
REEDLEY SPORTS PARK

MASTER PLAN



rhaa



REEDLEY SPORTS PARK - REEDLEY, CALIFORNIA



REEDLEY SPORTS PARK MASTER PLAN REPORT

CITY OF REEDLEY, CALIFORNIA
COMMUNITY SERVICES
100 NORTH EAST STREET
REEDLEY, CA 93654

PREPARED BY: **ROYSTON HANAMOTO ALLEY & ABEY**

February 2016

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A horizontal rectangular photograph showing a close-up of vibrant green grass blades, slightly out of focus, with sunlight filtering through them.

INTRODUCTION



PROJECT LOCATION





PROJECT INTRODUCTION

Located in the San Joaquin Valley of California, the Reedley Sports Park when completed is envisioned as a state-of-the-art regional recreation facility that will serve the community of Reedley and the surrounding area. When completed, the 50-acre complex will include both active and passive recreation amenities for all ages including sports fields, open green space, playgrounds, sport courts, trails and group picnic areas capable of accommodating large regional events. Completed in 2009, phase one construction included a large ball field complex with soccer and baseball overlays, a group picnic area, playground restroom with concession and parking. This master plan update of 2015 reflects that phase of construction and also the changing needs of the community. One major change impacting community recreation needs was the construction of a new swim complex at Reedley High School. This proposed park will provide significant public open space for this rapidly growing area of Fresno County.

The life cycle cost of materials, project budget, aesthetic character and long-term environmental effects should be thoroughly discussed and weighed as the park design progresses. These considerations should be the guiding principles for all phases of the design process. All design decisions ranging from architectural character to site furnishings, should be made with an understanding of how they fit into the overall design scheme. The ultimate goal in following these design principals is to provide the park visitor with a relaxing and enjoyable experience. The sports park will be a place reflecting community pride, involvement, and strength.

PURPOSE

The following master plan study, in conjunction with the master plan drawings are intended to be used as a guide for the planning and development of the new park facility. Since it is envisioned that the Reedley Sports Park will be designed and built in phases over time, this report is intended to provide a common foundation and vision throughout the process. It is critical that each park phase is well planned, designed, and allotted a sufficient construction budget so that the end result is a cohesive and unified design. The master plan should allow for flexibility as circumstances and situations change, while still remaining consistent in the process and project vocabulary. This is also to provide a long range comprehensive program that responds and addresses current community needs and anticipates the inevitable changes that will result from growth of the community.







EXISTING CONDITIONS



SITE DESCRIPTION

The 50 acre site is located in East Reedley, an area mostly within the city of Reedley Community Development Block Grant boundary. It is bounded to the north by an arterial street, Dinuba Avenue, to the east and south by an irrigation creek and to the west by private lot 68. Phase one development is on Dinuba Avenue in the Northwest corner of the site. In addition to the recreation facilities built in 2009, a water tower and related pumping facilities have been built on the site in the last six years. Most of the site remains as open fields with approximately 40 +/- cedar trees along the creek. City services and utilities are located along Dinuba Avenue. The closest residential community is also located along Dinuba Avenue at the intersection of Zumwalt Avenue.



Playground and Restroom



Phase One Ball field Complex



Detention Basin Looking South



Looking South along Northeast boundary (C)



Water Tower



Piping near Future Ball Field Complex





PLANNING PROCESS



PROJECT GOALS & OBJECTIVES

The Reedley Sports Park Project began through a series of public meetings and workshops in 2007. From this process, a preliminary design was created and a request for proposals was sent out for potential designers to create a master plan for the park. Royston Hanamoto Alley & Abey (RHAA) was selected as prime landscape architects and leaders of a diverse and qualified design team. Upon award of the project, RHAA set out to gather information and create a preliminary master plan for review and comment by city officials and residents. The following specific objectives generated the Master Plan for the Reedley Sports Park.

Development Goals

1. Address current community needs for active recreation facilities and anticipate the growth of such needs.
2. Provide imaginative play areas for both school age and toddlers.
3. Develop areas for both active and passive use.
4. Create a functional and safe family environment.
5. Establish strong park identity.
6. Provide flexible areas for unstructured group gatherings.
7. Create spatial topographic berms in the park for increased visual interest.
8. Create microclimates with emphasis on sun, heat and wind protection
9. Identify and evaluate alternate configurations to create a coherent park layout that balances recreation needs, site circulation, connections to roads and trails, responsible water use and run-off management, as well as park visitor experience.
10. Consider comprehensive long range planning that builds upon existing facilities, assets and amenities.
11. Utilize the existing creek and trees as a natural space integrated into the park and the city's trail and greenway system.
12. Provide for a universally accessible park, including play systems and site circulation.

Other Considerations:

1. Address pedestrian circulation needs
2. Address identity and way finding signage
3. Parking and automotive circulation needs
4. Environmental impacts and storm drain treatment
5. Sustainable design



Public Presentation 2007



Public Review & Input Process 2007



2105 MASTER PLAN UPDATE

In 2015, the City recognized a need to update the original master plan due to changes in recreation desires for the community. The City and the consulting team developed a three part outreach strategy to revise the master plan: an on-line survey, a series of public workshops, and commission and council meetings for additional input.

The survey, posted on the City website, posed three questions:

- 1) types of recreation activities users do
- 2) facilities they would like to see added to the Reedley Sports Park
- 3) willingness to support a property tax assessment or sales tax measure to build new facilities.

231 responses were received to the survey. Facilities desired that received over 125 votes included playgrounds, large group picnic areas, trails and picnic tables. Amenities receiving between 100 to 125 votes were water play/splash pad, soccer, baseball and softball. Activities also receiving significant votes include basketball, tennis and dog parks.

The first workshop, held on February 26th, had attendees to vote on their preferred facilities for the park and then, in table groups, to locate those facilities within the park. Elements receiving over 20 votes include:

Soccer Fields	140
Splash Pad/ Water Play	54
Community Garden	49
Dog Park	43
Trails	43
Outdoor Exercise Equipment	35
Basketball Courts	33
Tennis Courts	23
Playground	23
Group Picnic Shelters	21

For the second part of the workshop, participants worked in groups of 4 to 8 at tables, locating the preferred elements on the park site. Each table was given cut-outs of the larger elements (soccer fields, baseball and softball fields), an aerial of the park, markers, scissors and tape to create their own plans. After half an hour of working together, each team selected a spokesperson to present their plans. In addition, each stated their table's number one priority.



Voting on Preferred Elements February Workshop 2015



Design of Preferred Element Locations February Workshop 2015



At Workshop 2, held on March 26, 2015, the consulting team prepared two alternatives based on the plans prepared by participants at Workshop 1. Table groups then discussed each alternative and presented their preferences.

The consulting team, with participation from City staff, took the input received at Workshop 2 and developed a draft plan which was presented at the Parks and Recreation Committee meeting on April 23, 2015. Comments from that meeting led to a second Draft Plan that was presented to the Reedley City Council on August 11, 2015.



Workshop 2 2015 Discussion of Plans



Presentation of Preferences



PARK ELEMENTS



PARK IDENTITY & WAY FINDING

Signage and way finding elements will be important in the effort to create a cohesive park experience. These elements could be: banners, gateway monuments, embedded plaques, field signage, interpretive signage, custom identity features, interpretive markers, park maps, decorative paving patterns, and custom details. These site elements will help park visitors to navigate throughout the park and add definition to specific places. Phase One included an entry sign that began to establish a signage system for the park.



Entry Sign



Educational Signage

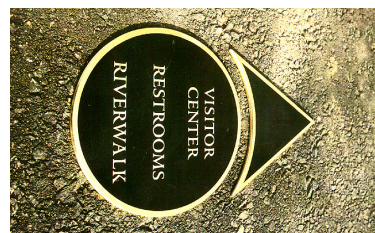


Park Signage



Custom Identity Feature

There are also opportunities to incorporate educational and historical information. Concrete impressions could make reference to points of interest while directional markers could point to significant civic and recreational opportunities. Signage should also tie into any existing citywide signage programs such as regional trails.



Example of directional signage



SITE CIRCULATION

A well designed network of pedestrian paths that connect the various destinations and points of interest within the park is an important component of the park structure. The overall path network shall be designed in such a way as to provide a large perimeter circuit with smaller interior loops that connect the park elements. To foster a pastoral experience for the park visitor, pedestrian paths shall gently meander and be accentuated with berms and planting. Earth forms shall be kept low, under 3 feet high in areas where sight lines are required for safety. Paths will be laid out with varying circuit lengths to encourage physical activity for visitors with varying mobility levels.



Perimeter path loop.

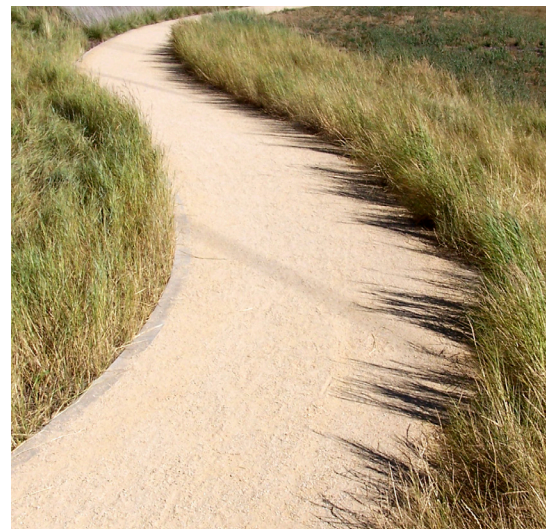


Bike & walking trail along existing creek edge.

Typical path width shall be 8 feet and constructed of concrete or asphalt. Other materials such as decomposed granite or pavers can be used as approved by the City of Reedley. In situations where service or emergency vehicle access is needed, paths may be widened as required by local emergency services and reinforced or thickened to bear vehicle loads. Pedestrian paths shall include seating areas, benches, trash receptacles and lighting as required for site security. Mile markers will be placed along the perimeter walk to denote distance for runners and walkers.



Site circulation connecting park elements.



Decomposed granite paving material



PARK LIGHTING

The Reedley Sports Park will contain street, path, sports field, and building lighting. Lighting expands the usable hours of park facilities, especially the sports fields, and makes the park a safe place during the evening hours. The use of various levels of lighting from up-lights, bollard lights, pole mounted and sports field lights will help to achieve a well lit park and one that will also help to prevent vandalism and inappropriate activity. The lighting that will be chosen will be durable, efficient and affordable. It will function as an additional architectural detail adding to the park's identity.



Sports field lighting



Example of expanded usable park hours

Only areas that are intended for night-time use will be fully lit. Minimal security lighting will be installed throughout the park in areas that are not intended for night-time use and will help local law enforcement to secure the park.



Post mounted fixture

Sports field lighting will be a major park amenity. It will allow the community to use the facility in the evening when summer day-time temperatures are high and will also attract regional sports events. Light pollution from off-field spill light should be minimized and light on the playing surface should be maximized. An efficient lighting system will be used with a minimum number of fixtures taking into account optimum aiming angles, lamp design, light output and energy needs. The sports field lighting will be operated by a flexible, automated scheduling system.



Sports field lighting



BASEBALL FIELD COMPLEX

The design features four fields around the water tower suitable for little league, T-ball, and softball with overlays of two fields suitable for Babe Ruth baseball. The softball diamonds are arranged in a cloverleaf formation to maximize space and organization. In addition there are baseball overlays on the existing ballfields and on the soccer field in the southeast corner of the park. Tree plantings, landscape mounds and circulation paths are contained within the linear spaces between the fields and reinforce the strong axial character and connect to the overall site circulation pattern of the park. These linear entrances provide a memorable entrance into the ball field complex and accommodate service and emergency vehicles.



Baseball backstop with bleachers.



Baseball backstop and infield

A restroom/concession building marks the center of the cloverleaf, a natural gathering spot and point of attention. The cloverleaf fields would have softball fields with foul lines of 250 feet and baseball fields with 300 foot foul lines. All ball fields at the cloverleaf would contain fully fenced backstops and dugouts, scorekeepers enclosure and perimeter fencing with gates that could be locked at night for security. Each ball field would also contain foul poles, scoreboards, permanent and temporary bleachers. In order to provide maximum use, particularly during the hot summer months, all fields will have lighting. The field layout works with the existing utility pads in the area. The Softball field overlay in the *South Soccer Fields Phase* will contain a minimum of foul poles, temporary bleachers, and a backstop.



Baseball cloverleaf complex



SOCCER FIELDS, BASKETBALL, TENNIS & VOLLEYBALL COURTS

Recreational facilities will be the primary element in the Reedley Sports Park and will provide many options for sports and play activities. It has been recognized that the City of Reedley is currently going through an increase in growth which has placed a heavy demand on recreational resources. The participation in youth soccer, baseball, and football have all increased dramatically in the past few years.



Heavy duty portable soccer goal.



Soccer fields with maintained irrigated turf

Multi-use sports fields have been built in the northwest corner of the park during Phase 1. The site accommodates up to three soccer fields measuring 150 feet by 200 feet. The open space in the future proposed *North Soccer Field* and *South Soccer Field* Phases has been designed to accommodate a variety of field types and sizes. Three NCAA soccer fields are proposed with four youth field overlays, and a softball field overlay. Site amenities would include heavy-duty portable soccer goals, baseball backstops, and field lighting. A turf berm located parallel to Dinuba Avenue will define the northern edge of the multi-use field and provide seating for sporting and community events.



Basketball court

In addition to soccer and baseball, four full size basketball courts, three tennis courts, and six sand volleyball courts are proposed for the park. The sport courts are grouped in the northeast corner of the park with additional volleyball adjacent to the large group picnic area in the southeast corner. Amenities nearby would include seating, trash receptacles, drinking fountains, security lighting and a restroom. The courts will be located within a reasonable distance from available parking and would be enclosed by tree planting and berms. Courts would be lit for night use.



Tennis courts



Sand volleyball courts



PICNIC AREAS-SMALL & MEDIUM

Three types of picnic areas; individual, small group, and large gathering, are planned for the park. These will accommodate a variety of functions and events. All picnic areas must be ADA accessible and contain accessible picnic tables. Informal or small picnic areas will be sized for groups of four to ten people, while medium picnic areas will serve groups of eleven to fifty.



Grouped small shaded picnic areas.

The small informal picnic areas will be composed of single tables arranged in such a way that a single group can use several tables or each table could serve as a separate group. Berms and trees would enclose these small spaces creating a more intimate gathering area. Decomposed granite or other accessible, permeable paving materials could be used in lieu of concrete as long as the surface is accessible. Small shade structures and single barbecue grills could be installed in some of the picnic areas while trash receptacles would be located in all.



Phase one medium picnic area



Small shaded picnic area.

The medium picnic areas would be defined by a shade structure. The shade structures would be able to provide shade for larger gatherings. The character and design of this structure should remain consistent with the overall park architecture. An arbor or trellis could be used in lieu of prefabricated metal structures. The paving in the medium picnic areas should be concrete or asphalt for easy clean up, maintenance, and accessibility. A large group barbecue grill or individual grills should be incorporated into this area. Additional site furniture can include tables, benches, drinking fountains, jug fillers, washing area and trash receptacles. Turf areas and planted landforms should also be incorporated into these areas to define the space and create a comfortable experience for the park visitor. The scale of the medium picnic area should be designed to accommodate large gatherings such as family reunions, church groups, or club gatherings. Medium picnic areas should be located within reasonable distance from a parking lot to allow for the easy carrying of picnic supplies.



Small picnic area with barbecue



PICNIC AREAS-LARGE

The large group picnic area is a focal point and destination for the park and its activities. It would be shaded by a large structure intended to serve community functions and gatherings of 100 or more people. The shade structure that defines this area should be highly visible and of a unique architectural character that defines and gives identity to the park.



A large built-in group barbecue grill will be incorporated into this area. Site furniture for this area includes tables, benches, drinking fountains, jug fillers, a washout area and trash receptacles. The character of this area should be reinforced with tree plantings and landscaped berms. Parking will be located nearby and the area will be easily accessible by pedestrians and service vehicles by an access drive.

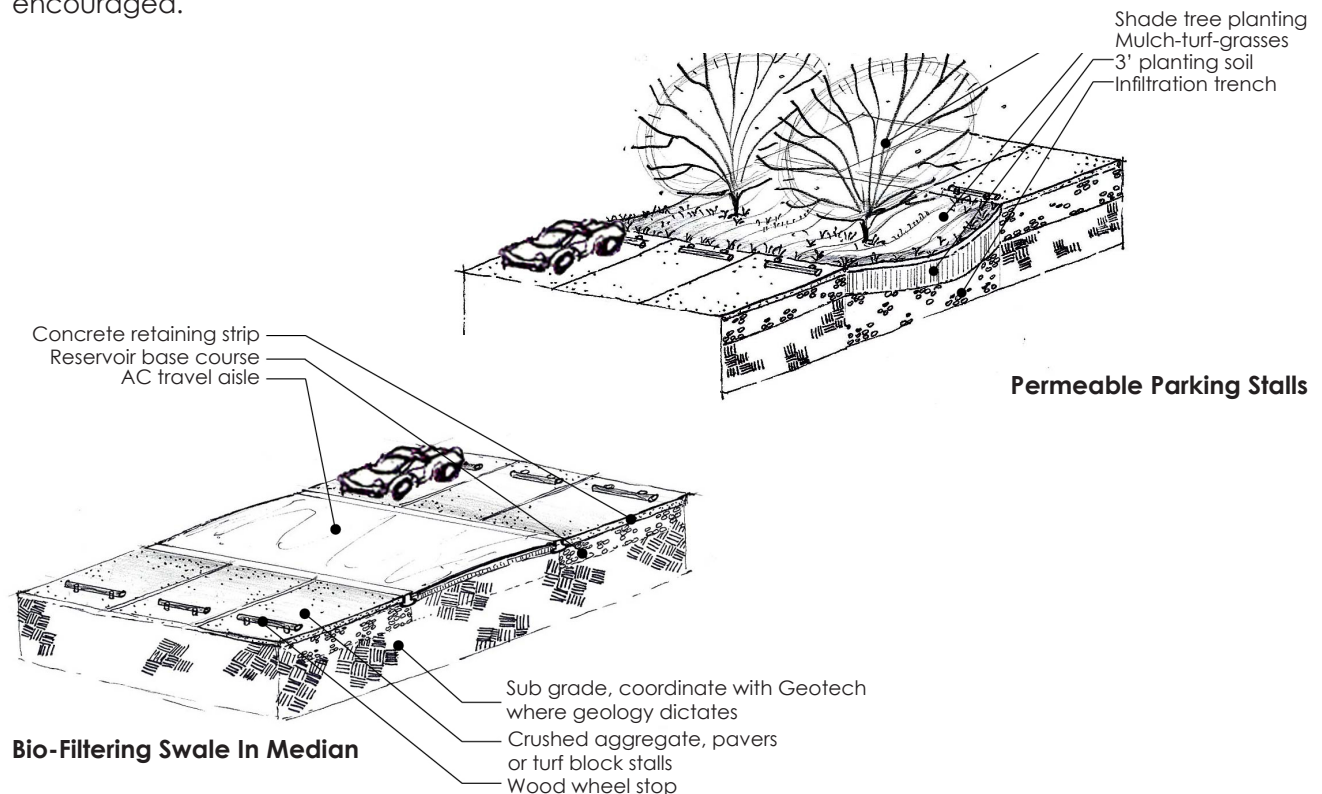


PARKING

The Updated Master plan includes 798 parking stalls, the number required for the proposed facilities based on parking standards. Parking lot design will incorporate the use of widened vegetative bioswales and filter strips in the median areas and islands. These design elements will serve to manage storm water runoff from parking areas, increase permeability, and reduce the potential "heat island" effect that may occur on site in the summer months. The bioswale will not be designed to hold water for an extended period of time, but rather will be designed with a gentle slope to allow runoff to be filtered by vegetation planted on the sides and bottom of the swale. Use of curb detailing and porous paving materials, such as pavers and porous concrete, throughout the park are encouraged to increase permeability and reduce runoff. Wherever possible the decrease in impervious surfaces is highly encouraged.



Vegetated Grass swale



Bio-Filtering Swale In Median



Tree canopy over parking lot

Tree Canopy: Parking areas will communicate a strong aesthetic character by maximizing tree canopy and appropriately weaving it within the overall park design and layout. Shade trees in parking lots help reduce the heat-island effect by reducing air temperatures and evaporative emissions from parked cars. It is the City's goal to have a 50 percent tree canopy coverage over parking lots within ten years of tree development.



PARKING

The parking capacity at 798 stalls at build out has been calculated to accommodate multiple functions or large recreational events. The parking areas are distributed throughout the site to provide convenient access to all use areas. Parking lots will conform to all applicable State and Federal universal access regulations.

Adult Soccer:

Typical team assumes an average of 16 players

- One car per team member / two teams = 32 cars
 - Allow for three officials = 3 cars
 - Allow for coaches = 4 cars
 - Allow for fans = 14 cars
 - Overlap with following teams = 32 cars
- Total : 85 parking spaces per field*

Youth Soccer:

Typical team assumes an average of 16 players

- Assume 80% carpooling / two teams = 26 cars
 - Allow for three officials = 3 cars
 - Allow for coaches = 4 cars
 - Allow for fans = 14 cars
 - Overlap with following teams = 26 cars
- Total : 73 parking spaces per field*

Softball:

- Typical team assumes an average of 12 players
 - Assume 80% carpooling / two teams = 20 cars
 - Allow for two officials = 3 cars
 - Allow for coaches = 4 cars
 - Allow for fans = 14 cars
 - Overlap with following teams = 20 cars
- Total : 61 parking spaces per field*

Group Picnic:

- 20 people (five picnic tables)
 - Assume 50% carpooling = 10 cars
- Total : 10 parking spaces per group picnic area*

Community Picnic Event:

- Assume 200 people
 - Assume 50% carpooling = 100 cars
- Total : 100 parking spaces for large group event*

Note: These numbers are approximate and are based on average play. Spectator attendance and the overlap of multiple field us at the same time greatly effects the percentage of available parking spaces. Scheduling games and park events accordingly can greatly increase parking availability. During times of high use, such as regional sports events, overflow parking will be made available at adjacent neighborhoods which will be coordinated by the City and event organizers.



Vegetated Grass swale



Gravel stalls and asphalt drive



ADA ramp and planted medians



Wood wheel stop and gravel stalls



PLAY AREAS

The Reedley Sports Park includes a variety of playgrounds to serve all age groups and will provide opportunities for social interaction between children. Six key opportunities that should be provided in play areas are: motor skill development, decision making, learning, dramatic play, social development, and fun.

All play areas and play equipment will be in compliance with all applicable Federal, State, and local accessibility guidelines and safety codes. This includes requirements for Access-To-All criteria under the Americans with Disabilities Act (ADA), the United States Consumer Product Safety Commission (CPSC), and ASTM F1487.



Phase one playground



Creative play elements & sand play

All play areas are intended to have an imaginative theme that adds to the character, identity, and play experience that allows children to interact with the environment. Play structures will be divided into two categories of tot play and school age play and will be designed to provide opportunities for a variety of play types. It is intended that traditional post and platform structures would be used along with non-traditional post and cable structures and adventure playgrounds to create a variety of play experiences. Custom play equipment integrated with prefabricated structures is encouraged along with opportunities for muscle and motor-skill development. Separate areas should be provided for tot and school age play.



Tot areas



Traditional post & platform structure with imaginative themes.



PLAY AREAS

To minimize maintenance and maximize accessibility the primary play surfacing material will be resilient matting. A mix of engineered wood fiber and resilient matting can be used to reduce costs. Sand play can be used as a creative play feature, but it should be noted that sand is not considered an accessible surface, therefore a transfer station must be provided for access.



Custom made tot climbing structure

Play areas will contain a small central gathering space that will include a shade structure, shade trees, benches, picnic tables, trash receptacles and a drinking fountain. Play areas shall be designed with maintenance, durability and safety in mind.

Children prefer a sense of enclosure and security therefore landscape berms will be used to encompass the play areas and trees will be planted to provide shade.



Lighting, shade structure & table, drinking fountain, trash receptacle in central play area gathering space.



Tree plantings in play areas provide shade



Custom hay bales on resilient matting maze



Smaller traditional play structure with resilient matting



SPLASH PAD WATER FEATURE

Splash pads are fun and unique interactive water play features which provide relief from summer heat. These “zero depth” water features, eliminate the need for lifeguard supervision and reduce the risk of drowning. Splash pads are run on a timing system that the user activates by pressing an activation bollard. The feature can either be a drain away, in which the used water is connected to the sanitary sewer, or a treated recirculating system. A drain away system is recommended for small or medium sized features while a recirculating system should be considered for large water features.



Small concrete water feature



Resilient matting splash pad

Drain away systems are largely maintenance free while the recirculating systems are more expensive and require periodic maintenance. A textured non-slip concrete or resilient matting surface should be used. In ground sprays are recommended over large interactive structures due to maintenance and vandalism. Careful attention should be given to water usage and water quality. Custom play elements that spark imaginative play are encouraged.

An in-ground utility vault holds the pump equipment and valves. It is highly recommended that the electrical controller be located in a restroom building for protection.



In-ground utility vault



Resilient matting splash pad with custom play feature



FORMAL TRELLIS

The formal trellis space is organized in a circular form around a planter that opens up into an informal green space. This leisurely, non programmed space, is intended to serve people who are seeking a quiet intimate refuge in the park.

The circular planter located in the center of the space would contain flowering trees and shrubs that would be more formally organized. Plants could be periodically changed where local residents and organizations could take a small ownership in planting their favorite flowers.



Circular trellis with seating



Circular paved space with central planter

Small picnic tables, benches and drinking fountains would accommodate this space for groups of up to 20 people.

The trellis would be intimately tucked into the landscape by berms and large shade tree plantings. It would open up to an informal green space formed by berms and scattered trees dotting the landscape.



Connection and view to open green space



SITE FURNISHINGS

In addition to park lighting another element of the park's site furnishings would include, but not be limited to: benches, trash receptacles, tree grates, barbecue grills, bike racks, fencing, and drinking fountains. Site furnishings should reflect the identity of the park and all the elements should share similar style, color and finishes. Site furnishings should be durable and visually appealing park features. Benches with backs are preferred, but should have the option of a center arm rest to discourage skateboard damage. Trash receptacles should be surface mounted and arranged with benches and drinking fountains. Bike racks should also reflect architectural style, while also being functional. Embedment mounting is preferred for features such as bike racks and benches.



Bench, trash receptacle, and bike rack grouped together



Bike Rack



Dog bag dispenser



Trash receptacle



Concrete picnic table



Drinking fountain



Barbecue grill

Tree grates should be ADA compliant. There are opportunities to customize grates, benches and receptacles with the city logo or park icon. The icon could also be incorporated into any signage within the park. Other site furnishings would include possible exercise stations, dog waste bag dispensers and information kiosks.



RESTROOMS

Restroom buildings will be located throughout the park to accommodate the multi-use sports fields and play areas. Restroom buildings may be pre-fabricated or site built. Restrooms will include women's and men's restrooms, storage room and a utility/electrical room. The construction and material selection for the building should take into account durability, vandalism, and ease of maintenance. Each room shall contain at least one floor drain. The architectural character of the building should consider the architectural tone of other park structures. All publicly accessible areas of the building shall be compliant with all applicable safety codes and accessibility guidelines.



Phase one restroom



All fixtures, fittings, and furnishings shall be selected to deter vandalism. The women's restroom shall contain at least two accessible toilet stalls and the men's restroom shall contain at least one accessible toilet stall and one accessible urinal. Each restroom shall contain one stainless steel lavatory counter-top with an accessible sink. Vandal resistant fasteners will be used to secure the fixtures to the concrete block walls and lighting is to be operated by time clocks or photo cells. The building would be placed on a concrete slab per soils report and structural engineering calculations.



Maintenance room



Stainless steel sink





CONCESSION BUILDING

A restroom/concession building is to be located in the center of the softball cloverleaf. This building includes a women's restroom, men's restroom, storage room, concession area, and a utility/electrical room. It shall be a minimum of 1,800 square feet and provide at least 500 square feet of lockable storage and an adequately sized electrical room. The construction and material selection for the building should take into account durability, vandalism, and ease of maintenance. Each room shall contain at least one floor drain. The architectural character of the building should consider the architectural heritage of the City of Reedley and other park structures. All publicly accessible areas of the building shall be compliant with all applicable safety codes and accessibility guidelines. All fixtures, fittings, and furnishings shall be selected to deter vandalism.



The utility/electrical room shall be designed to store the electrical sub-panel and the main electrical panels for the sports complex. Sizing of this room should be coordinated with the electrical engineer. This room shall be highly secured to prevent vandalism and theft.

The storage room shall contain the building water heater and stainless steel access panels to the plumbing.

The concession/snack bar room should be designed for food preparation and sale of food items. It shall contain a floor mount mop sink, a hand wash sink, a 3-bay sink, space for an ice making machine, refrigerator, and a roll-up counter top gate with a weatherproof gasket/seal.

The women's restroom shall contain at least two accessible toilet stalls and the men's restroom shall contain at least one accessible toilet stall and one accessible urinal. Each restroom shall contain one stainless steel lavatory counter-top with an accessible sink.





WATER TOWER

An above ground city water tower has been located within the park site. The park design and construction will be coordinated with the construction of the water tower and its necessary utilities. The tower has been strategically located above the concession/restroom building in the center of the cloverleaf complex. With this central placement, the tower will be used as a signature identity element in the park that will tie into the sports park theme. The building has been designed to accommodate the restrooms and concession and with a second level viewing platform. The coordination between the build out of the concession/restroom portion of the building will be critical.



Existing water tower



Future restroom and concession area



DINUBA AVENUE STREET IMPROVEMENTS

Dinuba Avenue street improvements will include new curbs and gutters, landscaping, a meandering concrete sidewalk, and lighting. Existing overhead power lines running along the south side of Dinuba Avenue will be undergrounded by the City of Reedley in approximately two years. Until that time, the power poles will be relocated to the proposed curb alignment during the construction of phase one. There must be coordination with these existing power poles and the proposed park improvements. Also included with the Dinuba Street improvements is the extension of an existing 10-inch water main with fire hydrants, and extension of an existing 15-inch sewer main.



Sanitary sewer improvements

Two-thirds street improvements per City of Reedley Standard Specification ST-2B (106Ft. R/W Arterial) would be implemented. The Dinuba Avenue improvements would be phased accordingly with the construction of the sports park.



Construction of curb and gutter improvements

Existing overhead power lines can be seen in the photo to the right. Also seen in the photo are two existing palm trees. Appropriate traffic control measures must also be implemented to minimize traffic disturbance. During the Dinuba Avenue improvements these two palm trees must be adequately protected from the construction site. These existing mature Canary Island Palms along Dinuba Avenue shall be salvaged and integrated into a park entry feature.



Existing Dinuba Avenue



TRAVER CREEK IMPROVEMENTS

The existing creek channel running along the eastern and southern edge of the park site is a resource that will be incorporated with the park trail system. Currently the creek operates as irrigation water for adjacent orchard plantings. Proposed improvements will include re-grading the creek bank, smoothing out contours, native tree and grass plantings and a meandering trail that runs parallel.

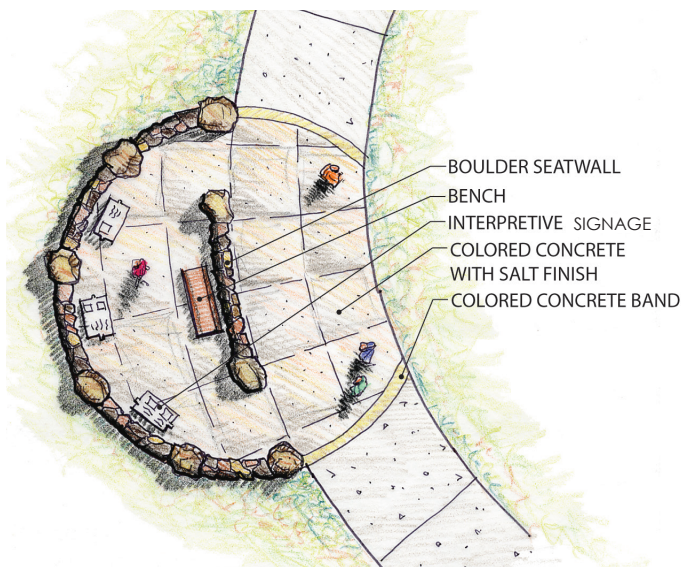


Creek bank restoration and re-vegetation

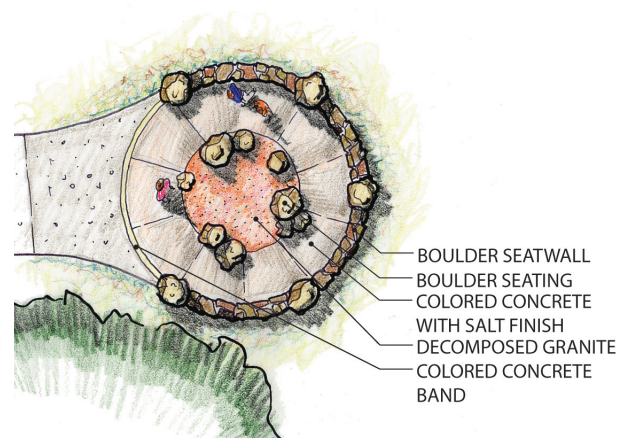


Existing creek conditions

The creek will provide aesthetic beauty, wildlife habitat, passive recreation, and can provide a natural filtration of water. The creek will become a natural greenbelt that is envisioned to expand beyond the park boundaries and connect to regional trail systems. The creek also provides an opportunity for a path side seating, small gathering areas, and interpretive signage. The look of these features would be more natural and rustic blending in with native plantings and a meandering path. Improvements to the creek channel will need to be reviewed by the City of Reedley, Army Corps of Engineers, Alta Irrigation District, City of Dinuba and the Kings Canyon Unified District.



Path side seating and interpretive node



Path side seating circle



GRADING & UTILITIES

The site for the new sports park gently slopes south towards the existing creek. A soils report should be conducted to evaluate the existing soil conditions for horticultural suitability. The soils report is to provide a basis for structural footings, foundations of buildings, concrete flat work, and soil amendment recommendations. Grading and terrain adjustments should blend with the natural contours of the land. With regard to site rough grading, balance of cut and fill should be achieved on site, although it is understood that importation of soil may be required to achieve some finished grades and the desired berm effects. To reduce maintenance, improve site visibility, and reduce the speed of surface water run-off, site slopes should not exceed 4:1.



Existing ponding basin



Site grading

The proposed sports park will require a full range of utilities including electrical, phone, sanitary sewer, storm drainage, domestic water, and Wi-Fi technology. Connections to the City water system and sanitary sewer will be necessary for the restrooms, concession building, aquatic center, irrigation, community center, drinking fountains and any water features. Electrical power will be required to serve the park lighting, irrigation system, aquatic center, community center, and other park structures requiring lighting. Telephone, fiber optic, Wi-Fi and cable service connections shall be provided as required for the various facilities within the park. Such utilities should be coordinated with the City and local utility companies. The irrigation system should be designed for future re-claimed water using the appropriate purple pipe.

Site drainage should be designed to prevent run-off from the park into environmentally sensitive areas. Passive surface drainage strategies should be used wherever possible. Where necessary, underground piping and catch basins for drainage shall be provided to prevent ponding, flooding, and damage to the site elements. Connections to the City storm sewer systems shall be coordinated with the City of Reedley.



Playground Construction



Irrigation mainline installation



WATER STORAGE

On site water storage may be accomplished by underground containment, open dual purpose ponding basin, and/or alternate storage.

The use of underground containment would free up additional park space and would be safer than an open pond, however it would require treatment to minimize degradation of stored water. Long term maintenance of underground storage is a concern that would need to be addressed. The system would be located under a parking lot or ball fields. Stored storm water could be used for irrigation purposes to conserve domestic water.



Storm water storage underground in landscape areas



Storm water storage under parking lots

Bioswales and alternative water quality design standards are encouraged to be used throughout the park.

The ponding basin would be constructed per City of Reedley Standard detail SD-5 and sized by a civil engineer to handle the required storage volume without exceeding an excavation depth of 12 feet. The location and size would be coordinated with future park phases. The basin would be surrounded by a 6 foot high chain link fence and gate with a maximum bank slope of 4:1. Creative and alternative ways to landscape the basin are encouraged. Although not publicly accessible, it should be visually appealing and should not deter from the park experience. A natural non impacted look is recommended with trees, grasses, and gentle topography.



Ponding basin



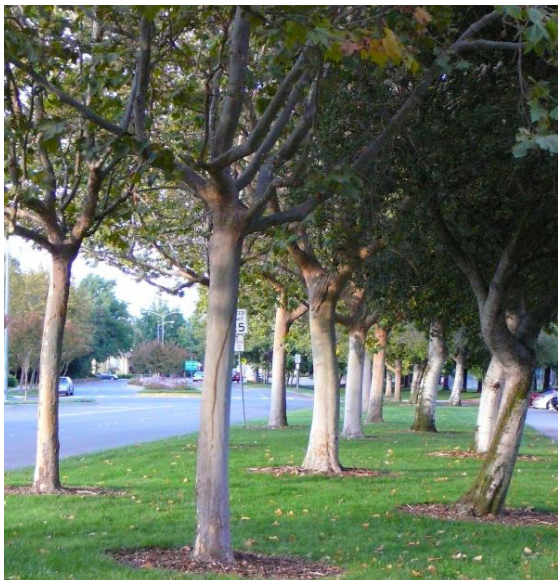
Existing ponding basin



LANDSCAPE PLANTING

The landscape planting will be a major design element for the Reedley Sports Park. The plant selection should take into account the vicinity and microclimate, as well as considerations of maintenance and water use. A continuous canopy of various shade trees, accent shrub plantings and seasonal floral displays, will span the entire park. During the summer, the landscape plantings will allow for use of the park throughout the day providing respite from the heat.

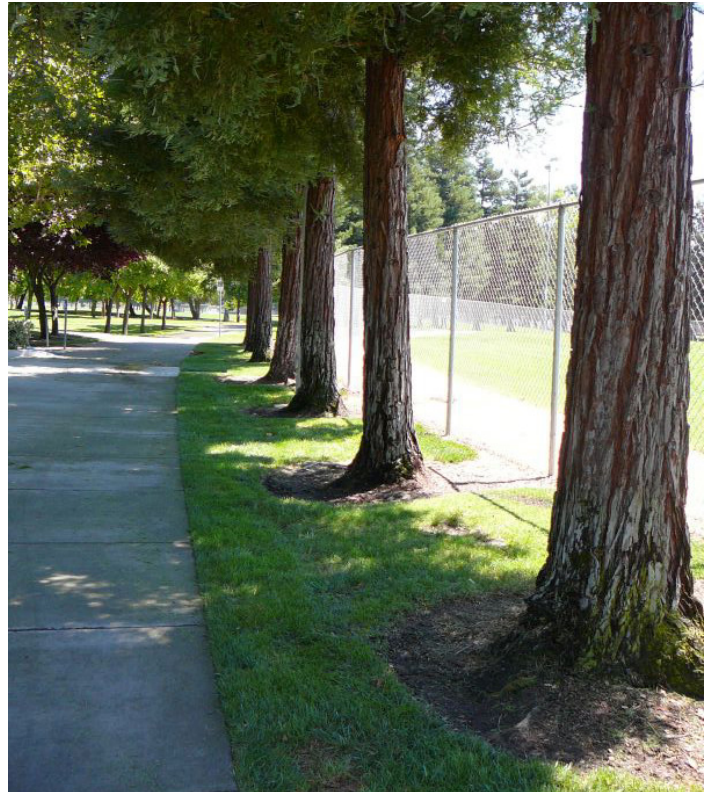
Complimenting the tree plantings will be a mix of native and ornamental shrubs, adding texture, color and foliage on the ground plane. There will also be great opportunity for seasonal plantings with bulbs, annuals and perennials in dedicated planting beds.



Scattered shade trees



Linear tree planting along entrance to ballfields



Redwood planting along baseball backfield fencing

The proposed tree plantings will be chosen for their shade characteristics as well as for their regional hardiness, adaptability and drought tolerance. Large-scale evergreens should be used to provide screening from wind and unwanted views. Large shade trees shall be densely planted in parking areas and along the park roadway to provide shade and reduce pavement temperatures. Large trees, both deciduous and evergreen, will be used in conjunction with mounds and earth forms to emphasize the pastoral character of the park and define special areas such as playgrounds or picnic spots. Smaller scale accent trees that provide spring flowers or fall foliage color shall be used throughout the park to add seasonal interest and define special use areas. In group plantings tree species should be varied to minimize disease transmission from one tree to the next.

Given the extensive planting, it will be essential to use the best possible installation techniques to ensure long-term success. With all plantings the sub-surface will need to be prepared to promote healthy root growth. A soils report shall be conducted to test for soil PH, dissolved salts, soil texture and rate of water infiltration, organic matter, soil boron, and soil micronutrients. The soils report shall recommend appropriate soil amendments and preparation to achieve a healthy plant life.

A wide rectangular image featuring a close-up, slightly blurred view of green grass blades, serving as a background for the title text.

MASTER PLAN RENDERINGS





PHASES & ASSOCIATED COST ANALYSIS





PHASE ONE CONSTRUCTION COMPLETED



IMPROVEMENTS:

- Entry drive and connection to Dinuba Avenue
 - Parking lot (A), 23 spaces
 - Pedestrian paths
 - Irrigation
 - Parking lot lighting
 - Path lighting
 - Sports field lighting
 - Picnic tables, benches, site furniture
 - Medium sized shade structure
 - Drinking Fountains
 - Restroom/concession building
 - Baseball backstops
 - Soccer goals
 - Turf and landscape planting
 - Construction of landscape seating berm
 - Storm drain improvements
 - Sanitary sewer connection
 - Domestic water connection
 - Electrical connections
 - Post & cable fencing
 - Swing gates
- Play Area 1
 - Tot play equipment
 - School age play equipment
 - Play surfacing & base material
 - Shade structure over playground
 - Tree wells
 - Special concrete paving
 - Picnic tables, benches, site furniture
 - Temporary ponding basin

Approximately 7.5 acres



NORTH SOCCER FIELDS

- NCAA SOCCER FIELD
- 2 YOUTH SOCCER FIELD OVERLAYS
- SMALL GROUP PICNIC AREA

Parking Needs

Adult Soccer

- Maximum parking needs: 85 spaces per field

Youth Soccer

- Maximum parking needs: 73 spaces per field

Maximum parking for phase:

- Two youth fields = 146 Parking spaces

Parking installed during phase: 172



C O S T A N A L Y S I S - N O R T H S O C C E R F I E L D P H A S E

Clearing and Grubbing	\$21,000
-Demolition	
-Survey Control & Staking	
-Site Preparation	
Erosion Control	\$47,000
-Environmental SWPP Plan	
Grading & Earthwork	\$180,000
-Site Grading	
-Fine Grading	
-Landscape Berms	
Storm Drain System	\$140,000
-Catch Basins	
-Area Drains	
-RCP Pipe	
-Connections	
Domestic Water System	\$20,000
-Connections	
-PVC Piping/backflow/master valve	
Site Electrical	\$140,000
-Connections	
-Pedestrian path lighting	
-Parking lot lighting	
-Street lighting	
Sports Field Lighting	\$260,000
AC Paving	\$375,000
-Parking lots	
-Drives	
Concrete Walk	\$165,000
-Pedestrian walk	
Entry Sign	\$50,000

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Site Furniture	\$18,000
-Benches	
-Trash receptacles	
-Bike racks	
-BBQ grills	
-Bollards	
-Picnic tables	
-Drinking fountains	
Irrigation System	\$126,000
-Water connection	
-Pump system	
-Central control system	
-Mainline	
-Lateral lines	
-Heads/sprays/drip irrigation	
Planting	\$320,000
-Turf planting	
-24" box trees	
-15 gal trees	
-Shrubs	
-Groundcover	
-Mulch	
-Headerboard	
-Tree wells	
sub total	\$1,862,000
15% contingency	\$279,300
TOTAL	\$2,141,300

Note:

Cost estimates are approximate and based on Jan 2016 values. Estimates are subject to change based on market values.



Parking Needs

Adult Soccer

- Maximum parking needs: 85 spaces per field

Youth Soccer

- Maximum parking needs: 73 spaces per field

Baseball Field

- Maximum parking needs: 61 spaces per field

Maximum parking for phase:

- Two youth fields and one adult soccer field = 231 spaces

Parking installed during phase: 231

SOUTH SOCCER FIELDS

- 2 NCAA SOCCER FIELDS
- 2 YOUTH SOCCER FIELD OVERLAYS
- BASEBALL FIELD OVERLAY
- SMALL GROUP PICNIC AREA





COST ANALYSIS - SOUTH SOCCER FIELDS PHASE

Clearing and Grubbing	\$36,000
-Demolition	
-Survey Control & Staking	
-Site Preparation	
Erosion Control	\$77,000
-Environmental SWPP Plan	
Grading & Earthwork	\$243,000
-Site Grading	
-Fine Grading	
-Landscape Berms	
Storm Drain System	\$350,000
-Catch Basins	
-Area Drains	
-RCP Pipe	
-Connection	
-Trench Drains	
Domestic Water System	\$40,000
-Connection to city service	
-PVC Piping/backflow/master valve	
Site Electrical	\$225,000
-Connection to city service	
-Pedestrian path lighting	
-Parking lot lighting	
-Corporation yard	
-Main transformer	
-Street lighting	
-Security lighting	
Sports Field Lighting	\$332,000
-2 NCAA soccer fields	
-1 Baseball field overlay	
AC Paving	\$240,000
-Parking lots	
-Drives	
Concrete walk	\$169,000
-Pedestrian walk	

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Site Furniture	\$27,000
-Benches	
-Trash receptacles	
-Bike racks	
-BBQ grills	
-Bollards	
-Picnic tables	
-Drinking fountains	
Sports Equipment	\$15,000
-Backstop	
-Soccer goals	
Irrigation System	\$230,000
-Water connection	
-Pump system	
-Central control system	
-Mainline	
-Lateral lines	
-Heads/sprays/drip irrigation	
Planting	\$250,000
-Turf planting	
-24" box trees	
-15 gal trees	
-Shrubs	
-Groundcover	
-Mulch	
-Headerboard	
-Tree wells	
sub total	\$2,234,000
15% contingency	\$335,100
TOTAL	\$2,569,100

Note:

Cost estimates are approximate and based on Jan 2016 values. Estimates are subject to change based on market values.



BASEBALL / SOFTBALL CLOVERLEAF PHASE

- 2 SOFTBALL/BASEBALL FIELDS
- 2 SOFTBALL FIELDS
- 2 SOCCER FIELD OVERLAYS
- LARGE GROUP PICNIC AREA
- RESTROOM AND CONCESSIONS IN EXISTING WATER TOWER

Parking Needs

Baseball/Softball Field

- Maximum parking needs: 61 space per field

Adult Soccer

- Maximum parking needs: 85 spaces per field

Large Group Picnic

- Maximum parking needs 100 spaces for community picnic event

Maximum parking for phase:

- Two baseball fields, two adult soccer fields, and one group picnic = 302 Parking spaces

Parking installed during phase: 273 spaces plus gravel overflow lot



COST ANALYSIS - SOFTBALL CLOVERLEAF PHASE

Clearing and Grubbing	\$52,000
-Demolition	
-Survey Control & Staking	
-Site Preparation	
Erosion Control	\$110,000
-Environmental SWPP Plan	
Grading & Earthwork	\$486,000
-Site Grading	
-Fine Grading	
-Landscape Berms	
Storm Drain System	\$513,000
-Catch Basins	
-Area Drains	
-RCP Pipe	
-Connection to city service	
-Trench Drains	
Sanitary Sewer System	\$185,000
-Manholes	
-Connection to city service	
-Sanitary pipe	
-Connection to restrooms	
Domestic Water System	\$100,000
-Connection to city service	
-Connection to restrooms and concession	
-PVC Piping/backflow/master valve	
Site Electrical	\$396,000
-Connection to city service	
-Pedestrian path lighting	
-Parking lot lighting	
-Restroom/concession lighting	
-Large picnic area lighting	
-Corporation yard	
-Main transformer	
-Street lighting	
-Security lighting	
Sports Field Lighting	\$562,000
-4 soccer fields	
-4 little league fields	
-2 babe ruth fields	
AC Paving	\$489,000
-Parking lots	
-Drives	
Concrete walk	\$1,110,000
-Baseball plazas	
-Pedestrian walk	



Site Furniture	\$63,000
-Benches	
-Trash receptacles	
-Bike racks	
-BBQ grills	
-Bollards	
-Picnic tables	
-Drinking fountains	
Sports Equipment	\$265,000
-Backstop	
-Sideline fencing	
-Dugout fencing	
-Infield Mix	
-Bases	
-Dugout bench	
-Bleachers	
-Soccer goals	
-Scorekeeper booth	
Irrigation System	\$330,000
-Water connection	
-Pump system	
-Central control system	
-Mainline	
-Lateral lines	
-Heads/sprays/drip irrigation	
Planting	\$275,000
-Turf planting	
-24" box trees	
-15 gal trees	
-Shrubs	
-Groundcover	
-Mulch	
-Headerboard	
-Tree wells	
Restroom and Concession Build Out	\$180,000
Picnic Shelter	\$80,000

sub total	\$5,196,000
15% contingency	\$779,400
TOTAL	\$5,975,400

Note:

Cost estimates are approximate and based on Jan 2016 values. Estimates are subject to change based on market values.



MIXED SPORTS

- 4 BASKETBALL COURTS
- 3 TENNIS COURTS
- 4 VOLLEYBALL COURTS
- SMALL GROUP PICNIC AREA
- RESTROOM

Parking Needs

Basketball Court

- Maximum parking needs: 8 spaces per court

Tennis Court

- Maximum parking needs: 4 spaces per court

Volleyball Court

- Maximum parking needs: 8 spaces per court

Dog Park

- Maximum Parking Needs: 6 spaces

Group Picnic

- Maximum parking needs: 12 spaces

Maximum parking for phase

- 4 basketballs courts, 3 tennis courts, 4 volleyball courts, dog park, and group picnic = 94

Parking installed during phase: 96



COST ANALYSIS - MIXED SPORT

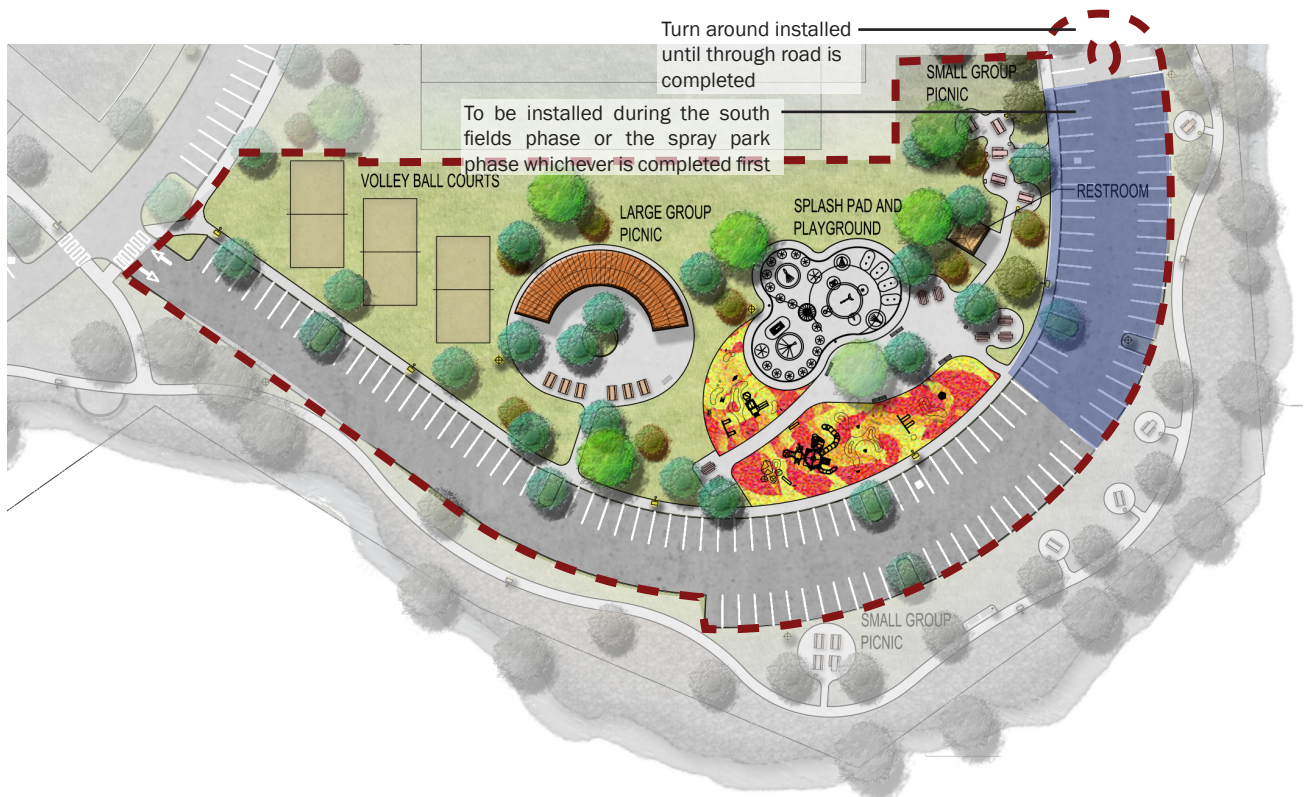
Clearing and Grubbing	\$13,000
-Demolition	
-Survey Control & Staking	
-Site Preparation	
Erosion Control	\$27,000
-Environmental SWPP Plan	
Grading & Earthwork	\$84,000
-Site Grading	
-Fine Grading	
-Landscape Berms	
Storm Drain System	\$100,000
-Catch Basins	
-Area Drains	
-RCP Pipe	
-Connection to city service	
-Trench Drains	
Sanitary Sewer System	\$83,000
-Manholes	
-Connection to city service	
-Sanitary pipe	
-Connection to restrooms	
Domestic Water System	\$60,000
-Connection to city service	
-Connection to restrooms and concession	
-PVC Piping/backflow/master valve	
Site Electrical	\$80,000
-Connection to city service	
-Pedestrian path lighting	
-Parking lot lighting	
-Restroom	
-Picnic area lighting	
-Main transformer	
-Street lighting	
-Security lighting	
Sport Court Lighting	\$350,000
-Parking lots	
-Drives	
AC Paving	\$148,000
-Parking lots	
-Drives	
Concrete walk	\$140,000
-Pedestrian walk	
Restroom Building	\$125,000



Site Furniture	\$55,000
-Benches	
-Trash receptacles	
-Bike racks	
-BBQ grills	
-Bollards	
-Picnic tables	
-Drinking fountains	
 Planting	 \$85,000
-Turf planting	
-24" box trees	
-15 gal trees	
-Shrubs	
-Groundcover	
-Mulch	
-Headerboard	
-Tree wells	
 Sports Courts	 \$370,000
-4 Basketball Courts	
-4 Volleyball Courts	
-3 Tennis Courts	
 sub total	 \$1,720,000
15% contingency	\$258,000
TOTAL	\$1,978,000

Note:

Cost estimates are approximate and based on Jan 2016 values. Estimates are subject to change based on market values.



SPLASH PARK & PLAYGROUND

- SPLASH PARK & LARGE PLAYGROUND
- LARGE GROUP PICNIC AREA
- SMALL GROUP PICNIC AREA
- 3 VOLLEYBALL COURTS
- RESTROOM

Parking Needs

Large Group Picnic

- Maximum parking needs: 100 spaces for community picnic event

Small Group Picnic

- Maximum parking needs: 10 spaces

Splash Park and Playground

- Maximum parking needs: 20

Volleyball Courts

- **Maximum parking needs:** 8 spaces per court

Maximum parking for phase

- **Community Picnic Event = 100** (This assumes that a community picnic event will use the volleyball courts, splash park, and small playground, and the 100 parking spaces will cover the use of the entire area)

Parking installed during phase: 120



COST ANALYSIS - SPLASH PARK PHASE

Clearing and Grubbing	\$25,000
-Demolition	
-Survey Control & Staking	
-Site Preparation	
Erosion Control	\$35,000
-Environmental SWPP Plan	
Grading & Earthwork	\$85,000
-Site Grading	
-Fine Grading	
-Landscape Berms	
Storm Drain System	\$120,000
-Catch Basins	
-Area Drains	
-RCP Pipe	
-Connection to city service	
-Trench Drains	
Site Electrical	\$88,000
-Connection to city service	
-Pedestrian path lighting	
-Main transformer	
-Security lighting	
-Restroom	
AC Paving	\$202,000
-Parking lots	
-Drives	
Concrete walk	\$281,000
-Picnic Areas	
-Pedestrian walk	
Site Furniture	\$125,000
-Benches	
-Trash receptacles	
-Picnic Tables	
-BBQ Grill	
-Trash	
-Bike Parking	
-Drinking Fountain	

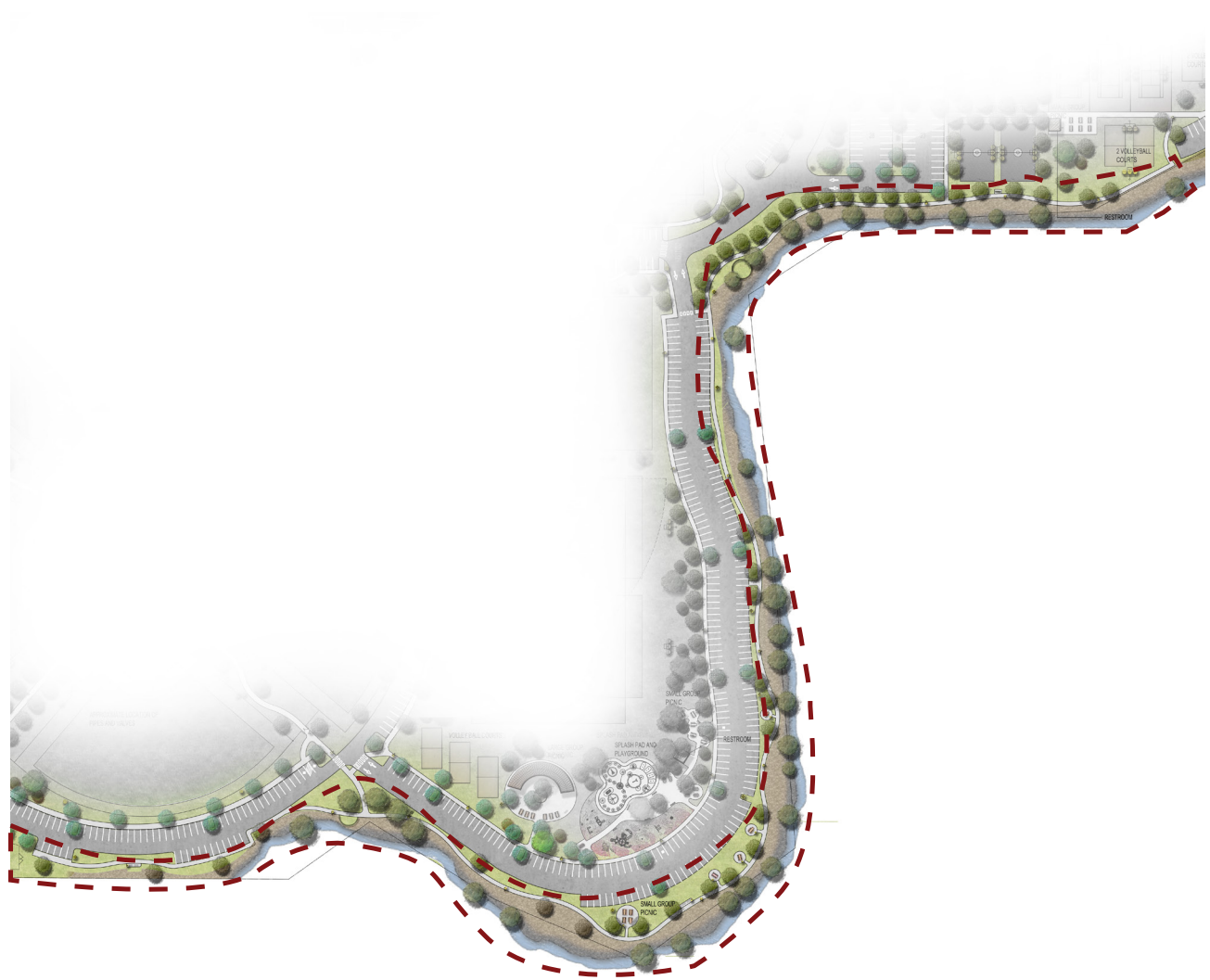
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Picnic Shelter	\$30,000
3 Volleyball Courts	\$20,000
Playground	\$500,000
Splash Park	\$650,000
Restroom Building	\$150,000
Sanitary Sewer System	\$98,000
-Manholes	
-Connection to city service	
-Sanitary pipe	
-Connection to restrooms	
Planting	\$57,000
-Turf planting	
-24" box trees	
-15 gal trees	
-Shrubs	
-Groundcover	
-Mulch	
-Headerboard	
-Tree wells	
Domestic Water System	\$100,000
-Connection to city service	
-Connection to restrooms and Splash Park	
-PVC Piping/backflow/master valve	
sub total	\$2,566,000
15% contingency	\$384,900
TOTAL	\$2,950,900

Note:

Cost estimates are approximate and based on Jan 2016 values. Estimates are subject to change based on market values.



TRAVER CREEK CORRIDOR

- PEDESTRIAN TRAIL
- SMALL PICNIC AREAS
- CREEK RESTORATION



COST ANALYSIS - CREEK RESTORATION PHASE

Clearing and Grubbing	\$11,000
-Demolition	
-Survey Control & Staking	
-Site Preparation	
Erosion Control	\$24,000
-Environmental SWPP Plan	
Grading & Earthwork	\$75,000
-Site Grading	
-Fine Grading	
-Landscape Berms	
Storm Drain System (For bioswales)	\$80,000
-Area Drains	
-RCP Pipe	
Site Electrical	\$75,000
-Connection to city service	
-Pedestrian path lighting	
-Main transformer	
-Security lighting	
Concrete walk	\$300,000
-Picnic Areas	
-Pedestrian walk	
Site Furniture	\$34,000
-Benches	
-Trash receptacles	
-Picnic Tables	

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Planting	\$28,000
-Turf planting	
-24" box trees	
-15 gal trees	
-Shrubs	
-Groundcover	
-Mulch	
-Headerboard	
-Tree wells	
Creek Restoration	\$2,000,000
-Grading	
-Bank stabilization	
-Planting	
sub total	\$2,627,000
15% contingency	\$394,050
TOTAL	\$3,021,050

Note:

Cost estimates are approximate and based on Jan 2016 values. Estimates are subject to change based on market values.



OVERALL COST ANALYSIS



OVERALL COST ANALYSIS

-North Soccer Fields Phase	\$2,141,300
-South Soccer Fields Phase	\$2,569,100
-Softball Cloverleaf Phase	\$5,975,400
-Mixed Sports Phase	\$1,978,000
-Splash Park Phase	\$2,950,900
-Traver Creek Corridor Phase	\$3,021,050
TOTAL	\$18,635,750