators at meets (most competitors bring 1-2 spectators each)
- Locker room building with two (2) locker rooms, showers, and restrooms (14000 sf)
- Public restroom building/concession
- Building with offices (for coaches, pool manager, etc.), reception/sign-in, equipment concession, storage (3600 sf)
- Building for pool mechanical equipment (20'x25') (500 sf)

### 10.3. Infrastructure Requirements

- Control station (to monitor access to the pools)
- Perimeter fencing for entire complex
- Perimeter fencing for wading pool
- Pool lifts
- Sanitary sewer connection for restrooms, showers, and pools
- Night lighting (10 foot-candles for recreational swimming; 20 foot-candles for exhibition/competition swimming)
- Lifeguard stations
- Storage (pool equipment, washer/dryer)
- Irrigation for grass area
- Counter for equipment/towel rental
- Office furniture (including filing cabinets)
- A/V equipment (TV/DVD)
- Spinal equipment (coy board)
- Pace clocks (2)
- Handheld megaphone
- Cash register
- Operating supplies (pool chemicals, maintenance and bathroom supplies, books and certificates, rescue and training equipment, office supplies, first aid supplies, staff uniforms, program supplies such as kickboards and learn-to-swim toys)
- Trash receptacles and pick-up

### 10.4. Adjacencies

- Restrooms



### 10.5. *Transportation and Parking*

- 225-stall parking lot
- Adjacent to ferry terminal and transit stops

### 10.6. *Expected Users*

- Participants in national championship meets (average of more than 800 competitors)
- Participants in regional championships meets (average of 250 club participants)
- Participants in senior championship meets (100-150 competitors)
- Long and short course competitors (2500)
- Recreational/family swimmers (residents and employees at surrounding businesses) (school year: 150/week; summer: 700/week)
- Lap swimmers (300/week)
- Learn to swim class participants (school year: 25/session; summer: 150/session)
- Masters Swim Team (107)
- Water Polo
- School district programs (30 hours/week)
- Scuba lesson participants (40)
- Water exercise participants (240)
- U.S. Swim Team (100)
- Water safety classes (10 students per each Water Safety Instructor, Lifeguard Instructor, Emergency Water Safety for coaches, First Aid, Water Safety Instructor Aide class; 20 students per each CPR and Junior Lifeguard class; and 30 students for each Lifeguard Training class)

### 10.7. *Community Special Interest Groups*

- Swim clubs
- United States Swimming teams
- Non-sponsored, independent teams
- School district programs (learn to swim)
- Competitive high school swimming programs (50 meter pool only)
- U.S. Masters Swim Team
- Scuba companies
- Junior Lifeguard program
- College of Alameda (programs for people with disabilities)

### 10.8. *Expected Periods of Use*

- Public swim (7AM-3PM)
- Early mornings (5-7 AM) weekdays
- Weekday afternoons (3-7:30 PM)
- Weekday evenings (until 10 PM)
- Tournament season for short & long course (weekends September-May)
- Weekend informal swimming and competition practice

### 10.9. Staffing Requirements

- Recreation coordinator
- Lifeguards
- Aquatics manager and staff
- Swim instructors
- Masters coach
- Pool and building maintenance
- Cashiers

### 10.10. Management Issues

- Scheduling
- Rental activities and special events
- Multiple program use
- Night lighting operation for pool area and pathways

### 10.11. Design/Development Issues

- Local health and fire codes:
  - California Health and Safety Code and Title 22
  - Article 80 (California)—Uniform Fire Code
  - AB2185—California Hazardous Material Release Program
  - SARA Title III (Federal)—Hazardous Material Reporting System
  - RMP OSHA (Federal)—Risk Management Plan required for sites with 1500 lbs. or more of chlorine gas on site
  - OSHA HCS (Federal)—Hazardous Communication Standards
- Safety: perimeter fencing
- Security at entry/exit area
- Accessibility: swimming pool lift, entry ramps, handrails
- Wind control
- Vehicle access to pool and mechanical room
- Deck size between different pool functions
- Safe, secure, and clean entry points to the pools

## 11. Existing Skate Park (to remain)

## 12. Volleyball

### 12.1. Activities

- Indoor volleyball (see Gymnasium)
- Sand volleyball
- Spectator viewing

### 12.2. Space Requirements

- Sand volleyball courts (3) (30'x60') (50'x80' use zone)

### **12.3. Infrastructure Requirements**

- Drainage (1" per 10')
- Sand surfacing
- Posts and nets
- Rope court perimeter markers
- Spectator seating
- Night lighting (10-20 foot-candles)
- Trash receptacles and pick up

### **12.4. Adjacencies**

- Drinking fountain

### **12.5. Transportation and Parking**

- 80-stall parking lot

### **12.6. Expected Users**

- Teams and leagues
- Individual teams

### **12.7. Expected Periods of Use**

- Day-time use
- Possible evening use with night lighting

### **12.8. Staffing Requirements**

- Maintenance only

### **12.9. Management Issues**

- Scheduling use
- Night lighting operation (by appointment) for courts and pathways

### **12.10. Design/Development Issues**

- Wind control

## **13. Play Areas**

Play areas may serve as destination attractions or as ancillary areas for younger children while other family members are participating in other sports or recreation activities.

### 13.1. *Activities*

- Infants, toddlers, and children's play (ages up to 10 years old)

### 13.2. *Space Requirements*

- Soccer Complex play area (15000 sf)
- Central play area (38000 sf)
- 100-150 sq. ft. per child

### 13.3. *Infrastructure Requirements*

- Water source
- Night lighting (when required) (5 foot-candles)
- Subsurface drainage

### 13.4. *Adjacencies*

- Sports activities areas
- Restrooms
- Unscheduled turf area
- Drinking fountain
- Trash receptacles and pick up

### 13.5. *Transportation and Parking*

- Provide good buffer between parking/roadways and play areas

### 13.6. *Expected Users*

- Children
- Families and caregivers

### 13.7. *Expected Periods of Use*

- Day-time and afterschool hours
- During games in which other family members or caregivers are involved
- Vacation periods

### 13.8. *Staffing Requirements*

- Maintenance
- Summer playground program

### 13.9. *Management Issues*

- Play value
- Programming potential
- Play leadership
- Safety

- Risk management
- Accessibility
- Integration
- Management

#### 13.10. *Design/Development Issues*

- Accessibility
- Good sight lines and security
- Shade
- Age-appropriateness
- Play setting concept

### **14. Picnic Areas**

Picnic areas should be provided for both informal use and group rental. Facilities should be able to accommodate large and small groups.

#### 14.1. *Activities*

- Group picnicking: leagues, local organizations, companies, clubs, tournament
- Individual and family picnics
- Eating areas for Shoreline Trail users

#### 14.2. *Space Requirements*

- Softball: Group (18500 sf), informal (62500 sf)
- Central area

#### 14.3. *Infrastructure Requirements*

- Water source for drinking and wash-up
- Night lighting (when required)
- Tables
- Restrooms
- Drinking fountain
- Trash receptacles and pick up

#### 14.4. *Adjacencies*

- Parking/drives: ability to drive a vehicle up to a group picnic area to deliver supplies

#### 14.5. *Transportation and Parking*

- Parking lots nearby

#### 14.6. *Expected Users*

- Groups up to 400
- Individuals and families (10-15 units)

#### 14.7. *Community Special Interest Groups*

- Community-wide rental
- Companies for rental

#### 14.8. *Expected Periods of Use*

- Day-time and evening

#### 14.9. *Staffing Requirements*

- Maintenance

#### 14.10. *Management Issues*

- Scheduling group area reservations

#### 14.11. *Design/Development Issues*

- Shade
- Visible to other use areas
- Wind control
- Not located directly adjacent to a main roadway

### **15. *Circulation***

Beginning near the Ferry Dock, a series of tree-shaded accessible walkways will connect each of the activity areas to each other along a central spine, which is punctuated by small plazas and a central green/multi-use lawn area. Auxiliary pathways will connect the activity areas to their associated buildings and parking areas as well as to the Shoreline Trail and surrounding streets.

#### 15.1. *Roadways*

- Consider a user-operated traffic signal and special paving at the intersection of the main road and the road separating the soccer and ball fields.

#### 15.2. *Maintenance*

- Engineer major park pathways to accommodate maintenance vehicles and functions.

#### 15.3. *Drop-off/Pick-up*

- Include adequate provision for picking up and dropping off park users at each

parking area and site entrance for vehicles.

#### 15.4. *Bus shelters*

- Locate conveniently near the Gymnasium and major site entry.

#### 15.5. *Parking areas*

- Configure parking stalls at a 90 degree angle with adjacent pathways to easily access the site.
- Include one (1) designated accessible space for people with disabilities for every 25 parking spaces.
- Provide no less than one (1) van accessible space. At least one (1) out of every eight (8) designated accessible spaces must be van accessible.

#### 15.6. *Lighting*

- Park pathways: 10-15' high with incandescent, mercury vapor, metal halide, or high-pressure sodium (0.5 foot-candles) and/or low-level path lights
- Parking areas: 20-50' high with mercury vapor, metal halide or high-pressure sodium lamps (1.0 foot-candles)
- Roadways: 20-50' high with mercury vapor, metal halide or high-pressure sodium lamps (1.2 foot-candles)

### **16. *Trees, Vegetation, and Landscape Elements***

A well planned planting program will provide many benefits to users of the proposed Sports Complex.

Trees and other landscape elements will contribute to noise abatement, provide shade, and enhance the aesthetic quality of the site. In so doing, trees will also improve the recreational pleasure, mental health, and physical comfort of visitors to the Complex. Trees provide additional benefits to the environment by providing wildlife habitat, reducing particulate and gaseous pollutants in the air, and controlling runoff from storms and watering. Finally, the citizens of Alameda will provide an important bequest to future generations by providing a well-landscaped and enjoyable environment.

The following are guidelines for plant selection.

- Select plants that are appropriate to the bayside climate.
- Use planting to define site perimeters and reinforce the importance of the central promenade.
- Use planting to provide visual screening and a sense of enclosure for individual sports areas.
- Provide windscreen protection through the use of appropriate planting.
- Select plants that will provide high levels of visual and sensory enjoyment and that provide relief from the built urban environment.
- Consider the U.S. Fish and Wildlife Service Management Plan.