



VESTAVIA HILLS A COMPREHENSIVE PLAN FOR COMMUNITY SPACES

November 2016



BRAILSFORD & DUNLAVEY

WILLIAMS BLACKSTOCK ARCHITECTS



CAPRINE
PLANNING • CIVIL ENGINEERING • CONSULTING



VESTAVIA HILLS **A COMPREHENSIVE PLAN FOR COMMUNITY SPACES**

November 2016

Summary

1. Community Spaces – Comprehensive Overview

2. Wald Park – Master Plan Development

A. Site Development Option 1

B. Site Development Option 2

3. Recreation Center Development

A. Multipurpose Center Option 1

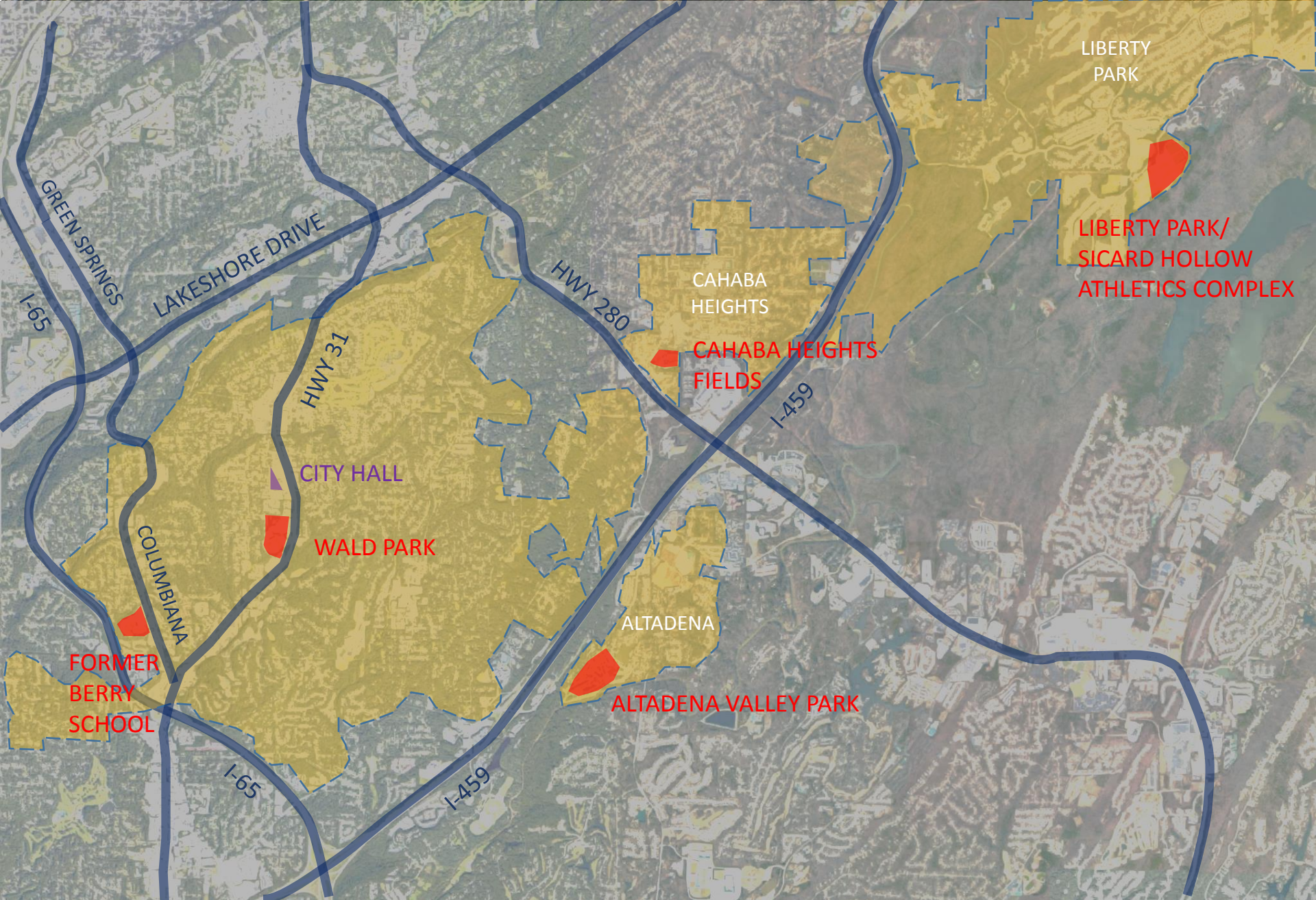
B. Multipurpose Center Option 2

C. Multipurpose Center Option 3

4. Community Center Development

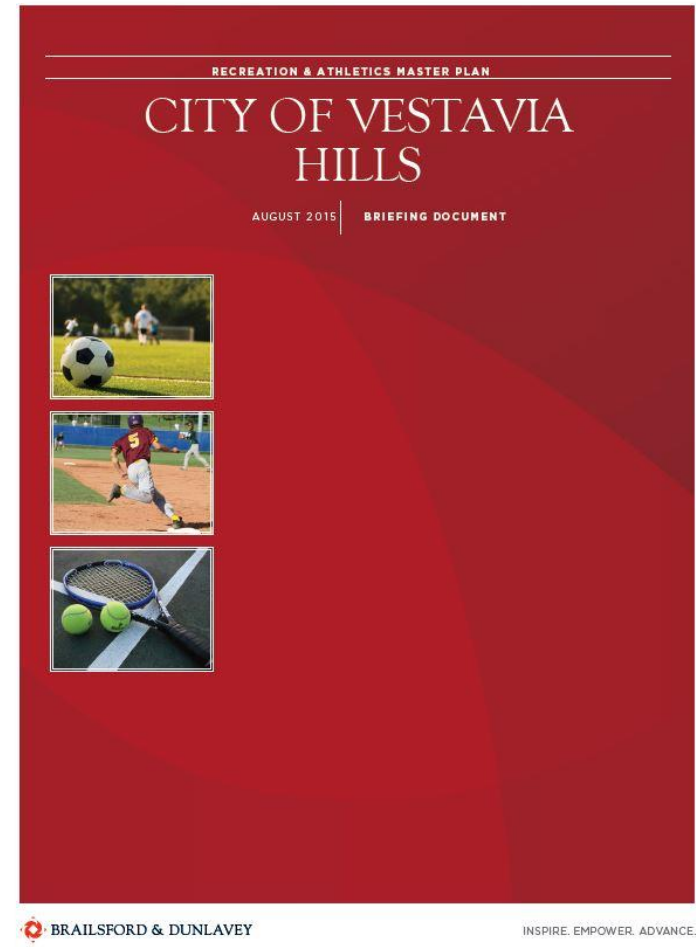
5. Preliminary Budget

6. Appendix



2015 Recreation & Athletics Master Plan

- Recreation & Athletics Master Plan competed in August of 2015
- Recommendations:
 - Re-position quality of life assets
 - Elevate the quality of existing facilities
 - Increase the capacity of City athletic facilities
- Facilities Master Plan builds on the foundation set by the City-wide Recreation and Athletics Master Plan



2016 Planning Committee Recommendations

at Cahaba Heights Fields

Space / Site Planning and Infrastructure Assessment

- Consultants Retained – Brailsford & Dunlavey, Caprine Engineering, HNP
- Geotechnical Study – in progress
- Conceptual Layout & Design – in progress
 - Rotate/Re-order field for optimal space
 - Drainage improvements
 - Parking needs
 - Building and Restroom upgrades
 - Potential Construction of “Miracle Field” for Special Needs Players.
 - Upgrades/Improvements to New Merkel House
- Construction – To Be Determined



2016 Planning Committee Recommendations at Altadena Valley Park

- Land for Park previously acquired at No Cost – Complete
- Conceptual Park Design – Initial design under consideration by City
- Additional Land Acquired for Western Entrance – Complete
- Design for Construction of Western Entrance – Complete
- Planning and Design of Park – To Be Determined
- Construction – To Be Determined



2016 Planning Committee Recommendations at Altadena Valley Park



2016 Planning Committee Recommendations

at Liberty Park

- Add covered hitting area(s) at girls softball fields
- Upgrade/relocate playground at girls softball fields
- Upgrade restrooms at softball/baseball fields
- Potential construction of “Miracle Field” for special needs player games/functions



at Former Berry School

- Potential Athletic Improvements To Be Determined



2016 Planning Committee Recommendations

at Wald Park

- New Multi-purpose Recreation facility
- New Pool facility
- New premier Green space and Play Area improvements
- Rehabilitate tennis facilities
- Youth sports field improvements w/ artificial turf installation
- Upgrades / improvements to Concession Stand and Press boxes
- Construct covered batting areas with lighting
- Preserve walking / jogging track and improve where necessary
- New Walking paths in premier green space and pedestrian connectivity between City Hall and Wald Park



An aerial photograph of Wald Park, showing a large green field with several baseball diamonds, a blue-roofed building, and surrounding residential and commercial areas. The text "2. Wald Park Master Plan Development" is overlaid in the center.

2. Wald Park Master Plan Development



EXISTING SITE PLAN
WALD PARK AREA



OPTION **1**

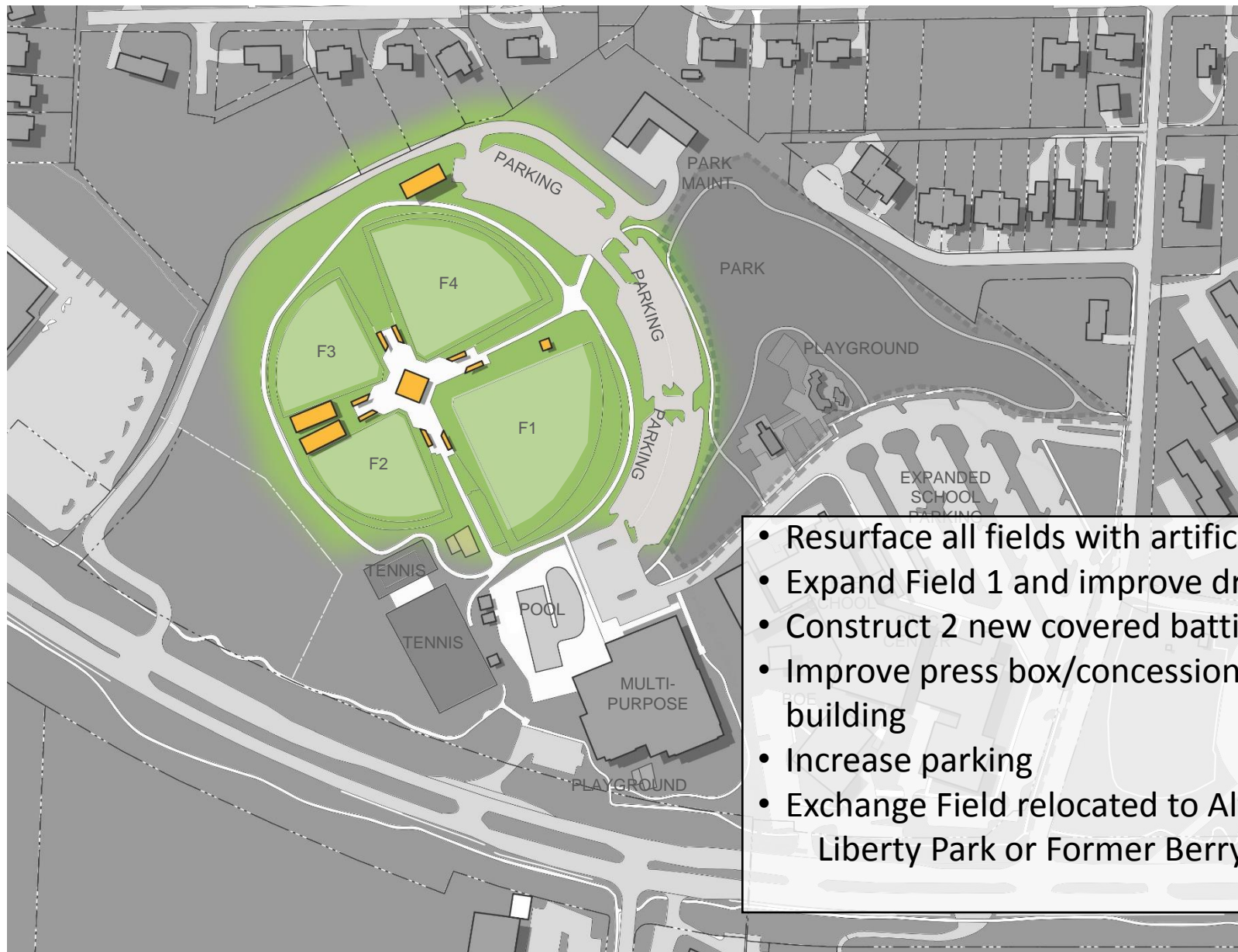
SITE DEVELOPMENT OPTIONS



1

SITE PLAN
OPTION 1





- Resurface all fields with artificial turf
- Expand Field 1 and improve drainage
- Construct 2 new covered batting cages
- Improve press box/concessions building
- Increase parking
- Exchange Field relocated to Altadena, Liberty Park or Former Berry School





- Relocate Maintenance Building and staff parking
- Relocate Lodge functions to Multi-Purpose Center
- Create additional parking
- Remove upper tennis courts



- Create premier park with passive green space, open fields, and walking paths
- Improve play areas
- Improve school and park entry as combined road
- Additional parking at VH West Elementary School and near Premier Park



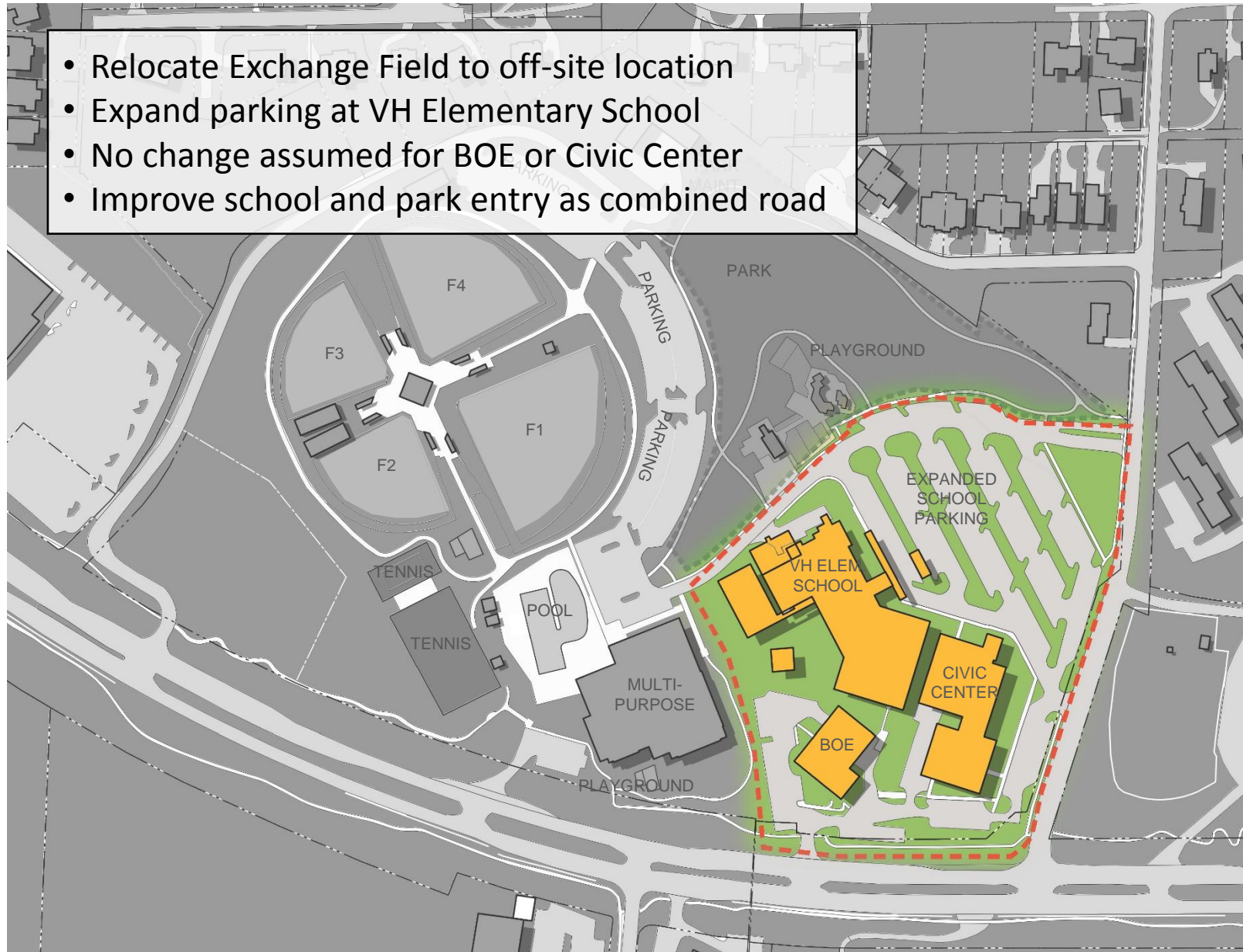


HOMEWOOD CENTRAL PARK
GREEN SPACE COMPARISON



HOMEWOOD CENTRAL PARK
GREEN SPACE COMPARISON

- Relocate Exchange Field to off-site location
- Expand parking at VH Elementary School
- No change assumed for BOE or Civic Center
- Improve school and park entry as combined road



1

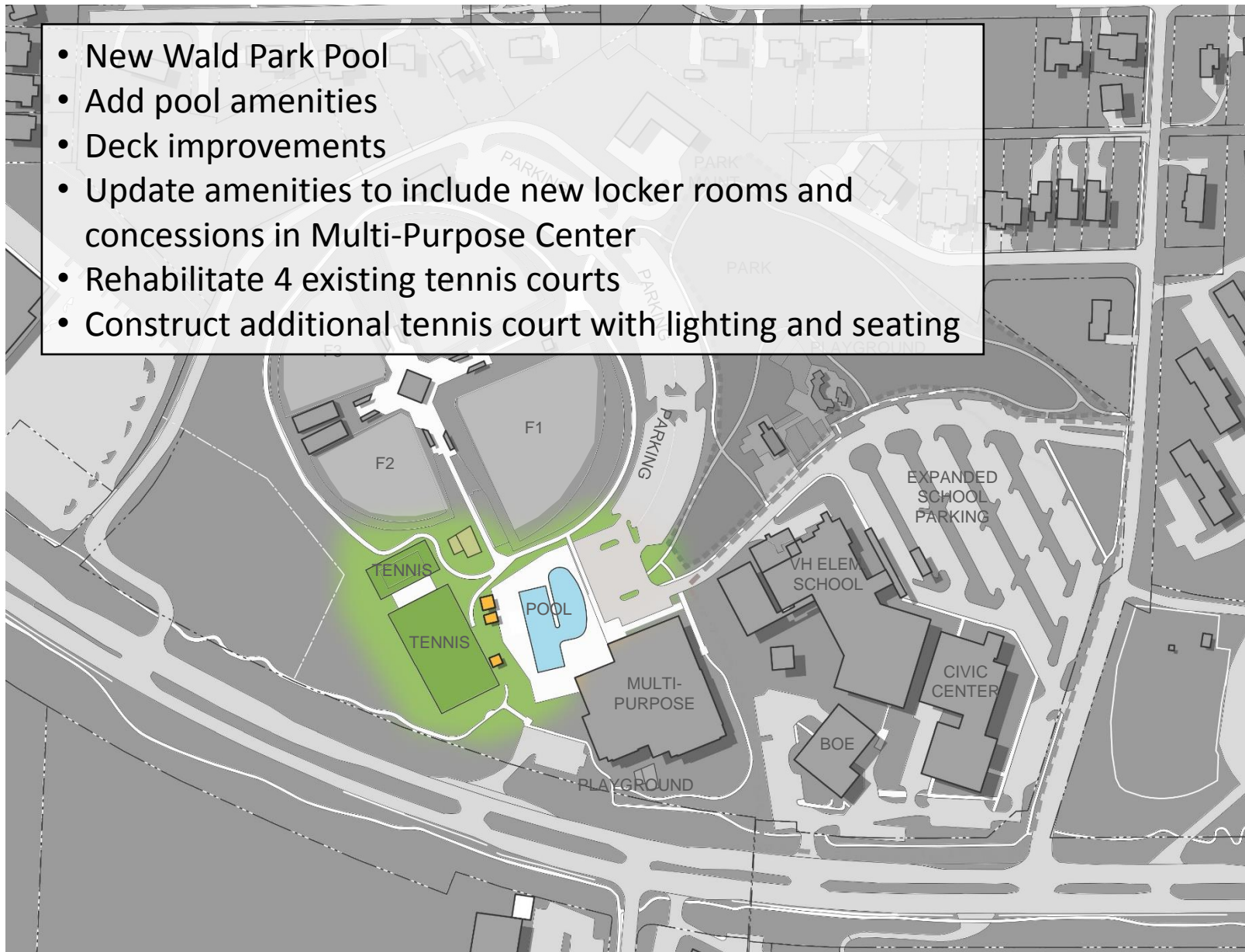
SITE PLAN
OPTION 1



- New Multi-Purpose Center
 - 3 basketball/multi-use courts
 - Locker rooms
 - Concessions
 - Multi-purpose rooms
 - Wet zone for aquatic concessions and bathrooms



- New Wald Park Pool
- Add pool amenities
- Deck improvements
- Update amenities to include new locker rooms and concessions in Multi-Purpose Center
- Rehabilitate 4 existing tennis courts
- Construct additional tennis court with lighting and seating



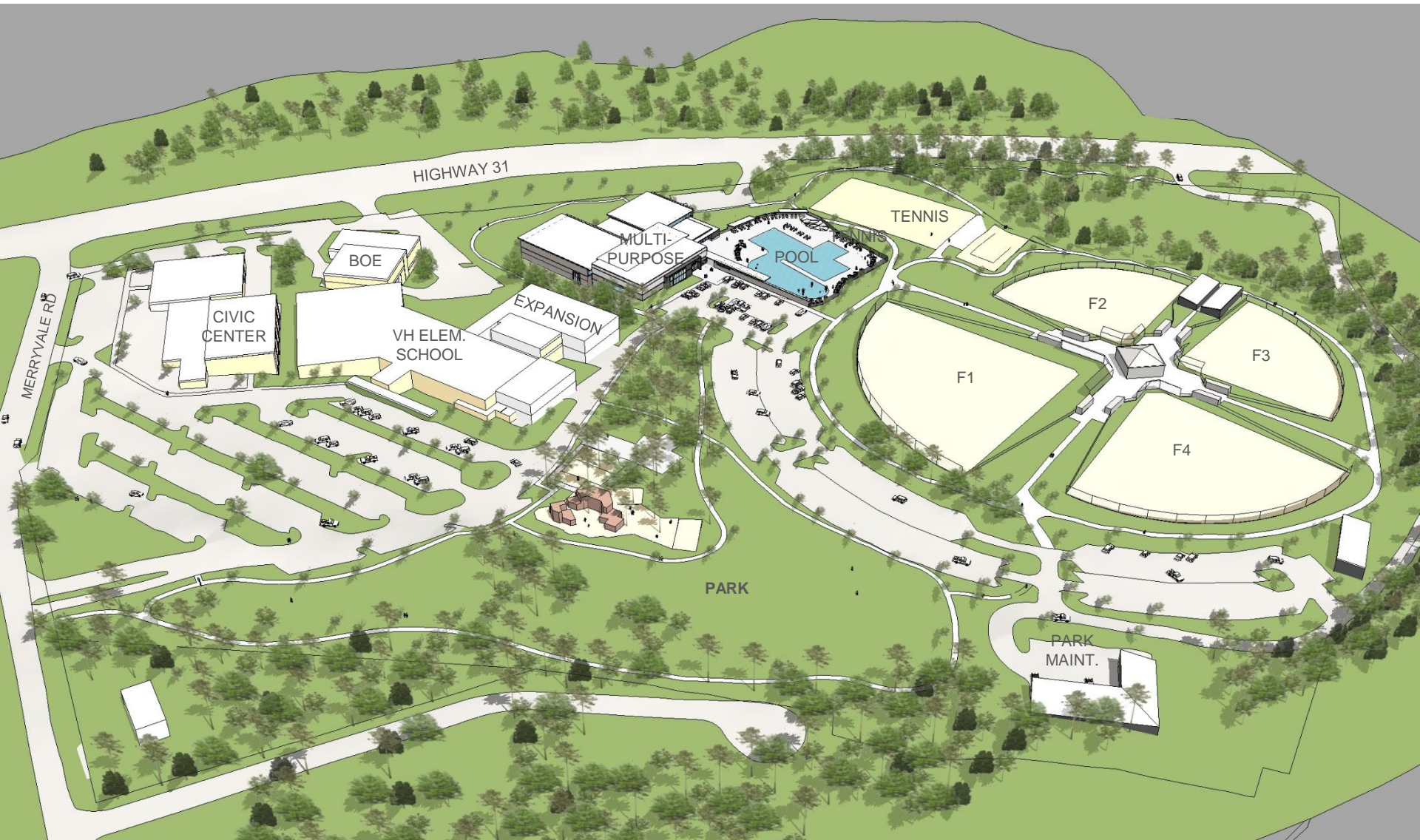
1

SITE PLAN
OPTION 1





1 SITE AERIAL
OPTION 1 – VIEW LOOKING EAST



1 SITE AERIAL
OPTION 1 – VIEW LOOKING WEST

OPTION **2**

SITE DEVELOPMENT OPTIONS



EXISTING SITE PLAN
WALD PARK AREA

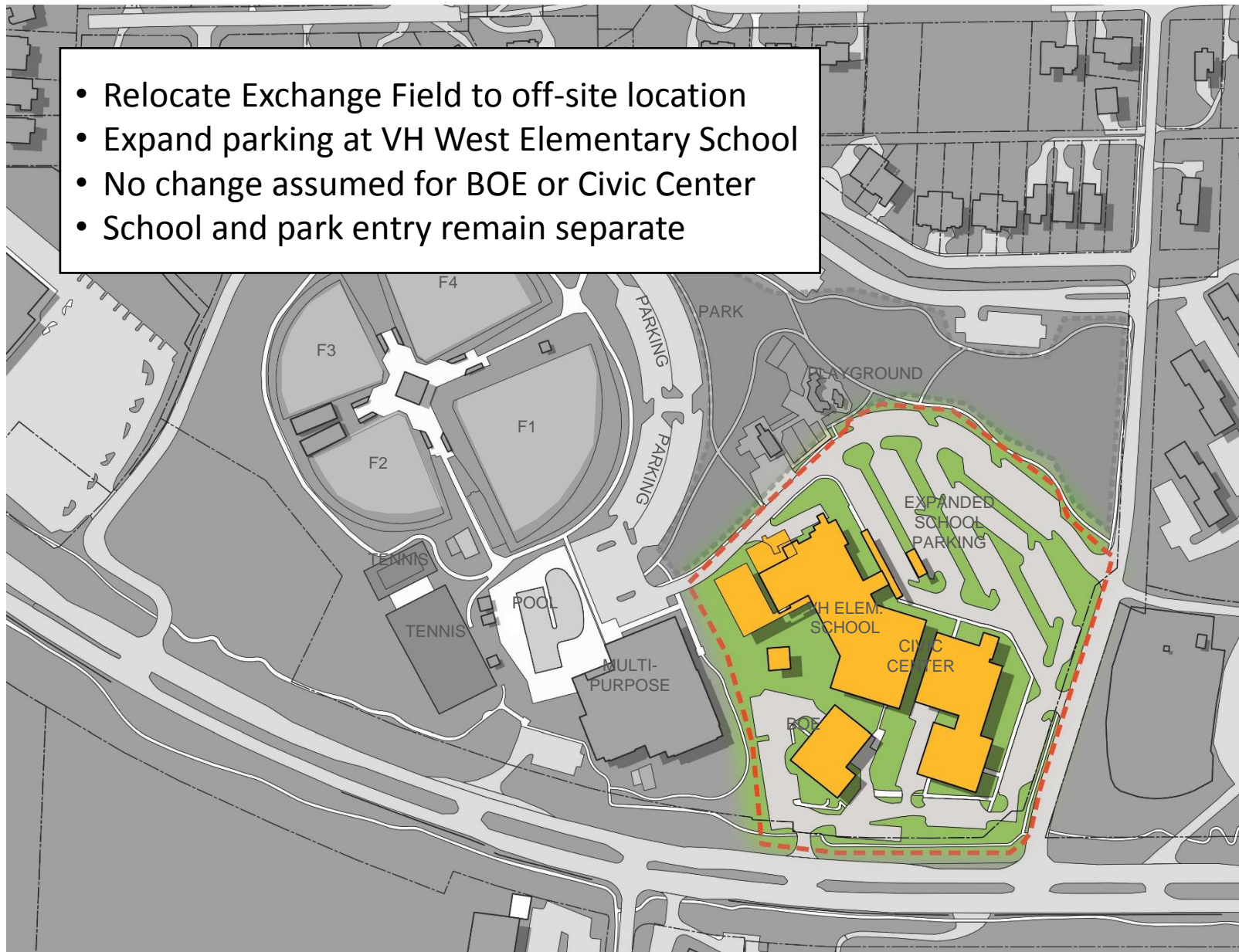




2 SITE PLAN
OPTION 2

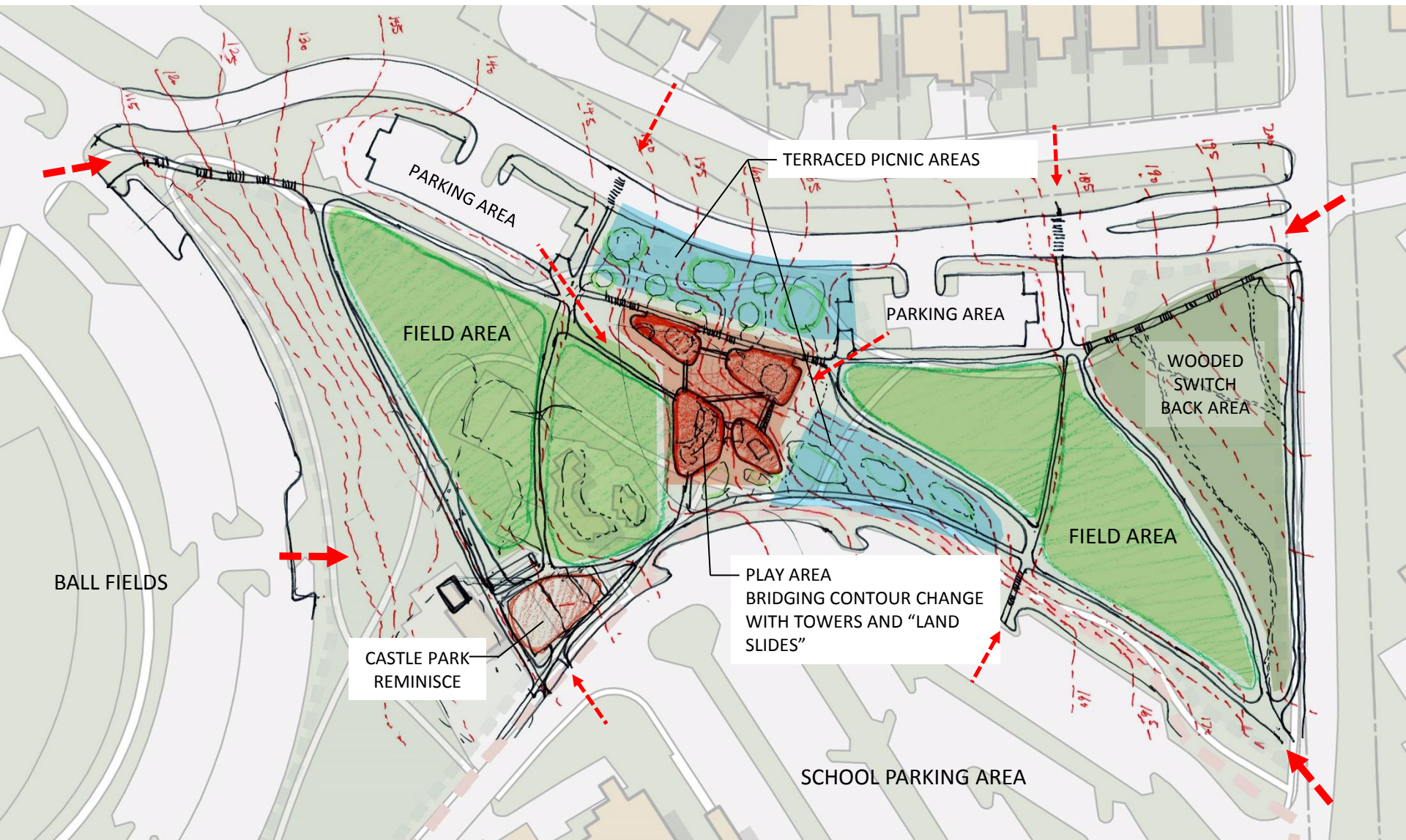


- Relocate Exchange Field to off-site location
- Expand parking at VH West Elementary School
- No change assumed for BOE or Civic Center
- School and park entry remain separate

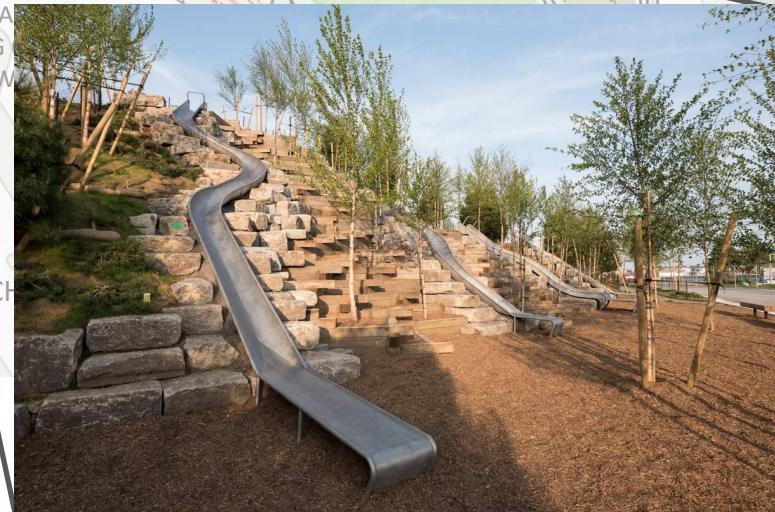
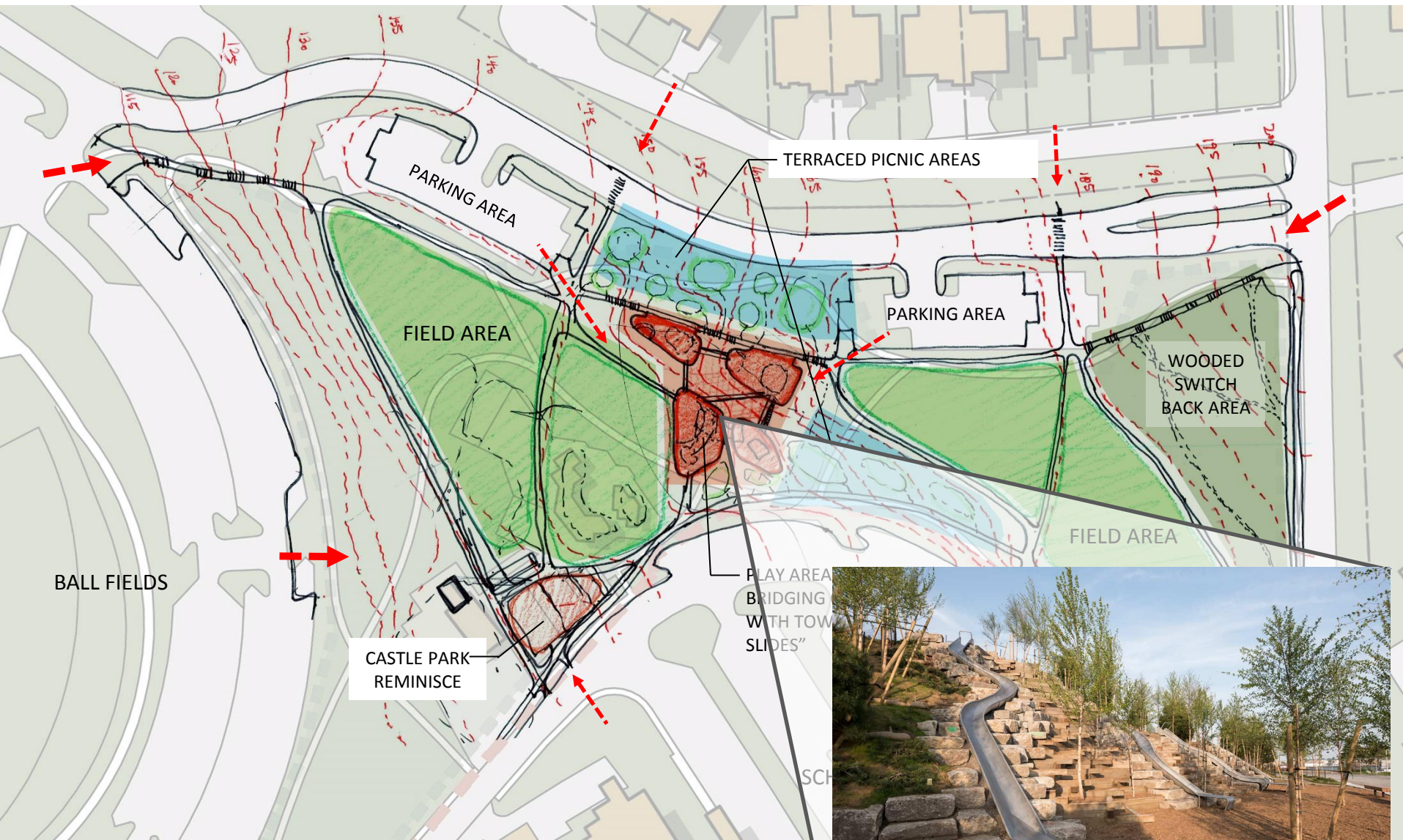


- Create premier park with passive green space, open fields, and walking paths
- Switchback trails for more challenges
- Pedestrian gateway from City Hall and new Community Center to Wald Park
- Improve play areas
- Additional parking at VH West Elementary School and near Premier Park





PREMIER PARK SKETCH
ACCESS AND CONTOUR IDEAS





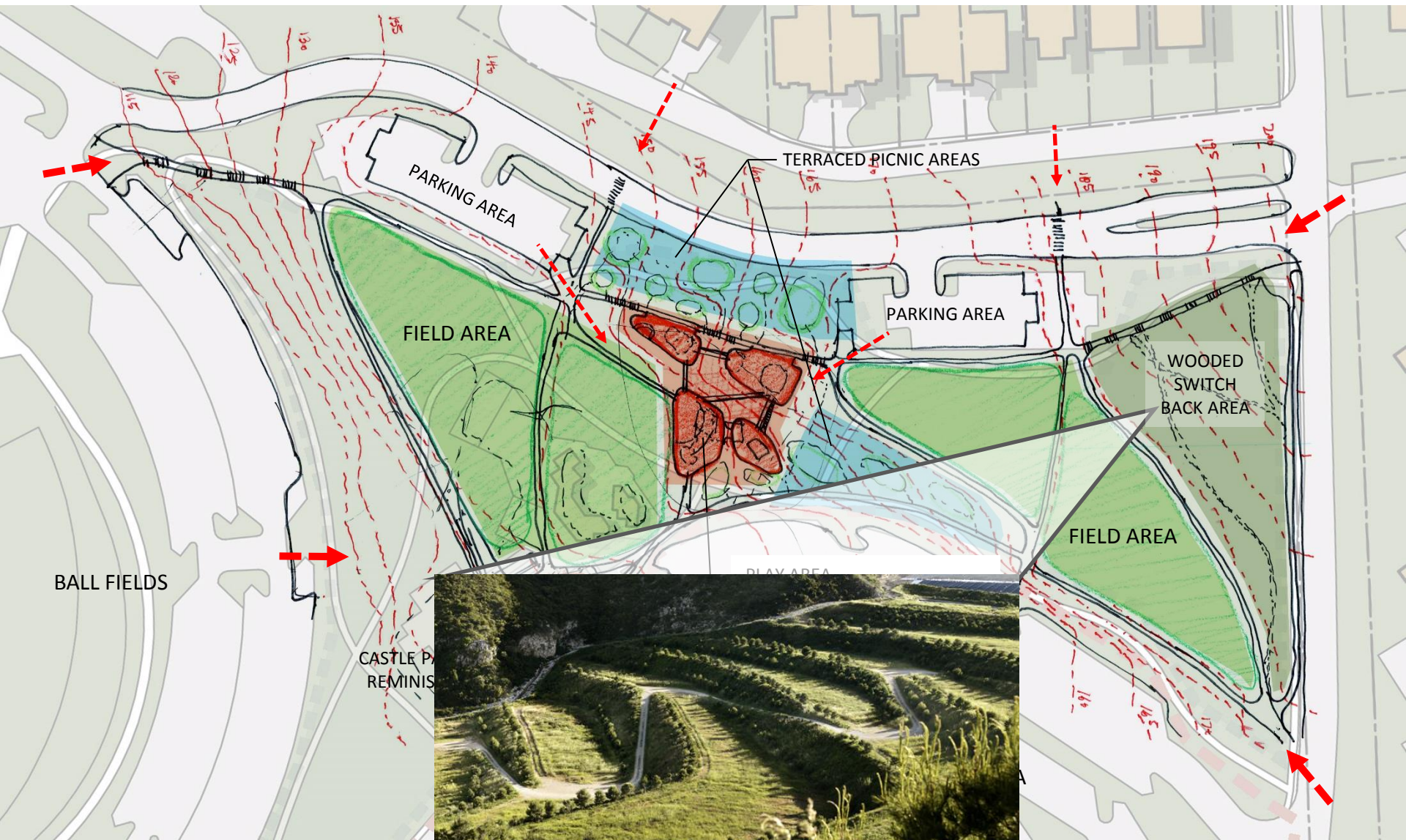
PLAYGROUND INSPIRATION – GROUND ELEMENTS
USE OF GRADE CHANGE AS AN ASSET WITH LONG SLIDES AND BRIDGES TO TOWER ELEMENTS



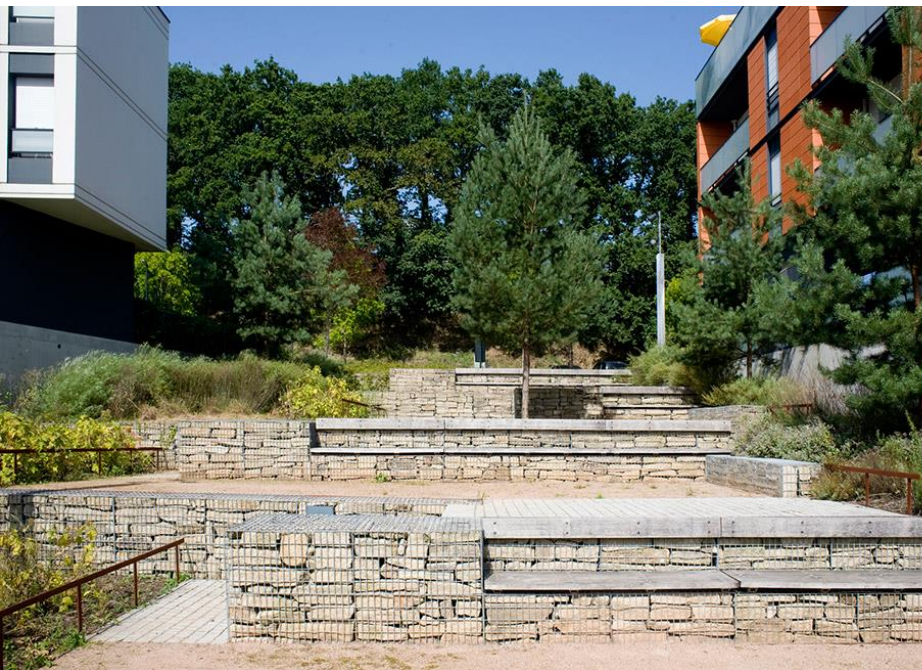
PLAYGROUND INSPIRATION – GROUND ELEMENTS
 USE OF GRADE CHANGE AS AN ASSET WITH LONG SLIDES AND BRIDGES TO TOWER ELEMENTS

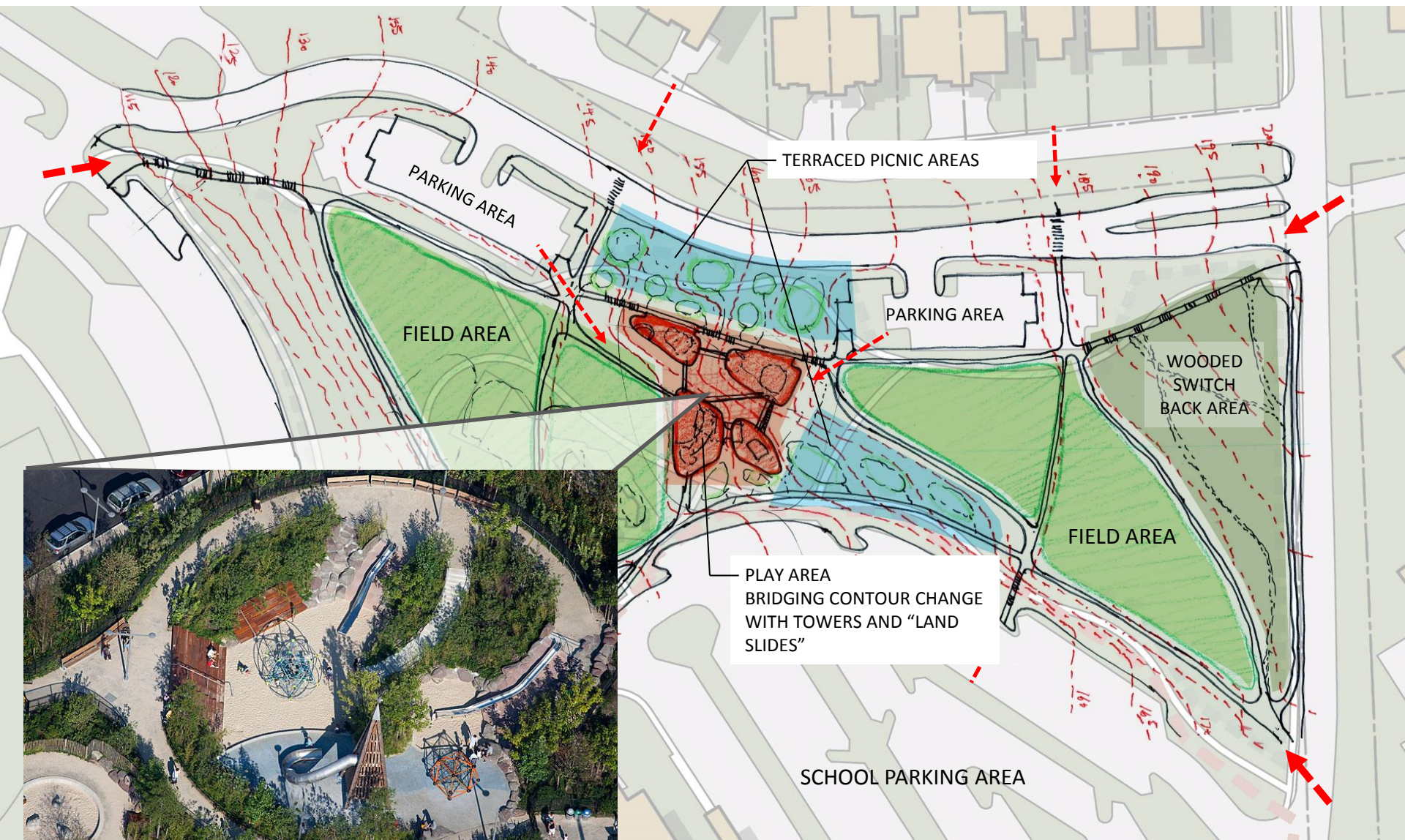


PLAYGROUND INSPIRATION – GROUND ELEMENTS
USE OF GRADE CHANGE AS AN ASSET WITH LONG SLIDES AND BRIDGES TO TOWER ELEMENTS



PREMIER PARK SKETCH
ACCESS AND CONTOUR IDEAS





PREMIER PARK SKETCH
ACCESS AND CONTOUR IDEAS



PLAYGROUND INSPIRATION – GROUND ELEMENTS
USE OF GRADE CHANGE AS AN ASSET WITH LONG SLIDES AND BRIDGES TO TOWER ELEMENTS

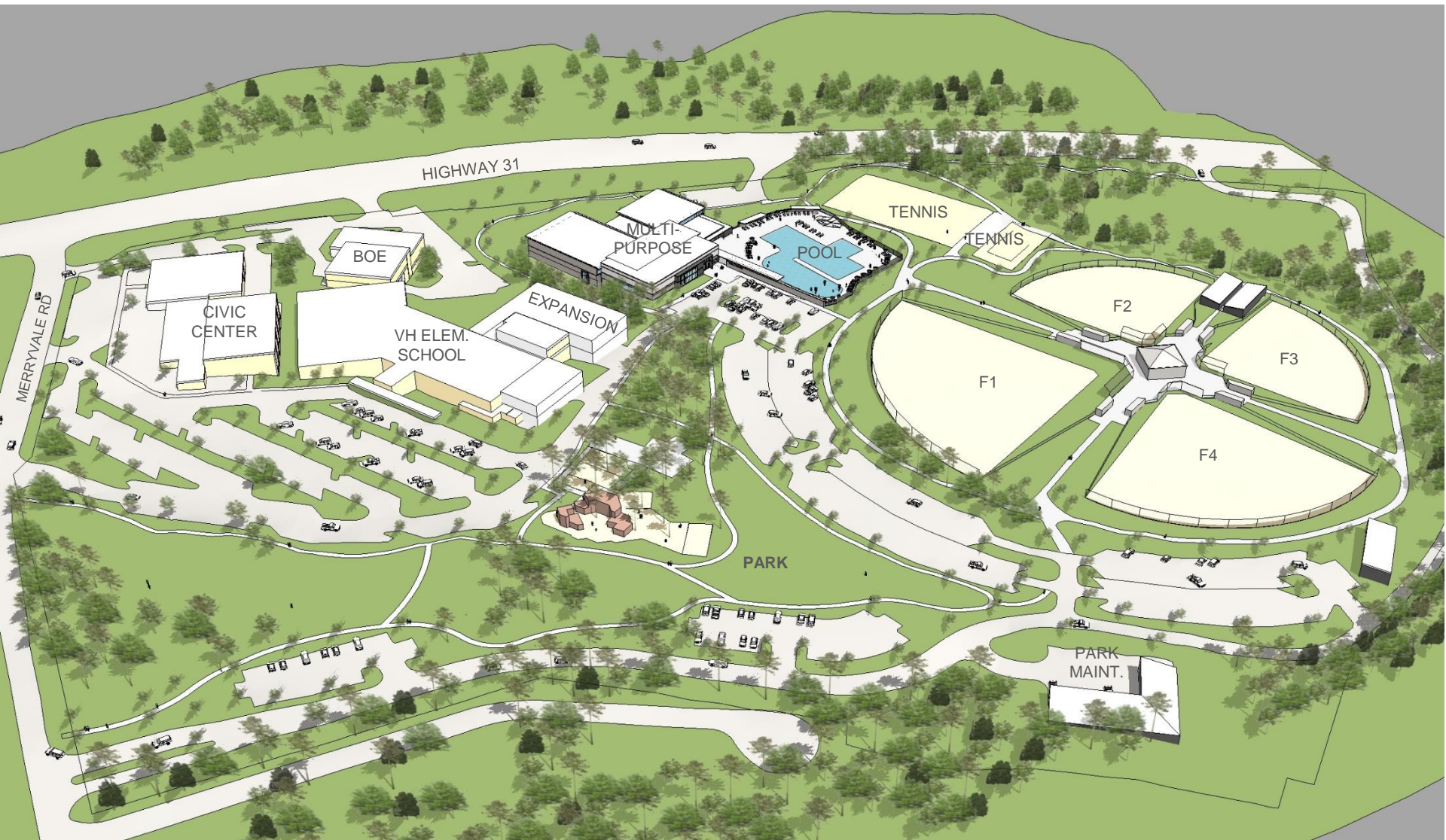


PLAYGROUND INSPIRATION – GROUND ELEMENTS



2

SITE PLAN
OPTION 2 – AERIAL VIEW LOOKING EAST



2

SITE PLAN
OPTION 2 – AERIAL VIEW LOOKING EAST



1 SITE PLAN
OPTION 1



2 SITE PLAN
OPTION 2

An aerial photograph of a large recreational facility. The facility includes several baseball fields with green grass and brown dirt bases, multiple tennis courts with green and red surfaces, and a large swimming pool with a blue roof. There are also several buildings, parking lots, and a road running along the right side of the facility. The surrounding area is a mix of trees and residential or commercial buildings.

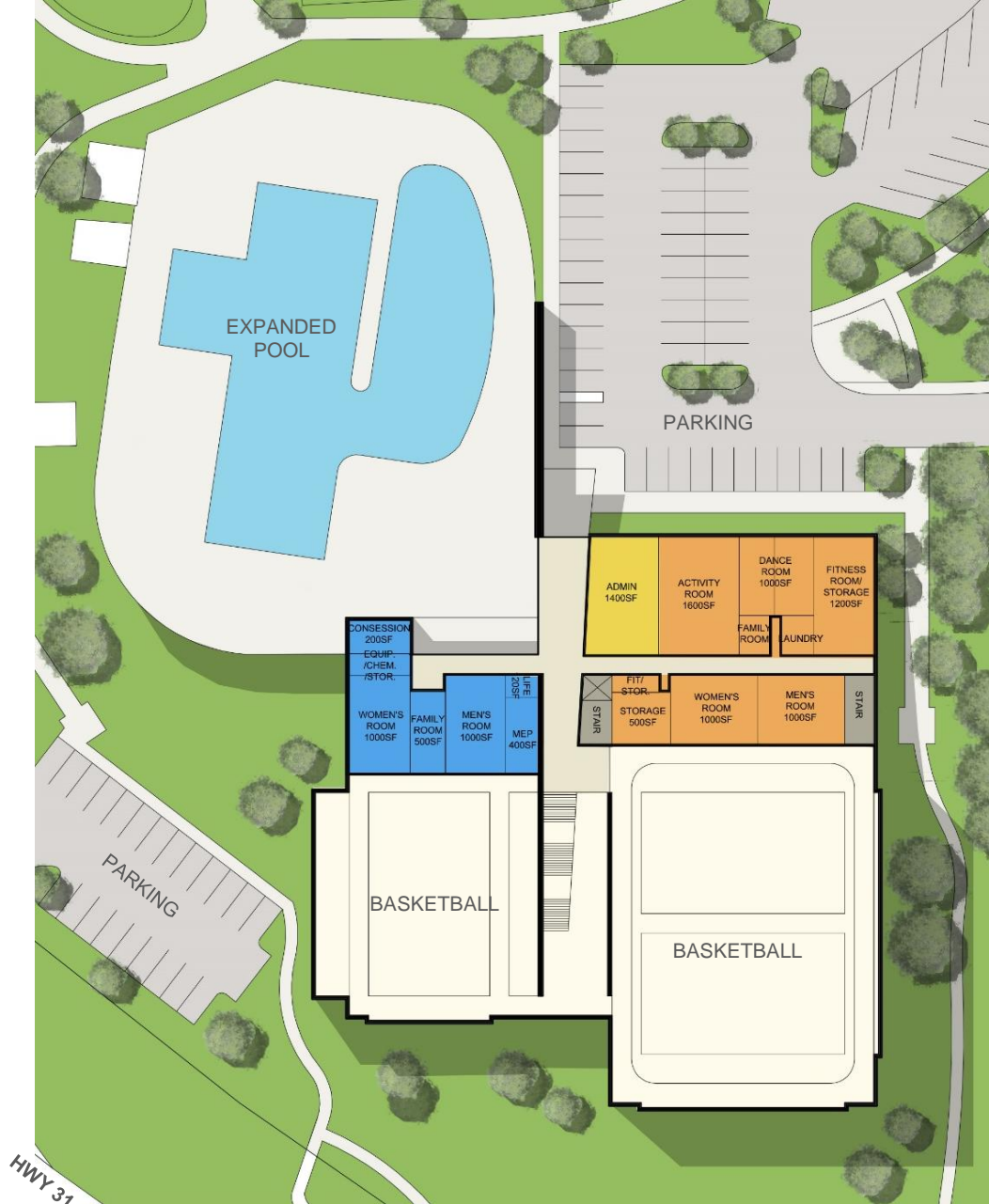
3. Recreation Center Development

BUILDING DEVELOPMENT OPTIONS

*OPTION **1***

*ALL MULTI-PURPOSE AND/OR CIVIC FUNCTIONS
TO BE LOCATED AT WALD PARK*

NO FUNCTIONS LOCATED OFF-SITE



PROGRAM COMPONENTS

- 3 BASKETBALL/MULTI-USE COURTS
- POOL SUPPORT
- ADMINISTRATIVE SPACE
- CIVIC / COMMUNITY SPACES

TOTAL SF – 60,000 SF +/-

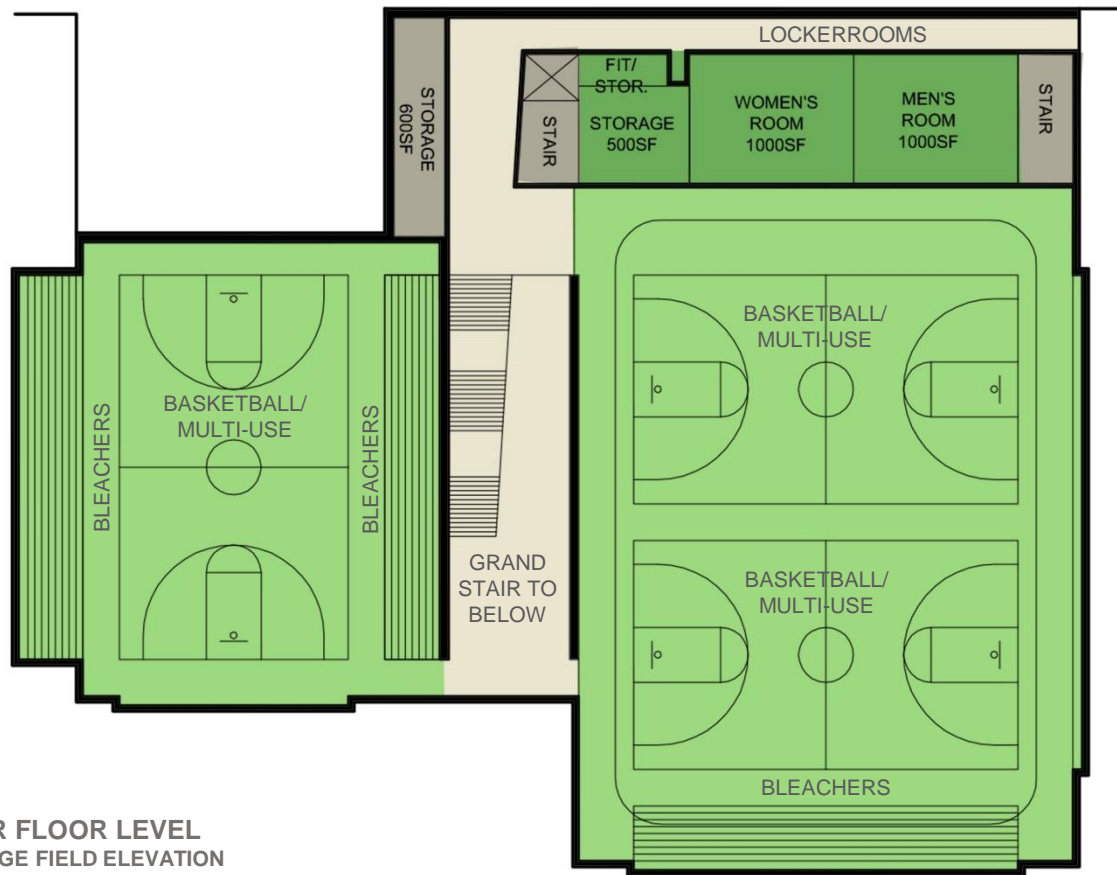
**ALL
MULTI-PURPOSE
AND
CIVIC FUNCTIONS
TO BE LOCATED AT
WALD PARK**

**NO FUNCTIONS
LOCATED OFF-SITE**



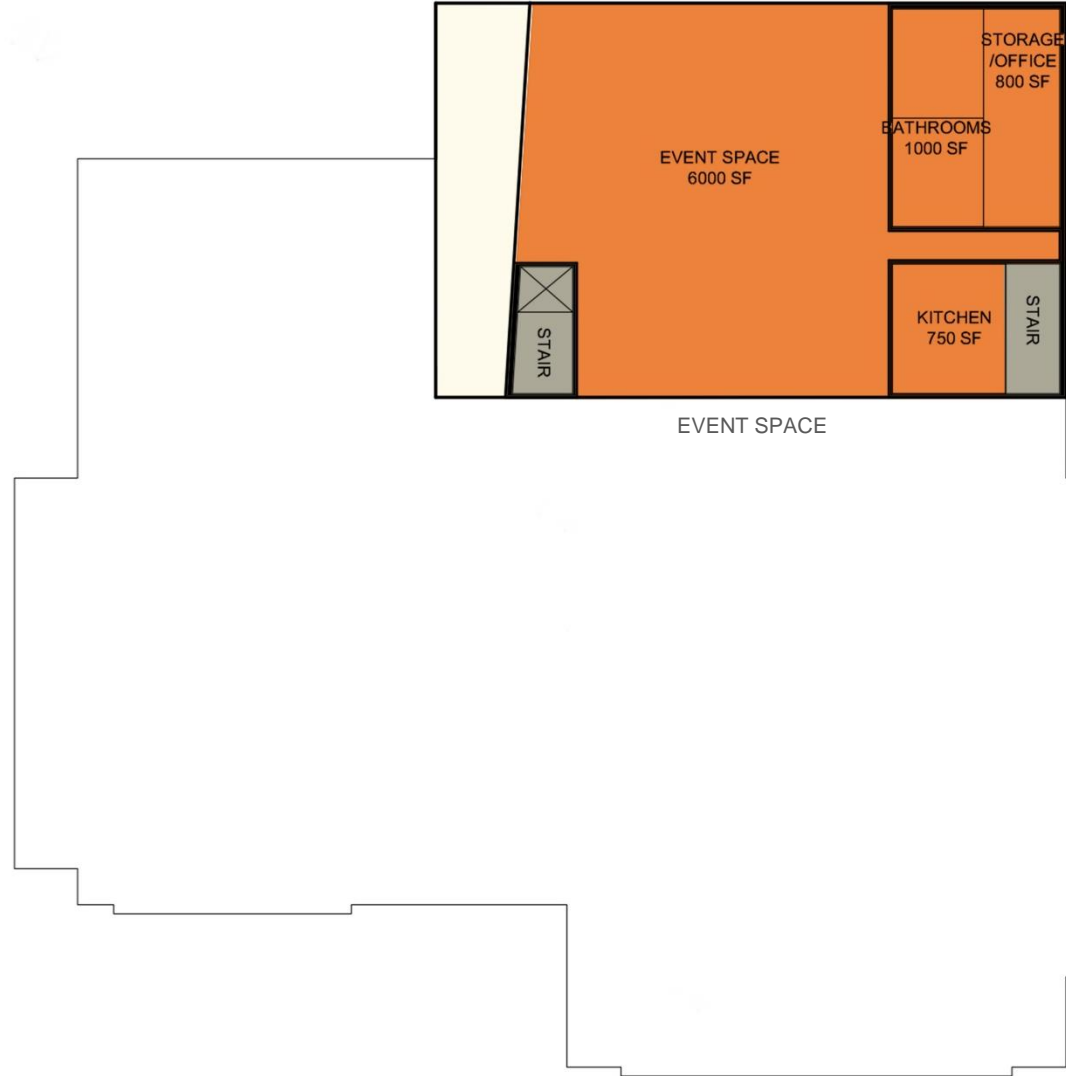
1 MULTI-PURPOSE CENTER PLANS

OPTION 1 - MAIN FLOOR LEVEL – POOL ELEVATION

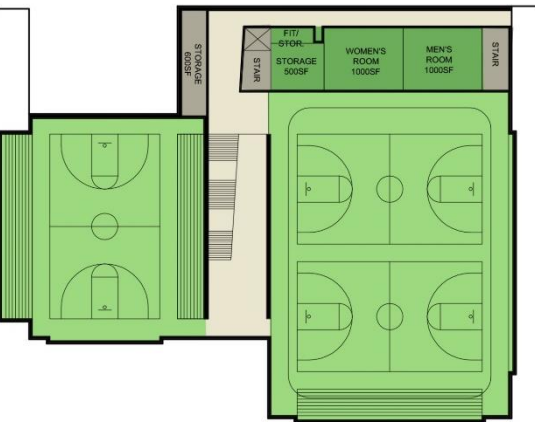


LOWER FLOOR LEVEL
EXCHANGE FIELD ELEVATION

1 MULTI-PURPOSE CENTER PLANS OPTION 1 - LOWER FLOOR LEVEL - EXCHANGE FIELD ELEVATION



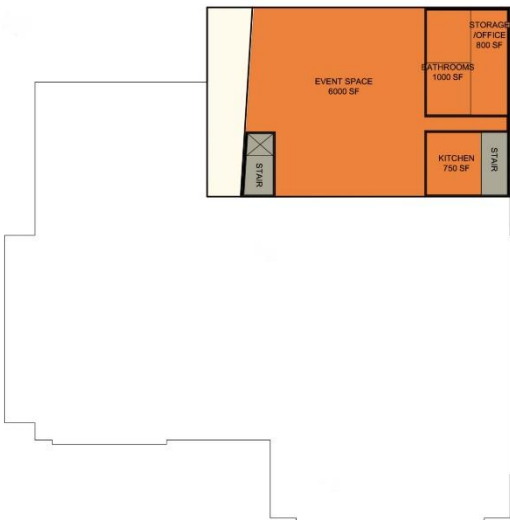
1 MULTI-PURPOSE CENTER PLANS
OPTION 1 - UPPER FLOOR LEVEL



LEVEL **G** – BASKETBALL LEVEL



LEVEL **1** – POOL LEVEL



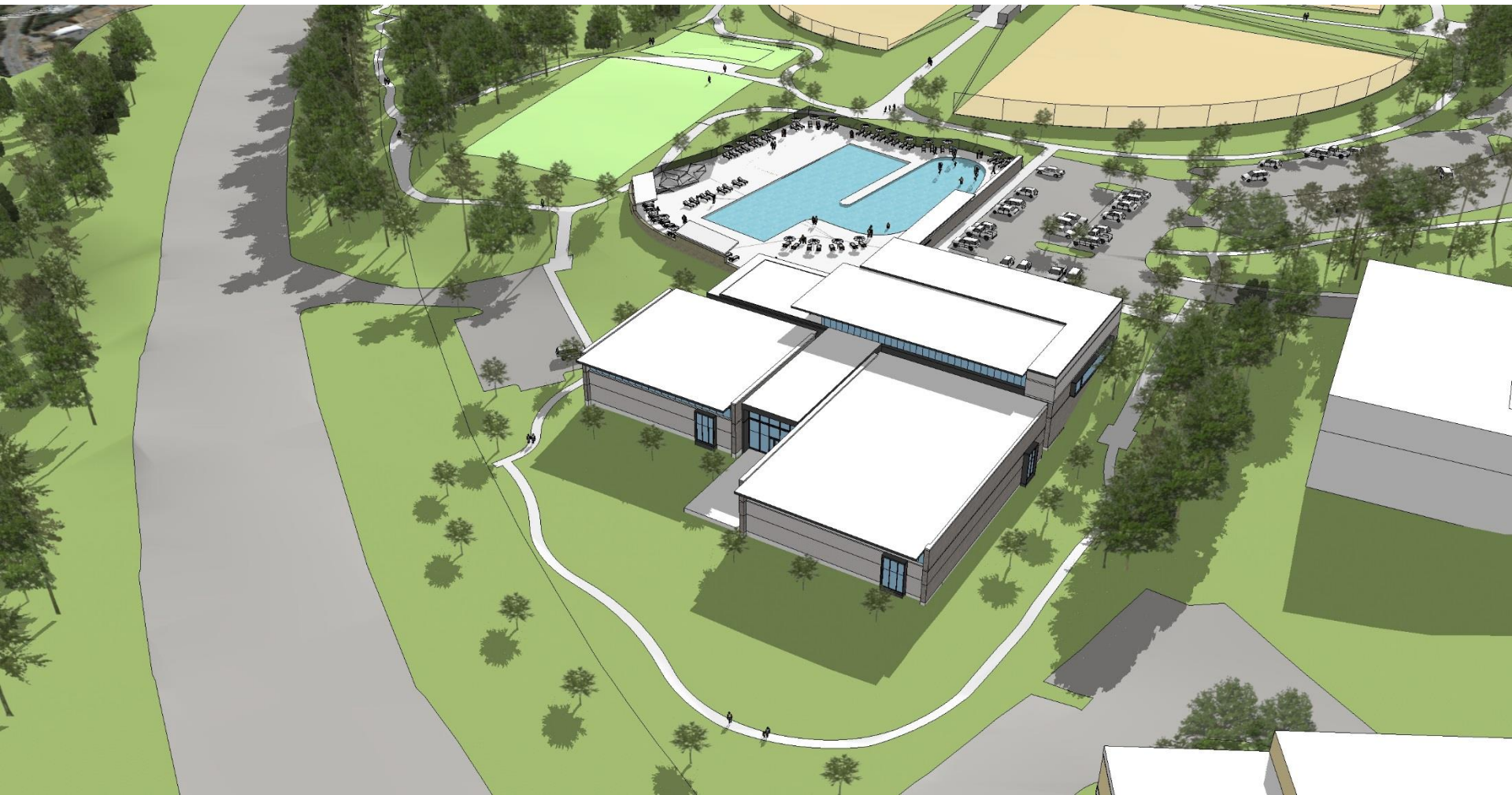
LEVEL **2** – EVENT SPACE

SPACE PROGRAM COMPONENTS

- 3 BASKETBALL/MULTI-USE COURTS
- POOL SUPPORT
- ADMINISTRATIVE SPACE
- CIVIC SPACES

TOTAL SF – 60,000 SF +/-

1 MULTI-PURPOSE CENTER PLANS



1

MULTI-PURPOSE CENTER VIEWS OPTION 1



EXISTING VIEW – FROM HIGHWAY 31



1

MULTI-PURPOSE CENTER VIEWS OPTION 1



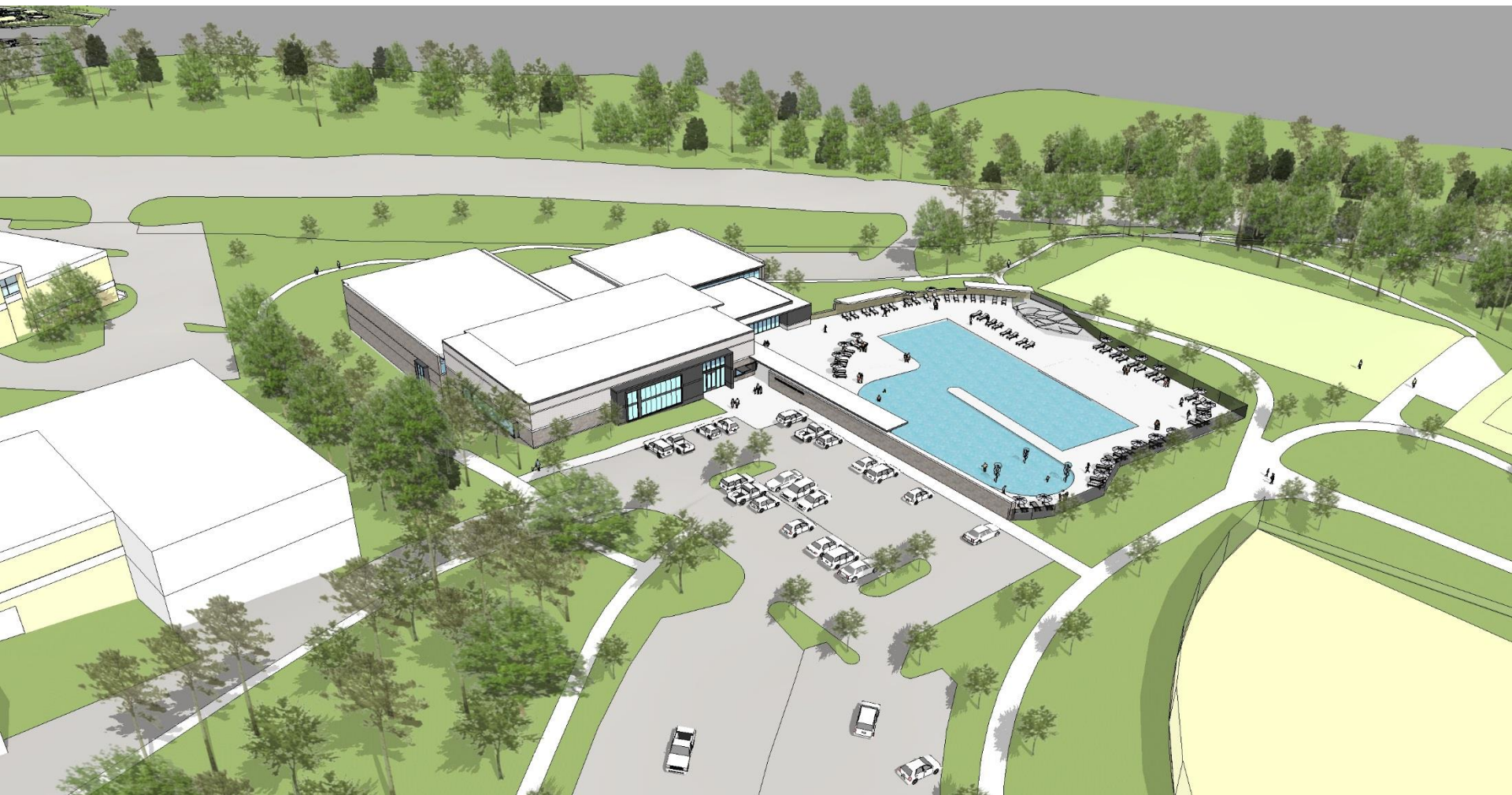
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MULTI-PURPOSE CENTER VIEWS OPTION 1



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MULTI-PURPOSE CENTER VIEWS OPTION 1

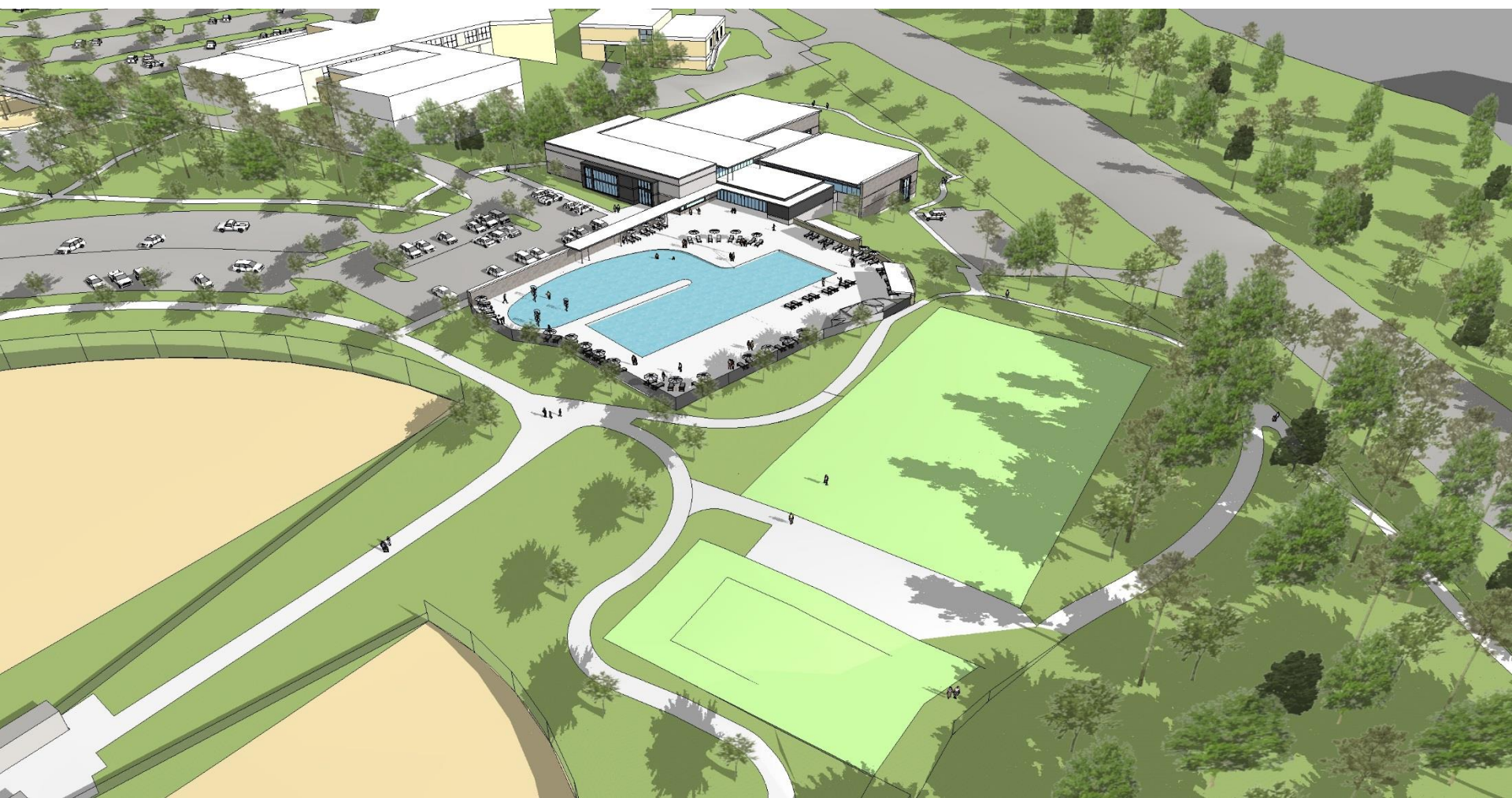


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MULTI-PURPOSE CENTER VIEWS OPTION 1



1 MULTI-PURPOSE CENTER VIEWS OPTION 1



1 MULTI-PURPOSE CENTER VIEWS OPTION 1



1 MULTI-PURPOSE CENTER VIEWS
OPTION 1

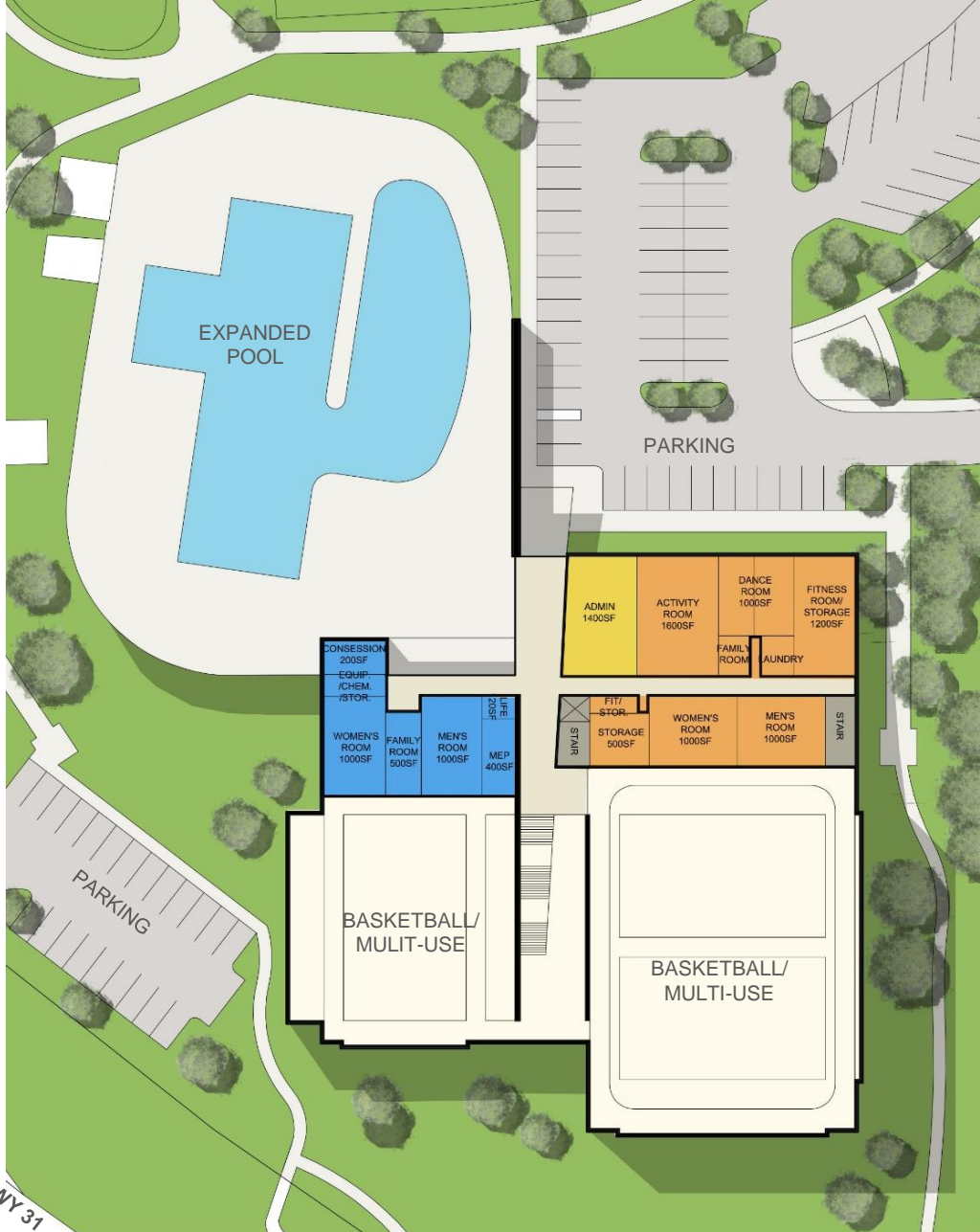


1 MULTI-PURPOSE CENTER VIEWS OPTION 1

BUILDING DEVELOPMENT OPTIONS

OPTION **2**

*MULTI-PURPOSE AND/OR CIVIC FUNCTIONS
TO BE LOCATED PARTIALLY AT WALD PARK
AND PARTIALLY OFF-SITE*

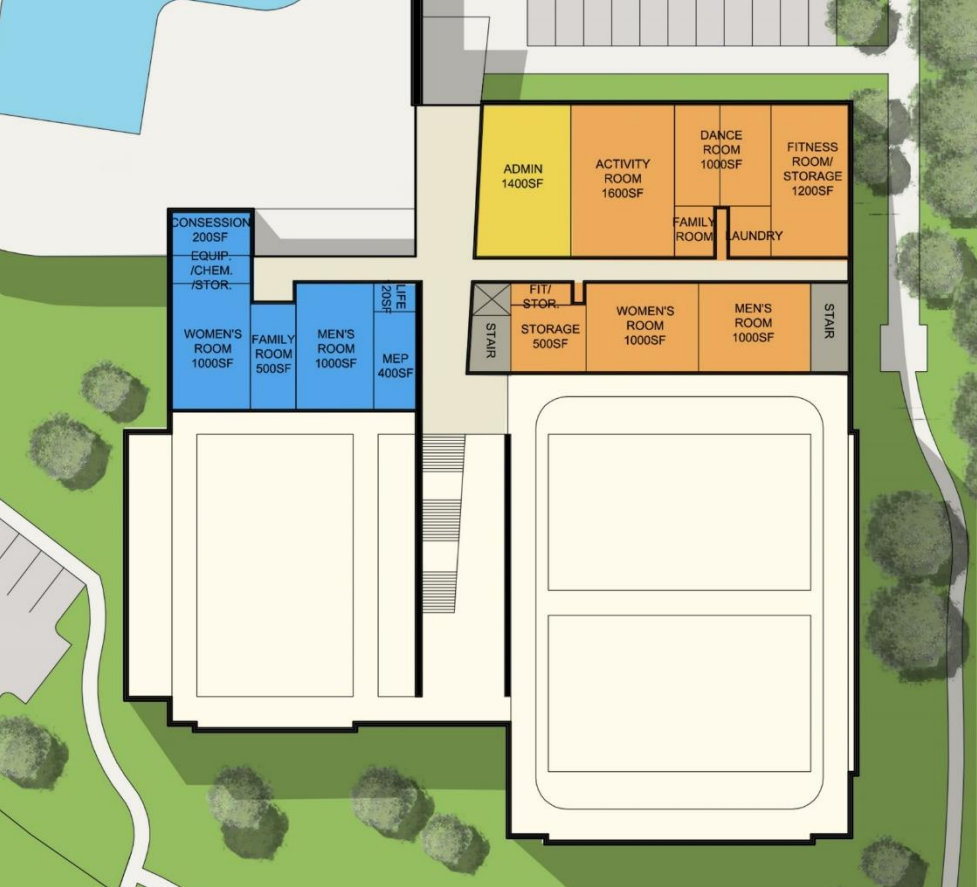


SPACE PROGRAM COMPONENTS

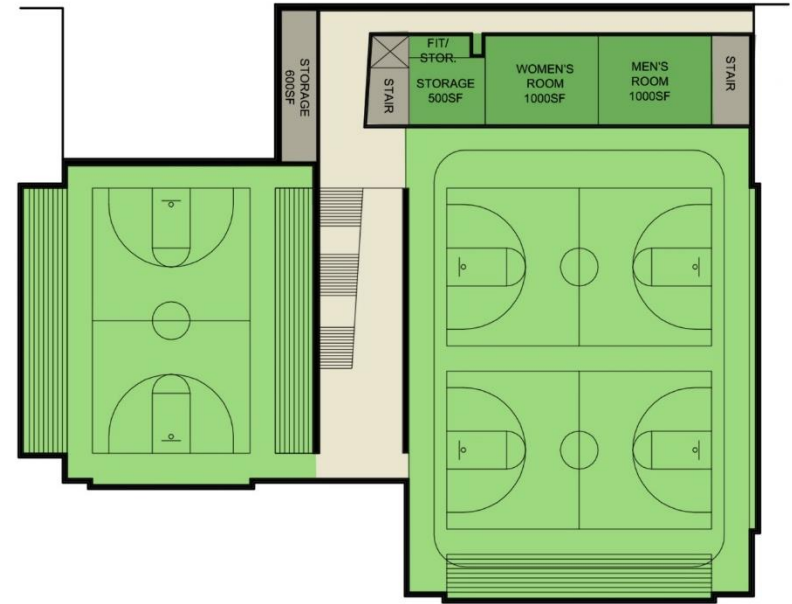
- 3 BASKETBALL/MULTI-USE COURTS
- POOL SUPPORT
- ADMINISTRATIVE SPACE

TOTAL SF – 53,000 SF +/-

**ALL
MULTI-PURPOSE
AND
CIVIC FUNCTIONS
TO BE PARTIALLY
LOCATED AT
WALD PARK
AND PARTIALLY
OFF-SITE**



LEVEL 1 – POOL LEVEL



LEVEL G – BASKETBALL LEVEL

SPACE PROGRAM COMPONENTS

- 3 BASKETBALL/MULTI-USE COURTS
- POOL SUPPORT
- ADMINISTRATIVE SPACE

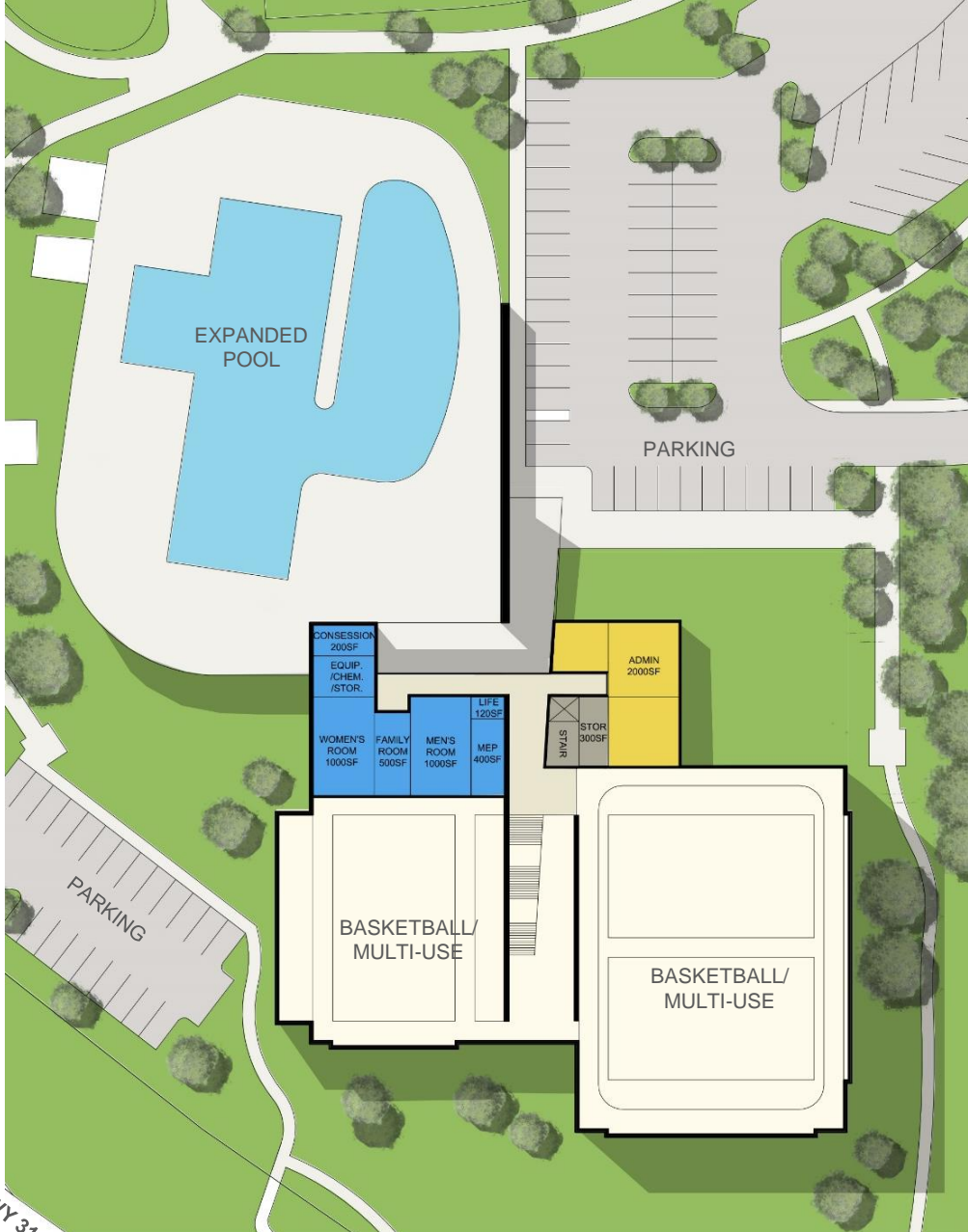
TOTAL SF – 53,000 SF +/-

BUILDING DEVELOPMENT OPTIONS

OPTION **3**

*ALL MULTI-PURPOSE AND/OR CIVIC FUNCTIONS
TO BE LOCATED OFF-SITE*

NONE LOCATED AT WALD PARK



SPACE PROGRAM COMPONENTS

- 3 BASKETBALL/MULTI-USE COURTS
- POOL SUPPORT
- ADMINISTRATIVE SPACE

TOTAL SF – 45,000 SF +/-

**ALL
MULTI-PURPOSE
AND
CIVIC FUNCTIONS
TO BE LOCATED
OFF-SITE**

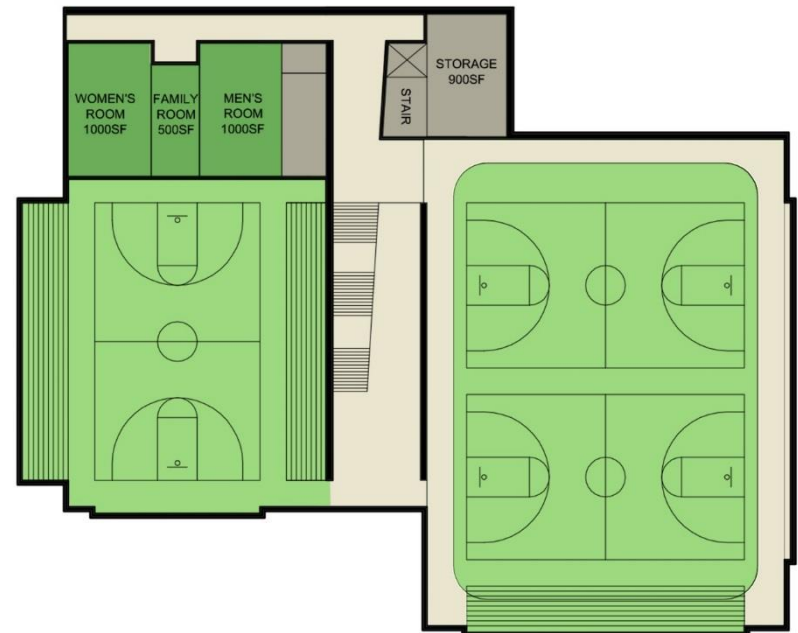
NONE AT WALD PARK

3

**MULTI-PURPOSE CENTER
OPTION 3**



LEVEL 1 – POOL LEVEL



LEVEL G – BASKETBALL LEVEL

SPACE PROGRAM COMPONENTS

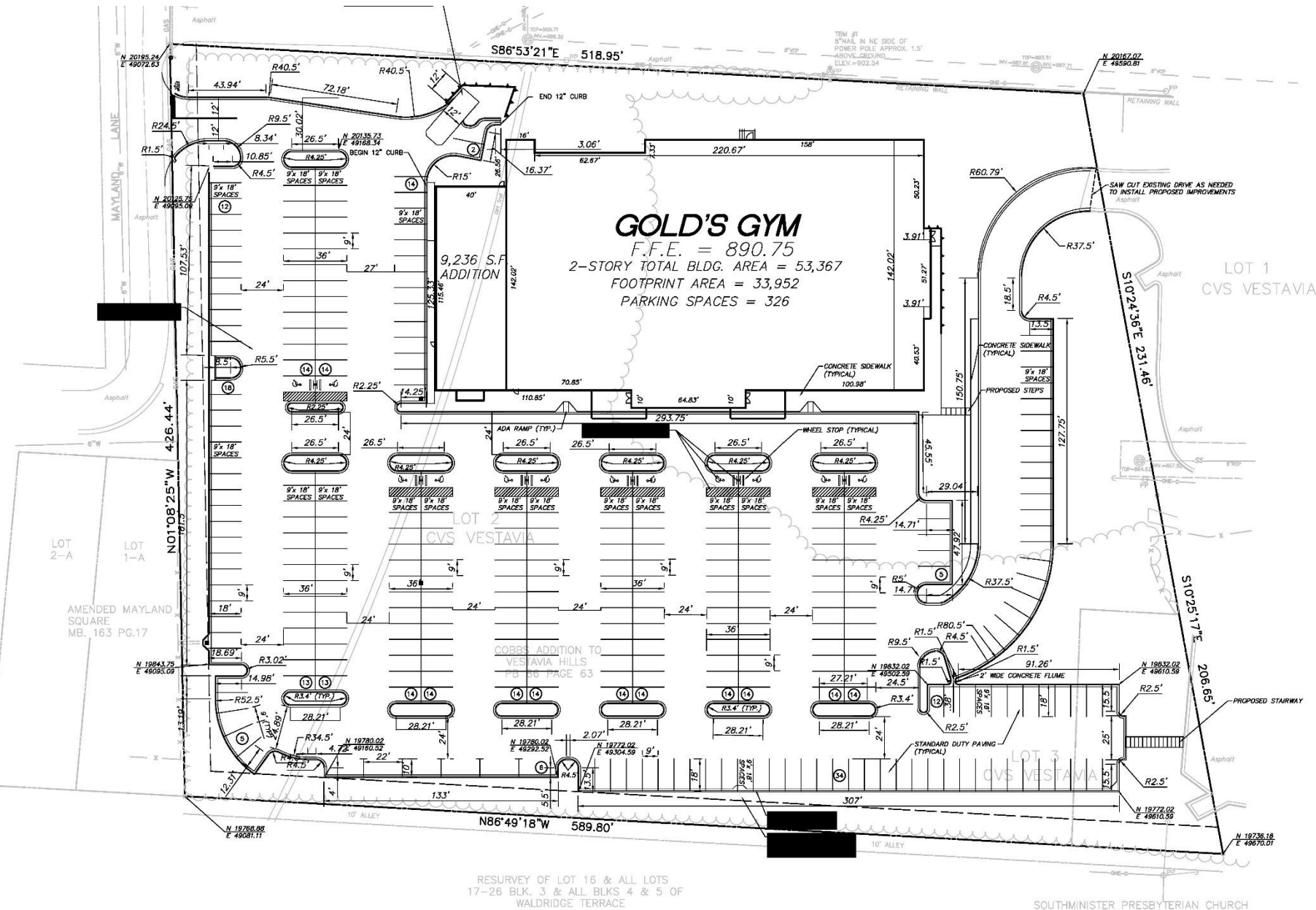
- 3 BASKETBALL/MULTI-USE COURTS
- POOL SUPPORT
- ADMINISTRATIVE SPACE

TOTAL SF – 45,000 SF +/-

3 MULTI-PURPOSE CENTER PLANS

An aerial photograph of a large community center development. The facility includes several baseball fields with green grass and brown dirt bases, a large outdoor swimming pool with a blue roof, and multiple tennis courts with red and green surfaces. The complex is surrounded by dense green trees and is adjacent to a multi-lane road. In the background, there are various buildings, including a large white industrial-style building and several smaller commercial or residential structures. The overall scene depicts a well-equipped recreational and community hub.

4. Community Center Development



E GOLD'S GYM PROPERTY DEVELOPMENT EXISTING SITE PLAN



GOLD'S GYM



HEART OF THE CITY – CITY HALL / MUNICIPAL / COMMUNITY CENTER









Check Out This
NEW!
100% PURE
THINKE-MORE
SPORT

IT'S EASIER TO
PUSH YOURSELF
WHEN OTHERS ARE
PULLING FOR YOU

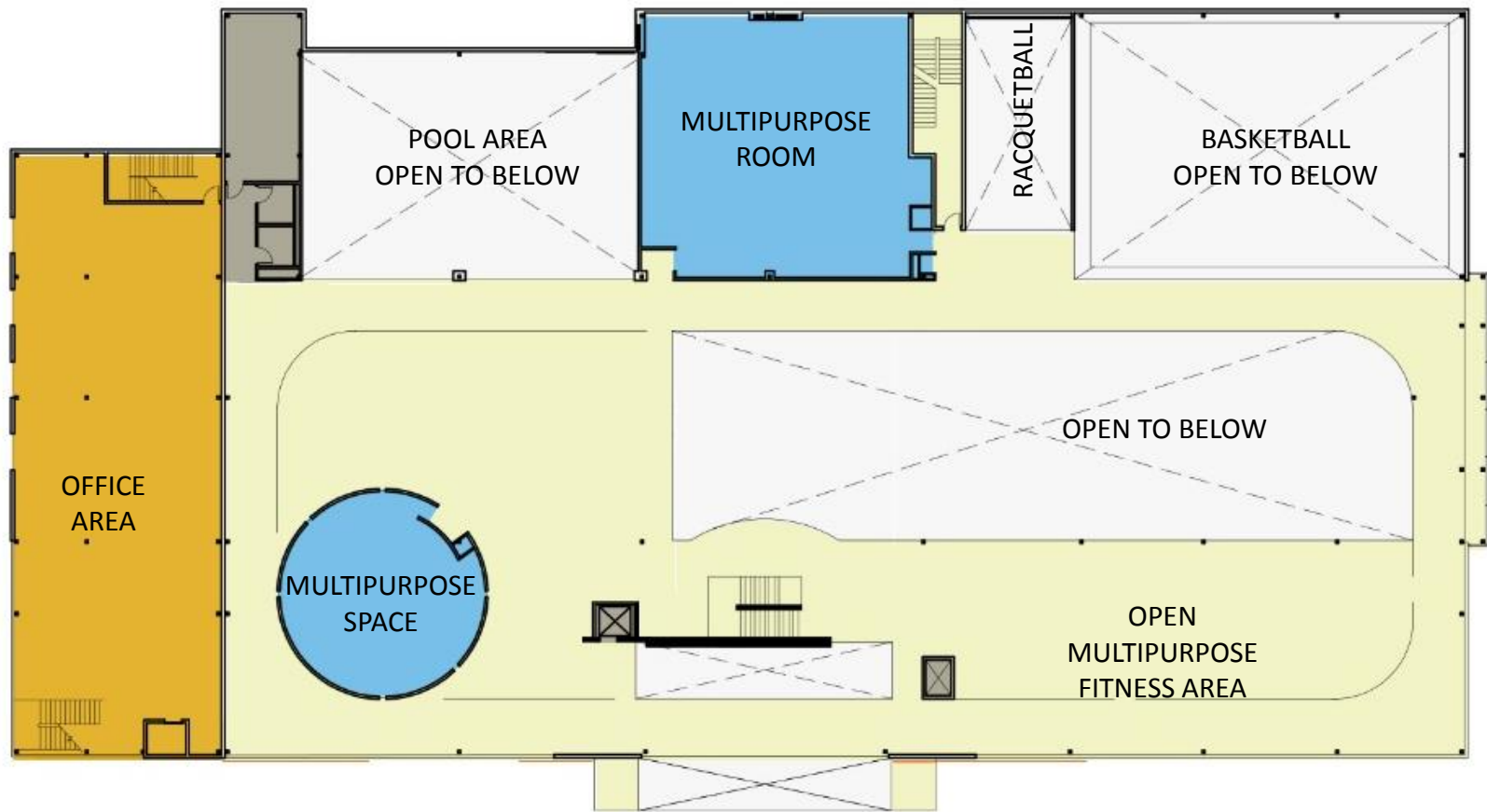
HYDRATE.
REFRESH.
WELCOME.
LONE STAR
Coca-Cola



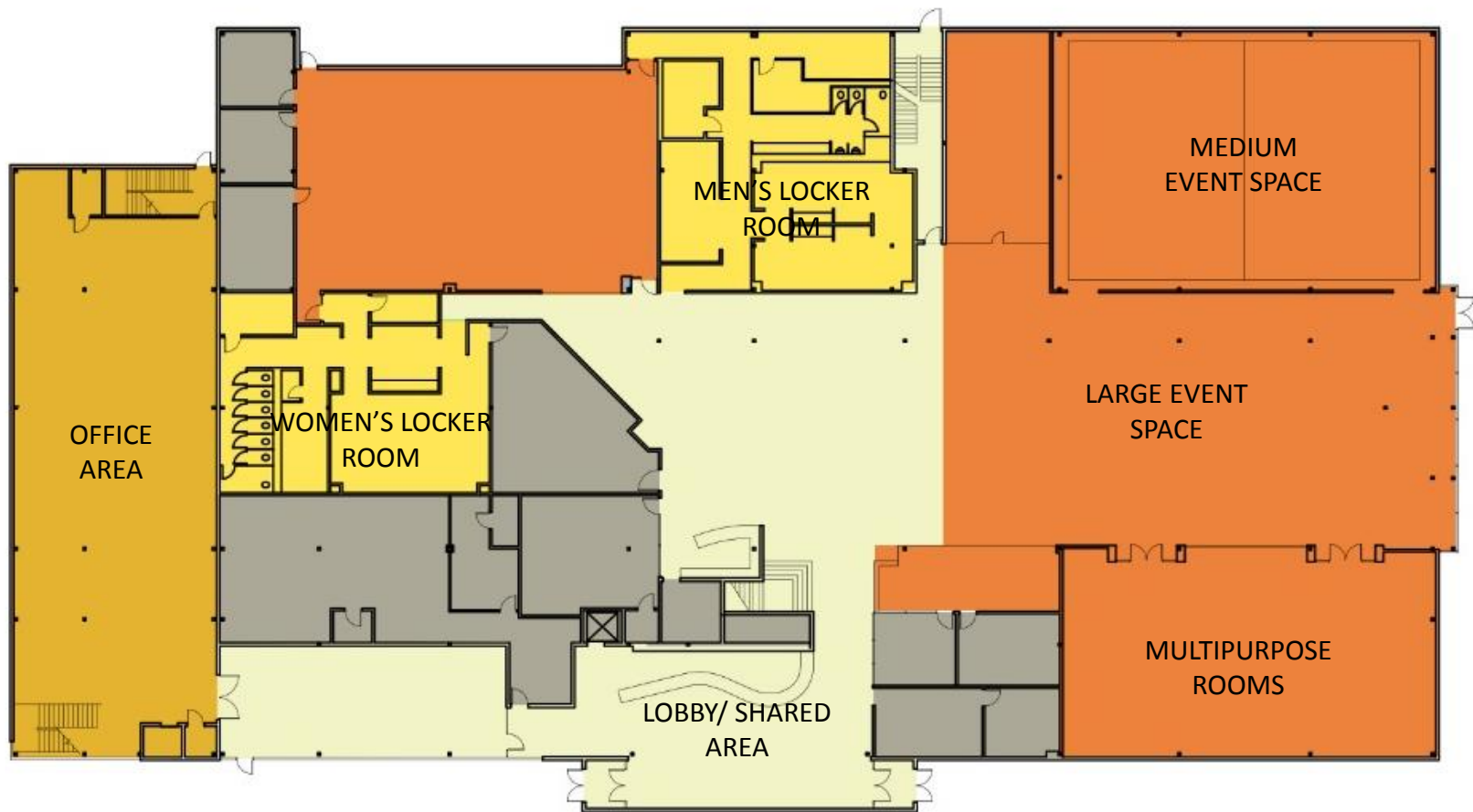




E GOLD'S GYM - EXISTING
1ST FLOOR



E GOLD'S GYM - EXISTING
2ND FLOOR



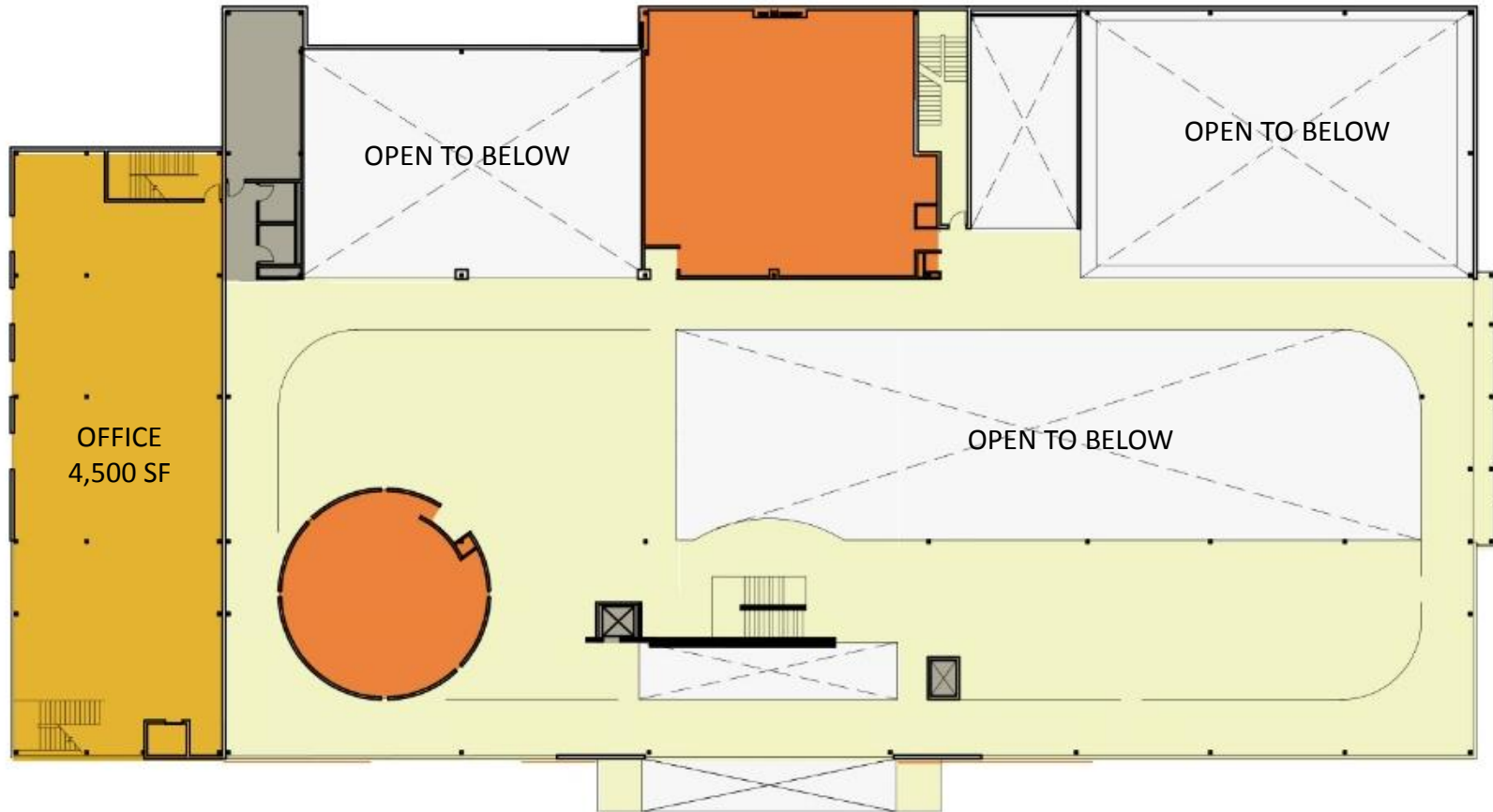
1ST FLOOR

EVENT SPACE, PREFUNCTION AREA,
ADMIN, OFFICES

2ND FLOOR

AVAILABLE

1 GOLD'S GYM – OPTION 1 1ST FLOOR



1 GOLD'S GYM – OPTION 1

2ND FLOOR

1ST FLOOR

EVENT SPACE, PREFUNCTION AREA,
ADMIN, OFFICES

2ND FLOOR

AVAILABLE



1ST FLOOR

FITNESS/WORKOUT, PRACTICE COURT,
BALLET/DANCE, LOCKER ROOMS, ADMIN

2ND FLOOR

EVENT SPACES, ACTIVITY ROOMS,
PREFUNCTION AREAS

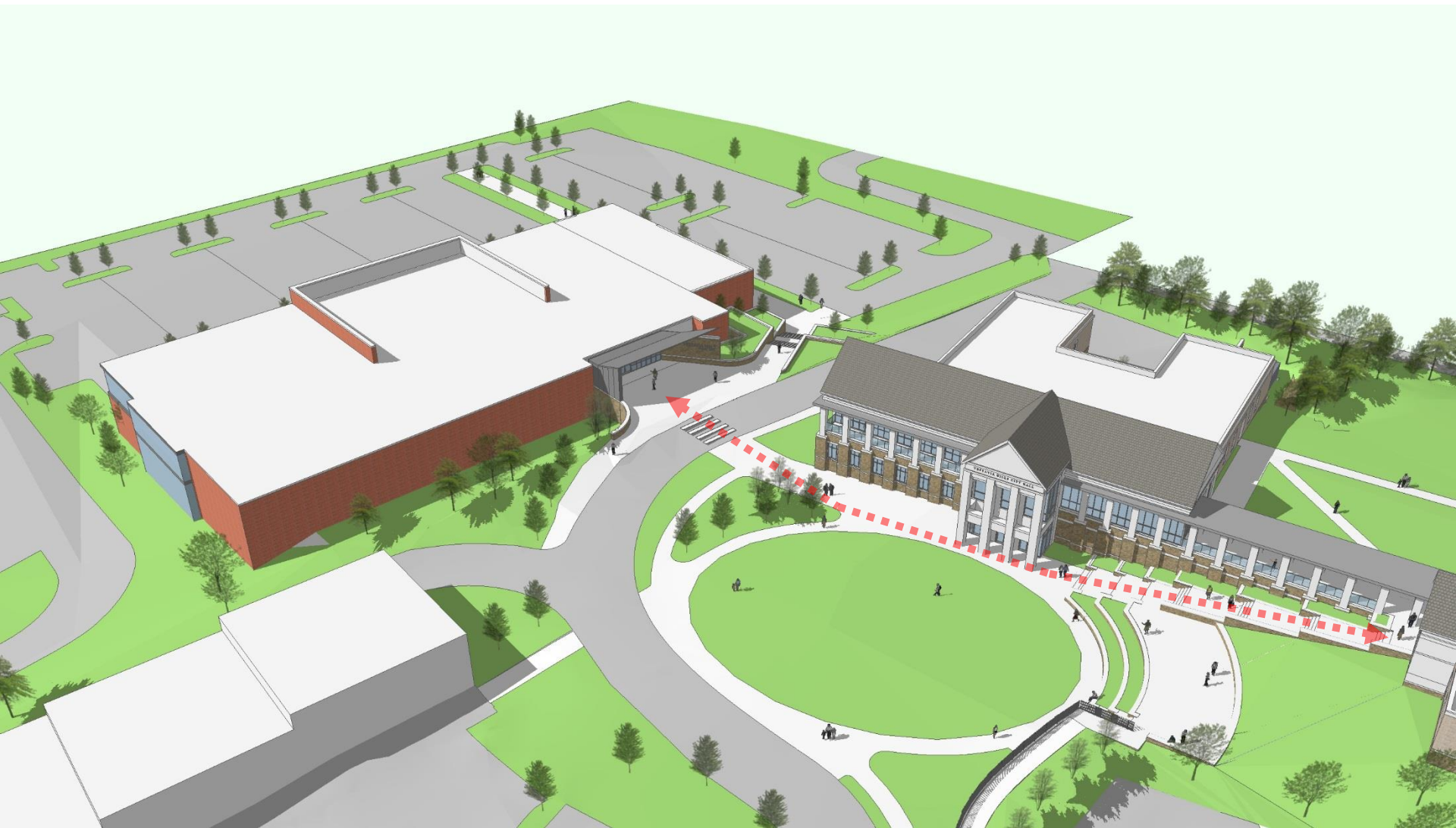
2 GOLD'S GYM – OPTION 2

1ST FLOOR



- 1ST FLOOR**
 FITNESS/WORKOUT, PRACTICE COURT,
 BALLET/DANCE, LOCKER ROOMS, ADMIN
- 2ND FLOOR**
 EVENT SPACES, ACTIVITY ROOMS,
 PREFUNCTION AREAS

2 GOLD'S GYM – **OPTION 2**
 2ND FLOOR

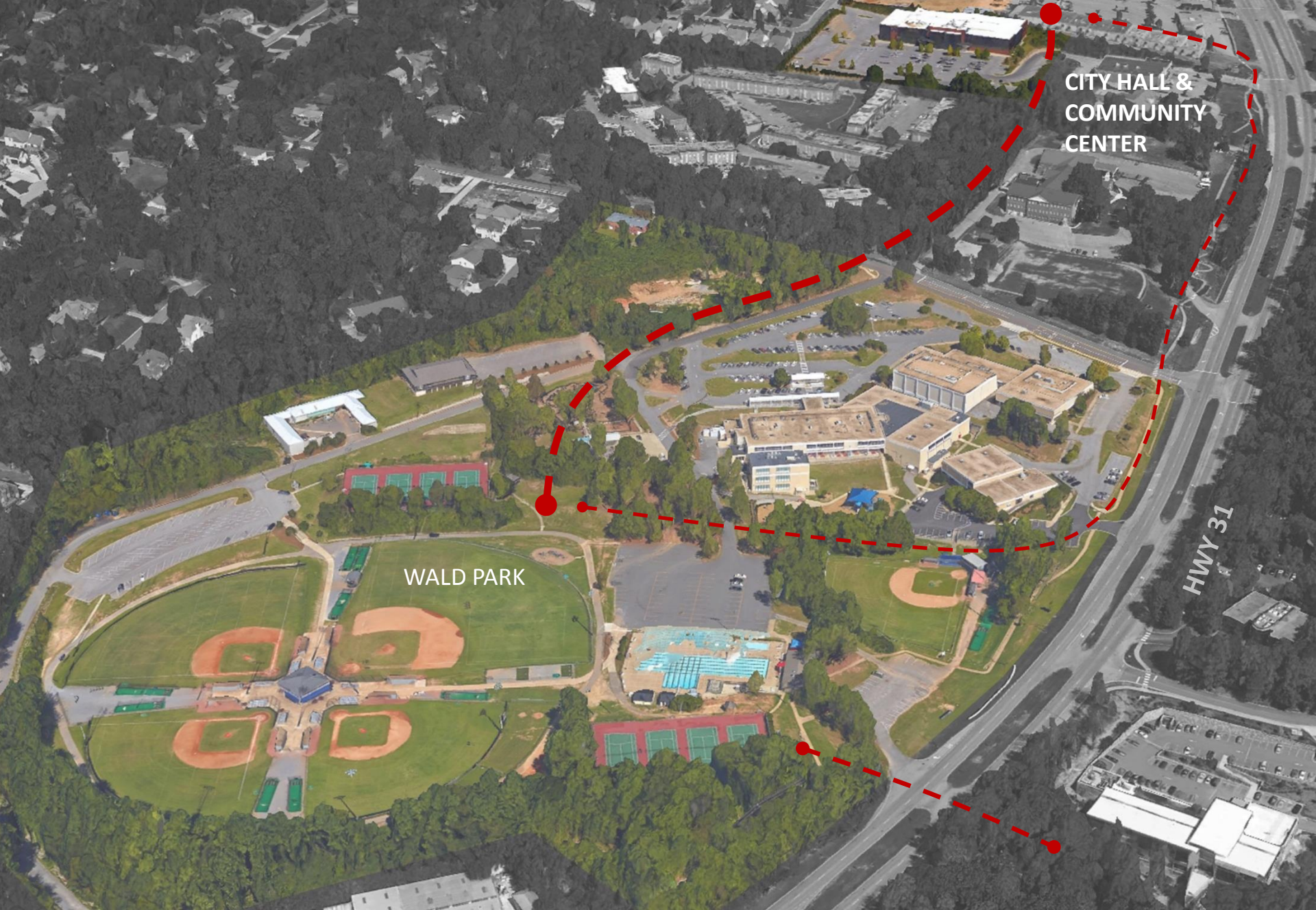




HEART OF THE CITY – CITY HALL / MUNICIPAL / COMMUNITY CENTER



HEART OF THE CITY – CITY HALL / MUNICIPAL / COMMUNITY CENTER



CITY HALL &
COMMUNITY
CENTER

WALD PARK

HWY 31

HEART OF THE CITY – POTENTIAL FUTURE CONNECTION – WALD PARK / COMMUNITY CENTER / CITY HALL

An aerial photograph of a school campus. The campus features several large green sports fields with orange-brown bases, a central building complex with multiple wings, and a parking lot. The campus is surrounded by dense green trees and residential neighborhoods. A multi-lane road runs along the right side of the campus.

5. Preliminary Budget

PRELIMINARY BUDGET – SUMMARY

- Design team developed a rough order of magnitude budget for each City location.
- Budgets are based on experience with similar projects, assumptions regarding the scope of work and industry input.
- Budget includes the hard and soft cost of construction
 - Hard costs were estimated on a per unit basis
 - Soft costs (A/E fees, owner's contingency, project mgmt, insurance, FF&E, etc.) were estimated as a percentage of total hard costs
- All figures are in 2016 dollars and do not account for escalation
- This is **not** a detailed cost estimating exercise as detailed design work has not been completed

PRELIMINARY BUDGET – SUMMARY

Program Element	Preliminary Budget	Proposed Scope
Wald Park Improvements Budget		
New Multipurpose Center	\$15,600,000	New 60,000 SF building with 3 courts, multipurpose rooms, and support space
New Swimming Pool	\$2,096,000	New 50-meter pool w/ zero entry, new water feature, and scored concrete deck
New Youth Sports Fields	\$1,729,000	Drainage, excavation, and artificial turf (mound, infield, outfield, foul territory)
New Covered Batting Cages (6)	\$169,000	40 ft. x 80 ft. & 40 ft. x 100 ft. covered structure with 3 batting cages each
New Tennis Courts / Upgrades	\$285,000	New court with lights and bleacher seating, resurface existing courts with ProClay.
New Park Space & Playgrounds	\$1,683,000	Selected grading, landscaping, clearing and furniture. New/relocated playground equipment. Castle Playground modifications.
General Site Improvements	\$2,832,000	Press box improvements, sidewalk/walking paths, retaining walls, concrete stairs and areas, select grading, parking spaces, and site work.
Sub-Total Wald Park Improvements Budget	\$24,394,000	
Additional Owner's Contingency @ 7%	\$1,708,000	
Sub-Total Wald Park Budget w/ Contingency	\$26,102,000	
Gold's Gym Purchase Price	\$9,100,000	
Gold's Gym Renovation	\$2,000,000	Allowance
Total Wald Park Improvements Budget w/ Gold's Gym	\$37,202,000	
Other Municipal Park Budgets		
Altadena Valley Park Improvements	\$7,500,000	Allowance
Cahaba Heights Ballfield Improvements	\$5,000,000	Allowance
Old Berrv Middle School Improvements	TBD	
Total Preliminary Budgets	\$49,702,000	

Note 1: Budget in 2016 dollars.

Note 2: Soft costs include A/E fees, owner's contingency, project management, insurance, FF&E, etc.

Note 3: Budget does not include improvements to maintenance facility, purchase of additional properties, or construction of off-site facilities.

Note 4: Budget does not include off-site infrastructure improvements.

Note 5: Budget does not include Gold's Gym tenant income (\$550K +/- per year) through 2021.

Note 6: Budget includes \$500K for premier play features.

Note 7: Any unused portions of multipurpose center budget will go towards Gold's Gym renovation.

SURVEY AND QUESTIONS

Here is the link for you to join:

<http://www.otmeet.com/256>

Thank you for participating!

END

An aerial photograph of a school campus. The campus features several large green sports fields with orange-brown bases, a blue-roofed aquatic center, and several multi-story school buildings. The campus is surrounded by dense green trees and is bordered by a multi-lane road on the right side. The text "6. Appendix" is overlaid in the center of the image.

6. Appendix

EXHIBIT A

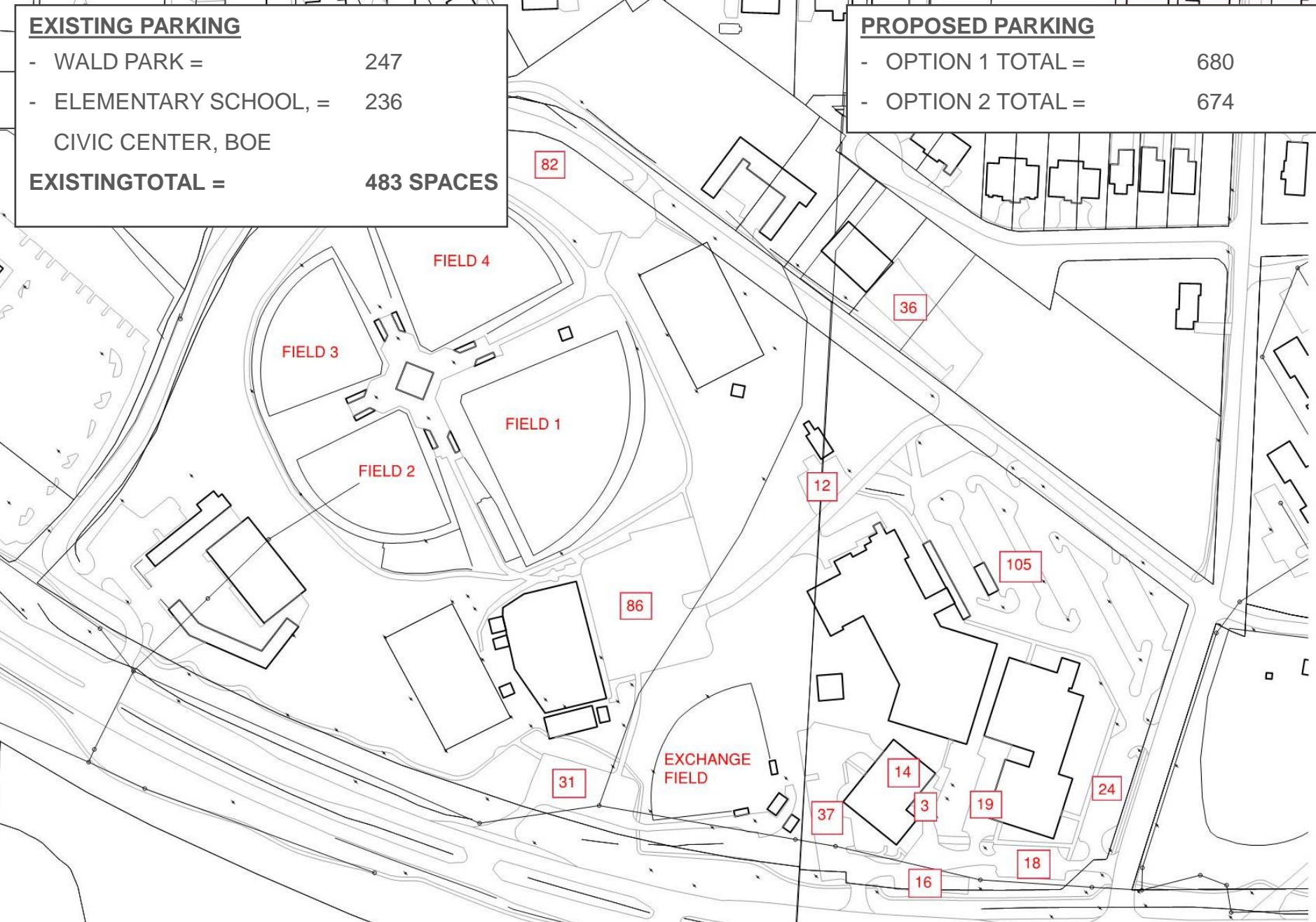
PARKING ANALYSIS

EXISTING PARKING

- WALD PARK =	247
- ELEMENTARY SCHOOL, =	236
CIVIC CENTER, BOE	
EXISTINGTOTAL =	483 SPACES

PROPOSED PARKING

- OPTION 1 TOTAL =	680
- OPTION 2 TOTAL =	674



PARKING SCENARIO

Function	Peak Use	Medium Use	Low Use	Comments
Baseball (Fields 1 - 4)	189	101	88	Assumes 1 car/player. <u>Peak Use</u> : 22 players/field 2x for overlap. 2 umpers/field. 5 concessions. 176+8+5=189 cars. <u>Medium Use</u> : 11 players/field. 2 umpers/field. 5 concessions. 88+8+5=101 cars. <u>Low Use</u> : Practice: 11 players/field 2x for overlap. Season w/ all-stars: Feb. - End of June. Peak March and April.
Tennis (Courts 1 - 4, plus 1 add'l)	16	10	4	Assumes 1 car/player. <u>Peak Use</u> : 3 Dbls. matches + 2 snpls matches. No refs. No spectators. <u>Medium Use</u> : 5 snpls. Matches. <u>Low Use</u> : 4 people. Year round, mornings.
Swimming Pool	122	72	25	Assumes 1 car/3 people minus drop. 1 car/lifeguard. Last 5 year avg. members=1500+/-. <u>Peak Use</u> : Daily attendance 350 people. 15 kids dropped off. 10 lifeguards. <u>Medium Use</u> : Avg. daily attendance 200 people. 10 kids are dropped off. 8 lifeguards. <u>Low Use</u> : 50 people. no drop offs. 8 lifeguards. June 1st - Sept. 1st
Multi-purpose Facility (indoor athletic d	170	78	20	Assumes 3 courts. <u>Peak Use</u> : Games-22 players/ct.+4 coaches/ct. 2x. 2 official/ct.+3 concessions. <u>Medium Use</u> : Practice-22 players/ct.+4 coaches/ct. 2x, but only half cars for drop-offs. <u>Low Use</u> : 10 adult players on 2 courts. Volleyball is the same metrics. Basketball Rec. Leagues: Nov. - End of June. Volleyball Rec. League: Sept-Nov. AAU League: March-June
Park/Green Space/Playground	45	22	7	Assumes 1 car/2 people. <u>Peak Use</u> : Parties, 50 people. Plus 20 other cars. <u>Medium Use</u> : 12 cars at Castle Park plus 10 other cars. <u>Low Use</u> : 2 cars at Castle Park plus 5 other cars.
Parks Maintenance Shop/Storage	10	10	2	1 car/employee <u>Peak Use</u> : 10 employees. <u>Medium Use</u> : 10 employees. <u>Low Use</u> : 2 employees.
SUBTOTAL	552	293	146	
SUBTOTAL - AVERAGED		330		
Lodge/Banquet Space \ (may or may not be at Wald Park)	100	24	6	<u>Peak Use</u> : Peak occupancy for assembly space at Lodge is 200 seated/295 standing, then divided 200 by half for cars. <u>Medium Use</u> : Per VH Parking Ord. 1 space per 250 sf. <u>Low Use</u> : Half of Medium Use.
School	150	100	92	<u>Peak Use</u> : Assumes 3 cars for every 4 attendees of their events. VH Principal guessed that their maximum attendance at any single event is 200+/- people. <u>Medium Use</u> : 2 cars for every classroom space per VH parking ordinance. <u>Low Use</u> : 1 car for every employee.
TOTAL	802	417	244	
TOTAL - AVERAGED		488		

PARKING SCENARIO - PROPOSED