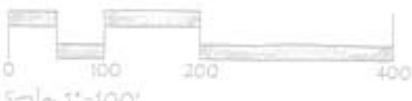


# Parks, Trails and Recreation Master Plan

June 2002



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CITY OF  
**BRENTWOOD**

*parks & recreation*

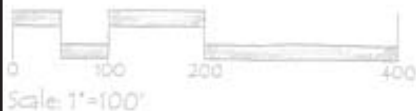
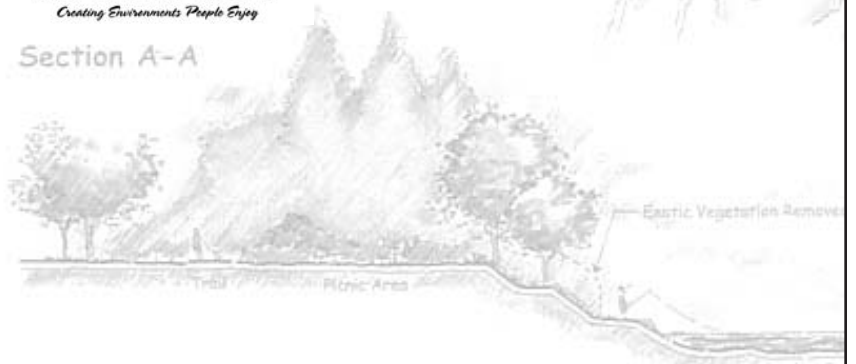
**Parks, Trails and Recreation  
Master Plan**

June 2002



RRM DESIGN GROUP  
*Creating Environments People Enjoy*

Section A-A



# CITY OF BRENTWOOD

## Parks, Trails and Recreation

### Master Plan

#### City Council

Michael A. McPoland, Sr.	Mayor
Pete Petrovich	Vice-Mayor
Wade Gomes	Council Member
Bill Hill	Council Member
Annette Beckstrand	Council Member

#### Park & Recreation Commission

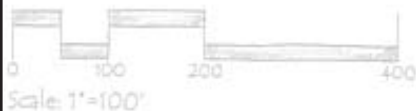
Lanny Brown  
Jeffrey Cowling  
Jan Melloni  
Karen Rarey  
Ernie Rodrigues

#### City Manager

John E. Stevenson

#### Director of Parks & Recreation

Craig D. Bronzan



Section A-A

**BRENTWOOD PARKS, TRAILS AND RECREATION MASTER PLAN  
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# RESOLUTIONS OF ADOPTION

**Resolution Number 1**

**CITY OF BRENTWOOD  
PARK AND RECREATION COMMISSION  
RECOMMENDATION TO CITY COUNCIL FOR THE ADOPTION OF  
BRENTWOOD PARKS TRAILS AND RECREATION MASTER PLAN AND  
MITIGATED NEGATIVE DECLARATION**

**WHEREAS**, the City of Brentwood, Parks and Recreation Department, with significant public input over the past two years has developed the Parks Trails and Recreation Master hereinafter referred to as the "Master Plan". The Master Plan is intended to establish the goals, policies, and objectives under which the City Parks, Trails, and Recreation facilities will be developed and managed.

**WHEREAS**, on April 10, 2002 the City of Brentwood, Parks and Recreation Department mailed notice of proposed adoption of a Mitigated Negative Declaration and availability of the accompanying Initial Study for the proposed Master Plan to responsible agencies, including the Governors Office of Planning and Research, State Clearinghouse for a 30-day public comment period, and;

**WHEREAS**, the Public Notice of Availability of an Initial Study and Proposed Negative Declaration was posted, pursuant to Public Resources Code 21092.3 at the County Clerk Office, and;

**WHEREAS**, on May 1, 2002, the City of Brentwood, Parks and Recreation Department published notice of a proposed adoption of a Mitigated Negative Declaration and availability of the accompanying Initial Study for the Master Plan in the Ledger Dispatch, a newspaper of general circulation in the City of Brentwood, and;

**WHEREAS**, the public comment period for the Initial Study and proposed Negative Declaration closed at 5:00 p.m. on May 13, 2002 and;

**WHEREAS**, on May 1, 2002 the City of Brentwood, Parks and Recreation Department published notice of a public hearing for the date of May 30, 2002 to consider the Master Plan in the Ledger Dispatch, a newspaper of general circulation in the City of Brentwood, and;

**WHEREAS**, on May 21, 2002, the City of Brentwood Planning Commission reviewed and commented on the Mater Plan.

**WHEREAS**, the City of Brentwood, Park and Recreation Commission, at its regular meeting of May 30, 2002, held a public hearing and considered public comments, and;

**WHEREAS**, on May 30, 2002, the City of Brentwood, Park and Recreation Commission reviewed and considered the Initial Study with comments received during the public review period and public hearing, and determined it to be complete and in compliance with the California Environmental Quality Act (Public Resources Code Section 21,000, et seq.), and;

**WHEREAS**, the City of Brentwood, Park and Recreation Commission has considered the impacts presented in the Initial Study and finds that all the significant impact presented in the Initial Study resulting from implementing the Master Plan can be reduced to less-than significant levels with the implementation of the mitigation measures set forth in the Initial Study dated April 9, 2002, and;

**WHEREAS**, the City of Brentwood, Park and Recreation Commission has reviewed the Mitigation Monitoring and Program and found it to be consistent with the Mitigation Measures identified in the Initial Study and any modification presented in the response to comments.

**NOW THEREFORE BE IT RESOLVED**, that the City of Brentwood, Park and Recreation Commission hereby recommends that the mitigation measures identified in the Initial Study and response to comments be made a part of the Master Plan.

**BE IT FURTHER RESOLVED**, that the City of Brentwood, Park and Recreation Commission recommendation is that a DeMinimus Finding be made.

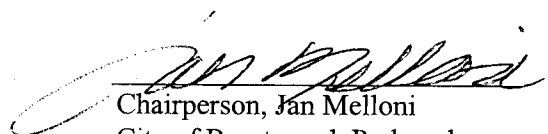
**BE IT FURTHER RESOLVED**, that the City of Brentwood, Park and Recreation Commission recommendation is that City of Brentwood file a Notice of Determination with the Clerk of the County of Contra Costa and the Governors Office of Planning and Research in accordance with the California Environmental Quality Act and provide a copy of said notice to anyone previously requesting a notice.

**BE IT FURTHER RESOLVED**, that the City of Brentwood, Park and Recreation Commission recommendation is that City Council adopt the Brentwood Parks, Trails and Recreation Master Plan, and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Master Plan.

Passed and adopted by the following vote:

AYES:  
NOES:  
ABSENT:

Dated: May 30, 2002

  
Chairperson, Jan Melloni  
City of Brentwood, Park and  
Recreation Commission

**RESOLUTION NUMBER NO. 2598**

**CITY OF BRENTWOOD CITY COUNCIL ADOPTION OF THE BRENTWOOD PARKS TRAILS AND RECREATION MASTER PLAN AND MITIGATED NEGATIVE DECLARATION**

**WHEREAS**, the City of Brentwood, Parks and Recreation Department, with significant public input over the past two years has developed the Parks Trails and Recreation Master Plan hereinafter referred to as the "Master Plan". The Master Plan is intended to establish the goals, policies, and objectives under which the City parks, trails, and recreation facilities will be developed and managed, and;

**WHEREAS**, on April 10, 2002 the City of Brentwood, Parks and Recreation Department mailed notice of proposed adoption of a Mitigated Negative Declaration and availability of the accompanying Initial Study for the proposed Master Plan to responsible agencies, including the Governors Office of Planning and Research, State Clearinghouse for a 30-day public comment period, and;

**WHEREAS**, the Public Notice of Availability of an Initial Study and Proposed Negative Declaration was posted, pursuant to Public Resources Code 21092.3 at the County Clerk Office, and;

**WHEREAS**, on May 1, 2002, the City of Brentwood, Parks and Recreation Department published notice of a proposed adoption of a Mitigated Negative Declaration and availability of the accompanying Initial Study for the Master Plan in the Ledger Dispatch, a newspaper of general circulation in the City of Brentwood, and;

**WHEREAS**, the public comment period for the Initial Study and proposed Negative Declaration closed at 5:00 p.m. on May 13, 2002, and;

**WHEREAS**, on May 1, 2002 the City of Brentwood, Parks and Recreation Department published notice of a public hearing for the date of May 30, 2002 to consider the Master Plan in the Ledger Dispatch, a newspaper of general circulation in the City of Brentwood, and;

**WHEREAS**, on May 21, 2002, the City of Brentwood Planning Commission reviewed and commented on the Master Plan, and;

**WHEREAS**, the City of Brentwood, Park and Recreation Commission, at its regular meeting of May 30, 2002, held a public hearing and considered public comments, and;

**WHEREAS**, on May 30, 2002, the City of Brentwood, Park and Recreation Commission reviewed and considered the Initial Study with comments received during the public review period and public hearing, and determined it to be complete and in compliance with the California Environmental Quality Act (Public Resources Code Section 21,000, et seq.), and;

**WHEREAS**, the City of Brentwood, Park and Recreation Commission has considered the impacts presented in the Initial Study and finds that all the significant impact presented in the Initial Study resulting from implementing the Master Plan can be reduced to a less-than significant level with implementation of the mitigation measures set forth in the Initial Study dated April 9, 2002, and;

**WHEREAS**, the City of Brentwood, Park and Recreation Commission has reviewed the Mitigation Monitoring and reporting Program and found it to be consistent with the Mitigation

Measures identified in the Initial Study and any modification presented in the response to comments, and;

**WHEREAS**, on May 30, 2002, the City of Brentwood, Park and Recreation Commission passed Resolution 1 recommending that the Brentwood City Council adopt the Brentwood Parks Trails and Recreation Master Plan, and the Mitigated Negative Declaration Mitigation Monitoring and Reporting Program for the Master Plan, and;

**WHEREAS**, on June 25, 2002, the City of Brentwood, City Council reviewed and considered the Initial Study with comments received during the public review period and public hearing, and determined it to be complete and in compliance with the California Environmental Quality Act (Public Resources Code Section 21,000, et seq.), and;

**WHEREAS**, the City of Brentwood, City Council has considered the impacts presented in the Initial Study and finds that all the significant impact presented in the Initial Study resulting from implementing the Master Plan can be reduced to a less-than significant level with the implementation of mitigation measures set forth in the Initial Study dated April 9, 2002, and;

**WHEREAS**, the City of Brentwood, City Council has reviewed the Mitigation Monitoring and Reporting Program and found it to be consistent with the Mitigation Measures identified in the Initial Study and any modification presented in the response to comments, and;

**NOW THEREFORE BE IT RESOLVED**, that the mitigation measures identified in the Initial Study and response to comments be made a part of the Master Plan, and;

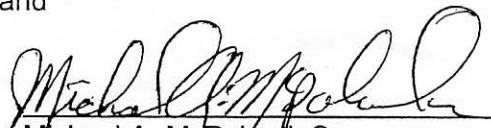
**BE IT FURTHER RESOLVED**, that a DeMinimus Finding be made, and;

**BE IT FURTHER RESOLVED**, that the City of Brentwood, City Council file a Notice of Determination with the Clerk of the County of Contra Costa and the Governors Office of Planning and Research in accordance with the California Environmental Quality Act and provide a copy of said notice to anyone previously requesting a notice, and;

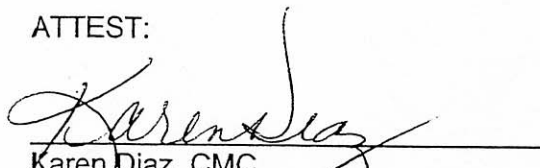
**BE IT FURTHER RESOLVED**, that the City of Brentwood City Council adopt the Brentwood Parks, Trails and Recreation Master Plan, and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Master Plan.

Passed and adopted by the following vote:

**AYES:** Councilmembers Gomes, Hill, Petrovich, Mayor McPoland  
**NOES:** None  
**ABSENT:** Councilmember Beckstrand

  
Michael A. McPoland, Sr.  
Mayor

ATTEST:

  
Karen Diaz, CMC  
City Clerk/Director of Administrative Services

## SECTION 1.0

# INTRODUCTION

SUCCESSFUL COMMUNITIES, LIKE SUCCESSFUL BUSINESSES, DEFINE THE FUTURE THEY WANT TO REALIZE, THEN ORGANIZE THEMSELVES TO GET THERE...CONSERVING AND SHOWCASING THE UNIQUE NATURAL ASSETS IN EACH OF OUR COMMUNITIES IS ONE OF THE BEST INVESTMENTS WE CAN MAKE IN OUR OWN FINANCIAL SECURITY.

SIERRA BUSINESS COUNCIL  
PLANNING FOR PROSPERITY



## 1.1 PURPOSE OF THE MASTER PLAN

The character, form, and ambience of a city are strongly influenced by the city’s park and open space system. The park and open space system establishes a framework of “green space” and recreation opportunities that help make cities livable. The primary purpose and goal of the Brentwood Parks, Trails and Recreation Master Plan is to articulate the vision of a livable city and establish the means by which that vision can be attained as the city grows.

Master plans serve as instruments for guiding growth and change. They are particularly effective tools when the goals, objectives, and implementation strategies of the plan are created through the gathering of ideas, public opinion, and consensus. Further, the long-term viability of a master plan as a tool is greatly enhanced when it is structured appropriately to allow for periodic review and updating. When growth of the city and its park, open space, and recreation system is guided by a well-conceived master plan, the potential of realizing a system that responds to the growing and changing needs of the community is greatly increased.

Without a well conceived and well executed master plan for parks, recreation opportunities, and open space, Brentwood risks having the form and character of the City evolve in a haphazard manner—more reactive than proactive. Under such a scenario, the short-term goals and objectives of land developers rather than the long-term goals of meeting the needs of Brentwood’s residents will influence Park development. Further, park and recreation development under this scenario would result in a pattern of unrelated development which, in turn, would cause administrative and maintenance difficulties for the City and an undue burden on taxpayers. Park and recreation projects that are proposed as part of a well conceived master plan are more likely to receive appropriate funding and achieve grant awards.



THE RESPONSIBILITIES OF A PARK AND RECREATION ADMINISTRATOR AT THE START OF THE 21ST CENTURY ARE FAR GREATER THAN THE ADMINISTRATIVE ABILITY TO PLAN AND DESIGN FACILITIES, TO DEVELOP PROGRAMS, AND TO OPERATE THESE. THE ABILITY TO WORK WITH PERSONNEL, CITIZENS GROUPS, VOLUNTEERS AND BUSINESS LEADERS IN DETERMINING NEEDS, CONDUCTING COMMUNITY-BASED RESEARCH, CREATING PARTNERSHIPS, AND BUILDING CONSENSUS IS ESSENTIAL TO SUCCESS.

EDUCATION & PROFESSIONAL STANDARDS, NATIONAL RECREATION & PARKS ASSOCIATION



PLANNING FOR HOUSING, OPEN SPACE AND RECREATION IS WHAT'S GOING TO ENRICH THE DESIRED DEVELOPMENT ZONE. PEOPLE WILL WANT TO WORK AND LIVE IN THE SAME AREA

BEVERLY GRIFFITH, COUNCIL-MEMBER AUSTIN, TEXAS



In all plans, it is sensible to build upon the legacies that precede them. This plan incorporates and updates the 1994 Brentwood Park and Recreation Master Plan, as well as elements of the 1991 Creek Trails and Revegetation Master Plan, the 1995 Brentwood ECCID/EBRPD Trails Feasibility Study, and the 1995 Brentwood Bicycle Transportation Plan. This planning effort also involved working with the 2001 General Plan update process, and utilized the working group's findings, resources and direction on parks and open space. The Agricultural Enterprise Program's 2000 Advisory Committee Draft Report and the Habitat Conservation Plan (HCP) in progress were also reviewed as part of this Master Plan endeavor.

A master plan is much like the fruit of the many fields surrounding Brentwood. It ripens slowly, over time. Over the years as Brentwood grows, it will require the pruning of outdated concepts and the fertilization of new ones. It will require periodic recommitment, redefinition, and review by City officials, staff, and citizens as this growth takes place. This Master Plan is intended (but not limited) to serve the needs of Brentwood (through appropriate review and amendment) for the next ten years depending on how growth rates expand or are maintained under the 2001 General Plan. This document will also act as the implementation tool for many of the goals set forth in the 2001 General Plan. In order to serve this need, the document has been structured to provide for procuring future assessments, provides standards for immediate decision-making, structures action plans, and has been designed in a manner which creates an efficient and tight system of accountability and actions for it's own revision, assessment and review.

## 1.2 PARKS AND OPEN SPACE PHILOSOPHY

The philosophical foundation of this document embraces the concept that the provision of parks, trails, open space, and recreation opportunities not only enhance the every day lives, physical and mental health, and general well-being of its residents, they

also increase the economic vitality of the community by making it more attractive to business and industry. Desirable communities provide more than infrastructure; they provide amenities. This document supports this philosophy by creating a plan for the provision of parks, trails and open space as critical elements of basic public services (akin to sewer, water and electric). These elements provide spaces for respite, reflection and recreation which is becoming increasingly important as the City grows and becomes more commuter oriented. Every member of the Brentwood community should have opportunities to engage in these activities; and, these activities should be geared to serve the community.



Prior to initiating the planning process for the Park and Recreation Master Plan, the City of Brentwood had already concluded that the provision of parks, trails, and recreation facilities was a priority. A public outreach in the form of a series of public workshops and meetings, as well as a telephone survey (see Section 4) was conducted as part of this master planning process. The meetings, workshops and the telephone survey were instrumental in gaining a better understanding of the needs and desires of Brentwood residents. The conclusion reached by the General Plan Update Committee was validated through this public outreach program.

### 1.3 BACKGROUND AND DECISION MAKING STRUCTURE FOR PARKS, TRAILS AND RECREATION

Historically, parkland development was done in a haphazard fashion. Parks were developed in Brentwood only if land was readily or cheaply available. The City adopted a park development fee that was required to be paid by each developer at the time a building permit was issued. In lieu of paying this fee, developers had the option of dedicating land or developing parks.

In 1983, the City adopted a General Plan that required three (3) acres of parkland to be provided for every 1,000 persons in the City. In 1989, the City used the three (3) acres per 1,000 persons figure as a guide in

“...HOME SHOPPERS AND BUYERS IN THE 1990’S ARE LOOKING FOR COMMUNITIES THAT USE OPEN SPACE AS AN IMPORTANT FEATURE IN THEIR MASTER PLANNED COMMUNITY. WHAT IS MORE, THEY ARE WILLING TO PAY FOR IT. THE GOOD NEWS FOR THE DEVELOPER IS THAT THE COST OF PRESERVING OPEN SPACE IS ORDERS OF MAGNITUDE LESS THAN THE COST OF FIXING UP A GOLF COURSE, YET THE MARKET WHO WANT OPEN SPACE IS DOUBLE THE SIZE OF THOSE WHO WANT GOLF.”

AMERICAN LIVES, INC. CA



adopting a more detailed basis for development fees. This schedule of development fees is commonly called the “Blue Book”. The “Blue Book” established a park fee for new developments based on estimated land and park development costs. Since 1997, the “Blue Book” has been formally referred to as the “Development Fee Program”.

The City’s 1993 General Plan called for five (5) acres of parkland per 1,000 population. The first Park and Recreation Master Plan was adopted by resolution no. 94-140 and also used the 5 acre figure. The 5 acre figure has remained in place to the date of this Plan. As of March of 1995, that fee was set at \$4,011.11 per single-family unit and \$3,013.39 per multi-family residential unit. By 1999, the parks and trails fees were revised to \$5,706.05 per single-family residential unit, \$4,304.56 per multiple family unit and \$3,723.95 per active senior residence.

With this system in place, the City was able to pursue park development in a more rational fashion. The City began to condition development approvals to require the developer to provide new parks within their subdivisions. Still, without the help of a comprehensive master plan to guide decisions, some of the new parks that were built are not “ideal”. Some of them have unusual shapes, are poorly located, do not meet safety standards or the requirements of the Americans with Disabilities Act, or simply do not have the facilities that the City currently needs. The Park and Recreation Master Plan will be a valuable decision-making tool for determining park requirements in the preliminary planning and design stages of new development.

In 1999, recognizing the need for more control over the process of expanding and managing the park system, the City established a Parks and Recreation Department and a five member Park and Recreation Commission. The ordinance establishing the Park and Recreation Commission and its associated responsibilities is provided in Appendix I.

## 1.4 THE PLANNING PROCESS

In 1999, pursuant to the recommendations of the 1993 Park and Recreation Master Plan implementation strategies, the City of Brentwood decided to update the Master Plan. In November of 1999, Brentwood advertised a request for proposals for a Parks, Trails, and Recreation Master Plan. In December of 1999, the City engaged the services of RRM Design Group to develop the Master Plan.



After a series of preliminary meetings between RRM Design Group and the Parks and Recreation Department staff, a phased planning process was developed to accomplish the plan update. This process included conducting public meetings and workshops to gather public opinion regarding desired changes to the existing Plan. Over a period of six months, information was gathered through research, a survey, meetings and workshops with the public and city staff. Meetings were also held with the General Plan Update Working Group and City staff to ensure that the principles and policies set forth in the Parks and Recreation Master Plan were guided by those being formulated for the 2001 General Plan. It became evident that demographic and economic changes coupled with the establishment of a Parks and Recreation Department warranted preparation of a completely new master plan document. Further, in response to the fact that Brentwood is growing rapidly and the needs of the community are changing accordingly, it was recognized that the master plan document must be designed as a “living document” that is easily updated.

Each stage of the process, from formulation of goals and objectives to establishing standards, guidelines, and implementation policies, was led by the public and through the Park and Recreation Commission with the support of City staff and RRM’s planning team. The resulting Plan is a synthesis of the elements of former plans that were determined by the Community and City staff to hold value for Brentwood’s current and future needs.

## 1.5 MASTER PLAN COMPONENTS

The Master Plan is organized into eight sections with the majority of reference material provided in the Appendices. The Appendices were designed to facilitate the ease of updating material that changes annually or frequently. The intent is to update the Appendices as new information becomes available without requiring the revision of the Master Plan.

Section 1, *Introduction*, provides the background material related to the development of the master plan and the process by which it was produced.

Section 2, *Community Setting*, provides information on Brentwood's regional context, history, and development, including demographic data.

Section 3, *Existing Parks, Trails and Recreation Facilities*, provides a current inventory of completed parks trails and recreation activities available in the City.

Section 4, *Needs Analysis*, investigates the attitudes and desires of the Brentwood Community and creates analysis data used in the Park Development Guidelines in Section 7.

Section 5, *Special Issues*, addresses safety, water, trails, open space and special use parks.

Section 6, *Goals, Objectives and Policies*, lays the groundwork for decision-making and park standards by establishing the City's priorities for the development of park, trail and recreation resources.

Section 7, *Park Development Guidelines*, outlines development standards and key elements that should be included in each classification of park facility.

Section 8, *Implementation*, creates the groundwork for a series of Action Plans for pursuing the development of the world class parks, trails, recreation, and open space system that the City hopes to achieve as Brentwood's population continues to grow.

## 1.6 RELATIONSHIP TO CITY DOCUMENTS

This document is the guiding document for decisions regarding the provision of parks, trails, open space and recreation facilities and programming in the City of Brentwood. This Master Plan shall be in conformance with the City's 2001 General Plan. A series of Action Plans are included in the recommendations of Section 8, Implementation. These Action Plans will further refine and direct the development and maintenance of all future parks, trails, open space and recreation facilities and programming for Brentwood as the community continues to grow and change.





## SECTION 2.0

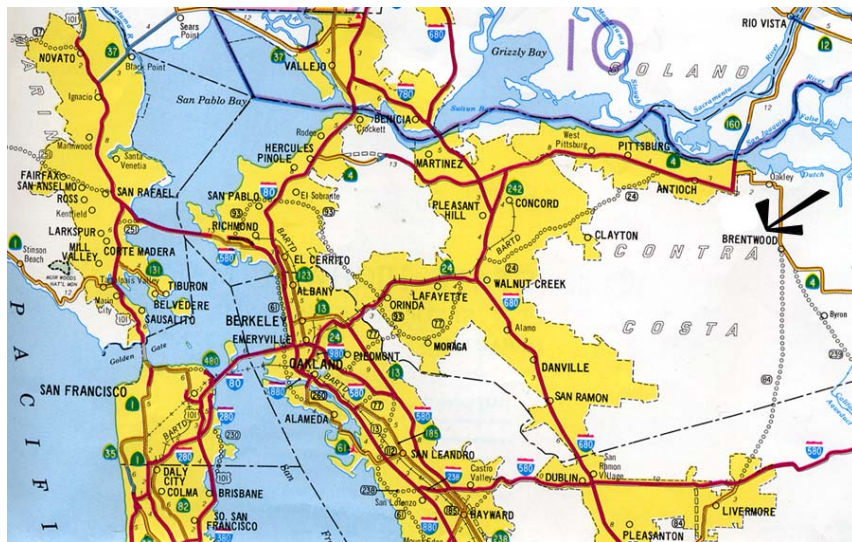
# COMMUNITY SETTING

## 2.1 REGIONAL SETTING

Located in eastern Contra Costa County, one of the fastest growing counties in the state of California, Brentwood is equidistant (approximately 60 miles) from San Francisco to the west and Sacramento to the northeast. Mount Diablo, the landmark survey meridian for the state of California and a cornerstone of the California Conservation movement, creates a dramatic backdrop for the City to the west. Natural resources as well as industrial resources surround the City. The San Joaquin Delta lies just 10 miles to the north, the Pacific Ocean is 1 hour to the west, and the majestic Sierra Nevada Mountain Range is 2 hours to the east. Additionally, the Los Vaqueros Reservoir is just 15 minutes to the south. This new 1,400-acre reservoir owned by the Contra Costa Water District is situated within 18,500 acres that has been designated as a biological conservation reserve for environmental education and recreation purposes.



FIGURE 2.1 BRENTWOOD LOCATION MAP





**2.2 CLIMATE**

Brentwood is located at 70 feet above sea level, with average annual rainfalls of approximately 14 inches and a temperature range from 44 to 95 degrees seasonally.

**2.3 GEOLOGY**

Modern Geological accounts attribute the scraping of the Pacific tectonic plate and the North American plate to the land forms seen today in Contra Costa County which date back to 165 million B.C. Approximately 4 million years ago an older volcanic layer forced its way between the plates, throwing the weaker sedimentary layers up to form an angle. By about 2 million B.C., these sedimentary layers spread to form what has been utilized in modern day California as rich agricultural soils comprising over 11,000 acres of agricultural preserve immediately surrounding Brentwood. What they left behind as they sifted through Contra Costa County was the peaks of Mt. Diablo that we see today.



**2.4 HISTORICAL SETTING**

(Background information on Miwok culture and Mt. Diablo provided online by the Mt. Diablo Interpretive Association)

The Bay Miwok people - a hunter-gatherer culture whose population prior to European exploration of California numbered approximately 1,700 - held the area now known as Contra Costa County in traditional ownership. The Bay Miwok language, a Penutain dialect, was distinct from other Miwok cultures. Mt. Diablo is an important sacred place to Miwok culture, and it is likely that many traditional routes of travel crossed through modern day Brentwood to the base of Mt. Diablo and northward to the headwaters of the San Joaquin. Miwok culture places the creation story for all native peoples at Mt. Diablo, where at the dawn of time Mt. Diablo and Reed's Peak were surrounded by water. Miwok culture sets Mount Diablo as the location where the creator Coyote made the Indian people and all they would need



to survive in that time. The remains of an abandoned village site marked by shell mounds is located in Brentwood along Indian Slough and Marsh Creek roads. Another is within close proximity at the Caves of Vasco.

The lands known today as Contra Costa County were first encountered by the Europeans with the Portola-Sierra Expedition of 1769-1770 who were seeking to break into the lands of “Alta” (Upper) California. Miguel Costanso, a naval officer with a hunting party sent to the top of the Peninsula range, reported “madera en la contra costa” (timber on the other coast) when he first sighted the South Bay. Mt. Diablo later received its name in 1805 when missionaries accompanying Spanish expeditions sent troops of soldiers out to capture native peoples in an attempt to convert them to Christianity and assimilate them into Western culture. A group of Miwok hid from the soldiers in a thicket and escaped across the Carquinez Strait. The Spanish later described the event as the “work of the devil”. Later Anglo settlers misinterpreted “Monte del Diablo” (thicket of the devil) as “Montana del Diablo” and a permanent name for the mountain was born.

As Contra Costa grew to 18,000 citizens in the early 1900’s, several events occurred. Frederick Law Olmsted came to the West to produce a California park plan that included what eventually became Mt. Diablo State Park and the East Bay Regional Park District. Population rose to over 300,000 people in Contra Costa County in the 1960’s. In the early 1970’s, the Bay Area Rapid Transit System (BART) was brought to the Central Valley. Today, Contra Costa’s population has nearly reached nearly one million.

What is today Brentwood was actually the home to Dr. John Marsh, a physician and Contra Costa County’s first American settler. In 1837, he purchased 13,285 acres of land for five hundred dollars. In 1835, Marsh (namesake of Marsh Creek) began building his home, which he called “Brentwood” after his ancestral land in England. Marsh was killed, however, before his Brentwood estate was completed. Today, the Brentwood estate remains



are fenced off, badly deteriorated, and graffiti marred, awaiting a decision and funding from the state for historic preservation and restoration.

Brentwood was settled in 1874 with the establishment of a blacksmith's shop. By 1878, a railroad and post office followed. In 1890, Brentwood became the country's largest shipping point for wheat and barley between New Orleans and San Francisco. Mining activities were also a major component of the surrounding foothill areas. The City was formally incorporated as a General Law City in 1948, and maintains its agricultural roots with over 11,644 acres of agricultural preserve. Crops raised here in the past, and still today, include grain, alfalfa, apricots, nectarines, peaches, plums, cherries, figs, pears, walnuts, almonds, pistachios, tomatoes, corn, melons, squash, and lettuce. Horses were also a large part of the agricultural element of the area, and were used to pull harvesters, grain carts, timber, as well as for cattle herding. Raising thoroughbred horses was also a main land use in the southern portion of Mt Diablo State Park from the 1870's through to World War I. Perkins Canyon was used for thoroughbred raising activities into the 1930's.

## 2.5 PLANNING AREA

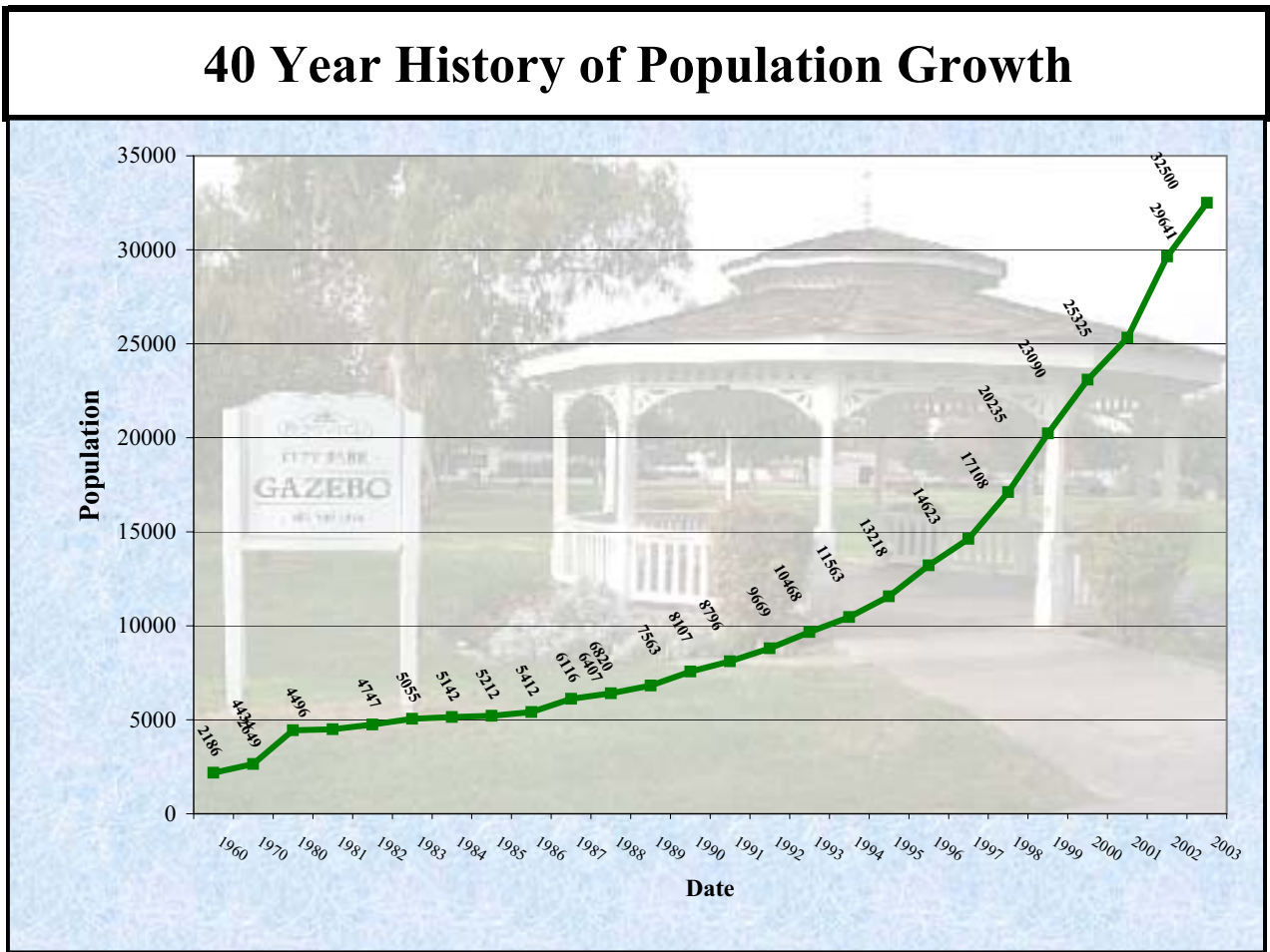
The City of Brentwood's Planning Area is determined by the City and identifies the area which affects future development in the City. It is comprised of the incorporated City sphere of influence area (future City), and additional areas which impact development within Brentwood. Brentwood's incorporated boundary is currently 6,348 acres with a total sphere of influence in excess of 15,000 acres. An additional 3,000 acres are adjacent to the sphere of influence in the Brentwood Planning area creating a total of 24,348 acres for the total planning area for the City. The General Plan approved in 2001 shows the incorporation of all the current General Plan Specific Plan Amendment (SPA) areas with an increase of approximately 6,000 developable housing units in the next ten years.

## 2.6 POPULATION, DEMOGRAPHICS AND GROWTH TRENDS

The rapid growth of the City has, and will continue to have, a major impact on park development. In 1980, the City had a population of 4,434 persons. By 1993, the City's population had more than doubled to 9,669 persons. See Figure 2.2 (page 14) for population growth. The General Plan is proposing a buildout population of approximately 75,000. As the City grows and develops, it is imperative that the park, trail, open space, and recreation system not only keep pace with the new development, but also be guided by a sound master plan.

This population increase has been fueled by the state's economic and population boom resulting from the birth of Silicon Valley and the growth of the East Bay Region as the fastest growing technologies development center in the country. In 1995, Brentwood was rated the fastest growing city by percentage in the state. The population as of 2002 is estimated at 29,641 with a possible build out population of 75,000. The 2000 census demographic data for Contra Costa County shows 63% Caucasian, 28% Hispanic, 3% Asian/Pacific Islander, 2% African American, <1% Native American, and 3% other/two or more races.

FIGURE 2.2 HISTORY OF POPULATION GROWTH








*parks & recreation*

PARKS, TRAILS, & RECREATION  
MASTER PLAN

# Planning Boundaries

## LEGEND

-  CITY LIMIT
-  PLANNING BOUNDARY
-  SPHERE OF INFLUENCE

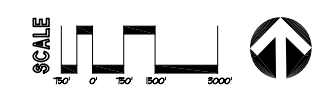
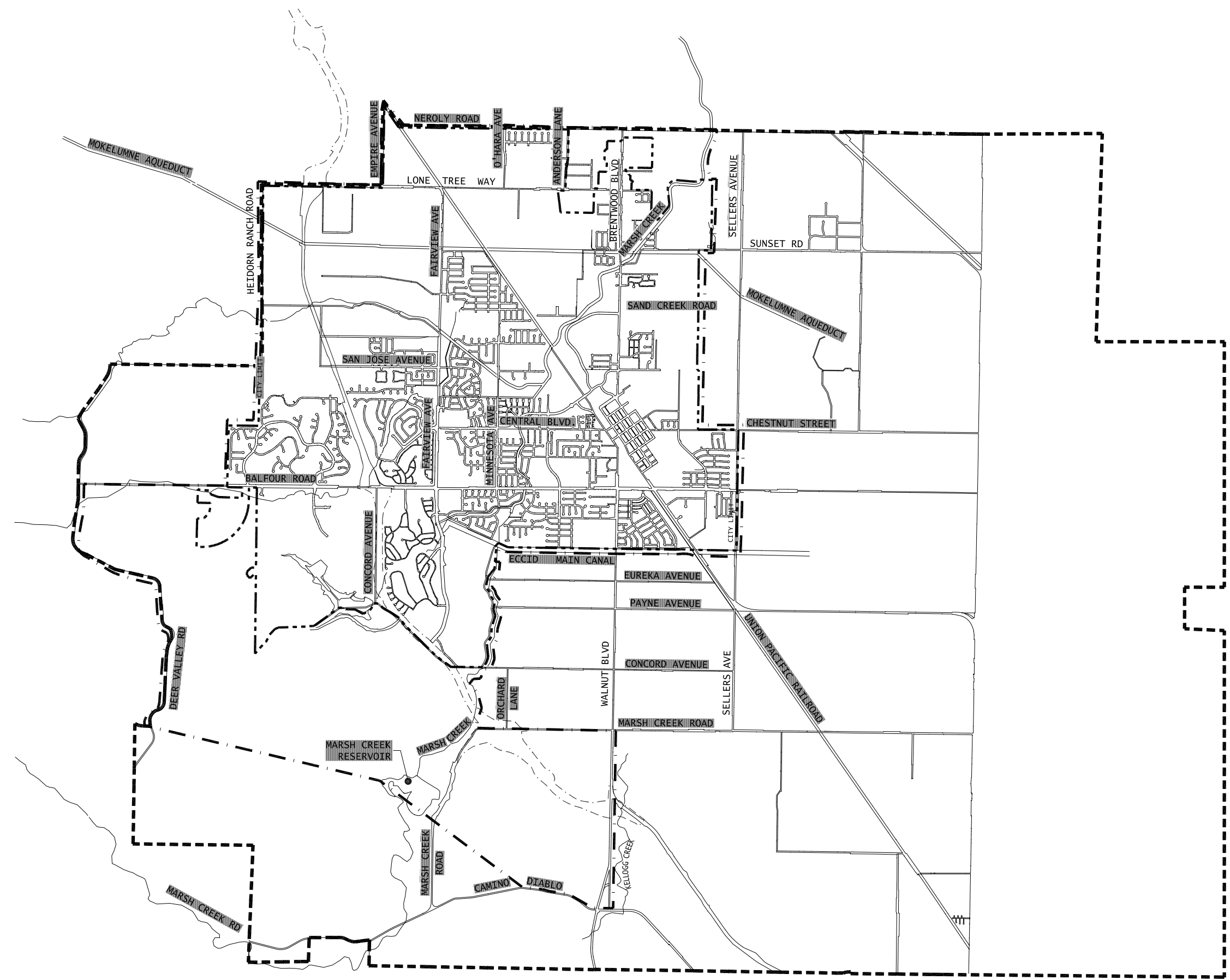


Figure 2.3  
June 2002



## SECTION 3.0

# EXISTING PARKS, TRAILS, AND RECREATION RESOURCES

### 3.1 PARKS

Brentwood is currently in the midst of a surge in the development of park, trail, and recreation resources. In the 1994 Parks and Recreation Master Plan, the park inventory totaled 3 parks and 15 acres. With the 1993 General Plan open space designation of 5 acres per 1,000 population, Brentwood needed to realize 120 acres of developed parklands by the end of 2000. A summary of the 1994 Parks and Recreation Master Plan, including park standards and the 1994 park inventory is provided in Appendix III.

Brentwood has made and is making good progress in meeting the requirements of the 1994 Park and Recreation Master Plan. The City has just over 145 acres of parks built or in design as of June, 2002, with an additional 40-plus acres scheduled for development over the next three years. The 145 acres of proposed parks coupled with the existing 40 acres may meet the City's open space requirements for the current population. However, if growth projections are realized, the City may find itself struggling to keep up with land acquisition to meet the needs of the population projected for 2010 and the estimated 375 acres necessary to meet the projected 75,000 population buildout of the 2001 General Plan.

(Refer to Figure 3.1 for an existing parks facilities matrix, 3.2 for recreation programs, and 3.4 for the Existing and proposed parks and Trails Plan.)

### 3.2 TRAILS

Trail development has been minimal, with only 4 trails city wide totaling approximately 6 miles. Although the city trail system is still very limited, multi-modal trails are being introduced with road improvements in the downtown. Of the four current trails, the significantly longest is the Marsh Creek trail. It is the City's only trail crossing the length of the City limits, running from North to South.



One goal of this plan is to develop the trail system as an integral part of the City’s open space network within which the trails serve multiple functions - open space, land use buffers, recreation opportunities, and alternative non-motorized transportation corridors. Figure 3.1 below provides trail lengths for existing trail resources.

FIGURE 3.1 EXISTING PARKS FACILITIES MATRIX

PARK AND FACILITIES MATRIX											
PARKS	ACREAGE	BALLFIELDS	BARBECUES	BASKETBALL	BIKE PATH	PLAY AREA	GRASS AREA	PICNIC TABLES	RESTROOMS	SOCCER FIELDS	OTHER
1 APPLE HILL PARK ROSEBROOK CT. & CENTRAL BLVD.	5							8			
2 AQUATIC COMPLEX BALFOUR RD. & GRIFFITH LN.	7.5							5			
3 ARBOR VIEW PARK-NORTH ATHERTON BLVD.	3.61							6			
4 ARBOR VIEW PARK-SOUTH ATHERTON BLVD.	1.4							0			
5 BALFOUR, GUTHRIE PARK BALFOUR RD. & W. COUNTRY CLUB DR.	6										
6 BERKSHIRE PARK BERKSHIRE LN. & LINDRICK CT.	.5										
7 CITY PARK SECOND ST. & OAK ST.	2.94							9			
8 CREEKSIDE PARK CRESENT DR.	9.5							5			
9 CURTIS PARK BERRY LN. & CURTIS DR.	.14							0			
10 GARIN PARK GARIN PKY.	6.4							7			
11 GLORY PARK NUNN ST.	1							4			
12 HOMECOMING PARK HOMECOMING WY.	2							3			
13 LAKE PARK EAST COUNTRY CLUB DR. & LAKEVIEW DR.	1.6							3			
14 LOMA VISTA PARK * MEADOWGATE WY.	5.3							7			
15 MARSH CREEK VISTA PARK TUCKAHOE WY.	.5							3			
16 McCLARREN PARK McCLARREN RD.	3.24							6			
17 MIWOK PARK AND TRAIL GRANT ST. AND REGAL DR.	6.4							4			
18 ORCHARD PARK GRIFFITH LN. & CAIHEW ST.	5.1							8			
19 ROLLING HILLS PARK WATERVILLE DR. & EATON CT.	2.2							3			
20 SKATE PARK BALFOUR RD. & GRIFFIN LN.	.5							7			
21 SUMMERWOOD PARK SAN JOSE AVE.	9.8							8			
22 SUNSET ATHLETIC PARK SUNSET RD.	.5							7			
23 SPIRIT PARK FORD ST.	.36							0			
24 WINDSOR WAY PARK WINDSOR WY.	5							1			
25 WALNUT PARK CARNegie LN. & HUDSON DR.								5			

VOLLEYBALL     
 TENNIS COURTS     
 BOCCIE BALL  
 SWIMMING POOL     
 SKATE PARK     
 SHADDED AREAS:  
 GAZEBO     
 CONCESSION STAND     
 PARKS UNDER DEVELOPMENT  
 SCHOOL PROPERTY IS AVAILABLE ONLY DURING NON-SCHOOL HOURS

(Refer to Figure 3.4 for existing and proposed trails.)

### 3.3 RECREATION FACILITIES AND PROGRAMS

The community survey conducted as part of this study indicated that recreation facilities should be a high priority. Since the start of the Parks and Recreation Department in 1999, the City has seen a significant increase in recreation programming. Currently the Parks and Recreation Department offers over 50 programs to all age groups from infants to seniors. These programs are typically free but some require a nominal fee. Several large organized amateur sports groups have formed in the area, both youth and adult leagues; however, with only the Sunset Sports Park currently available there is a shortage sports fields (including lighted ball fields) needed to accommodate these leagues. Soccer, baseball, and softball appear to be the most popular sports from public comment.

New program-oriented facilities include the new Brentwood Family Aquatic Center and an outdoor skate park adjacent to the Aquatic Center. In addition, the City is partnering with Brentwood Elementary School District and Liberty High School District to build two community/school joint use gymnasiums. They are operated by the City and be available for use by the general public after school hours.

Figure 3.2 (page 18), Recreation Activities and Programs provides a matrix summarizing the existing recreation programs available in Brentwood. However, since the Parks and Recreation Department is in its infancy, it has not yet had the opportunity to set up a system to track enrollment in recreation programs as a means of assessing supply and demand. The Parks and Recreation Department's Annual Report will establish such a system and address prioritization for formulating future programs (see Section 8, Implementation).



FIGURE 3.2 RECREATIONAL ACTIVITIES AND PROGRAMS

**City of Brentwood Recreational Activities and Programs 2002**

<b>GYMNASTICS AND CRAFTS</b>	<b>SPECIAL INTEREST</b>
Mommy and Me	Creative Writing Club
Kindergym	Writers Round Table
Beginning Gymnastics	Duplicate Bridge
Decorative Wood Painting Workshop	Tae Kwon Do
<b>DANCE</b>	Puppy Training Class
Country Western Line Dancing	Beginning Dog Obedience
Social Dance Class	Intermediate Dog Obedience
Tu-Tu's	Financial Planning for the Individual Investor
Dancing Fun for 2's	Living, Dying and Grieving
Creative Movement	"Baby Talk"
Hip Hop	"Wonderful Ones"
<b>HEALTH, FITNESS &amp; SAFETY</b>	Introduction to Italian
T'ai Chi Chu'an	Introduction to Italian II
5 Tibetan Rites of Rejuvenation	<b>SPORTS</b>
Youth Safety and Self Defense	Biddy Sports Program
Interfaith Meditation	Summer Basketball Camp
Yoga Heart and Meditative Movement	Youth Flag Football
Hunter Safety	Adult 4th Annual SLO-Pitch Softball Tournament
<b>MUSIC &amp; LIFETIME SPORTS</b>	Recreational Co-ed Softball League
Guitar for the Beginner	Men's & Women's Fall SLO-Pitch
Piano & Keyboarding	Volleyball Camp
Golf Program (Jr. & Adult)	Open Gym
Tennis Program (Youth and Adult)	Girls ASA Fastpitch
<b>COMMUNITY ACTIVITIES</b>	Skate Park
Community Garden	Concerts in the Park
Brentwood Library	Youth Trips/Excursions
Great America	Adult Basketball
<b>AQUATICS</b>	Youth Volleyball Camp
Parent/Child	Pee Wee League
3 & 4 Beginner Level	Sandlot Preschool Programs
5&6 Beginner Level	Floor Hockey/Kickball/T-ball
7 & up Beginner Level	Youth Basketball
Pre-Advanced Beginner Level	<b>SENIOR PROGRAMS</b>
Advanced beginner/Intermediate	50+ and Having Fun
Public Swim	Oldies but Goodies
Aerobics	Trips
Canoeing	Premiers Fitness
Coed Volleyball	Pinochle Card

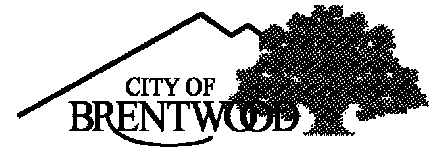


Other regional resources include the Mount Diablo State Park which creates a dramatic backdrop for the City to the west, and includes a diversified trail system, making it a valuable recreational resource as well. Vasco Caves and the Los Vaqueros Reservoir project currently under development are to the south. The Los Vaqueros Reservoir is a 1,400-acre reservoir within a conservation area of over 18,000 total acres. Environmental education, habitat conservation, and recreation opportunities are planned for completion over the next three to five years. Castle Rock and the Round Valley, Morgan Territory, and Diablo Foothills state parks are also within easy day access for Brentwood residents. Information on EBRPD parks and programs can be obtained by calling 510.635.0135 or by visiting their website at [www.ebparcs.org](http://www.ebparcs.org).

TO EBRPD CONTRA LOMA REGIONAL PARK AND BLACK DIAMOND MINES REGIONAL PRESERVE

TO STATE HIGHWAY 4 AND DELTA DE ANZA REGIONAL TRAIL

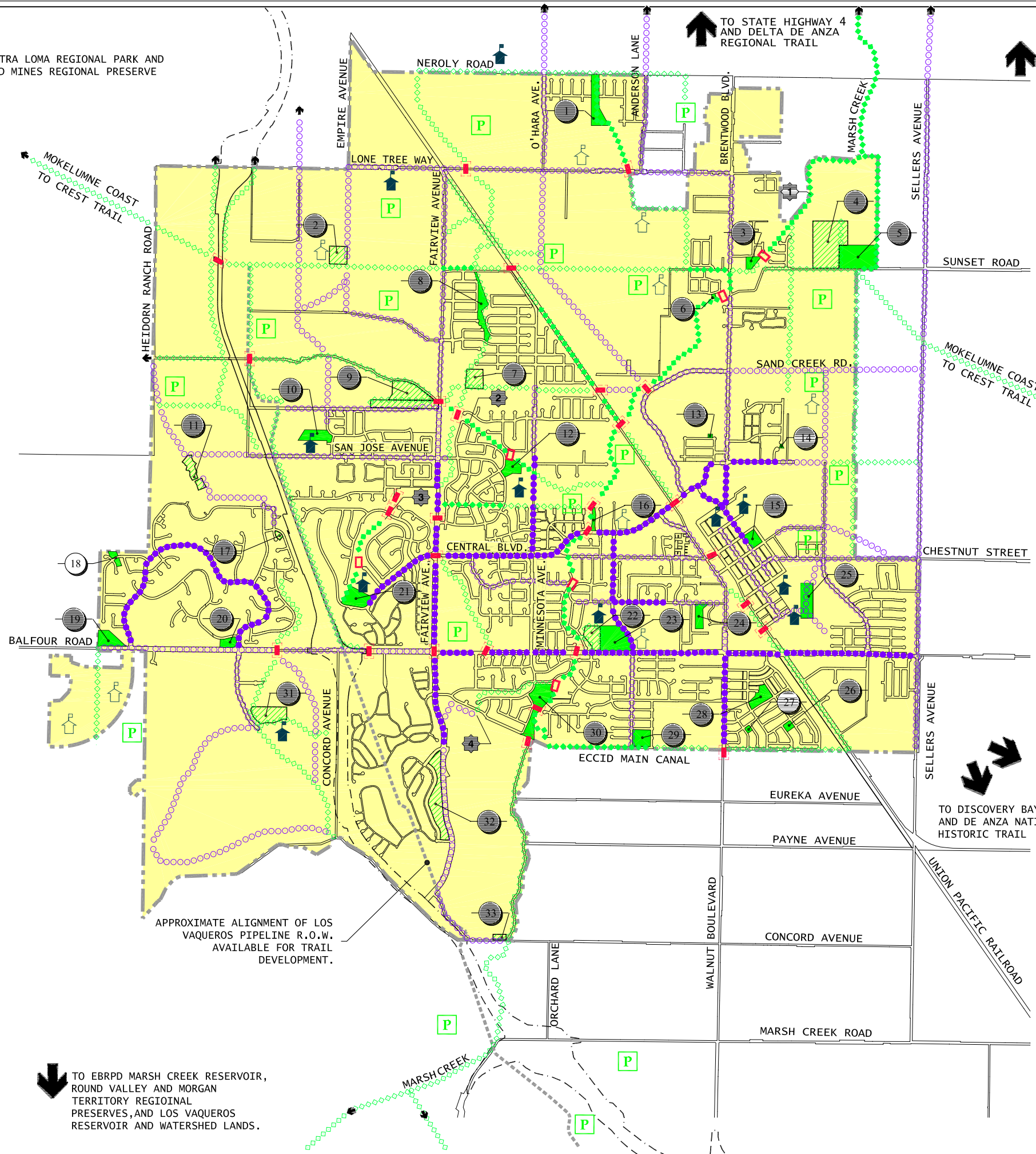
TO EBRPD BIG BREAK REGIONAL SHORELINE TRAIL AND DELTA ENVIRONMENTAL SCIENCE CENTER



*parks & recreation*

PARKS, TRAILS, & RECREATION MASTER PLAN

**Existing & Proposed Parks & Trails**



**PARKS**

- 1 ARBOR VIEW PARK
- 2 APPROVED PARK
- 3 HOMECOMING PARK
- 4 SUNSET PARK EXPANSION
- 5 SUNSET PARK
- 6 MARSH CREEK VISTA PARK
- 7 APPROVED PARK
- 8 MIWOK PARK
- 9 APPROVED PARK
- 10 LOMA VISTA PARK
- 11 BLACK GOLD PARK
- 12 SUMMERWOOD PARK
- 13 CURTIS PARK
- 14 WINDSOR WAY PARK
- 15 CITY PARK
- 16 MARSH CREEK STAGING AREA
- 17 BERKSHIRE PARK
- 18 ROLLING HILLS PARK
- 19 BALFOUR, GUTHRIE PARK
- 20 LAKE PARK
- 21 APPLE HILL PARK
- 22 APPROVED PARK
- 23 BRENTWOOD FAMILY AQUATIC CENTER
- 24 MC CLARREN PARK
- 25 GARIN PARK
- 26 GLORY PARK
- 27 SPIRIT PARK
- 28 WALNUT PARK
- 29 ORCHARD PARK
- 30 CREEKSIDE PARK
- 31 OAK MEADOW PARK
- 32 APPROVED PARK
- 33 APPROVED STAGING AREA

**TRAILS**

- 1 MARSH CREEK TRAIL
- 2 SAND CREEK TRAIL
- 3 DEER CREEK TRAIL
- 4 DRY CREEK TRAIL

SPECIAL NOTE:  
THIS PLAN IDENTIFIES EXISTING, APPROVED, AND FUTURE PROPOSED PARK, TRAIL AND BIKEWAY RESOURCES IN 2002. THE CITY WILL UPDATE PARK, TRAIL AND BIKEWAY INFORMATION AS APPROPRIATE.

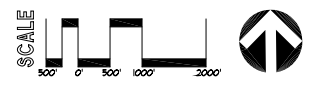
**LEGEND**

- PROPOSED PARK  
Indicates general locations. Specific site(s) in vicinity of symbol to be determined.
- EXISTING PARK
- APPROVED PARK
- EXISTING CLASS I BIKEWAY/TRAIL
- PROPOSED CLASS I BIKEWAY/TRAIL
- EXISTING CLASS II or III BIKEWAY/TRAIL
- PROPOSED CLASS II or III BIKEWAY/TRAIL
- PROPOSED BRIDGE/UNDERPASS/CROSSWALK
- EXISTING BRIDGE/UNDERPASS/CROSSWALK
- EXISTING SCHOOL
- FUTURE PROPOSED SCHOOL
- CITY LIMIT

**NOTE**

A site-specific assessment of available right-of-way and existing conditions shall be performed to determine whether a Class II or Class III bikeway is established.

Figure 3.4  
June 2002





## SECTION 4.0

# NEEDS ANALYSIS

## 4.1 INTRODUCTION

A scientific survey of community opinion was conducted as part of the development of this plan. The survey was designed to accurately assess the attitudes and opinions of the residents of the City of Brentwood related to park and recreation facilities and programs. The questionnaire used as part of this study was specifically designed through careful review with City staff and the consultant team to assure an assessment of the specific attitudes and concerns of both seniors and youth. The results of the workshops and the letters received from the public during this period directed the development of the survey. A complete synopsis of the workshop results and the complete set of public comments and letters are contained in Appendix V.

### 4.1.1. SURVEY PURPOSE

The purpose of the community survey is to assess several issues surrounding the provision of park, trail and recreation uses in Brentwood. These issues are 1). the reaction of Brentwood residents to current park and recreation facilities; 2). The determination of residents' preferences concerning the development of future park and recreational facilities; 3). The assessment of residents' reactions to the development of a comprehensive system of trails and paths; and 4). the exploration of residents' priorities for the design and development of future neighborhood parks.

### 4.1.2. OVERALL RESULTS

A majority of the residents of the City of Brentwood are satisfied with the park and recreational facilities available in the City. They also have very clear priorities concerning the possible development of future programs and facilities. There are a number of specific facilities,

including gyms and indoor multiuse facilities, where a majority believe more facilities are needed. There is also a clearly perceived need for additional recreational programs including the development of community events and preschool programs. The residents of Brentwood express clear priorities when presented with a list of park and recreation facilities that might be developed in the future, with a majority stating that additional child care facilities would be very desirable. All of these findings are presented in more detail in this report along with a review of resident opinion concerning the development of future neighborhood parks, City paths and trails and the potential uses of the City's new aquatic center. Overall, this study provides a clear picture of attitudes and priorities of the residents of Brentwood at the beginning of this century and provides City leadership with the kind of planning information essential to informed decision making.

#### **4.1.3. THE SAMPLE**

The sample for this survey was designed to allow for the development of results that would be representative of all of the residents of the City and allow for an assessment of regional differences of opinion within the City. To achieve this goal a technique of sample development was selected that combines a number of available records about the residents of the City designed to allow interviews to be conducted with as broad a range of City residents as possible. This was achieved by combining lists of all registered voters in the City of Brentwood with commercial listings of all available residential phones with complete street addresses in the City. Records for voters without phones were removed from the file, as were residential listings that matched voter records. From the resulting list of phones, a random sample was prepared for use.

The sample was structured so that of the 400 interviews planned for this study, 300 would be with registered voters and 100 with unregistered residents of the City. Such a sample allows the results of these interviews to accurately reflect the opinion of all residents.

#### **4.1.4. THE QUESTIONNAIRE**

The questionnaire for this study was developed by The Center for Community Opinion with review and input from RRM Design Group and the City of Brentwood. The questionnaire was pretested on May 30<sup>th</sup>. No revisions were made in the questionnaire based on the results of the pretest. A copy of the questionnaire with the responses to each question can be found in Appendix IV.

#### **4.1.5. THE INTERVIEWS**

All interviews were completed by telephone between May 30 and June 2, 2000. The interviewing team for this project was selected based on their past experience with telephone interviews in the City of Brentwood.

#### **4.1.6. THE MARGIN OF ERROR**

The margin of error for the results of this study varies depending on the portion of the results being discussed.

- a. ALL INTERVIEWS: For all 402 interviews, the overall margin of error is +/- 4½%.
- b. VOTER INTERVIEWS: For the 302 interviews with registered voters, the overall margin of error is +/- 5½%.
- c. UNREGISTERED RESIDENT INTERVIEWS: For the 100 interviews with unregistered residents of the community, the overall margin of error is +/- 9½ %.

BRENTWOOD KEEPS A SMALL TOWN'S FEELING WITH A DOWNTOWN THAT HAS CHARACTER.

COMMENT DURING INTERVIEW  
ID #1420

#### 4.1.7. PUBLIC WORKSHOPS

All of the workshop comments and special mail-in comment forms received during the planning process are provided in Appendix V. Additional comments are listed throughout the document. Public comments are provided throughout the plan text as references to public opinion. The comments in the appendices are provided in chronological order.

## 4.2 GENERAL ATTITUDES

A number of questions were included in the survey designed to explore general attitudes about the City of Brentwood and park and recreation programs and facilities. Early in the interview, each person was asked if they found Brentwood to be a desirable place to live. **More than two-thirds, 67.9%, found the City to be a very desirable place to live with an additional 28.1% stating that it is somewhat desirable. Only 3.2% found the City somewhat undesirable or undesirable.**

### 4.2.1. WHAT MAKES BRENTWOOD UNIQUE

This question about how desirable Brentwood is was followed by an open-ended probe that asked residents what makes Brentwood unique. In this survey, the question read as follows: *"Compared to Oakley, Antioch or Discovery Bay, what makes Brentwood unique?"* **More than half, 261, of those interviewed were able to site something specific about the City that they believe makes it unique. The largest group of these, 29.5%, sited the small town nature of the City as what they believe makes Brentwood unique. The next largest group is the 18.8% who sited something related to the friendly, quiet, comfortable and clean nature of the community.** The responses of all 261 individuals with an opinion are presented in the following table.

FIGURE 4.1

What Makes Brentwood Unique?	Count	Percentage
Small town	77	29.5%
The Community: friendly, quiet, comfortable, clean	49	18.8%
Agriculture	29	11.1%
The people	28	10.7%
The schools	18	6.9%
The Downtown	13	5.0%
Open space and the scenery	13	5.0%
Location	13	5.0%
City government and planning	12	4.6%
Affordable housing and homes	9	3.4%

#### 4.2.2. OVERALL SATISFACTION

Residents of Brentwood were also asked about their overall satisfaction with the City's park and recreational facilities. The question read as follows: *"Generally speaking, would you say that you are very satisfied, somewhat satisfied, somewhat dissatisfied, or very dissatisfied with the park and recreation facilities available in the City of Brentwood?"* **One third, 33.1%, were very satisfied and almost half, 47.3% were somewhat satisfied. Only 14.4% said they were somewhat or very dissatisfied. 5.2% had no opinion.** These responses are presented in the following table.

FIGURE 4.2

Satisfaction With Park and Recreation Facilities	Count	Percentage
Very Satisfied	133	31.1%
Somewhat Satisfied	190	47.3%
Somewhat Dissatisfied	42	10.4%
Very Dissatisfied	16	4.0%
No Opinion	21	5.2%

ALMOST HALF,  
45.7%, THINK THAT  
BUILDING A SPORTS  
COMPLEX IS EITHER  
EXTREMELY IMPORTANT  
OR VERY IMPORTANT.

### 4.2.3. THE IMPORTANCE OF A SPORTS COMPLEX

Among the general attitude questions, one addresses the importance of a sports complex in Brentwood. The question read as follows: *“Thinking about the future, how important do you believe it is that a sports complex be created in Brentwood?”* **Almost half, 45.7%, think that building a sports complex is either extremely important or very important. An additional 28.4% find it somewhat important and 23.4% find the creation of a sports complex not important.** These results are presented in the following table.

FIGURE 4.3

Importance of a Sports Complex	Count	Percentage
Extremely important	91	22.6%
Very important	93	23.1%
Somewhat important	114	28.4%
Not important	94	23.4%
DK	10	2.5%

## 4.3 AN EVALUATION OF CURRENT FACILITIES

Nine questions were included in the survey in order to explore resident opinion concerning the degree to which the City currently has too few, too many or just the right number of park and recreation facilities. The nine questions presented a range of facilities from gymnasiums to picnic areas. After all nine had been presented, residents were asked an open-ended question that read as follows: *“Are there any recreation facilities that are not currently available in Brentwood that you would like provided to better meet community needs?”*

In order to evaluate the responses given to these questions, a mean response for each question was calculated. This calculation excluded the responses of those individuals who expressed no opinion in response to the question. The lower the mean response, the stronger the consensus among the residents of the community that too few of the facilities exist. The higher the mean response, the stronger the

consensus that just the right number of the facilities addressed in the question exist in Brentwood<sup>1</sup>. This allows us to develop the following table, which places at the top of the list, the type facility judged to be in the shortest supply by residents of the City.

FIGURE 4.4

**Current Facility in Shortest Supply**

	Mean	Percentage Too Few
Indoor facilities	1.5	75.6%
Tennis courts	1.6	72.1%
Gyms	1.7	66.8%
Basketball courts	1.7	63.1%
Soccer fields	1.8	61.3%
Picnic areas	1.8	57.0%
Baseball fields	1.9	53.8%
Softball fields	1.9	53.1%
Trails and paths	2.0	46.8%

As noted above, following the nine questions that presented specific facilities, each individual was asked to name any other recreational facilities not currently available in Brentwood.

**152 individuals named specific facilities with the largest number, 26.3%, stating that there is a need for a Swim Center or additional swimming pools.** All of the responses to this question are presented in the following table.

<sup>1</sup> VERY FEW RESIDENTS (THE LARGEST NUMBER BEING 5 OR 1.2% OF THE ENTIRE SAMPLE) STATED A BELIEF THAT THE COMMUNITY HAD TOO MANY OF ANY OF THE FACILITIES TESTED.



FIGURE 4.5

<b>Desired Facility not Currently Available</b>	<b>Count</b>	<b>Percentage</b>
Swim Centers/ swimming pools	40	26.3%
Skate park	27	17.8%
24 Hour Gym/ Gym	9	5.9%
Trails	8	5.3%
Water park	8	5.3%
Gun ranch/ shooting range	5	3.3%
Racquetball	5	3.3%
Community Center	5	3.3%
Open space	4	2.6%
Baseball park	4	2.6%
Movie theater	3	2.0%
Tennis court	3	2.0%
Basketball court	3	2.0%
Dog park	2	1.3%
Horseshoes	2	1.3%
Ice Rink	2	1.3%
Arts center	2	1.3%
Golf courses	2	1.3%
Miniature Golf	2	1.3%
Bocce ball	2	1.3%
Restaurants	1	0.7%
Weight room	1	0.7%
Gymnastics	1	0.7%
Roller rink	1	0.7%
Night time tennis courts	1	0.7%
Better restrooms	1	0.7%
Lake	1	0.7%
Picnic areas	1	0.7%
Track and field area	1	0.7%
Soccer fields	1	0.7%
Horseback riding	1	0.7%
Volleyball courts	1	0.7%
Youth center	1	0.7%
Multi-sports complex	1	0.7%

## 4.4 AN ASSESSMENT OF RECREATION

### PROGRAM NEEDS

Nine questions were included in the survey in order to assess resident opinion concerning the need for recreational programs. The nine questions presented a range of programs from community events to craft fairs. As each was presented, the individual being interviewed was asked if the program was much needed, somewhat needed, or not needed. After all nine had been presented, residents were asked an open -ended question that read as follows: *“Are there other recreational programs you’d like to see provided in Brentwood that were not on this list?”*

In order to evaluate the responses given to these questions, a mean for each question was calculated. This calculation excluded the responses of those individuals who expressed no opinion in response to the question. The lower the mean response, the stronger the consensus among the residents of the community that a program is much needed. The higher the mean response, the stronger the consensus that a program is not needed. This allows us to develop the following table, which places at the top of the list the type of program judged to be most needed by residents of the City.

FIGURE 4.6

Recreation Program Needed	Mean	Most Needed	Not Needed
Community events	1.69	45.6%	14.5%
Preschool programs	1.70	49.8%	19.9%
Wildlife /nature educ.	1.74	38.1%	11.9%
Cultural, visual, perf. arts	1.74	40.8%	14.9%
Farmer’s market	1.79	45.2%	24.4%
Senior programs	1.79	39.9%	19.4%
Computer programs	1.86	37.4%	23.7%
Ethnic events	1.90	31.7%	21.3%
Craft fairs	2.00	24.2%	24.5%

As noted above, following the nine questions that presented specific programs, each individual was asked to name any other recreational programs not currently offered in Brentwood. **97 individuals named specific programs, with the largest number, 16.5%, stating that there is a need for a Youth Center.** All of the responses to this question are presented in the following table.

FIGURE 4.7

Most Desired Recreation Programs not Currently Offered	Count	%
Youth Center	16	16.5%
Swimming pool/ swimming lessons	12	12.4%
Hiking trails	6	6.2%
Art classes	5	5.2%
Sports	4	4.1%
Biking trails	3	3.1%
Theaters	3	3.1%
Fishing	3	3.1%
Horseback riding	3	3.1%
Senior Citizens Center	3	3.1%
Adult activities	3	3.1%
Dance classes	2	2.1%
Racquetball	2	2.1%
Programs for the Handicapped	2	2.1%
After-school care	2	2.1%
Historic programs	2	2.1%
Ice rink	1	1.0%
Golf	1	1.0%
Drama classes	1	1.0%
Weekend events	1	1.0%
Rugby	1	1.0%
Archery	1	1.0%
Cultural programs	1	1.0%
Exercise programs	1	1.0%
Lake	1	1.0%
Foreign language classes	1	1.0%
Yoga classes	1	1.0%
A lecture series	1	1.0%

## 4.5 THE DESIRABILITY OF FUTURE FACILITIES AND USES

Ten questions were included in the survey in order to assess resident opinion concerning the desirability of recreational facilities and park uses that might be created in Brentwood in the future. The ten questions presented a range of facilities and uses from child care facilities to the creation of formal gardens in the parks. As each was presented, the individual being interviewed was asked if the potential facility or park use was very desirable to members of the community. Four questions were created to assess senior age adult activities, and five questions were created to assess youth facilities and uses. These questions were only read to those 65 years of age or older and those twenty years of age and younger respectively. At the end of this entire sequence, all those interviewed were asked an open-ended question that read as follows: *"Are there other recreational facilities or park uses you'd like to see provided in Brentwood in the future that were not on this list?"*

In order to evaluate the responses given to these questions, a mean for each question was calculated. This calculation excluded the responses of those individuals who expressed no opinion in response to the question. The lower the mean response, the stronger the consensus among the residents of the community that a facility or use was very desirable. The higher the mean response, the stronger the consensus that a facility or use was very undesirable. This allows us to develop the following table, which places at the top of the list the facility or use judged to be most desirable by residents of the City.

FIGURE 4.8

Most Desirable Facility or Use	Mean	Desirable
Child care facilities	1.6	54.6%
Amphitheater	1.8	46.6%
Environmental learning ctr.	1.9	35.9%
Community gardens	2.0	28.6%
Soccer sports complex	2.0	36.2%
Working agricultural park	2.1	31.8%
Fishing areas	2.2	34.6%
Arboretum	2.2	22.1%
Dog parks	2.3	28.5%
Formal rose garden	2.4	20.7%

#### 4.5.1. YOUTH FACILITIES OR USES

For the five questions addressed to those under 20 years of age, the number of interviews is small. This is as expected in a survey where the total number of interviews was 400 and the intent was to interview residents of all ages above 15 years old. **Therefore the following ranking must be used with care because the total number of interviews, 16, is small.** Calculating the mean as described above allows for a very general ranking according to the priorities expressed by the young people interviewed as a part of this study.

FIGURE 4.9

Most Desired Facility or Use - Youth	Mean	% Very Desirable
Adventure play areas	1.6	57.1%
BMX bike tracks	1.8	56.3%
Teen drop-in ctr	1.8	37.5%
Climbing walls	2.0	37.5%
Ropes courses	2.5	13.3%

#### 4.5.2. SENIOR FACILITIES OR USES

The responses to the four questions presented only to those 65 years of age or older provide a more accurate data because more interviews were completed in this age group. A total of 100 interviews were completed with this age group.

Calculating the mean as described above allows for a ranking according to the priorities expressed by the older residents interviewed as a part of this study.

FIGURE 4.10

**Most Desirable Facility or Use- Seniors**

	Mean	%Very Desirable
Bocce ball courts	2.2	22.1%
Horse shoes	2.2	16.1%
Shuffle board	2.4	14.9%
Lawn bowling	2.4	14.6%

IT IS IMPORTANT TO MEET THE NEEDS OF THE NUMBER OF CHILDREN IN THE COMMUNITY AND HAVE PARKS AND RECREATION FACILITIES UP AND RUNNING.

COMMENT DURING INTERVIEW ID #4927

**4.5.3. ADDITIONAL FACILITIES AND USES**

As noted above, following this entire sequence of nine questions, each individual was asked to name any other recreational facility or park use he or she would like to see provided in Brentwood. **64 individuals named specific facilities with the largest number, 26.6%, stating that there is a need for a skateboard or roller blade park.** All of the responses to this question are presented in the following table.

FIGURE 4.11

Other Recreational Facilities Needed	Count	Percentage
Skateboard, roller blade park	17	26.6%
Sports related facilities	12	18.8%
Swimming facility	8	12.5%
Trails	6	9.4%
Lakes, ponds, boating and fishing	4	6.3%
Horseback riding	4	6.3%
A park for kids	4	6.3%
Teen Center	3	4.7%
Miniature golf	2	3.1%
Gardening	2	3.1%
Ice skating	2	3.1%

**4.5.4. PARK THEMES**

Everyone interviewed was asked the following question: “As future parks are planned for Brentwood, it is possible to plan each park around a theme. Future parks might be developed with a water theme or a theme that reflects the agricultural heritage of the Brentwood area. How important do you believe it is that future parks be planned around specific themes?” **In response, 31.8% said planning parks around themes was extremely or very important, an additional 36.6% said it was somewhat important and 30.6% said it was not important.** All of these results are presented in the following table.

FIGURE 4.12

Importance of Themes for Future Parks	Count	Percentage
Extremely important	39	9.7%
Very important	89	22.1%
Somewhat important	147	36.6%
Not important	123	30.6%
DK	4	1.0%

The 275 individuals who indicated that parks created around themes were extremely, very or somewhat important were then presented with six possible themes. These included the possibility of an historic theme, a creek theme, an orchard theme and others. As each was presented, the individual being interviewed was asked if the potential theme was very desirable, somewhat desirable, somewhat undesirable or very undesirable. At the end of this entire sequence, all those interviewed were asked an open-ended question that read as follows: *“Is there another theme you would like to see used in the future that was not on this list?”*

In order to evaluate the responses given to these questions, a mean for each question was calculated. This calculation excluded the responses of those individuals who expressed no opinion in response to the question. The lower the mean response, the stronger the consensus among the residents of the community that the theme is very desirable. The higher the mean response, the stronger the consensus that the theme is very undesirable.

31.8% SAID PLANNING PARKS AROUND THEMES WAS EXTREMELY OR VERY IMPORTANT.

This allows us to develop the following table, which places at the top of the list the theme judged to be most desirable by residents of the City.

FIGURE 4.13

Most Desirable Park Theme	Mean	Pct Very Desirable
Historic theme	1.6	52.4%
Lake or pond theme	1.7	46.1%
Creek theme	1.9	33.6%
Garden theme	1.9	30.9%
Ethnic or cultural theme	2.0	33.8%
Orchard theme	2.1	27.0%

**4.5.5. ADDITIONAL THEMES**

As noted above, following this sequence of questions, each individual was asked to name any other theme he or she would like to see used in a future park. **25 individuals named specific facilities with the largest number, 20%, suggesting a farm or agricultural theme.** All of the responses to this question are presented in the following table.



FIGURE 4.14

Other Desirable Park Themes	Count	Percentage
Farming or agricultural theme	5	20.0%
Sports theme	3	12.0%
Family theme	3	12.0%
History theme	2	8.0%
Science theme	1	4.0%
Hispanic theme	1	4.0%
Dinosaur theme	1	4.0%
Movie theme	1	4.0%
Creek theme	1	4.0%
First Settlers theme	1	4.0%
Horse theme	1	4.0%
Space theme	1	4.0%
Dog theme	1	4.0%
Environmental theme	1	4.0%
Water park theme	1	4.0%
Business theme	1	4.0%

#### 4.6 FEATURES OF A NEIGHBORHOOD PARK

Fifteen questions were included in the survey in order to assess resident opinion concerning the desirability of the possible facilities and uses of a Neighborhood Park. The question defined such a park as “a park approximately 5 acres in size.” The fifteen questions presented a range of facilities and uses from the presence of trees and shrubs to the provision of night lighting. For the latter, a split sample question was used in order to compare the reaction to night lighting when described as intended “to improve park security after dark” as opposed “to allow for park use after dark.”<sup>2</sup> At the end of this entire sequence, all those interviewed were asked an open-ended question that read as follows: “Are there other facilities you’d like to see in Neighborhood Parks that were not on this list?” The survey was limited to Neighborhood Park features due to the range of choices involved in this park type and its concentration on non-organized sports and recreation activities. Elements of Neighborhood Parks apply to Community Parks and Sports Parks as well, such as play structures, pathway features, and site amenities. However, master planning and programming of field types and variety on the Community and Sports Park levels will be addressed through the Parks and Recreation Department’s formal assessment of organized leagues and

<sup>2</sup> IN A SPLIT SAMPLE QUESTION, HALF OF THE INDIVIDUALS INTERVIEWED ARE PRESENTED WITH ONE VERSION OF THE QUESTION AND HALF ARE PRESENTED WITH THE OTHER. THE MARGIN OF ERROR IS HIGHER FOR SUCH QUESTIONS BUT A COMPARISON OF THE RESPONSE TO EACH CAN ALLOW FOR THE IMPACT OF DIFFERENT TYPES OF PRESENTATION.

field usage in their annual report, and would not be well served through speculation and desirability assessments.

In order to evaluate the responses given to these questions, a mean for each question was calculated. This calculation excluded the responses of those individuals who expressed no opinion in response to the question. The lower the mean response, the stronger the consensus among the residents of the community that the potential neighborhood park facility or use was very desirable. The higher the mean response, the stronger the consensus that such a facility or use was less desired. This allows us to develop the following table, which places at the top of the list the Neighborhood Park facility or use judged to be most desirable by residents of the City.

FIGURE 4.15

Feature or Use Most Desirable in a Neighborhood Park	Mean	Pct Very Desirable
Trees and shrubs	1.15	85.8%
Restrooms	1.20	84.0%
Drinking fountains	1.26	77.4%
Play areas for toddlers	1.28	76.1%
Shady structures	1.28	76.3%
Picnic tables	1.29	73.5%
Play areas for 6 to 12	1.30	74.1%
Benches	1.30	71.9%
Night lighting -park security	1.36	75.9%
Formal areas of lawn	1.47	62.1%
Bike racks	1.47	60.3%
Areas for pickup sports	1.50	60.7%
Basketball courts	1.75	40.7%
Night lighting - park use	1.82	50.0%
Volleyball courts	1.87	33.6%
Tennis courts	1.93	31.3%

**4.6.1. ADDITIONAL FEATURES OR USES**

As noted above, following this sequence of questions, each individual was asked to name any other neighborhood park facility or use he or she would like to see in a future park. **64 individuals named specific facilities with the largest number,**

NEIGHBORHOOD PARKS NEED A READING AREA OR CHECKERS AREA — A QUIET SPOT FOR QUIET ACTIVITIES.

COMMENT DURING INTERVIEW ID #5928

21.9%, suggesting a BBQ or other cooking facility. All of the responses to this question are presented in the following table.

FIGURE 4.16 Other Facility or Use Most Desirable for a Future Neighborhood Park

	Count	Percentage
BBQ, Cooking	14	21.9%
Security	9	14.1%
Baseball and softball fields	8	12.5%
Swimming and wading pools	7	10.9%
Horseshoes	4	6.3%
Restrooms	4	6.3%
Child play areas and equipment	4	6.3%
Bike trails	3	4.7%
Dog areas	3	4.7%
Skateboard areas	3	4.7%
Skating areas	3	4.7%
Rock climbing	2	3.1%

4.6.2. THE FEATURE LIKED BEST

After all of these questions had been presented, each individual was asked: "What facilities in a park do you personally like most?" Almost half, 44.3%, stated that they liked lawn and green space most. All of the responses are presented in the following table.

FIGURE 4.17

Facility or Use Liked Best In a Neighborhood Park	Count	Percentage
Lawn and green space	178	44.30%
Other	37	9.20%
Shady areas	26	6.50%
Picnic tables	25	6.20%
Play areas for 6-12 yrs.	20	5.00%
Benches	17	4.20%
Basketball courts	15	3.70%
Play areas for toddlers	15	3.70%
Restrooms	12	3.00%
Trees and shrubs	12	3.00%
None/DK	11	2.70%
Open areas for sports	10	2.50%
Bike racks	9	2.20%
Drinking fountains	5	1.20%
Night lighting	5	1.20%
Slides	3	0.70%
Tennis courts	1	0.20%
Volleyball courts	1	0.20%

69.2% SAID THAT THE CREATION OF A SYSTEM OF TRAILS AND PATHS WAS EXTREMELY IMPORTANT OR VERY IMPORTANT.

## 4.7 TRAILS AND PATHS

The survey included a question designed to assess the importance of a system of trails and paths in the City to local residents. The question read as follows: *“A system of trails and paths could be developed in Brentwood to link neighborhood parks, schools and community parks together. Such a system of trails would allow adults and children to walk or bike to various parks in town without having to drive. How important is it to you that such a system of trails and paths be created in Brentwood?”* **In response, 69.2% said that the creation of such a system was extremely important or very important with an additional 21.9% saying it was somewhat important. Only 9% said it was not important.** These results are presented in the following table.

FIGURE 4.18

**Importance of a System of Trails and Paths**

	Count	Percentage
Extremely important	147	36.6%
Very important	131	32.6%
Somewhat important	88	21.9%
Not important	36	9.0%

Everyone interviewed was then presented with eight questions presenting potential uses for the trails and paths in Brentwood. As each use was presented, the individual was asked if it was extremely important, very important, somewhat important or not important.

In order to evaluate the responses given to these questions, a mean for each question was calculated. This calculation excluded the responses of those individuals who expressed no opinion in response to the question. The lower the mean response, the stronger the consensus among the residents of the community that the potential use is extremely important. The higher the mean response, the stronger the consensus that such a use is very undesirable. This allows us to develop the following table, which places at the top of the list the trails or path use judged to be most desirable by residents of the City.

FIGURE 4.19

Most Desirable Trail Use	Mean	Pct Extremely Important
Walking	1.7	46.3%
Bicycling	2.0	33.8%
Children getting to school	2.0	30.9%
Hiking	2.1	29.9%
Running	2.2	21.3%
Roller blading	2.6	14.7%
Using to get to work	2.8	13.9%
Horseback riding	3.1	6.1%

#### 4.7.1. WILLINGNESS TO FUND TRAILS AND PATHS

Following this sequence of questions, each individual was asked: "If the City placed a bond measure on the ballot to increase property taxes to raise the funds needed to create such a system of trails and paths, would you favor or oppose such a proposal?" **In response, 61.2% said they would favor such a proposal with 26.1% opposed and 12.4% undecided.**<sup>3</sup> Although no cost information was presented, this response indicates that the City may be able to present voters with a proposal to build a system of trails and paths and expect to achieve the required super majority.

#### 4.8 USES FOR THE CITY'S AQUATIC CENTER

Ten questions were included in the survey in order to assess resident opinion concerning the importance of possible activities at the City's new aquatic center. The questions presented a range of uses from learn to swim programs to scuba or snorkeling classes. At the end of this entire sequence, all those interviewed were asked an open-ended question that read as follows: *"Are there other activities you'd like to see included in a new aquatics center?"*

In order to evaluate the responses given to these questions, a mean for each question was calculated. This calculation excluded the responses of those individuals who expressed no opinion in response to the question. The lower the mean response, the stronger the consensus among the residents of the community that the activity is extremely important. The higher the mean response, the stronger the consensus that such an activity is not important.

This allows us to develop the following table, which places at the top of the list the possible activities at the new aquatic center judged to be most important by residents of the City.

FIGURE 4.20

Most Important Activity or Use of the Aquatic Center	Mean	Pct Extremely Important
Learn to swim programs	1.6	49.3%
Recreational swimming	1.8	34.8%
Lap swimming	2.3	22.9%
Competitive swimming	2.4	17.8%
Water aerobics	2.5	15.5%
Competitive diving	2.6	13.4%
The ability to rent the facility	2.8	10.9%
Master swimming	2.9	9.6%
Scuba or snorkeling lessons	3.1	5.8%
Kayaking or canoeing	3.4	2.3%

#### 4.8.1. ADDITIONAL FEATURES OR USES

As noted above, following this sequence of questions, each individual was asked to name any other activities he or she would like to see at the new aquatic center. **85 individuals named specific facilities with the largest number, 21.2%, suggesting water slides.** All of the responses to this question are presented in the following table.

FIGURE 4.21

Other Activity Desired at the Aquatic Center	Count	Percentage
Water slides	18	21.2%
Water polo	15	17.6%
Picnic area	8	9.4%
CPR courses	8	9.4%
Swimming for adults	6	7.1%
Toddler activities	3	3.5%
Exercise program	3	3.5%
Open space	2	2.4%
Skate park	2	2.4%
Handicapped access	2	2.4%
Public availability	2	2.4%
Synchronized swimming/ ballet swimming	2	2.4%
Youth activities	2	2.4%
Baby swimming lessons	2	2.4%
Family oriented activities	1	1.2%
Shade trees	1	1.2%
Dog park	1	1.2%
Boat races	1	1.2%
Boating classes	1	1.2%
Aerobics	1	1.2%
Paddle boats	1	1.2%
Security/ A safe place to be	1	1.2%
Open swimming	1	1.2%
Volley ball	1	1.2%

## 4.9 PARK USE AND KNOWLEDGE

All those interviewed were asked a question designed to find out how often the individual used the parks in the City. The question read as follows: *“Please tell me which of the following statements best describes how often you used the parks in the City of Brentwood during the last year?”* **In response, 18.4% said they use a park every day or more than once a week. An additional 17.4% said they use parks on a weekly basis and 34.6% use them monthly.** All of the responses to this question are presented in the following table.



FIGURE 4.22

**Frequency of Park Usage  
by Adults**

	Count	Percentage
Every day	11	2.7%
More than once a week	63	15.7%
Once a week	70	17.4%
Once a month	139	34.6%
Once a year	68	16.9%
Never	48	11.9%
DK	3	0.7%

**4.9.1. USE BY CHILDREN**

Those with children under 18 years of age in the household were asked the same question about the frequency with which children use the parks in Brentwood. The responses to this question are presented in the following table.

FIGURE 4.23

**Frequency of Park Usage  
by Children**

	Count	Percentage
Every day	8	4.4%
More than once a week	54	29.7%
Once a week	54	29.7%
Once a month	48	26.4%
Once a year	11	6.0%
Never	6	3.3%
DK	1	0.5%

**4.9.2. USE BY PARENTS**

Those individuals interviewed who are under 20 years of age were asked the same question about the frequency with which their parents use the parks in Brentwood. The number of interviews involved is small and the following data must be used with caution. The responses to this question are presented in the following table.

FIGURE 4.24

Frequency of Park Usage by Parents of Young People	Count	Percentage
More than once a week	1	8.3%
Once a week	1	8.3%
Once a month	6	50.0%
Once a year	2	16.7%
Never	2	16.7%

#### 4.10 SOURCES OF INFORMATION

In order to assess where residents of the City learn about park and recreation programs, each person was asked the following question: *“Where do you get most of your information about parks and recreational activities in Brentwood?”* **More than one-third, 39.8% said they get information from the newspaper with 31.3% receiving information from direct mail or the Park and Recreation Guide.** The responses to this question are presented in the following table.

FIGURE 4.25

Most Common Source for Park and Recreation Information	Count	Percentage
Newspaper	160	39.8%
Direct mail/ Parks & Rec. Guide	126	31.3%
Friends	67	16.7%
Other	17	4.2%
School fliers	16	4.0%
DK	15	3.7%
Radio	1	0.2%

#### 4.11 CONCLUSION

Overall the Needs Assessment process showed that the residents of Brentwood are generally happy with the growth and development they are seeing in both the Parks and Recreation Department and Brentwood’s parks, trails, and recreation facilities. This investigation made several things clear. An important outcome was the large number of people who cited the inherent value socially and psychologically that people find in Brentwood is it’s small town character (friendly, quiet, clean).

A very large percent of the interview population (45.5%) feel that a new Sports Park is needed. Indoor facilities and swimming pools also ranked high on the list of desired elements, and skateboard and rollerblade parks ranked number one. These results, when paired with the strong desire for a Youth Center, indicate a perceived lack of youth oriented activities in Brentwood. Adventure Play areas, BMX bike tracks, and a teen drop-in center also rated very highly with residents interviewed.

Programmatically, Brentwood's residents desire more community events, child care programs, preschool programs, and wildlife and environmental education programs. Park themes are of interest to many Brentwood residents, but theming should not become a priority based on survey results. Farming or agriculture themes, historic themes, lake or pond themes, and creek themes ranked highest. For seniors, activities such as bocce ball and horseshoes are the dominant preferences.

Answers to questions about park features indicated some factors regarding the demographic changes that have taken place since the last master plan was completed. There is a very strong desire for permanent bathrooms, additional shade cover, and landscape planting in the parks. Barbecue areas and the provision of security in parks scored very high. Lawn and green space ranked the highest of all park features as a favorite or most necessary element of a neighborhood park. Trails and paths also overwhelmingly won support from residents (61% favor a bond to raise funds necessary for a citywide trail system, see 4.7.1 p.41).

Currently, park usage is moderate, with once a month usage most typical. This may be reflective of the growing presence of the Parks and Recreation Department as well as the incomplete status of many proposed parks. These numbers may warrant assessment annually (such as through online surveys after an interactive website is developed) in the Parks and Recreation Department's Annual Report to see if there is a direct correlation between park improvements in the City and usage patterns. Overall, Brentwood residents responses say that they approve of the direction and developments of the City through the Parks and Recreation Department.

## SECTION 5.0

# SPECIAL ISSUES

## 5.1 INTRODUCTION

During the planning process, several special issues topics were identified. These issues are: safety, accessibility, water, trails, open space, and Special Use Parks.

## 5.2 SAFETY

As growth and change occur, even the most positive growth, we live in a society where security is of an ever-increasing concern. Due to events in the recent past, security and physical safety issues surrounding schools and parks have increased dramatically and are critical issues to address in master planning. The challenge in addressing this issue is to balance rational decisions regarding the provision of safe public environments for our children and ourselves without creating sterile environments that provide safety, but lack the intrigue and discovery that parks and open spaces have historically provided.

In facing this challenge it is too often easier to “simplify” designs to make them safer rather than pursuing more creative ways to accomplish the goal of safe parks. The new “simplified” modern park product is most often marked by sterile, open, flat designs dedicated mainly to sports fields and detention basins along with 30-foot wide non-vegetated trails with high intensity lighting.

Brentwood, like every other community, needs to make decisions on how to provide safety in parks and open spaces while retaining the intrigue and discovery traditionally found in park and open space facilities. “Safe” parks, trails and recreation facilities are defined here as environments where reasonable protection from undue injury and hazards in environments and activities has been provided where higher risk exists inherently by the nature of those environments and activities.

The Goals and Objectives of Section 6 clearly state policies that support and point to actions that will increase safety throughout the park and recreation system.



WHILE THE SAFETY AND SECURITY OF OUR CHILDREN, WHETHER IN SUPERVISED OR UNSUPERVISED PLAY ENVIRONMENTS, JUSTIFIABLY DESERVES CAREFUL ATTENTION, THE GOALS OF SAFETY AND SECURITY MUST BE BALANCED WITH THE GOAL OF PROVIDING STIMULATING AND CHALLENGING ENVIRONMENTS FOR CHILDREN'S PLAY AND DEVELOPMENT... WITHOUT TAKING RISKS, CHILDREN CANNOT LEARN TO THEIR FULL POTENTIAL. SETTINGS MUST CHALLENGE THEM TO TAKE RISKS WITHOUT BEING HAZARDOUS.

PLAY FOR ALL GUIDELINES: PLANNING, DESIGN AND MANAGEMENT OF OUTDOOR PLAY SETTINGS FOR ALL CHILDREN



## 5.3

## ACCESSIBILITY AND THE AMERICANS WITH DISABILITIES ACT

The Brentwood Parks, Trails and Recreation system must comply with the Americans with Disabilities Act (ADA) of 1990. The ADA establishes requirements for properly accommodating persons of all abilities. These requirements include not only access to park and recreation sites, but also address access within the sites. Additionally the American Society for Testing and Materials (ASTM F1487) addresses specifications for ADA-compliant access to playground equipment. Many agencies reference this ASTM standard when evaluating the accessibility of play equipment.

Other sources of standards for accessibility are Universal Access to Outdoor Recreation: Design Guide (1993) and Play For All Guidelines (1987). The former was written in response to a lack of guidance in the ADA legislation regarding accessibility in outdoor recreation settings and has comprised one of the most valuable resources for several years regarding this issue. The guidelines proposed in this document are currently under review by the U.S. Architectural and Transportation Barriers Compliance Board (the "Access Board"). It is expected that by late 2000 or early 2001 new, up-dated, guidelines will be adopted into the ADA and gain the same force as regulations.

Design, development, and operation standards developed pursuant to Goal 4 (in Section 6) should draw heavily from the standards and requirements of the documents described above. Further, these standards must be reviewed and be updated periodically to ensure continued compliance with the ever-changing interpretation of compliance through ADA requirements.

INTEGRATION IS A DYNAMIC PROCESS ...NOT ALL PEOPLE WITH DISABILITIES ARE READY TO BE INTEGRATED; SOME NEED SUPPORT SERVICES WHICH CAN PREPARE THEM FOR THE NEXT STAGE ON THE CONTINUUM. PROGRESSION THROUGH THESE VARIOUS STAGES PERMITS PEOPLE WITH AND WITHOUT DISABILITIES TO HAVE INCREASINGLY GREATER OPPORTUNITIES FOR SOCIAL INTERACTION AT A PACE THAT IS APPROPRIATE FOR EACH INDIVIDUAL.

WE CAN DO IT: A TRAINING MANUAL FOR INTEGRATING DISABLED PEOPLE INTO RECREATION PROGRAMS

## 5.4 WATER

Water conservation has not always been given a priority in California. However, over the past 20 years and even more so in the last 10, water conservation efforts have been substantially increased. This is a result of the ever-increasing demand for water as the population swells. Parks require enormous amounts of water for irrigation. Brentwood is committed to creating the most resource and economic friendly approach to water usage and distribution possible. Policies and standards set-forth in this Master Plan must recognize this and respond to the need for implementing better conservation measures.

The 1994 Plan recommended the use of drought tolerant shrubs and trees where turf for play areas was not necessary. Other recommendations included the use of non-potable water, separate irrigation controls on trees to be discontinued after establishment, the use of native shrubs and trees and the use of non-irrigated hydro-seed and trees wherever possible.

The recommendation of this Plan is that the design and development standards to be developed pursuant to Objective 4.2 of Goal 4 in the Goals, Objectives, and Policies Section (Section 6) include well thought out means and methods to conserve water. At a minimum, these standards should be consistent with and respond to the requirements of California's Model Water Efficient Landscape Ordinance, 1993.

All new parks should contain non-potable piping with eventual transfer to completely non-potable irrigation systems by 2005 after the new tertiary water plant scheduled for 2002 is completed. Further, in all water features and interactive water features, it is recommended that all systems proposed in the future provide for the use of filtration systems designed for water reclamation and re-use.

THE PLAY VALUE OF WATER IS TREMENDOUS BECAUSE OF ITS MULTISENSORY CHARACTER: SOUNDS, TEXTURES, CHANGES OF STATE, AND FEELINGS OF WETNESS. WATER IS A PRIMAL ELEMENT AND HOLDS ENDLESS FASCINATION FOR YOUNG CHILDREN.

PLAY FOR ALL GUIDELINES: PLANNING, DESIGN AND MANAGEMENT OF OUTDOOR PLAY SETTINGS FOR ALL CHILDREN





## 5.5 TRAILS, OPEN SPACE, AND SPECIAL USE PARKS

One of the goals of this Master Plan is the creation of a citywide green space network of parks, trails, and open space (see Goals 1 and 5 Sect. 6.). A green space network is defined by the National Recreation and Park Association as a series of greenway facilities that serve the needs ranging from recreation, commuting, alternative transportation, health and fitness, environmental education and social interaction. The provision of trails, open space and special use parks is intended to serve two purposes. The first purpose is to assist the creation of an open space and greenway network that allows the Parks and Recreation Department the flexibility to develop a system of parks and trails suited to the needs of the Brentwood Community as it grows and changes. The second purpose is to utilize economic constraints and parcel availability within City limits to maximize the creation of green space without locking the City into acreage standards set by Neighborhood, Community and Sports Park standards. As land costs continue to rise dramatically with the population, certain measures are necessary where the ability exists above and beyond the provision of the three park standards to improve the green space network in the City for the benefit of its residents.

### 5.5.1 TRAILS

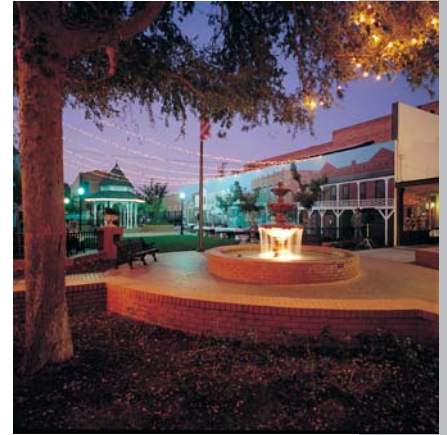
Trails become the connective fingers of a green space network. The trails component of this Plan is a major area for new growth and development by the City through the Parks and Recreation Department. The Master Plan is not intended to control the prioritization or phasing of trails or riparian corridor restoration. The City currently uses the City Council adopted Capital Improvement Program (CIP) to phase City funded development projects. However, the Implementation Action Plans proposed in Section



8.0 are intended to provide the City with the data and recommendations necessary for informed decisions on all park, trail and recreation program projects in the future.

New developments, such as the Delta Science Center and the Los Vacqueros reservoir area outside City limits offer immense opportunities for Brentwood to provide riparian restoration and trail combinations. One particular investigation suggested is of the potential redevelopment of the Marsh Creek waterway as part of the watershed connecting the Delta Science Center and the Los Vacqueros reservoir. Watershed funding mechanisms, and the historical value of former uses of trailways along Marsh Creek by Native Americans and early settlers seem to lend to the viability of this option. Increasing demand for multi-use trails (particularly equestrian compatible) that connect to the EBRPD trail network are recommended for highest priority to support regional resources already available. In addition, the trails network will require a Citywide establishment of bikeways to connect off-road trails and complete the trail system.

Preparation of a complete trail system with trail appropriate classifications for park trails, connector trails, and bikeways is recommended in Section 6. The Phase I Action plan described in Section 8 outlines how this should be accomplished. To help further this effort, this Master Plan recommends that the cost of trail development be incorporated into the formula for calculating developer fees.





### 5.5.2 OPEN SPACE

Open space is a critical “anchor” to a green space network. Non-agricultural open space has been recommended for incorporation into the administrative duties of the Parks and Recreation Department in this Master Plan. In preparing the Action Plans outlined in Section 8, the Parks and Recreation Department should ensure that the Goals and Objectives related to open space (see Section 6) are respected and fulfilled. Using these goals, objectives and policies, the Parks and Recreation Department should direct, develop and administer natural open space under the umbrella of a city wide greenspace network.

### 5.5.3 SPECIAL USE PARKS

Special Use Parks often become the “connection points” or “hubs” in green space networks. The Special Use Park category was created for two main reasons. First, to cover any previous or in-progress park development which does not conform to the Sports, Community or Neighborhood Park Standards put forth in this Master Plan. Second, this category has been created to allow for the development of pocket parks, linear parks, equestrian staging areas and other nonconforming park areas and agency alliances (both public and private) that do not meet the Neighborhood, Community or Sports Park standards. It is intended to allow the development of parcels and projects that would benefit the overall green space network in the city by their inclusion and/or economic opportunities for land acquisition.

## SECTION 6.0

# GOALS, OBJECTIVES AND POLICIES

## GOALS, OBJECTIVES AND POLICIES

Goals, objectives and policies are directives for development and maintenance of parks, trails and recreation programs and opportunities in the City of Brentwood. The City's General Plan guided the goals presented here. From these goals, objectives have been formulated which refine them from broad-based community visions to strategies to be implemented and monitored by the City through the policies and standards set forth in this master plan document. The objectives have been generated from several sources and resources: the needs defined by the Community through a series of public meetings, mailings, surveys and workshops; the input and direction of the Park and Recreation Commission and City Staff; coordination with the City's General Plan; and updated elements of the 1994 Park and Recreation Master Plan. The order of the presentation of these goals, objectives and policies does not reflect their importance.

WE UNDERSTAND THE FUNDING WILL COME FROM THE RESIDENTS OF OUR COMMUNITY AND WE SEE IT AS A WISE INVESTMENT IN OUR CHILDREN'S FUTURE AS WELL AS THE FUTURE OF BRENTWOOD.

BRENTWOOD RESIDENT PUBLIC MEETING COMMENT

### 6.1 GOAL ONE ❖ DEDICATE LAND RESOURCES

#### ❖ GOAL 1

*Provide sufficient lands that are well distributed and interconnected throughout the community for parks, trails, recreation facilities and programs, and open space. Create a variety of natural and recreational experiences, atmospheres, and environments for the people of Brentwood that form a green space network.*

#### **OBJECTIVE 1.1**

Create a green space network that encompasses an interconnected system of trails, natural open space, and parks throughout the City to meet the needs of Brentwood residents. Ensure that they are designed today in a manner that allows them to adapt without reinvention to become the parks, natural open space, and trail resources of Brentwood tomorrow.

#### **POLICY 1.1.1**

Maintain 5 acres of parkland per 1,000 population city-wide to accommodate the recreational and open space needs of Brentwood's rapidly expanding community.

**POLICY 1.2.2**

Develop a system of parks able to accommodate the greatest number of activities while creating opportunities for passive and organized recreation activities.

**POLICY 1.2.3**

Require flexible designs for neighborhood parks so informal sports activities can be cost effectively accommodated from season to season.

**POLICY 1.2.4**

Maintain park development standards and expand them to include nonagricultural open space preserves and Special Use parks. Identify and develop staging areas throughout the City green space network where feasible and possible to ensure all trail users safe and adequate access to parks and trails (e.g. equestrian, cyclist, pedestrian, recreationist).

**POLICY 1.2.5**

Identify park sites that are located to best serve the Community needs and establish development schedules that respond to the areas of greatest need.

**POLICY 1.2.6**

Create a phased activity and structures schedule for all proposed parks and park structures that maximizes availability of activities and facilities to the greatest number of people in the community. This should include the rehabilitation of existing parks as a priority when continued deterioration of park resources or situations of non-compliance will mean greater economic expenditures in the long run.

## 6.2 GOAL TWO ❖ PRESERVATION OF OPEN SPACE

### ❖ GOAL 2

*Preserve non-agricultural open spaces, hillside and farmland viewsheds and natural resources in Brentwood's Planning Area as part of the amenities of the developing green space network in the City of Brentwood.*

#### **OBJECTIVE 2.1**

Encourage the establishment of an edge to the developed area of the city to act as a buffer, recreational amenity, and trail connector to outlying regional trail systems. This edge should be in the form of a linear park and/or greenway and serve as a viewshed enhancement, ecological resource and reminder of Brentwood's continuing history as a part of California's agrarian culture. This objective will be accomplished in compliance with the General Plan.

#### **POLICY 2.1.1**

The City should expand its administrative duties to include the operation and management of natural non-agricultural open space and wildlife and habitat-related resources within the Community.

#### **POLICY 2.1.2**

The City should establish a working group with the East Bay Regional Park District, California State Department of Parks and Recreation, Rails to Trails Conservancy, and other state, non-profit, and support agencies. Potential joint management strategies and funding sources should be the initial focus of the working group.

#### **POLICY 2.1.3**

Investigate granting opportunities, funding mechanisms, joint maintenance strategies, and management assistance through federal, state, and non-profit organizations. Prepare a management and phased development schedule based on the recommendations of this Master Plan.

## 6.3 GOAL THREE ❖ PARKS, TRAILS AND RECREATION VARIETY AND UNIQUENESS

### ❖ GOAL 3

*Provide opportunities for informal and formal pedestrian-oriented interaction in various locations such as parks, downtown, plazas, markets, trails, bikeways and shopping areas that connect to a city wide green space network.*

#### OBJECTIVE 3.1

Create a variety of park environments, open spaces, and cultural resources that enliven the civic experience of Brentwood. Take advantage of Community spaces to create “places” that are uniquely Brentwood’s so that it is truly a “special” city; one whose aesthetic attraction lends to its economic vitality. Where recreational and commercial facilities attract significant non-residential uses, create opportunities for the City to capitalize on non-residential uses through revenue generating uses, user fees, and development fee programs.

#### POLICY 3.1.1

Develop park standards that encourage and result in a variety of park types and themes.

#### POLICY 3.1.2

Encourage concession activities within parks where appropriate to provide for the needs of users, particularly small business ventures such as small scale vending concessions, farmer’s markets, flea markets, festivals, etc. Establish a set of design guidelines and review procedures for all concession structures and a program of the variety, intensity, monitoring, and locations of potential concession activities that will be provided within the City’s green space network. Ensure a minimal impact on the City’s maintenance costs associated with concession activities and the facilities they are located within.

#### POLICY 3.1.3

Create trail and park standards that encourage and enhance the experience of the wide variety of users and activities related to those uses (i.e. equestrian, cyclist, pedestrian, recreationist) wherever feasible and possible.

WE WOULD LIKE TO SEE CITY SPORTS PARKS (SOCCER, BASEBALL, ETC...) COMPLETE WITH CONCESSIONS AND RESTROOMS. ALSO, A SYSTEM OF WALKING TRAILS CONNECTING VARIOUS PARK SITES TOGETHER. THIS WOULD HELP ENSURE OUR CHILDREN WILL HAVE PLACES TO PLAY AND SAFER PASSAGE FROM ONE AREA TO ANOTHER.

BRENTWOOD RESIDENT PUBLIC MEETING COMMENT

## 6.4 GOAL FOUR ❖ ADMINISTRATION, MANAGEMENT AND MAINTENANCE

### ❖ GOAL 4

*Establish parks, open space, trails and recreation facilities and programs into a green space network that is cost effective, manageable, and responsive to the diversity of users needs.*

#### **OBJECTIVE 4.1**

Establish standards that maximize the quality and efficiency of maintenance and management of recreation facilities and activities. Create standards that best meet the needs of the Brentwood Community.

#### **POLICY 4.1.1**

The City should direct the Parks and Recreation Department, through the Park and Recreation Commission, to establish a Parks and Recreation Department Annual Report. This Annual Report should include, but not be limited to, park usage (location, number of sports events and recreational activities staged in each park), and the cost of park development, expansion, rehabilitation, and maintenance. This document can be used in determining budget allocations for rehabilitation, expansion, or new park development priorities annually. The Annual Report will also help guide the Capital Improvement Program and Development Fee Program to determine appropriate expenditures and fees as appropriate in the future.

#### **POLICY 4.1.2**

Maintain current standards of land banking until maintenance funding is secured for all park development, and the Capital Recovery Fund, to cover unusual maintenance (i.e. vandalism, irrigation system rehabilitation, etc.). Enable the development of a new Capital Improvement Program based on the goals, objectives, and policies of this Master Plan. The Capital Improvement Program updated thereafter should also be based upon the data generated by the Parks and Recreation Department's Annual Report recommended by this Master Plan and associated Action Plans.



**POLICY 4.1.3**

Maintain current standards for Fair Share of Costs through Development Fee Structures, Landscape and Lighting Districts (LLD's) and Homeowner's Associations. Encourage Developer Agreements and a Housing Implementation Program (HIP) to assist in the creation and long-term maintenance of parks, trails, and open space amenities.

**POLICY 4.1.4**

Maintain current standards for amendments or additions to the Master Plan document to ensure that the needs of the Community are met as they change.

**POLICY 4.1.5**

The City should develop conditions of approval and developer agreements to ensure that direct development of new parks, trails and facilities occur in the infrastructure stage of development where funding for maintenance has been identified and secured. At a minimum, the site should be in a turf condition with all earthwork, irrigation, and associated infrastructure elements completed as appropriate.

**POLICY 4.1.6**

The City should pursue development agreements to reflect a one to three year developer maintenance period. (Such an approach could alleviate the existing problem of waiting one year for park taxes to be collected on 500 new housing units before a 5 acre neighborhood park development can begin).

**OBJECTIVE 4.2**

Establish a comprehensive development, operation, and administration process that properly addresses life-cycle costs of park and recreation facilities – design, construction, maintenance, operations, and administration.

**POLICY 4.2.1**

Continue the City's current practice of holding public meetings and workshops for community participation, input, and design. This practice should be employed in the development of neighborhood parks, and all other parks where appropriate and within the standards and policies set forth in this Plan at the City's discretion.

**POLICY 4.2.2**

Establish standards for attributes of future park sites to guide land acquisition decisions – proper location, size, configuration, topography and access. Ensure that these attributes consider the needs of all potential users (e.g. equestrian, cyclist, pedestrian, recreationist) where feasible and possible.

**POLICY 4.2.3**

Establish design standards that are compatible with the City's maintenance capabilities and resources.

**POLICY 4.2.4**

Establish and enforce construction standards required to ensure long-term durability of facilities.

**POLICY 4.2.5**

Establish maintenance standards that serve as the basis for viable design standards (see policy 4.2.3).

**POLICY 4.2.6**

Establish a comprehensive facility scheduling program that is flexible and responsive to the dynamics of user needs.

**POLICY 4.2.7**

Establish an administration system that maintains accountability for development, maintenance, and operational funds.

**POLICY 4.2.8**

Phase and design parks to maximize economic efficiency in design, construction and maintenance. Investigate outside resources, private and public, to take over maintenance of linear parks, pocket parks and other special use parks that have higher maintenance costs and associated expenditures.

## 6.5 GOAL 5 ❖ TRAIL SYSTEM

### ❖ GOAL 5

*Provide a green space network comprising an interconnected system of park trails, connector trails, bikeways, parks, natural open space and greenbelts to ensure non-motorized connections to key destinations around the community (parks, schools, public transportation centers, shopping, downtown, job centers). Include and address connections to regional trails and open space. Ensure that consideration for the needs of all users (e.g. equestrian, cyclist, pedestrian, recreationist) are accommodated where feasible and possible.*

CONTINUE WITH MASTER TRAIL PLAN AND MANY PARKS (5+ ACRES) WITHIN HOUSING DEVELOPMENTS. ALSO POCKET PARKS ALONG TRAILS. ADD MORE LARGE SCALE PARKS TIED TOGETHER WITH TRAILS.

BRENTWOOD RESIDENT PUBLIC MEETING COMMENT

### OBJECTIVE 5.1

Encourage the establishment of appropriate development requirements and standards to include allocation of trail system improvements within each project area for the establishment of non-motorized trails, bikeways and connectors to a city wide green space network. A non-motorized connection should be acquired and developed to civic, school and park facilities within the City limits, as well as all possible connections to the East Bay Regional Parks District's (EBRPD) existing and proposed trail system. The needs of all users should be considered in this objective (i.e. equestrian, cyclist, pedestrian, recreationist) and accommodated where feasible and possible. These requirements should include commercial development zones in master planned communities, and should be considered for application to non-residential commercial development projects. These requirements should be incorporated into the Landscape and Lighting District (LLD) requirements, since provision of these amenities supports the accessibility of their businesses and the alternative of safe transportation routes for children and seniors who may not (or can not) drive to access their services.

**POLICY 5.1.1**

Encourage the establishment of implementation phasing requirements for developers in Developer Agreements to ensure that trail resources are available to the members of new developments when they enter the community. Strive to provide these resources when typical infrastructure (i.e. roads, street lighting, etc.) are developed (see policy 4.1.5).

**POLICY 5.1.2**

Investigate potential funding sources for the acquisition and development funding for trails connecting to the EBRPD trail system from the existing Central Business District.

**POLICY 5.1.3**

Encourage the incorporation of trail requirements into the Developer Fee Program and Development Agreements.

**POLICY 5.1.4**

Developer improvements should include the improvement of one mile of trail for every 1,000 population generated by the proposed project, or payment in lieu fees. These improvements should be encouraged for application to all commercial development zones. Development Agreements should be encouraged wherever feasible and possible to maximize the quality of safe alternative means of non-motorized transportation for the City's residents, particularly youth and seniors. (See policy 4.1.5).

**POLICY 5.1.5**

Consider requiring a 5% allocation of land within each new subdivision to accommodate improvements and linkages to the city wide trail system and green space network. Develop standards, guidelines, and acquisition programs to incorporate site selection review processes with the City as part of the development review and permitting process. Encourage Development Agreements wherever feasible and possible.

**POLICY 5.1.6**

Establish a Trails and Open Space Advisory Committee. This Advisory Committee would encompass trails and natural open space. This Committee would spearhead the Action Plans (of Section 8) for trail and natural open space resources, and oversee that these efforts enable outside funding mechanisms from state and federal programs. This Committee should work with nonprofit, county, state and federal trail and open space related organizations wherever possible to encourage additional funding and support to connect Brentwood's trail and natural open space resources to those at the county, state and federal level. This Committee should also work in conjunction with the Safety Advisory Committee (see policy 7.1.4).

## 6.6 GOAL 6 ❖ EDUCATION OPPORTUNITIES

### ❖ GOAL 6

*Reaffirm the City's strong commitment to education through programs that encourage life-long learning and activities that foster an appreciation of recreation, park and open space resources.*

#### **OBJECTIVE 6.1**

Place the highest priorities on activities and facilities that provide the greatest lifelong benefits to all members of the Brentwood Community. Coordinate programming with other related agencies and community organizations wherever possible (e.g. schools).

#### **POLICY 6.1.1**

Maintain current City objectives for the Park and Recreation Commission as set forth in the City of Brentwood Municipal Code Title 2 Chapter 2.46.

#### **POLICY 6.1.2**

Encourage Community input and interaction through the development of a Community Outreach Program that should include a mobile Park and Recreation Commission meeting program. Ensure that a variety of ages, ethnic groups, recreational activities and interests from all areas of the Community are represented in the Commission's outreach program.

#### **POLICY 6.1.3**

Create a program addressing public education on the city wide green space network and the benefits of parks trails, open space and recreation. Such programs might include a Celebrate Parks program, or the evolution of the website development by the City. Website development might include interactive tours of the city wide green space network, publication of the Master Plan and the annual "State of the Parks Report" and related implementation Action Plans. The website with 24 hour public access will create opportunities and convenience for citizens to report and make requests regarding conditions in the city wide green space network.

**POLICY 6.1.4**

The City will establish, either within the City offices or in conjunction with natural resource protection agencies and organizations, a Natural Open Space / Environmental Education / Habitat Conservation program to manage non-agricultural open spaces (which could include farm demonstration projects), and promote the restoration of riparian environments of Marsh Creek and others around the community. The program should investigate programs such as the Americorps or other federal programs, local school districts, and other public and private opportunities to create additional funding mechanisms.

**POLICY 6.1.5**

Encourage the Trails and Open Space Advisory Committee to promote the restoration of Marsh Creek and initiate a watershed study under state and federal programs and alliances with the EBRPD's Delta Science Center.

## 6.6 GOAL 7 ❖ SAFE AND ACCESSIBLE ENVIRONMENTS

### ❖ GOAL 7

*Continue to strengthen the City's commitment to providing safe environments for the users of all park, trail and recreational resources in the city wide green space network.*

#### **OBJECTIVE 7.1**

*Create park, trail and recreation facilities that place priority on the promotion of the safety and security of Brentwood residents and visitors.*

#### **POLICY 7.1.1**

Create a park, trail and recreational facilities that are user friendly and include design safety and security standards.

#### **POLICY 7.1.2**

Work with police and schools to develop safety guidelines and policies that comply with and complement those already administered by these agencies.

#### **POLICY 7.1.3**

Create a volunteer and/or City supported "Safe Trails to Schools" program that utilizes community resources and volunteers to protect children traveling to and from schools on the trail system during appropriate hours. Investigate opportunities to fund such a program through pollution mitigation and developing funds to reduce emissions in school parking lots for children's health.

#### **POLICY 7.1.4**

The Parks and Recreation Commission should establish a Safety Advisory Committee, comprised of citizens, school officials, Parks and Recreation Commission, Parks and Recreation Department staff, City Planning staff, the newly formed Arts Commission, and public safety officials, to review and evaluate innovative methods to achieve safe, yet interesting, stimulating, and intriguing



park, trail, and recreation facilities. This Committee should work with the Trails and Open Space Advisory Committee to achieve funding and resources for trails (such as TEA funds and the Safe Routes to School Program) and other related opportunities that enhance safe environments for Brentwood residents, particularly children and those with disabilities. This Committee should ensure that Brentwood becomes fully ADA compliant by developing a plan to achieve and maintain ADA standards in the city wide green space network.

**POLICY 7.1.5**

Conduct on-going mandatory training to update City staff on safety and accessibility (ADA) laws and standards related to park, trail, and recreation facilities and facility usage.

**POLICY 7.1.6**

Enact policies and standards for facilities and facility usage that reflect the City of Brentwood's dedication to providing safe and accessible environments for employees, volunteers, and participants in parks, trails and recreation related facilities.

**POLICY 7.1.7**

Create an appropriate signage system for the safety and accessibility (to ADA standards) for of all types of users (young, elderly, equestrian, cyclist, pedestrian and recreationist).

## SECTION 7.0

# DEVELOPMENT STANDARDS

A CHILDREN'S PLAY ENVIRONMENT OF QUALITY IS MORE THAN A PIECE OF PLAY EQUIPMENT SET NEATLY INTO A CIRCLE OF SAND IN A PARK, SCHOOLYARD, OR RESIDENTIAL DEVELOPMENT. PLAY IS THE CHILD'S WAY OF LEARNING. IT IS AN INTRICATE, INTIMATE PROCESS WHICH HELPS CHILDREN DEVELOP AND BECOME SOCIALIZED. PLAY IS LEARNING IN ITS MOST EXPERIENTIAL SENSE, BUT IT IS ONLY AS RICH AS THE SUPPORTING SOCIAL AND PHYSICAL ENVIRONMENT.

PLAY FOR ALL GUIDELINES:  
PLANNING, DESIGN AND MANAGEMENT OF  
OUTDOOR PLAY SETTINGS FOR ALL CHILDREN

## PARK DEVELOPMENT STANDARDS

This section develops standards for the three main park types – neighborhood, community, and sports parks. It is intended to set parameters for the size and service areas, location, site characteristics, basic design features, and optional design elements of typical park types.

This section also sets standards for special use parks, natural open space, trails, detention basins and recreation programs. See Figures 7.2, 7.3, and 7.4 at the end of the Section for example designs for these parks. These guidelines are intended to be policy-level guidelines to set the general parameters for park development. The design review and development standards recommended as part of the Facility Development Action Plan outlined in Section 8, Implementation, will further refine and define these guidelines with more precise specifications and requirements.

To ensure cost efficient and orderly implementation, all parks, natural open space, and trail resources should be fully master planned prior to development of any phase. The master planning process for each should explore potential themes, and when possible and appropriate, the designs should incorporate thematic features that enhance the character and identity of the resource within the city-wide green space network.

As feasible and appropriate, and to the extent funding is available, all parks, natural open space and trail resources should incorporate “special uses” and “special accommodations” in addition to their typical components. Such “special uses” and “special accommodations” may include provisions for equestrian use, activities of civic organizations, and certain unique neighborhood or community events. All designs should be reviewed by risk management officials. All designs must also meet all applicable codes and governing regulations (i.e. ADA). These guidelines will be developed further with the implementation of the Action Plans of Section 8, and will be guided by the City’s General Plan.



KIDS NOW ARE FUNDAMENTALLY AND PROFOUNDLY DIFFERENT THAN CHILDREN OF EVEN A DECADE AGO. IF WE ARE TO INVEST IN THE CREATION OF RECREATION SPACES THAT ARE RELEVANT NOW AND HAVE A CHANCE OF SOME UTILITY INTO THE FUTURE WE MUST BETTER UNDERSTAND WHAT TODAY'S KIDS NEED AND WHY OUR OWN CHILDHOOD PREVENTS US FROM SEEING THOSE NEEDS CLEARLY.

JAY BECKWITH  
DESIGNER PLAYBOOSTERS  
AND KIDBUILDERS, PRESIDENT, BOLDR

## 7.1 NEIGHBORHOOD PARK GUIDELINES

Neighborhood parks serve as the focal point of neighborhood communities, the hub for both physical and social activities in a recreational setting that should be primarily passive. Appropriately designed neighborhood parks act as “pulse points” within the City. They are spaces that develop a sense of place while at the same time evolve to reflect the neighborhood they represent. Neighborhood parks act as critical building blocks of the City’s image and assist in developing an overall sense of community and security. They also serve as critical nodes and access points in the city-wide green space network.

The following neighborhood park standards and guidelines are intended to serve as a general framework for site selection and design. The final design of specific parks should work with the natural characteristics of the specific site and reflect the consensus of neighborhood desires and city-wide green space network needs with respect to the specific design features it incorporates. Each park should be unique and should contain design elementation that inscribes upon it a special sense of place that grows over time.

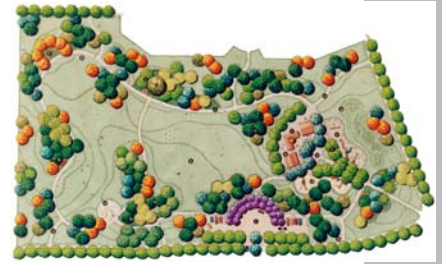
### 7.1.1. SIZE AND SERVICE AREA

- a. **Size:** Five (5) to Seven (7) acres.
- b. **Service Area:** ¼ to ½ mile radius and serve 1,000 to 2,000 people.

### 7.1.2. LOCATION

The location of neighborhood parks is critical to their success. The City should determine the nature and number of potential sites within each Specific Planning Area (SPA). Specific sites within new subdivisions should be determined during the planning stages (i.e. physically lotted vs. being presented as a floating symbol). In selecting these sites the City should look for sites that are:

- a. Fronted by at least one public street with two frontages as the preferred condition with one frontage being a collector street. Neither frontage should be an arterial street.
- b. Located for easy and convenient pedestrian access from throughout the neighborhood.
- c. Located along or within easy trail linkage to the existing trail system within the city-wide green space network wherever possible.
- d. Located adjacent to but not within school sites or other municipal facilities.



### 7.1.3. SITE CHARACTERISTICS:

In selecting neighborhood park sites, the City should look for sites that have the following general existing characteristics:

- a. Square to rectangular in shape.
- b. Favorable exposure to natural elements with well drained and suitable soils for typical park landscaping.
- c. Topographic diversity yet containing enough relatively level topography suitable for grading turf play areas (i.e. informal fields).
- d. Free of environmental hazards.
- e. Some pre-existing qualities of historical or natural significance wherever possible.
- f. Mature trees wherever possible.
- g. When no residential frontage exists formal fields may be considered, if deemed appropriate and feasible by the City through appropriate design review processes.

#### 7.1.4. BASIC DESIGN ELEMENTS

The design of neighborhood parks should reflect the neighborhood within which they are located. When located in new neighborhoods as part of a new subdivision, the neighborhood park enhance and set the tone for the character of the neighborhood. Further, to meet regulatory requirements and city-wide green space network management needs, certain basic design elements should be included in the typical neighborhood park. These basic design elements are:

- a. Universal accessibility that meets or exceeds ADA requirements.
- b. Traffic calming measures on adjacent streets.
- c. Street frontage or other off-site parking.
- d. Entry plazas or spaces with City entry signage.
- e. Pedestrian access to non-street sides of park when compatible with adjacent land uses.
- f. An internal pedestrian circulation system with at least one pathway route that is a minimum of 10 feet in width and is suitable for vehicular traffic to provide adequate maintenance and public safety vehicles access throughout the site.
- g. A designated jogging/walking circuit approximately  $\frac{1}{4}$  to  $\frac{1}{2}$  mile in length that is incorporated into the pathway system as appropriate and possible.
- h. Pathway lighting.
- i. Site grading that has variations and interest in the form of berming and rolling topography that defines spaces, imparts a pastoral feel, and is conducive to passive recreation (picnicking, informal fields, observation areas, etc.).

- j. Low berms and landscaping appropriate to help mitigate noise levels.
- k. Permanent restroom facilities. If phased development is required, phase one should include temporary “portable” restrooms and stub-outs for sewer, water, and power to facilitate construction of the permanent restroom in subsequent phases.
- l. Separate play areas and equipment for children 2 to 5 years of age and children 6 to 12 years of age.
- m. A “teen area” that has suitable activities for youth 12 to 18 years of age.
- n. Low impact recreational activities such as checkerboard tables, shuffleboard, bocce ball.
- o. Seating areas adjacent to play areas.
- p. Trees and structures to provide shade as appropriate in play areas, picnic areas, and seating areas. Temporary (interim) shade structures should be incorporated into the design where shade trees are intended to ultimately provide shade.
- q. Individual and small group picnic areas with tables and individual barbecues.
- r. A variety of individual and small group seating areas
- s. Two unlit multipurpose courts.
- t. Informal hard surface play areas.
- u. “Mutt-mitts” (for canine waste) and appropriate disposal receptacles at park entries and other appropriate locations.
- v. Public art where appropriate.



- w. Stub-outs for fiber optics and phone service to facilitate provision of emergency and security features.
- x. Site furnishings including (but not limited to) bicycle racks, benches, trash receptacles, recycling containers, drinking fountains.
- y. Landscaping that consists primarily of turf and trees with selective use of shrub and ground cover plantings as appropriate to define spaces, to establish buffers between the park and adjacent land uses, to provide appropriate screening of utility areas, and to accent site structures. All landscaping should meet or exceed City water conservation regulations and standards.



### 7.1.5. OPTIONAL DESIGN ELEMENTS

In addition to the basic design elements described above, the following optional design elements should be considered for inclusion in the design of neighborhood parks:

- a. Information kiosks.
- b. An exercise/fitness course.
- c. Larger group picnic areas with barbecue pits within a larger shade structure area.
- d. Water features.
- e. Emergency phones.
- f. Public art displays.
- g. Open-air amphitheater/outdoor performance or suitable public gathering area.
- h. Alternative “play” structures such as bouldering walls and sculptural climbing elements.
- i. Naturalized areas that could be used for environmental education, wetlands demonstration projects, community gardens, botanical gardens, arboretums, wildflower/butterfly/native plant gardens, etc. Such areas should be provided with at grade lined post sleeves for mounting removable shade structures for neighborhood events.
- j. On-site parking when an adequate amount of street frontage parking is not available.
- k. Equestrian amenities, trail access, elements and facilities where feasible and appropriate (through design review), and where funding has been secured.

I AM NOT SUGGESTING THAT BALL FIELDS AND PLAY STRUCTURES WON'T BE PART OF PLAYGROUNDS FOR DECADES TO COME. I AM PROPOSING THAT THEY ARE NOT THE BE ALL AND END ALL. DESIGNS THAT ARE LIMITED TO THESE FEATURES WILL BE LESS SUCCESSFUL THAN THOSE THAT ALSO INCLUDE WELL-DESIGNED TRAILS AND HAVE BMX OPTIONS OR EVEN RAMPS AND OTHER TRICKS ALONG THE ROUTE. UP TO DATE PARKS WILL HAVE SKATEPARKS AS WELL BUT THESE WILL TEND TO BE SMALLER AND LESS EXPENSIVE AND THE EVENTS WILL BE CHANGEABLE SO THAT THE ACTIVITIES CAN BE CONSTANTLY REFRESHED AND THEY WILL HAVE BOULDERING WALLS. THESE WALLS WILL NOT BE LAME PLASTIC ADD-ONS TO PLAY STRUCTURES BUT VALID CLIMBING CHALLENGES THAT WILL ENGAGE THE WHOLE FAMILY.

JAY BECKWITH  
DESIGNER PLAYBOOSTERS  
AND KIDBUILDERS, PRESIDENT, BOLD R

## 7.2 COMMUNITY PARK GUIDELINES

Community parks are larger in size than neighborhood parks and serve to fulfill the active and passive recreational needs of multiple neighborhoods. The community park serves the needs of local neighborhoods by providing a close to home site for more active recreation that is not typically suitable or physically possible in a neighborhood park (i.e. formal sports fields and courts with night lighting).

Community parks and sports parks are where most organized activities provided by the Parks and Recreation Department and various league sports are intended to occur. To allow for tournament programming and efficiency of maintenance, the design of community parks should be based on a “focus” sport where at least 1/3 of the active sports fields are for the “focus” sport. However, maintaining a diversity of activities is still necessary; hence, in addition to the accommodating the “focus sport”, the design should reflect the needs and desires of the immediate surrounding neighborhoods. This will also enable the Parks and Recreation Department to engage in specific outside funding mechanisms with advisory committees and non-profit sports leagues to achieve matching funds and grants.

In addition to providing localized active and passive sports, community parks should act as hubs in the city wide green space network. To accomplish this they should have direct and multiple connections to the city wide trail system.

As with neighborhood parks, community park standards and guidelines are provided here to serve as a framework of elements for the provision of a programmed city wide green space network. Individual sites, and community interests should determine what elements go into all parks, and how designs are created. However, these guidelines are proposed to assist the City in site selection and preparation of park designs. As with neighborhood parks, each community park should be unique and should contain design elementation that inscribes upon it a special sense of place that grows over time.

### 7.2.1. SIZE AND SERVICE AREA

- a. **Size:** Fifteen (15) to twenty-five (25) acres.
- b. **Service Area:** Up to a 5-mile radius and a service population of 10,000 to 50,000 people.

### 7.2.2. LOCATION

Community parks should be located such that access from the surrounding neighborhoods is maximized yet the impacts of the higher activity level on the neighborhoods are minimized. In selecting these sites, the City should look for sites that are:

- a. Fronted by two public streets with one frontage being an arterial street.
- b. Located for easy and convenient pedestrian access from throughout the neighborhood.
- c. Located along or within easy trail linkage to the existing trail system within the city wide green space network wherever possible.
- d. Located adjacent to but not within school sites or other municipal facilities. If located adjacent to storm water detention basins, the acreage of the detention basin may not be considered part of the minimum required site acreage.
- e. Located away from residential areas when high levels of night lighting are proposed for the facility.

UNIVERSAL DESIGN IS THE CONCEPT MOST READILY APPLIED IN THE DESIGN OF ENVIRONMENTS FOR ALL PEOPLE. THIS CONCEPT IS DIRECTLY COUNTER TO THE IDEA OF DESIGNING SPECIAL FACILITIES FOR PEOPLE WITH SPECIAL NEEDS. UNIVERSAL DESIGN IS AN ATTITUDE TOWARDS DESIGN THAT BROADENS THE SCOPE OF ACCESSIBILITY TO CREATE ENVIRONMENTS THAT ARE USEABLE BY MOST PEOPLE REGARDLESS OF THEIR LEVEL OF ABILITY OR DISABILITY.

PLAY FOR ALL GUIDELINES: PLANNING, DESIGN AND MANAGEMENT OF OUTDOOR PLAY SETTINGS FOR ALL CHILDREN

### 7.2.3. SITE CHARACTERISTICS:

In selecting community park sites, the City should look for sites that have the following general existing characteristics:

- a. Square to rectangular in shape.
- b. Favorable exposure to natural elements with well-drained soils suitable for typical park landscaping.
- c. Topographic interest yet a minimum of twelve (12) contiguous acres of relatively level topography suitable for development of formal and informal sports fields.
- d. Free of environmental hazards.
- e. Has some pre-existing qualities of historical or natural aesthetic significance wherever possible.
- f. Has mature trees wherever possible.

#### 7.2.4. BASIC DESIGN ELEMENTS

As previously noted, the design of community parks should incorporate a “focus” sport yet accommodate the unique needs and desires of the surrounding neighborhoods. Further, to meet regulatory requirements and system-wide management needs certain basic design elements should be included in the typical community park. These basic design elements are:

- a. Universal accessibility that meets or exceeds ADA requirements.
- b. On-site parking for a minimum of 100 cars with appropriate safety lighting.
- c. Entry plazas or spaces with City entry signage.
- d. An information kiosk.
- e. Pedestrian access to non-street sides of the park when compatible with adjacent land uses.
- f. An internal pedestrian circulation system that includes pathway routes that are a minimum of 10 feet in width and are suitable for vehicular traffic to provide adequate access for maintenance and public safety vehicles throughout the site.
- g. A designated jogging/walking circuit approximately 1 to 2 miles in length that is in addition to the primary pathway system and is surfaced with appropriate materials other than concrete.
- h. An exercise/fitness course.
- i. Pathway lighting.
- j. Site grading that has variations and interest in the form of berming and rolling topography that defines spaces, imparts a pastoral feel, and is conducive to passive recreation (picnicking,

informal turf games, observation areas, etc.).

- k. Low berms and landscaping appropriate to help mitigate noise levels.
- l. A multipurpose building/community center for social gatherings, daycare, recreation programs, and general community use.
- m. Permanent restroom facilities and limited concessions in the form of vending machines. If phased development is required, phase one should include temporary “portable” restrooms and stub-outs for sewer, water, and power to facilitate construction of the permanent restroom and concessions in subsequent phases.
- n. Separate play areas and equipment for children 2 to 5 years of age and children 6 to 12 years of age.
- o. A “teen area” that has suitable activities for youth 12 to 18 years of age with alternative activities (such as ropes courses, bouldering walls, BMX tracks, and skate parks or skate park elements).
- p. Seating areas adjacent to play areas.
- q. Low impact recreational activities such as checkerboard tables, shuffleboard, bocce ball, horseshoes.
- r. Trees and structures to provide shade as appropriate in play areas, picnic areas, and seating areas. Temporary (interim) shade structures should be incorporated into the design where trees are intended to ultimately provide shade.
- s. Individual and small group picnic areas with tables and individual barbecues.

- t. Larger group picnic areas with barbecue pits within larger shade structures.
- u. A variety of individual and small group seating areas.
- v. A minimum of two active multipurpose courts to accommodate various configurations of basket ball, tennis, volleyball and other similar activities.
- w. Informal hard surface play areas.
- x. Lighted and unlit sports fields as appropriate with covered dugouts and portable bleachers as appropriate for the various sports.
- y. Open-air amphitheater/outdoor performance or suitable public gathering area.
- z. Water features.
- aa. “Mutt-mitts” (for canine waste) and appropriate disposal receptacles at park entries and other appropriate locations.
- bb. Public art where appropriate.
- cc. Stub-outs for fiber optics and phone service to facilitate provision of emergency and security features.
- dd. Emergency phones (a minimum of 1 per 10 acres).
- ee. Site furnishings including (but not limited to) bicycle racks, bicycle lockers, benches, trash receptacles, recycling containers, and drinking fountains.
- ff. Landscaping that consists primarily of turf and trees with selective use of shrub and ground cover plantings as appropriate to define spaces, to establish buffers between the park and



adjacent land uses, to provide very selective screening of utility areas, and to accent site structures. All landscaping should meet or exceed City water conservation regulations and standards.

- gg. Equestrian amenities, trail access, elements and facilities where feasible and appropriate (through design review), and where funding has been secured.

#### 7.2.5. OPTIONAL DESIGN ELEMENTS

In addition to the basic design elements described above, the following optional design elements should be considered for inclusion in the design of Community parks:

- a. Public art displays.
- b. Naturalized areas that could be used for environmental education, wetlands demonstration projects, community gardens, botanical gardens, arboretums, wildflower/ butterfly/ native plant gardens, etc. Such areas should be provided with at grade lined post sleeves for mounting temporary shade structures for neighborhood events.
- c. Water features.
- d. Showers.
- e. Dog parks or dog run enclosures.
- f. A security kiosk.



### 7.3 SPORTS PARK GUIDELINES

Sports Parks are the largest of the park types for Brentwood's city wide green space network. They are intended to consolidate high use, heavily programmed sport fields, multi-use courts and large scale facilities (such as gymnasiums or aquatic centers). As such, there are typically fewer sports parks than other types of parks within a city-wide green space network; but, they are strategically located to ensure that they serve the greatest service radius possible. Siting for sports parks is critical. Sports parks are oriented to teen and adult league sports, whereas community parks and school parks better accommodate youth sports such as T-ball.

The cost of developing and maintaining sports parks are typically developed directly by the City as opposed to private developers as part of specific plans. Hence, the design of these facilities should follow a thorough and methodical master planning process. The City, based upon public input, should develop the design program and final approvals.

As with neighborhood parks and community parks, the guidelines for sports parks provided here should serve as a framework of elements for the provision of a programmed city-wide green space network. Individual sites and community interests should determine what elements go into each facility. As with all parks, the design should be unique and creative, and should contain design elementation that inscribes upon it a special sense of place that grows over time.

### 7.3.1. SIZE AND SERVICE AREA

- a. **Size:** Forty (40) to one hundred and forty (140) acres with an average developed acreage of seventy (70) acres.
- b. **Service Area:** City-wide with a service population of 3,000 to 10,000 people daily.

### 7.3.2. LOCATION

The need for night lighting and the high volumes of vehicular traffic often required by organized league sports requires that sports parks be located outside of and away from residential areas wherever possible. Sports Parks are often sited adjacent to major arterials or within industrial areas to minimize the environmental impacts of field lighting, noise, and traffic issues. In determining suitable locations for these sites, the City should look for sites that are:

- a. Fronted by two or more major thoroughfares one of which is an arterial.
- b. Located for easy and convenient vehicular access from all parts of the City.
- c. Located on city-wide trails with multiple points of direct access to the trails.
- d. Located adjacent to but not within high school sites or other municipal facilities. If located adjacent to storm water detention basins, the acreage of the detention basin should not be part of the minimum required site acreage.
- e. Located away from residential areas.
- f. Located where it has room for expansion by at least 25% in total usable area.

### 7.3.3. SITE CHARACTERISTICS

In selecting sports park sites, the City should look for sites with the following general characteristics:

- a. Square to rectangular in shape.
- b. Favorable exposure to natural elements with well-drained soils suitable for typical park landscaping.
- c. A minimum of forty (40) contiguous acres of relatively level topography suitable for development of formal sports fields.
- d. Free of environmental hazards.
- e. Has some pre-existing qualities of historical or natural significance wherever possible which will not be compromised by development.
- f. Has mature trees wherever possible.

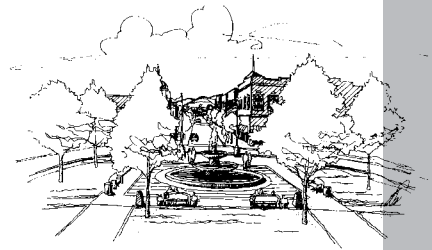


#### 7.3.4. BASIC DESIGN ELEMENTS

As previously noted, sports parks are intended to provide city-wide facilities for teen and adult league sports. To properly fulfill this need, the design program for sports parks should be developed on a city-wide, multiple site basis. The facilities provided at each site should complement one another and avoid unnecessary duplication that results in an excess of some types of facilities and a shortage of others needed. Basic design elements that should be included to varying extents in a typical sports park are:

- a. Universal accessibility that meets or exceeds ADA requirements.
- b. On-site, lighted parking with enough capacity to accommodate full use of the facility.
- c. Entry plazas or spaces with City entry signage.
- d. Information kiosks.
- e. Pedestrian access to non-arterial and non-street sides of park when compatible with adjacent land uses.
- f. An internal pedestrian circulation system that includes pathway routes that are a minimum of 10 feet in width and are suitable for vehicular traffic to provide adequate access for maintenance and public safety vehicles throughout the site.
- g. A designated jogging/walking circuit 5 miles in length that is in addition to the primary pathway system and is surfaced with appropriate materials other than concrete.
- h. An exercise/fitness course.
- i. Pathway lighting throughout.

- j. Site grading that has variations and interest in the form of berming and rolling topography that defines spaces, imparts a pastoral feel, and is conducive to passive recreation (picnicking, informal turf games, observation areas, etc).
- k. Low berms and landscaping appropriate to help mitigate noise levels.
- l. A multipurpose building/community center for social gatherings, daycare, recreation programs, and general community use.
- m. A recreation center with locker rooms and showers.
- n. Permanent restroom facilities.
- o. Facilities to accommodate vending machines and staffed concessions.
- p. Separate play areas and equipment for children 2 to 5 years of age and children 6 to 12 years of age.
- q. A "teen area" that has suitable activities for youth 12 to 18 years of age with alternative activities (such as ropes courses, bouldering walls, BMX tracks, and skate park elements).
- r. Low-impact recreational activities such as checkerboard tables, shuffleboard, bocce ball, and horseshoes.
- s. Seating areas adjacent to play areas.
- t. Trees and structures to provide shade as appropriate in play areas, picnic areas, and seating areas. Temporary shade structures should be incorporated into the design where shade trees are intended to ultimately provide shade.
- u. Individual and small group picnic areas with tables and individual barbecues.



- v. Larger group picnic areas with barbecue pits within larger shade structures.
- w. A variety of individual and small group seating areas.
- x. A minimum of two active multipurpose courts to accommodate various configurations of basketball, tennis, volleyball and other similar activities.
- y. Informal hard surface play areas.
- z. Lighted and unlit sports fields as appropriate with covered dugouts, permanent and portable bleachers, permanent and portable goals and equipment as appropriate for the various sports.
- aa. Open-air amphitheater/outdoor performance or suitable public gathering area.
- bb. Water features.
- cc. “Mutt-mitts” (for canine waste) and appropriate disposal receptacles at park entries and other suitable locations.
- dd. Public art where appropriate.
- ee. Stub-outs for fiber optics and phone service to facilitate provision of emergency and security features.
- ff. Emergency phones (a minimum of 1 per 10 acres) and security kiosks.
- gg. Site furnishings including (but not limited to) bicycle racks, bicycle lockers, benches, trash receptacles, recycling containers, and drinking fountains.
- hh. Landscaping that consists primarily of turf and trees with selective use of shrub and ground cover plantings as appropriate to define spaces, to establish buffers between the park and adjacent

land uses, to provide very selective screen of utility area, and to accent site structures. All landscaping should meet or exceed City water conservation regulations and standards.

### 7.3.5. OPTIONAL DESIGN ELEMENTS

In addition to the basic design elements described above, the following optional design elements should be considered for inclusion in the design of sports parks:

- a. Naturalized areas that could be used for environmental education, wetlands demonstration projects, community gardens, botanical gardens, arboretums, wildflower/butterfly/native plant gardens, etc. Such areas should be provided with at grade lined post sleeves for mounting temporary shade structures for neighborhood events.
- b. Water features.
- c. Dog parks or dog run enclosures.
- d. Equestrian amenities, trail access, elements and facilities where feasible and appropriate (through design review), and where funding has been secured.



## 7.4 SPECIAL USE PARK GUIDELINES

The “Special Use Parks” classification was developed to allow for flexibility in providing recreational resources throughout the city-wide green space network. This classification is intended to accommodate special circumstances, unique site characteristics, etc. in park, trail, and recreation resources. These types of resources add diversity to the green space network and accommodate a variety of “non-traditional” recreation amenities beyond the standard neighborhood, community, and sports park classifications. At the City’s discretion, this classification may also include the typical park configurations (Neighborhood, Community or Sports) which have been modified from the original standards but have the same contiguous shape, size and design elements, as well as mixed-use parks and greenways.

This park type may become a valuable resource if “Zones of Benefit” are enabled under future General Plans. A “Zone of Benefit” is an area identified by the City for the additional benefit of park, natural open space, and trail resources, such as a special use park. These resources would be provided beyond the standard requirements for the traditional park types set forth in this Plan and Quimby Act requirements. Typically, cities identify areas where barriers to existing parks (such as arterials without pedestrian overpass or underpass) and other resources exist. A Zone of Benefit allows a potential developer to enter into developer agreements with the City. Such an approach is especially beneficial where developable units are controlled under a Housing Implementation Program (HIP) and competition is higher amongst developers for their award. Under such agreements, a developer may provide special use parks, trails, or natural open space amenities in addition to their developer fee requirements. Several East Bay cities have enabled these Zones of Benefit to high degrees of success.



### 7.4.1. GENERAL CHARACTERISTICS

Special use parks may be sites that do not meet the standards for neighborhood, community and sports park types, or sites that are irregular in shape thereby limiting their use. However, these sites may meet important needs such as: providing linkages within the green space network; creating nodes and staging areas along trails; creating park/plaza space in the more urban or Central Business District (CBD) areas of the City; and establishing recreation opportunities in isolated portions of some neighborhoods that do not have easy access to the neighborhood park intended to serve them. As part of the Phase I Action Plans recommended in Section 8, Implementation, the City should make a specific effort to identify these Special Use Park resource needs.

Because of the uniqueness inherent in these types of parks, the design standards and programming will vary from site to site. The Design Review and Development Standards proposed in the Phase II Action Plans of Section 8 will need to establish flexible standards for development of these types of parks. Further, the City should include a specific evaluation of how these facilities are developed and managed.

Special Use Parks may not be used to replace any requirements and standards already described for typical Neighborhood, Community and Sports Parks. Special Use Parks also do not alleviate any developer requirements for other park types and may not be used to substitute for those requirements.



#### 7.4.2. POCKET PARK GUIDELINES

The following is a very general outline of typical characteristics anticipated for pocket parks:

- a. ¼ to 1-Acre open spaces most often in downtown or urban environments.
- b. Universally accessible.
- c. Night lighting as appropriate and feasible.
- d. May include civic monument sites, public art sites, beautification plantings, water features, seating/eating areas, or a combination of elements.
- e. May be installed by the City under agreements with Central Business Districts, local merchants, or local civic organization (i.e. Lion's, VFW, Chamber of Commerce, Garden Club, etc) who pay for maintenance costs and/or installation.
- f. May include outdoor eating areas and opportunities for "kiosk businesses". They should provide taxation resources to pay for the upkeep of a park.
- g. May be used as "mini neighborhood parks" where appropriate and where maintenance costs are assumed by the developer under Developer Agreements, a Landscape and Lighting District or other identified funding source, such as federal programs under a Community Development Block Grant (CDBG).

### 7.4.3. MIXED USE PARK GUIDELINES

Mixed Use Parks are parks where it may be determined by the availability of funds and resources to combine resources and agency efforts (i.e. the City and the School District). These Parks should create better access or availability of resources, or avoid unnecessary overlap of park and recreation resources in the City where limited access is not an issue to the general public, or where general access needs have been met by the distribution of neighborhood, community and sports parks. In all instances where such development occurs, or where development of special use parks occurs in conjunction with other park development, master planning efforts as recommended in Section 6 should occur.



#### 7.4.4. GREENWAY (LINEAR PARK AND RECREATION CORRIDOR) GUIDELINES

Greenways are being proposed by this Plan as part of the concept for connecting the green space network of the City. Greenways are intended to create the points of connection, hubs, anchors, and special interest nodes in the city-wide green space network of parks, open space, trails, and recreation resources. This is somewhat of an expansion from the National Recreation and Parks Association's standard definition of a greenway, which is:

*"areas that are based on many of the same criteria as natural and open space amenities, but emphasize use."*

Greenways are comprised of linear parks, trails, and open space. They characteristically reinforce the quality and access of the existing park resources in the neighborhood, sports and community park categories. Greenways should be employed in a manner that supports continuous and safe alternative non-motorized transportation (i.e. biking, walking, running and/or equestrian riding as appropriate). They also can include staging areas and the potential for pocket parks where appropriate to create an outdoor economic environment where temporary food kiosks, farmer's markets, or parades can be staged, at the same time servicing the needs and desires of greenway users. Greenways should reflect, but are not limited to, the following guidelines:

- a. Be comprised of 1 - 100 + mile multi-modal trail systems and adjacent park facilities and staging areas.
- b. Act as linkages between park facilities.
- c. Act as historical, scenic, habitat and recreation resources where appropriate.

- d. (Parks) should be aligned with trail or transportation corridors.
- e. Encourage infill: abandoned rail lines and adjacent to waterways.
- f. Act as infrastructure to support recreational needs, alternative transportation routes, commuter needs, special use parks (i.e. dog parks, bmx bike tracks, etc).
- g. Provide areas for civic and arts events (parades, marches, festivals).
- h. Provide staging areas and parking (equestrian, bike, commuter) depending upon use as appropriate.
- i. Provide bathrooms, shelters, pathway lighting.

## 7.5 TRAIL GUIDELINES

Trails are a key factor in the development of a successful city-wide green space network of parks, trails, open space and recreation facilities. To develop a successful, safe, alternative means of transportation and recreation within City limits, three major components/classifications of trails are recommended which may be modified through the Action Plans in Section 8: park trails, connector trails, and bikeways. Trail rights-of-way and easements should be included in all new developments. A Trail Plan by Abey Arnold Associates with illustrations of proposed trail expansions and standards for multi-modal trails and amenities is provided in Appendix VI. This report should serve as a base layer for multi-modal trails; although, further evaluation of potential on-street bikeways and off street trails should be initiated. Expanded trails standards should be produced with the following general trail guidelines and trail types recommended for consideration in the development of the Design Review and Development Standards proposed in Section 8:

### 7.5.1 PARK TRAILS

Park trails should be off-road, multi-modal trails fulfilling the following three trail types:

- a. **Type I Park Trails** – heavy use multi-modal trails with possible separators for use types (see Type I Connector Trail also).
- b. **Type II Park Trails** – lighter use multi-modal trails used often as connectors between parks or open space areas and housing developments (see Type II Connector Trails also).
- c. **Type III Park Trails** – hiking trails designed for minimum impact in natural and open space areas, particularly in critical habitat preserves.

### 7.5.2 CONNECTOR TRAILS

Connector trails provide safe routes to and from neighborhoods and parks. They may also be used as commuter trails when attached to public transportation routes.

- a. **Type I Connector Trails** – off-road heavy use multi-modal trails where uses are often separated within the right-of-way. Used to create linkages between park resources, housing developments, and urban areas where park trails would not exist.
- b. **Type II Connector Trails** – off-road lighter use trails with non-separated uses, often shorter in length, with connections to housing development or urban and commercial areas from park resources.



### 7.5.3 BIKEWAYS

Bikeways are routes used in conjunction with or adjacent to roadways. They can be an important component in commuter transportation development. Three classifications are suggested for the purposes of this Master Plan and for further development in Design Review and Standards. They are structured to conform to Caltrans standards and federal program funding requirements:

- a. **Class I Bikeway** - “Bike paths” provided within a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with cross flows by motorists minimized.

Caltrans standards require bike paths to have a minimum paved width of 8 feet and be completely separated from a street.

- b. **Class II Bikeway** - “Bike lanes” provided within a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through traffic by motor vehicles or pedestrians prohibited, but with vehicle parking and cross flows by pedestrians and motorists permitted.

Caltrans standards require bike lanes to be striped with a 6 inch solid white line that provides a minimum 4 foot exclusive bicycle travel lane.

- c. **Class III Bikeway** - “Bike routes” provided within the street right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

Caltrans standards require Class III routes to be marked with appropriate bike route signs.

#### 7.5.4 GENERAL TRAIL DEVELOPMENT GUIDELINES

- a. All trail resources, regardless of their classification should reflect, but are not limited to, the following guidelines:
- b. Should act as linkages in the city-wide greenspace network.
- c. No amenities (i.e. no restrooms, etc.).
- d. Interpretive Signage.
- e. Trash Receptacles.
- f. “*Mutt Mitts*” for canine waste disposal.
- g. Universally accessible on multi-use trails.
- h. Optional lighting elements as appropriate.
- i. Trail Development Guidelines, which were updated in 2000, are provided in Appendix VI. As previously discussed in the introduction to Special Use Parks the Design Review and Development Standards recommended for development in Section 8 should refine these guidelines further and expand them to include all trail classifications listed in this section.



## 7.6 NATURAL OPEN SPACE

Open Space And Naturalized Habitat Guidelines (Including restoration projects or existing naturalized areas passive use) should be developed in accordance with the recommendations of Section 6. Illustrations of habitat enhancement are provided in Figures 7.5 and 7.6 at the end of this section. These types of facilities should generally include:

- a. Interpretive Signage.
- b. Educational potential as environmental learning sites for schools (wetlands, arboretums, etc).
- c. Community civic enterprise opportunity (restoration projects).
- d. Aesthetic and ecological value and provide scenic and habitat resources.
- e. Protection or enhancement of scenic viewsheds into the community as well as the outlying scenic resources of the region (i.e. Mt Diablo).
- f. Buffers between developed spaces.
- g. Habitat for wildlife and opportunities for passive recreation (i.e. picnicking, bird watching).

The Design Review and Development Standards in the Implementation Action Plans of Section 8 will update and create a plan of action based on the 1991 Creeks, Trails and Revegetation Master Plan in compliance with the City's General Plan (see Appendix III)

## 7.7 DETENTION BASINS

Detention (or retention) basins may not be used to fulfill developer land dedications. Where possible and feasible detention basins should be designed and developed for maximum use including use by organized leagues.

## 7.8 RECREATION PROGRAMS

The City should develop and expand recreation programs, facilities, and resources with strong consideration of the results of the Needs Analysis, Section 4. The ongoing development of the recreational programming should be investigated, assessed and phased through the Parks and Recreation Department's Annual Report. Public meetings and ongoing public participation and comment should be encouraged. Additionally, the City should consider additional Americorps positions or other public and private partnerships to include one which assists special recreational interest groups. This effort should be focused on assisting these groups in seeking out tside-funding mechanisms through matching funds and grants to create outside support for recreation programs that do not wholly rely on the taxpayer or participant to fund them.

FIGURE 7.1 PROPOSED PARK ELEMENTS AND FEATURES



Master Plan Park Elements and Features Matrix 2002

Park Elements and Features 2002	Neighborhood Park	Community Park	Sports Park	Park Elements and Features 2002	Neighborhood Park	Community Park	Sports Park
<b>Legend:</b> Suggested Facility ● Optional Element ■				<b>Legend:</b> Suggested Facility ● Optional Element ■			
Active Sport Fields		●	●	Multi Use Sports Complex			●
Aquatic Center Complex		■	■	Multi Use Court	●	●	●
Arboretums	■	■	■	Mutt Mits	●	●	●
Barbecue Grill (group)	■	●	●	Native Plant Garden	■	■	●
Barbecue Grill (individual)	●	●	●	Open Amphitheater/ Outdoor Stage	■	●	●
Basketball Court	■	■	■	Open Space Area	●	●	●
Benches	●	●	●	Parking	■	●	●
Bike Lockers			●	Passive Recreation Area	●	●	●
Bike Racks	●	●	●	Picnic Tables	●	●	●
Bleachers (portable)		●	●	Play Area (ages 2-5)	●	●	●
BMX Track	■	■	■	Play Area (ages 6 - 12)	●	●	●
Bocce	■	■	■	Play Structure Alternative Older Youth (ages 12-18)	●	●	●
Botanical Garden	■	■	■	Public Art Display	■	■	■
Bouldering Walls	■	■	■	Restrooms	●	●	●
Butterfly Garden	■	■	■	Rope Courses		■	■
Checkerboard Table	■	■	■	Security Kiosk		■	●
Community Center/Multi Purpose Building		●	●	Security/Pathway/Field Lighting	●	●	●
Community Garden	■	■	■	Shade Structures	●	●	●
Competition Ball Field		●	●	Showers		■	●
Competition Soccer Field		●	●	Shuffleboard	■	■	■
Concession Stand		■	●	Skatepark/Skatepark Elements	■	■	■
Dog Park		■		Small Group Picnic Area	●	●	●
Drinking Fountains	●	●	●	Small Group Sitting Area	●	●	
Dugouts		●	●	Tee Ball Field		●	
Emergency Phone	■	●	●	Tennis Court		■	■
Entry Plaza and Park Name Signage	●	●	●	Trash Receptacle/ Recycling Containers	●	●	●
Environmental Education Area	■	■	■	Universally Accessible	●	●	●
Exercise Course (Par-Course)	■	●	●	Vending Machines		●	●
Group Picnic Shelter	■	●	●	Volleyball Court		■	■
Gymnasium			●	Walkway/Path/ Trail w/Mile Markers	●	●	●
Half Size Youth Soccer Field		●		Water Feature	■	●	■
Horse Shoes Pits	■	■	●	Wetland Demonstration Projects	■	■	■
Individual Picnic Area	●	●	●	Wildflower Garden	■	■	■
Informal Sport Courts	●						
Information Kiosk	■	●	●				
Large Group Picnic Area		●	●				



# TYPICAL NEIGHBORHOOD PARK

## LEGEND

-  ACCENT TREE
-  GROVE TREE
-  EVERGREEN TREE
-  WOODLAND HABITAT
-  CANOPY/STREET TREE

### TYPICAL NEIGHBORHOOD PARK NOTES

1. THIS PLAN IS AN EXAMPLE OF A TYPICAL NEIGHBORHOOD PARK. NEIGHBORHOOD PARKS MUST SATISFY ALL PARK DEVELOPMENT GUIDELINES, DESIGN REVIEW, DEVELOPMENT STANDARDS, AND CITY CODES PRIOR TO APPROVAL AND CONSTRUCTION.
2. ALL LARGE FACILITY CALLOUTS ARE PLACEHOLDERS ONLY. THE SIZE AND TYPE OF FACILITY IS TO BE DETERMINED BY THE BRENTWOOD PARK AND RECREATION COMMISSION BASED ON EXISTING FACILITY REQUIREMENTS AND THE ANNUAL REPORT OF THE BRENTWOOD PARKS AND RECREATION DEPARTMENT.

Figure 7.2

## BRENTWOOD PARKS, TRAILS AND RECREATION MASTER PLAN

JUNE 2002



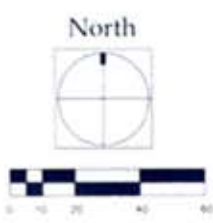
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PARK TRAILS WITH MEASURED MILE MARKERS AND POINT OF CONNECTION TO CITY-WIDE TRAILS

COMMUNITY GARDENS

ENTRY FEATURE AND BRENTWOOD PARK SIGNAGE



# TYPICAL COMMUNITY PARK LEGEND

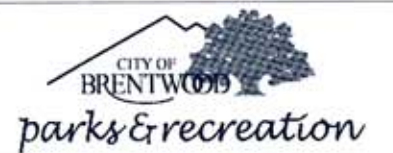
-  ACCENT TREE
-  GROVE TREE
-  EVERGREEN TREE
-  WOODLAND HABITAT
-  CANOPY/STREET TREE

### TYPICAL COMMUNITY PARK NOTES

1. PLAN SHOWN IS AN EXAMPLE OF A TYPICAL COMMUNITY PARK. COMMUNITY PARKS MUST SATISFY ALL PARK DEVELOPMENT GUIDELINES, DESIGN REVIEW AND DEVELOPMENT STANDARDS, AND CITY CODES PRIOR TO APPROVAL AND CONSTRUCTION.
2. ALL LARGE FACILITY CALLOUTS ARE PLACEHOLDERS ONLY. THE SIZE AND TYPE OF FACILITY IS TO BE DETERMINED BY THE BRENTWOOD PARK AND RECREATION COMMISSION BASED ON EXISTING FACILITY REQUIREMENTS AND THE ANNUAL REPORT OF THE BRENTWOOD PARKS AND RECREATION DEPARTMENT.
3. COMMUNITY PARKS (AT THE DISCRETION OF THE PARK AND RECREATION COMMISSION) ARE RECOMMENDED FOR A "FOCUS SPORT" FOR AT LEAST ONE THIRD OF THE ACTIVE SPORTS FIELDS PROVIDED.

Figure 7.3

## BRENTWOOD PARKS, TRAILS AND RECREATION MASTER PLAN JUNE 2002

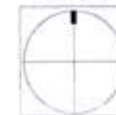


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PARK PERIMETER TRAIL WITH MEASURED MILE MARKERS LOCATED ON CITY-WIDE TRAILS WITH MULTIPLE POINTS OF CONNECTION

North



# TYPICAL SPORTS PARK

## LEGEND

-  ACCENT TREE
-  GROVE TREE
-  EVERGREEN TREE
-  WOODLAND HABITAT
-  CANOPY/STREET TREE

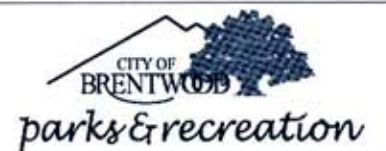
### TYPICAL SPORTS PARK NOTES

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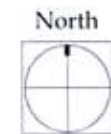
Figure 7.4

# BRENTWOOD PARKS, TRAILS AND RECREATION MASTER PLAN

JUNE 2002



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 11001 South Olympic Street, Suite 100, Los Angeles, California 90045 • 310.545.1700  
 220 South Olympic Street, Suite 100, Los Angeles, California 90045 • 310.545.1700  
 10000 Wilshire Boulevard, Suite 1000, Los Angeles, California 90024 • 310.545.1700



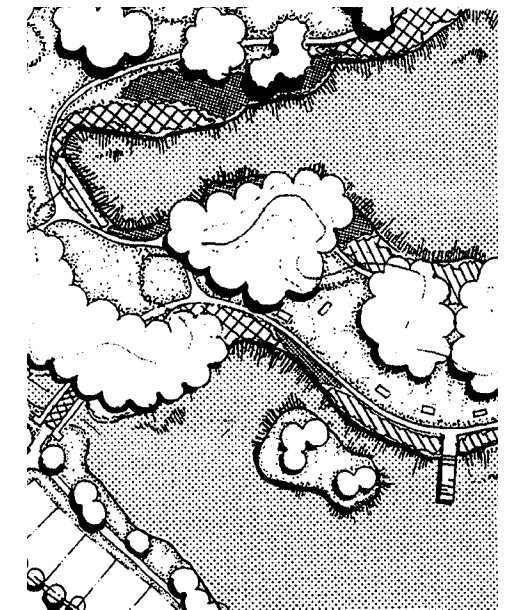
ENTRY FEATURE AND BRENTWOOD PARK SIGNAGE



This illustration shows a possible scenario for opening the Marsh Creek environs and restoring the riparian corridor. Interpretive signage, and a formal trail system are elements which provide additional amenities while also promoting protection of a naturalized open space setting. Interpretive signage during restoration is encouraged, and the overall project is able to become a component of an environmental education program on wetlands and riparian corridors.


## Habitat Enhancement 1

These illustrations represent conditions recommended in natural open space and riparian environments, such as the proposed Griffith Property environmental learning center. Each site must undergo careful review prior to any development due to the sensitive nature of the ecological diversity they contain and will be enhanced to provide.



Development can occur with wetland amenities where careful siting and creation, restoration and mitigation efforts are entered into. These amenities often greatly increase the value of the real estate they enhance.

Figure 7.5

  
 CITY OF  
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*parks & recreation*  
**BRENTWOOD**  
 PARKS, TRAILS AND  
 RECREATION MASTER PLAN  
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## Habitat Enhancement 2

Existing and restored riparian environments can provide a wealth of recreational and educational opportunities for people of all ages. These habitats are important open space recreation features and support the environmental health of the community through the provision of critical habitat for flora and fauna. Riparian environments add to the economic value of the community as a whole through the aesthetics and perceived values of the open space amenities they provide within a community. However, these environments are some of the most easily damaged of natural environments and open space amenities. Design guidelines will need to address the protection of these sensitive habitats. The Implementation Action Plans of Section 8 are proposed to be structured to provide solutions to these issues.



Figure 7.6

This illustration shows approaches which might be taken in sensitive habitat areas. Raised walkways, and walkways with guardrails or fencing for habitat areas are recommended in situations where revegetation is in progress, or areas which would be severely threatened by usage are encouraged for habitat fencing or walkways such as these.

  
CITY OF  
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**BRENTWOOD**  
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## SECTION 8.0

# IMPLEMENTATION

BEFORE ASKING THE PUBLIC TO MAKE NEW INVESTMENTS, LOCAL OFFICIALS MUST ENSURE THAT EXISTING INFRASTRUCTURE AND PUBLIC FACILITIES ARE BEING USED EFFICIENTLY AND WISELY.

SIERRA BUSINESS COUNCIL  
PLANNING FOR PROSPERITY

## 8.1 INTRODUCTION

Successful implementation of this Master Plan will require taking specific actions to fulfill its goals, objectives and policies. Further, the implementation plan must be realistic, founded on good information, and include methods of accountability. The implementation tools outlined within this section provide the framework and means for executing the appropriate actions. A well thought out, focused, and clear implementation plan will ensure that the Master Plan remains a living document that is used to guide decision making for many years to come.

## 8.2 IMPLEMENTATION RECOMMENDATIONS

The essence of the Master Plan's recommendations is to implement a series of action plans to document "*what we have*", "*the quality we want*", "*what we need*" and "*how we get it*". Further, we it is recommended that a monitoring system be established to provide accountability – "*how we are doing*". Following these action plans will:

- ❑ Ensure consistency with the General Plan;
- ❑ Ensure consistency with the Subdivision and Land Development Ordinance;
- ❑ Ensure that the goals, objectives and policies of this document are implemented; and
- ❑ Ensure that the CIP and Developer Fee Program are revised as necessary and feasible.

The action plan approach was chosen because the Parks and Recreation Department is in its infancy at the same time Brentwood is amidst a population boom. The demands of service levels are beyond the already overtaxed and incredibly dedicated efforts of the current department staff.

### 8.3 IMPLEMENTATION ACTION PLANS

The implementation tools of this Master Plan are a series of action plans, which define “*what we have*”, “*the quality we want*”, “*what we need*” and “*how we get it*”. The proposed action plans are as follows:

- ❑ Inventory Action Planü*What We Have*
- ❑ Facility Development Action Planü*The Quality We Want*
- ❑ Acquisition Action Planü*What We Need*
- ❑ Economic Action Planü*How We Get It*

As noted above, accountability is key to long-term success of this Master Plan. To address this, the implementation tools require that an Annual Report be prepared by the Parks and Recreation Department to highlight “*How We Are Doing*”. Following are descriptions of the recommended action plans and the annual report.

#### 8.3.1 WHAT WE HAVE . . . .

##### INVENTORY ACTION PLAN:

The intent of this action plan is to establish a database of “*What We Have*”. This includes compiling data on existing types of facilities and programs; the condition of these existing facilities; the popularity of the recreation programs; and, existing maintenance and operation procedures and cost. Once the initial inventory is complete, this Action Plan should be maintained and updated by the Parks and Recreation Department. It should be reformatted with the production of a new master plan in ten to twenty years depending upon projected and realized growth patterns in the City.

Data collected with this inventory, especially information on conditions and maintenance and operations costs, will be valuable in developing standards and procedures in the Facility Development Action Plan.

### 8.3.2 THE QUALITY WE WANT. . . .

#### FACILITY DEVELOPMENT ACTION PLAN:

This action plan will establish the standards and guidelines for all park, trail, and recreation facility development. It will include design review and development standards to assist designers and the City in developing facilities. The purpose of this plan is to clearly outline “*The Quality We Want*”. The components of this action plan should contain, but should not be limited to:

- Design standards for parks, trails, and facilities;
- Design review guidelines;
- Design review procedures;
- A design review checklist;
- A design review application; and
- A plan check procedural guide.

This action plan should be reviewed annually for effectiveness and appropriateness as part of the Parks and Recreation Department’s Annual Report, using input from operation and maintenance activities to determine the validity of standards. Based on recommendations in the Annual Report, new features or design standards can be adopted through the Park and Recreation Commission. It should be revised with the production of a new master plan effort in ten to twenty years depending upon projected and realized growth patterns in the City.

**8.3.3 WHAT WE NEED. . . .****ACQUISITION ACTION PLAN:**

This action plan should identify new park, trail, and recreation resources throughout the city. It should be coordinated with the Inventory Action Plan to identify opportunities such as land parcels, potential trail corridors, buildings, and open space that if acquired, would appropriately supplement the existing system features. If properly coordinated with the Inventory Action Plan and the Needs Analysis (Section 4) of the Master Plan, this action plan will identify “*What We Need*”. This plan should generally include:

- ❑ A synopsis or reference to related Master Plan recommendations;
- ❑ A synopsis or reference to relevant information from the existing parks, trails, and recreation programs inventory;
- ❑ A synopsis or reference to opportunities and constraints; and
- ❑ A set of recommendations broken into options and priorities with estimated costs of acquisition.

This action plan should be prepared in a format that allows for easy update by the Parks and Recreation Department. It should be updated with the production of a new master plan in ten to twenty years depending upon projected and realized growth patterns in the City. Recreation is included so that if lease and rental options are deemed appropriate in the Economic Action Plan these options will already be a part of the document format.

### 8.3.4 HOW WE GET IT. . . .

#### ECONOMIC ACTION PLAN:

The impetus for this action plan is to establish an understanding of the economics of implementing the Parks, Trails, and Recreation Master Plan. This action plan addresses the “*How We Get It*” of implementation. To do this, both costs and funding sources must be identified and quantified. The cost side of this equation includes the cost of acquiring, developing, operating, and maintaining resources. Using the priorities and requirements established by the Acquisition Action Plan and the Facility Development Action Plan, this effort would generally include determining the short- and long-term costs associated with:

- Purchasing land and facilities;
- Leasing land and facilities;
- Developing new facilities in accordance with the new standards;
- Renovating and upgrading existing facilities in accordance with the new standards; and
- Maintaining and operating existing and proposed facilities.

The funding side of this equation identifies and quantifies to the extent possible various funding sources. Beginning with guidance from the City Council, this effort would generally entail quantifying funding available through:

- The CIP Development Fee Program;
- LLD assessments; and
- Fees/charges.

Further, the analysis of funding opportunities should include evaluating the above current sources to determine if they need to be or can be upgraded or modified. Also, other funding sources such as grants or possibly even revenue from vendors and sponsorships should be explored as part of this process.

It is recommended that this action plan be formatted in such a way as to facilitate periodic updating by City staff in response to changes in the economic climate of the area.

## 8.4 IMPLEMENTATION MONITORING

As previously noted it is recommended that a system be set up to monitor implementation of the Master Plan. It is intended that this monitoring system be used as a method to evaluate the Parks and Recreation Department's level of success in implementing the Master Plan. It will provide some level of accountability for those charged with the responsibility of implementing the Master Plan; however, more importantly, it will provide a mechanism by which the Master Plan can be periodically updated to stay in step with the needs of the community, current management practices, and the prevailing economic conditions.

### 8.4.1 *HOW WE ARE DOING...* ANNUAL REPORT:

This report is intended to serve as a "State of the Parks" report. It should highlight the Parks and Recreation Department's progress in developing and maintaining the citywide green space network envisioned by this Master Plan. It should illuminate how effective the Department is in applying and maximizing the City's resources in providing opportunities and services to the community.



The emphasis of this report should be to re-evaluate each of the action plans and determine if any modifications need to be made in response to social, economic, or technical changes related to providing recreation opportunities. Generally, the Annual Report should include the following:

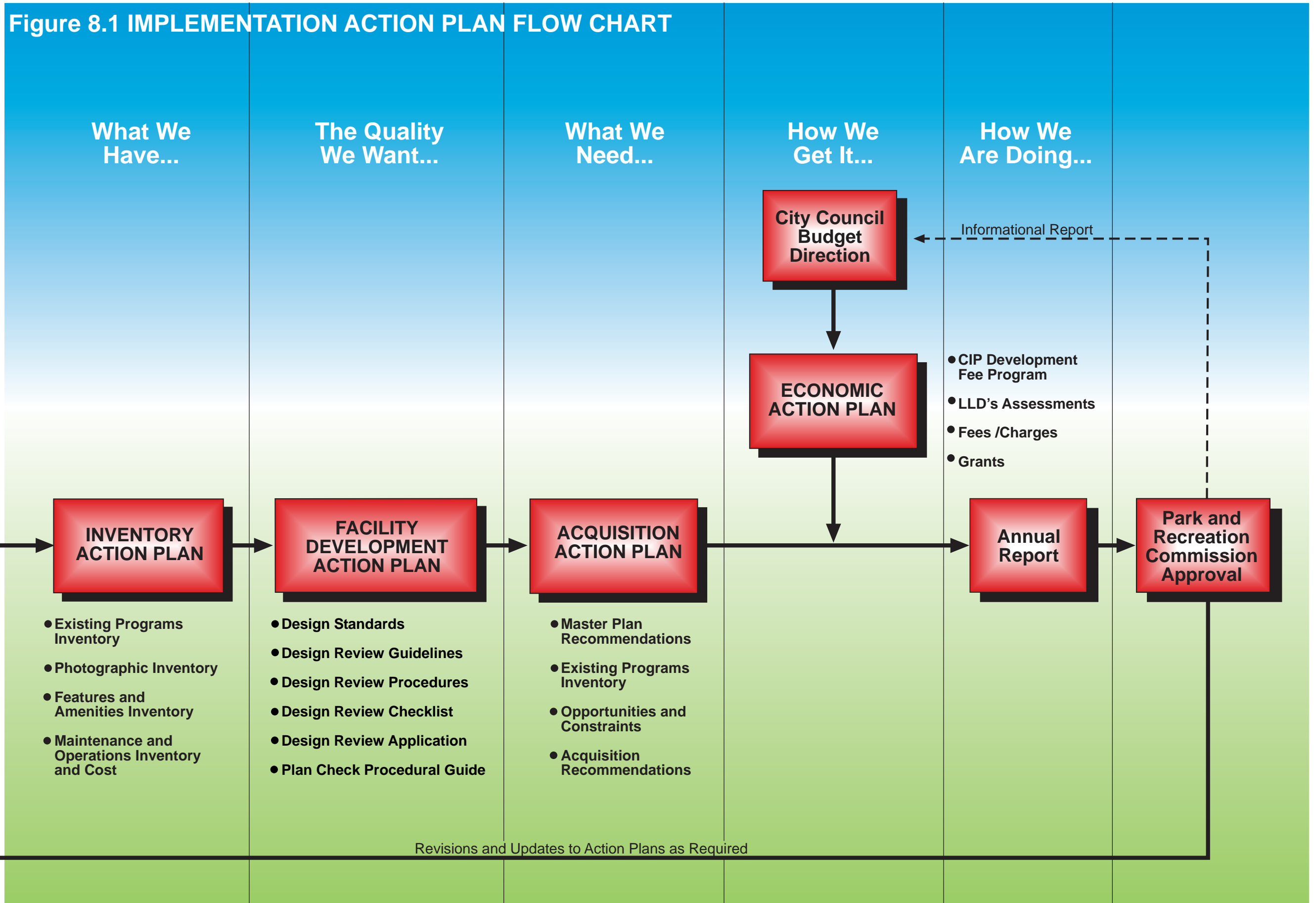
- a. Executive Summary
- b. Community Outreach: Some level of community outreach program should be completed each year to acquire continuous feedback regarding the needs of the community and their satisfaction with the ongoing services.
- c. Inventory Action Plan Update: Facts and figures regarding the inventory of available parcels, existing and proposed facilities, and existing and proposed programs should be updated to reflect current conditions.
- d. Facility Development Action Plan Update: This update should include the status of implementing standard design and development processes. Further, it should reflect on the effectiveness and appropriateness of the standards as they are put to the test of regular use.
- e. Acquisition Action Plan Update: The priorities for acquisition should be evaluated to determine if they are still reflective of the community's needs and desires.
- f. Economic Action Plan Update: All cost elements should be updated to reflect current values, existing funding sources should be reviewed, and new funding sources should be identified.

- g. Safety and Security Report Update: With safety as an ever increasing concern, the Annual Report should address this directly by providing feedback regarding safety related incidents that occurred during the past year and specifically outlining measures taken to reduce the potential of similar incidents recurring. Proactive safety measures should also be explored as part of this annual evaluation.

The first report should be formatted in such a way that the staff's annual update effort can be focused on content, rather than format and production. The intent is to create a document that is easily updated and maintained by the Parks and Recreation Department staff, without requiring the expense and review that preparing a full master plan necessitates. Such a document will also become a valuable tool in grant writing efforts by clearly showing current usage, progress and needs in the Brentwood Community.

# Adopted Master Plan

Figure 8.1 IMPLEMENTATION ACTION PLAN FLOW CHART





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131 South Second Avenue • Oakdale, CA 95361

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V. Montgomery, Architect #C11090 • J. Michael, RCE #36895, LS #6276 • J. Ferber, LA #2844