VESTAVIA HILLS
A COMPREHENSIVE PLAN FOR COMMUNITY SPACES
November 2016
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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
2. Wald Park
Master Plan Development
OPTION 1
SITE DEVELOPMENT OPTIONS
- 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
- 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
• 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
SITE AERIAL
OPTION 1 – VIEW LOOKING EAST
SITE AERIAL
OPTION 1 – VIEW LOOKING WEST
OPTION 2
SITE DEVELOPMENT OPTIONS
- 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
COMMUNITY SPACES COMPREHENSIVE PLAN

NOVEMBER 2016

PLAY AREA
BRIDGING CONTOUR CHANGE
WITH TOWERS AND “LAND SLIDES”

FIELD AREA

CASTLE PARK
REMINISCE

PARKING AREA

TERRACED PICNIC AREAS

FIELD AREA

WOODED SWITCH
BACK AREA

SCHOOL PARKING AREA

BALL FIELDS

PREMIER PARK SKETCH
ACCESS AND CONTOUR IDEAS
COMMUNITY SPACES COMPREHENSIVE PLAN

NOVEMBER 2016

PLAY AREA
BRIDGING CONTOUR CHANGE
WITH TOWERS AND "LAND SLIDES"

FIELD AREA

SCHOOL PARKING AREA

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ACCESS AND CONTOUR IDEAS

CASTLE PARK
REMINISCE

PLAY AREAS
BRIDGING WITH TOWNSLIDES"
PLAYGROUND INSPIRATION – GROUND ELEMENTS
USE OF GRADE CHANGE AS AN ASSET WITH LONG SLIDES AND BRIDGES TO TOWER ELEMENTS
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NOVEMBER 2016

FIELD AREA

SCHOOL PARKING AREA

CASTLE PARK

REMINISCE

BALL FIELDS

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SCHOOL PARKING AREA

FIELD AREA

PLAY AREA BRIDGING CONTOUR CHANGE WITH TOWERS AND “LAND SLIDES”
PLAYGROUND INSPIRATION – GROUND ELEMENTS
USE OF GRADE CHANGE AS AN ASSET WITH LONG SLIDES AND BRIDGES TO TOWER ELEMENTS
PLAYGROUND INSPIRATION – GROUND ELEMENTS
Site Development Options

COMMUNITY SPACES COMPREHENSIVE PLAN

NOVEMBER 2016
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

COMMUNITY SPACES COMPREHENSIVE PLAN
NOVEMBER 2016
MULTI-PURPOSE CENTER PLANS
OPTION 1 - UPPER FLOOR LEVEL

COMMUNITY SPACES COMPREHENSIVE PLAN
NOVEMBER 2016


**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 +/-**
MULTI-PURPOSE CENTER VIEWS
OPTION 1
MULTI-PURPOSE CENTER VIEWS
OPTION 1
MULTI-PURPOSE CENTER VIEWS
OPTION 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
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 +/-
4. Community Center Development
GOLD'S GYM
OFFICE AREA

POOL AREA
OPEN TO BELOW

MULTIPURPOSE ROOM

RACQUETBALL
OPEN TO BELOW

BASKETBALL
OPEN TO BELOW

OPEN TO BELOW

MULTIPURPOSE SPACE

OPEN MULTIPURPOSE FITNESS AREA

GOLD'S GYM - EXISTING

2ND FLOOR
1ST FLOOR
EVENT SPACE, PREFUNCTION AREA, ADMIN, OFFICES

2ND FLOOR
AVAILABLE

GOLD’S GYM – OPTION 1
2ND FLOOR

COMMUNITY SPACES COMPREHENSIVE PLAN
GOLD’S GYM – OPTION 2

1ST FLOOR
FITNESS/WORKOUT, PRACTICE COURT, BALLET/DANCE, LOCKER ROOMS, ADMIN

2ND FLOOR
EVENT SPACES, ACTIVITY ROOMS, PREFUNCTION AREAS
COMMUNITY SPACES COMPREHENSIVE PLAN

**GOLD’S GYM – OPTION 2**

**2ND FLOOR**

- **OFFICE** 4,500 SF
- **LARGE CIVIC SPACE** 7,000 SF
- **PRE-FUNCTION SPACE** 2,700 SF
- **SMALL CIVIC SPACE** 1,000 SF
- **SHARED LOBBY**
- **MEDIUM CIVIC SPACE** 4,500 SF
- **OPEN TO BELOW**

**1ST FLOOR**

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

**2ND FLOOR**

- EVENT SPACES, ACTIVITY ROOMS, PREFUNCTION AREAS

NOVEMBER 2016
HEART OF THE CITY – POTENTIAL FUTURE CONNECTION – WALD PARK / COMMUNITY CENTER / CITY HALL

COMMUNITY SPACES COMPREHENSIVE PLAN

NOVEMBER 2016
5. Preliminary Budget
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

<table>
<thead>
<tr>
<th>Program Element</th>
<th>Preliminary Budget</th>
<th>Proposed Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wald Park Improvements Budget</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Multipurpose Center</td>
<td>$15,600,000</td>
<td>New 60,000 SF building with 3 courts, multipurpose rooms, and support space</td>
</tr>
<tr>
<td>New Swimming Pool</td>
<td>$2,096,000</td>
<td>New 50-meter pool w/ zero entry, new water feature, and scored concrete deck</td>
</tr>
<tr>
<td>New Youth Sports Fields</td>
<td>$1,729,000</td>
<td>Drainage, excavation, and artificial turf (mound, infield, outfield, foul territory)</td>
</tr>
<tr>
<td>New Covered Batting Cages (6)</td>
<td>$169,000</td>
<td>40 ft. x 80 ft. &amp; 40 ft. x 100 ft. covered structure with 3 batting cages each</td>
</tr>
<tr>
<td>New Park Space &amp; Playgrounds</td>
<td>$1,683,000</td>
<td>Selected grading, landscaping, cleaning and furniture.</td>
</tr>
<tr>
<td>General Site Improvements</td>
<td>$2,832,000</td>
<td>New/relocated playground equipment. Castle Playground modifications. Press box improvements, sidewalk/walking paths, retaining walls,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>concrete stairs and areas, select grading, parking spaces, and site work.</td>
</tr>
<tr>
<td><strong>Sub-Total Wald Park Improvements Budget</strong></td>
<td>$24,394,000</td>
<td></td>
</tr>
<tr>
<td>Additional Owner's Contingency @ 7%</td>
<td>$1,706,000</td>
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<tr>
<td><strong>Sub-Total Wald Park Budget w/ Contingency</strong></td>
<td>$26,102,000</td>
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</tr>
<tr>
<td>Gold's Gym Purchase Price</td>
<td>$9,100,000</td>
<td>Allowance</td>
</tr>
<tr>
<td>Gold's Gym Renovation</td>
<td>$2,000,000</td>
<td>Allowance</td>
</tr>
<tr>
<td><strong>Total Wald Park Improvements Budget w/ Gold's Gym</strong></td>
<td>$37,202,000</td>
<td></td>
</tr>
<tr>
<td><strong>Other Municipal Park Budgets</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Altadena Valley Park Improvements</td>
<td>$7,500,000</td>
<td>Allowance</td>
</tr>
<tr>
<td>Cahaba Heights Ballfield Improvements</td>
<td>$5,000,000</td>
<td>Allowance</td>
</tr>
<tr>
<td>Old Berry Middle School Improvements</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td><strong>Total Preliminary Budgets</strong></td>
<td>$49,702,000</td>
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</tbody>
</table>

**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
6. Appendix
EXHIBIT A

PARKING ANALYSIS
EXISTING PARKING
- WALD PARK = 247
- ELEMENTARY SCHOOL = 236
CIVIC CENTER, BOE EXISTING TOTAL = 483 SPACES

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

PARKING SCENARIO
<table>
<thead>
<tr>
<th>Function</th>
<th>Peak Use</th>
<th>Medium Use</th>
<th>Low Use</th>
<th>Comments</th>
</tr>
</thead>
</table>
| Baseball (Fields 1 - 4)                       | 189      | 101        | 88      | Assumes 1 car/player.  
Peak Use: 22 players/field 2x for overlap. 2 umps/field. 5 concessions. 175+8+5=189 cars.  
Medium Use: 11 players/field. 2 umps/field. 5 concessions. 88+8+5=101 cars.  
Low Use: 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’i)           | 16       | 10         | 4       | Assumes 1 car/player.  
Peak Use: 3 Dbls. matches + 2 sngls matches. No refs. No spectators.  
Medium Use: 5 sngls. Matches.  
Low Use: 4 people. |
| Swimming Pool                                 | 122      | 72         | 25      | Assumes 1 car/3 people minus drop. 1 car/lifeguard. Last 5 year avg. members=1500+/-  
Peak Use: Daily attendance 350 people. 15 kids dropped off. 10 lifeguards.  
Medium Use: Avg. daily attendance 200 people. 10 kids are dropped off. 8 lifeguards.  
Low Use: 50 people. No drop offs. 8 lifeguards.  
Year round, mornings.  
June 1st - Sept. 1st |
| Multi-purpose Facility (indoor athletic complex) | 170      | 78         | 20      | Assumes 3 courts.  
Peak Use: Games-22 players/ct.+4 coaches/ct. 2x 2 official/ct.+3 concessions.  
Medium Use: Practice-22 players/ct.+4 coaches/ct. 2x, but only half cars for drop-offs.  
Low Use: 10 adult players on 2 courts. Volleyball is the same metrics.  
Volleyball Rec. League: Sept.-Nov.  
AAU League: March-June |
| Park/Green Space/Playground                   | 45       | 22         | 7       | Assumes 1 car/2 people.  
Peak Use: Parties, 50 people. Plus 20 other cars.  
Medium Use: 12 cars at Castle Park plus 10 other cars.  
Low Use: 2 cars at Castle Park plus 5 other cars. |
| Parks Maintenance Shop/Storage                | 10       | 10         | 2       | 1 car/employee  
Peak Use: 10 employees.  
Medium Use: 10 employees.  
Low Use: 2 employees. |
| **SUBTOTAL**                                  | **552**  | **293**    | **146** | **330**                                                                  |
| **SUBTOTAL - AVERAGED**                       |          |            |         |                                                                           |
| Lodge/Banquet Space \  
(may or may not be at Wald Park)              | 100      | 24         | 6       | Peak Use: Peak occupancy for assembly space at Lodge is 200 seated/295 standing, then divided 200 by half for cars.  
Medium Use: Per VH Parking Ord. 1 space per 250 sf.  
Low Use: Half of Medium Use. |
| School                                        | 150      | 100        | 92      | Peak Use: Assumes 3 cars for every 4 attendees of their events.  
VH Principal guessed that their maximum attendance at any single event is 200+/- people.  
Medium Use: 2 cars for every classroom space per VH parking ordinance.  
Low Use: 1 car for every employee. |
| **TOTAL**                                     | **802**  | **417**    | **244** | **488**                                                                  |
| **TOTAL - AVERAGED**                          |          |            |         |                                                                           |

**PARKING SCENARIO - PROPOSED**

COMMUNITY SPACES COMPREHENSIVE PLAN

NOVEMBER 2016