DECEMBER 15, 2015

MASTER PLAN ACCEPTED BY:
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Previous Master Plan Option
Napa's City Wide Master Plan outlines additional amenities needed at Kennedy Park, including baseball fields, community gathering space, and river access. While none of these visions was fully realized, there remains some consistency in the planning efforts. The first master plan for Kennedy Park was developed in 1969; the second was finalized and adopted on January 6, 1998. While neither plan addresses as many of the user needs identified during the community outreach process as possible while still being realistic and constructible, the second plan reflects the changes in the community and at the park site.

Overview

Tucked into a curve of the Napa River, John F. Kennedy Memorial Park is a hidden gem in the City of Napa. From oak woodlands, wetlands, and meadow grasslands to picnic greens and ballfields, Kennedy Park is home to many special spaces that warrant preservation and enhancement. The park’s unique location – sheltered and set back so far as to not be visible from Highway 221 – creates a sense of separation and escape that is impossible to achieve at more traditional park sites. While the park has the potential to be a signature parks and recreation facility that epitomizes the unique qualities of Napa, its existing facilities are limited and fragmented, and the separation that helps to define the character of the park also has the potential to be a barrier to access. This plan of action is to allow for better connectivity. This would also allow for development of amenities that would better serve the community and connect users to the natural environment along the Napa River.

Site Conditions

Today, Kennedy Park consists of 123 acres that have been partially developed based on previous efforts and are appropriate for further development. Analysis of existing conditions based on historic aerial photography, site visits, and input from the City and park users revealed that the available park acreage is not optimally used and that existing amenities lack continuity. The park itself is not visible from the street and not sufficiently differentiated from the adjacent Napa Golf Course or Napa Valley College.

Public Input

A Community Team – consisting of City staff, Parks Commissioners, consultants and representatives from Napa Valley College and Napa Unified School District – worked closely with the design team to provide input on the programming, design, uses and priorities of the park improvements throughout the master plan process. Outreach efforts included multiple meetings with the Community Team, open public workshops, Parks and Recreation Commission Meetings, and City Council presentations. City staff created a website to provide the community with updated information on the Master Plan process and allow park amenities to be closer to Napa River. The overall concept includes development of a stronger entry presence to attract park users. To address these items, this Master Plan enumerates the needs and goals of the diverse population of the City and surrounding valley, identifies how the park can be enhanced to better serve them, and sets forth a plan of action to make this vision a reality. This plan of action allows for the long-term development of Kennedy Park to adapt to the community's changing needs. The plan addresses as many of the user needs identified during the community outreach process as possible while still being realistic and constructible.

The vision for the park includes development of premier athletic facilities and to better serve them, and sets forth a plan of action to make this vision a reality. The park’s unique location – sheltered and set back so far as to not be visible from Highway 221 – creates a sense of separation and escape that is impossible to achieve at more traditional park sites. While the park has the potential to be a signature parks and recreation facility that epitomizes the unique qualities of Napa, its existing facilities are limited and fragmented, and the separation that helps to define the character of the park also has the potential to be a barrier to access. This plan of action is to allow for better connectivity. This would also allow for development of amenities that would better serve the community and connect users to the natural environment along the Napa River.

Vision and Goals

The master plan incorporates five key goals that define and reinforce the park vision:

1. Connections
2. Separation of Uses
3. Sustainable Park
4. Sharing
5. Uniquely Napa

Plan Improvements (See Master Plan on page 24)

The site is divided into seven distinct zones, each with unique amenities and functions.

- The progression of the site starts with a grand ENTRY feature that invites users into the park.
- The GARDENS zone includes passive recreation space such as orchard plantings, sculpture gardens, trails, an expanded wedding garden, a picnic pavilion, and bocce courts. Designated crossings improve connectivity and pedestrian access to Napa Valley College.
- The CENTER is the expansion of the existing Pelusi Center into a Multi-Generational Center with enhanced outdoor amenities, including an amphitheater, duck pond improvements, and a paddle boat dock.
- Just north of the railroad crossing, the ARRIVAL is the transition zone between the passive and active areas of the site and a gathering point for trail users.
- The FAMILY zone is an expansion of the already popular picnic facilities and playgrounds. Rearrangement of these facilities improves safety by minimizing conflict with the adjacent boat launch.
- The COMMUNITY green is a flexible space accommodating community gatherings, festivals, concerts, and large sporting events such as football, soccer, and cricket. This is achieved by relocating the existing radio towers offsite.
- New facilities in the SPORTS DESTINATION zone include additional softball fields, batting cages, a multi-use field for soccer, football and rugby, a sports complex building, parking, and a sports-themed playground. This zone supports many field configurations to allow flexibility in programming Napa’s many sports groups. This zone also provides a trail connection to the Napa Pipe Development Project.

Improvements throughout the park site include realignment of Strebloeb Drive, trail system connections, wellness trails with fitness equipment, accessible fishing piers, lookout points, expanded parking (945 stalls), and connections to Napa Valley College, Napa Golf Course, and mass transit. Strebloeb Drive is aligned closer to the railroad tracks instead of through the middle of the site to minimize road crossings by pedestrians and allow park amenities to be closer to Napa River. The overall concept is a contemporary park design with formal oval shaped spaces bisected by straight lines that direct views and access to the river.

Implementation Strategies

The Master Plan represents the final vision for Kennedy Park, but phased construction can allow for implementation of the plan to begin as funding becomes available. The detailed phasing approach described in the Master Plan outlines how construction can be phased according to the use zones described above. The plan is a tool for future discussions on budgets, funding and phasing. One funding strategy is to create a self-sustaining facility (Sports Destination zone) that generates revenue to offset operations and maintenance costs. Another is to target non-traditional grant funding for focused items such as sustainable practices, sports industry, and recycled materials.
1. **Site Context** (See Page 3 for Existing Conditions Exhibit)
This is the City of Napa’s largest park facility. The Kennedy Park site is located in the City of Napa with access off of Hwy 221 at Streblow Drive. The park property includes a narrow portion along Streblow drive as it runs west from Hwy 221 towards the railroad tracks. The majority of the park's acreage sits between the railroad tracks and the eastern bank of Napa River, including the flood protection levee and the wetlands beyond. To the south, the park site borders Asylum Slough and Napa Golf Course. To the north, the site extends to Napa Valley College.

2. **Existing Conditions** (See Page 3 for Existing Conditions Exhibit)
Some of the primary park features include the Pelusi Center Building, the formal wedding gardens, trails, maintenance manager’s house, a nursery, the duck pond, baseball field, multiple picnic areas, playground, boat launch, model airplane runway, model airplane fly-by-wire, skate park, BMX course, and two lit softball fields. Other amenities include restrooms, parking, wetlands, and various miscellaneous buildings. A portion of the park land is leased to the local radio station and houses four radio antennas that take up a large area of the park that is otherwise unused.

Many of the facilities on the site were designed to serve only one type of activity and don’t provide flexibility for other uses at the facility - also known as single-use programming. One such facility is the baseball field, which is locked and only used by the Babe Ruth League. The BMX course, both model airplane areas, and the skate park are all single-use facilities. The picnic facilities are used by families and large groups and serve as staging areas for large events like fun runs, bike races, and festivals. Parking is not adequate to serve all the uses currently on the site, so large dirt fields are used for overflow parking during large events and when multiple activities are held on site.

**EXISTING CONDITIONS**

Photo Above: Formal Wedding Gardens: Paths are in need of repair and upgrades to the facility will draw more users to the gardens.

Photo Below: Pelusi Center and Restroom Building: Used as a rental facility for private parties and community events. Building is small and in need of upgrades inside and out.

**EXISTING CONDITIONS**

Photo Above: Softball Fields: The softball fields are not considered single use facilities because other uses are programmed on the fields such as soccer and flag football.

Photo Below: Model Airplane Runway: Has a large footprint and requires a large airspace that restricts other site amenities from using the space.
3. Site Analysis  

a) Circulation (See Page 5 for Circulation Exhibit)  

Circulation at Kennedy Park consists of:  
- Vehicular Roadway (Streblow Drive)  
- Trails (including the Vine Trail, SF Bay Trail, River to Ridge Trail, and Napa River Trail)  
- Pedestrian Paths (concrete, asphalt, and dirt paths)  
- Gravel Roads (maintenance access)  
- Railroad Tracks (Napa Wine Train)  

Kennedy Park has only one point of ingress and egress at Streblow Drive and Hwy 221. This is also the only access road for Napa Golf Course and one of two access roads for the College. As a result, traffic congestion is a frequent problem in the entry area of the park. The Napa Valley College Facilities Master Plan proposes an additional road connection between Imola Avenue and Streblow Drive which will alleviate the congestion in the park.  

The two primary modes of circulation through the site are by vehicle on Streblow Drive or by bike along the levee trails. Pedestrian circulation is limited because few accessible all-weather paths connect the existing amenities - there is no way to walk through the park from the ballfield at the north end to the softball fields on the south end. Asphalt paths are in poor condition in some areas and are not ADA accessible. Informal dirt trails and worn paths connect to other park elements and to the river. These historic traffic patterns were considered in the master plan. Crossings are not clearly marked, creating conflicts where trails and vehicular traffic cross.  

Parking is distributed throughout the park site but is not of adequate size to support existing facilities. Large dirt areas are used as overflow parking during large events, forcing park users to cross Streblow Drive to access the amenities.  

The railroad tracks separate the majority of the park's acreage from the amenities along Streblow Drive. Access is further limited at the low point where Streblow Drive crosses the railroad tracks when seasonal flooding makes the road inaccessible.  

EXISTING CONDITIONS  

Photo Above: Vine Trail/SF Bay Trail: Portions of the trail are damaged and lack accessibility. Access to the trail is not well defined.  

Photo Below: Streblow Drive near Picnic Area: The existing road alignment includes problematic sharp turns.
3. Site Analysis
   b) Environmental Setting (See Page 7 for Environmental Exhibit)

Environmentally sensitive areas of the site include the floodplain, marshland, seasonal wetland areas, a protected grassland area with an owl box, heritage size oak trees, native riparian areas, and the manmade duck pond that is refuge to many types of water fowl.

Some of the site is within Napa River’s floodplain; improvements in this area are limited to those that can withstand flooding or are built above the flood elevation. The large wetland area north of the levee is in the floodway; improvements in this area are not allowed without environmental permits. The floodway is frequently inundated with water and is home to protected flora and fauna.

The limits of the floodway, flood plain, and wetland areas are illustrated on the Environmental Exhibit. The extents of floodways and floodplains are defined by the Federal Emergency Management Agency (FEMA). Floodway area consists of the stream channel and adjacent area that is required to carry the flow of the river during flood conditions. At Kennedy Park, the floodway consists of wetland and marshland that restrict construction. The floodplain is the area above the normal stream flow that can become inundated during a 100-year flood. These environmentally sensitive areas limit construction opportunities. Similarly, native grasslands and the owl habitat should be preserved as a park amenity for bird watching.

Opportunities for park users to connect with environmental amenities along the Napa River include overlooks with views of the river and accessible fishing piers. Additional educational, recreational, and revenue generating opportunities associated the boat launch area include kayak rentals, river tours, and fishing trips. Development of amenities along the edge of the river requires environmental studies and permitting.

The manmade duck pond provides a refuge for water fowl and is an asset to the park but could be enhanced by restoring a natural-looking edge along the western bank.

Many of the existing oak trees are of heritage size. In particular, the grove near the Pelusi Center provides shade to the picnic areas that helps to define the character of the park. They are an asset and should be preserved.

EXISTING CONDITIONS

Photo Above: Native Grassland and Owl Habitat: Protect habitat and great opportunity for bird watching.

Photo Below: Napa River from the Boat Launch: Future plans are to renovate and reconstruct launch area.

EXISTING CONDITIONS

Photo Above: The duck pond is bordered by asphalt on its western edge which does not provide proper habitat for the ducks.

Photo Below: View of Napa River from the Vine Trail: Potential fishing access in areas besides the boat launch.
4. Site Opportunities & Constraints (See Page 9 for Opportunity Area Exhibit)

Kennedy Park is located on a large site but has many constraints that limit amount of usable parkland. This includes the floodways, flood plains, environmentally sensitive areas, and other existing site amenities that pose challenges for development of new park amenities. The Opportunity Areas Map (shown in the next page) illustrates these environmental constraints in red and purple. Currently developed areas are highlighted in orange. The remaining areas highlighted in blue are the opportunity areas - areas that are underutilized and have potential for new development. The plan also illustrates the locations of views that provide overlook opportunities and where best to provide access to the river.

Throughout the analysis of the park site, it has been apparent that the master plan should address cohesion between new improvements and existing site amenities. Based on input from the City, existing facilities were analyzed for opportunities to connect with adjacent uses, allowing existing site improvements to be preserved and incorporated into the new master plan. This analysis supplemented previously-defined park goals and allowed the design team to determine whether each existing amenity:
- can serve the park for more than one use,
- is in need of repair,
- is past it’s useful life, or
- can be relocated to a more appropriate location.

These issues were reviewed and discussed with the City, various stakeholders, and user groups prior to moving forward with community meetings and the park design.

There is also tremendous opportunity to bring the natural environment into the park site, blending the edges of the park and the river to better connect to this natural amenity. This can be achieved through stormwater treatment areas, meadows, and native oak plantings.

Photo Above: Softball Fields are in good condition. Buildout of the remaining two fields would complete the wagon wheel and provide opportunities for tournament play and more flexibility with shared use of the fields.

Photo Below: Connections from the Pelusi Center to the Duck Pond could be enhanced by new trails and an amphitheater that highlight views and the topography.

Photo Above: The Radio Towers occupy valuable park land that could be otherwise used for a wide variety of amenities.

Photo Below: The informal worn paths to the river indicate common travel paths and popular fishing spots. These were considered during the development of new circulation routes in the Master Plan.
A. COMMUNITY OUTREACH

Key to a successful park master plan is the input received from the community. The project team engaged park users, stakeholders, neighbors, and the community as a whole throughout the planning process to ensure that the Master Plan meets the needs and expectations of the community. Without their continued support and participation, the process would not have been successful. Summaries from these meetings can be found in the Appendix A of this report.

1. Stakeholder Interviews
   The City provided a list of various park users that could provide input to identify current and future needs for each park facility. Each group was asked a series of questions to identify how they utilize the park, what is lacking at the facilities, and what they would need to better utilize the park.

2. Community Team Meetings
   The Community Team consisted of staff from the City Parks and Recreation Department, Parks and Recreation Commissioners, the Napa Valley College Facilities Manager, School District Facilities Managers, and design consultants. The team discussed site organization, access, field uses, event promotion, and programming. The team also explored various opportunities for joint use fields, meeting space, parking, road connections and wayfinding. The group met prior to public workshops, walked the site together and participated in design review meetings throughout the planning process.

3. Community Workshop #1
   Community Workshop #1 was the City’s first opportunity to introduce the project and master plan process to the community at large. The purpose of the meeting was to begin establishing the vision for Kennedy Park, confirm the needs of the site and provide direction for future development. The meeting was held on site at the Pelusi Center and drew a full capacity crowd of community members from throughout the City of Napa. The meeting began with an overview of the master plan process, site history, site opportunities and constraints and potential program elements. The community was given the opportunity to ask questions, discuss park program and identify park amenities. Workshop attendees provided additional input on the park via the comment cards, by ranking the park amenities in order of priority, and by taking the online survey for the project.

   During the second hour of the workshop, attendees worked in groups to explore design alternatives by overlaying scaled templates of proposed amenities onto a map of existing park conditions. The interactive design exercise allowed for groups of park users with varying interests to understand the spatial relationships of existing and proposed park amenities and to provide input on how their needs could be met within the framework of the site’s opportunities and constraints. Each group came up with a unique park design that synthesized the needs and priorities of the various park stakeholders that created it. The designs were recorded and analyzed further along with the comment cards, and results from the surveys. The information gathered from this workshop was taken into consideration in the future phases of the process and incorporated into two master plan alternatives that were presented at future meetings.

Photo Above: Community members are able to visualize space requirements for each amenity by placing to-scale templates on a map of existing park conditions.

Photo Below: An example plan completed by one of the community groups (the Heron table) with the group’s suggested amenity locations drawn in marker to be later analyzed by the design team.
4. Citizen’s Academy
Callander Associates had the opportunity to participate in an additional workshop with the City’s specially designated community group called the Citizen’s Academy, which focused on learning about all departments of the City. A condensed version of the previous workshop was presented. Additional input on the park site was gathered and taken into consideration during the master plan process.

5. Community Workshop #2 (Parks and Recreation Commission Meeting #1)
This meeting summarized the previous outreach efforts including information gathered from the Project’s website (www.naparec.com/KennedyParkMasterPlan) and the design team presented two alternative concept plans for the Commission and Community to review. (See Appendix D for the Concept Alternatives Option 1 and 2). While generally similar in spatial organization and proposed amenities, Option 2 showed fewer changes to existing facilities and would result in correspondingly lower construction costs than Option 1. Both plans included fields for multi-use activities and non-traditional sports, but Option 2 had more athletic facilities than Option 1. Other site design options were presented including:

a) Removal and relocation of the radio towers to a different site
b) Playground near the softball fields
c) Access control at the softball field complex
d) Streblow Road Realignment to minimize pedestrian crossings
e) Expansion of a community garden and edible forest
f) Plan for future secondary access through Napa Valley College
g) Wellness Trail including public art, mile markers and fitness stations

6. City Council Meeting #1
Concepts were presented at the City Council to solicit input on the two concept alternatives. Council provided input on the designs and expressed preference for the overall site layout presented in Option 1 but asked that the project team explore opportunities to include additional sports fields, as was shown in Option 2. This input was used to develop a draft master plan that incorporated the desired elements from the two concept alternatives.

7. Parks and Recreation Commission Meeting #2
The design team presented the Draft Master Plan to the Parks and Recreation Commission to gather input prior to presenting a Final Master Plan to City Council. (See Appendix D for the Draft Master Plan.) The presentation included a brief recap of all previous outreach efforts and major design concepts. A proposed project phasing plan was also presented to the Commissioners but no budget for the first phase had yet been established. Community members commented on the shortage of youth-sized sports fields and expressed a desire for the prioritization of soccer fields over other types of sports fields. The soccer group had a strong presence at this meeting and expressed concerns about the lack of multi-use facilities to address the needs of the soccer clubs. Other comments included desired removal of the proposed community gardens, addition of sand volleyball courts, and an increase in the number of bocce ball courts. The commissioners asked that the park design be revised to incorporate these comments for presentation at an additional meeting.

8. Parks and Recreation Commission Meeting #3
The revised plan was presented for review and comment, and recommendations were provided for City Council consideration. The presentation also included discussion of phased construction, project costs, and budget. The possibility of generating earned income through revenue generating facilities was discussed as an option for offsetting project costs.

9. Additional Meetings
Throughout the process, additional meetings were held with City Staff, the Community Team and with various stakeholders to further define park amenities.

10. City Council Meeting #2
The final Master Plan will be presented to City Council for approval and adoption (tentative date December 1, 2015). See Page 24 for Final Master Plan.

11. Summary
The Workshops and Meetings helped identify the high-priority items which included the addition of sports fields, rehabilitation of existing site amenities, connections of the bike trails, and the realignment of Streblow Drive.

Above: Slide from presentation about various high priority amenities identified through the planning process.

Photo Left: Early conceptual layout based on input from the community.
B. MASTER PLAN WEBSITE
The park master plan website was created to notify the community of the progress in developing the Master Plan. Notices of public meetings were posted including all plans and presentations from those meetings. The website also links to the community survey, which generated over 250 comments and responses.

C. SURVEYS
The survey was used to gain feedback from the community topics related to the development of Kennedy Park. (See Appendix B for Park Survey.)

Questions included were:
- How often do you go to Kennedy Park?
- What are your 3 favorite things to do at Kennedy Park?
- Do you participate in organized activities?
- What amenities would you like to see at Kennedy Park?
- Rank the amenities in order of priority.
- Which amenities do you feel are most appropriate for Kennedy Park?
- Are there any amenities/trails at the park that you think need improving?
- If available, would you utilize public transportation to get to Kennedy Park?
- How did you hear about this project?

Q1 How often do you go to Kennedy Park?

Answered: 223 Skipped: 5

Rarely/Never

Daily

Weekly (2 or more times)

Monthly

Yearly (only for special events or holidays)

Graphic from Survey Question

Screenshot of the Master Plan Website
A. Vision
The final master plan for the Kennedy Park site synthesizes the input collected from the community to establish a vision for the park at final buildout. Through the public outreach process, it became clear that the current Kennedy Park site was a special place to the community but lacked refinement and amenities to reach its full potential as a premier parks and recreation facility for the City of Napa and the whole Napa Valley.

B. Goals
Five project goals were developed to reinforce the needs of the community, establish the vision, provide unity to the site, provide direction on development, and establish budgeting parameters.

1. Connections
A defining feature of Kennedy Park is its unique location - the largest portion of the park site is set back a significant distance from Hwy 221 and access is limited to a single road. Because it has minimal street frontage along Hwy 221, opportunities for connections to the rest of the community are limited. Furthermore, railroad tracks separate the bulk of the park area from the amenities along Streblow Drive. It is therefore essential to create cohesiveness between park elements as well as to foster connections to the rest of the community. The Master Plan addresses the current conflicts between vehicular, pedestrian, and bicycle circulation and proposed solutions for access to the park via alternative transportation. Connections to the other local and regional facilities via mass transit, roads, and trails were considered in the design and will help to make Kennedy Park more connected with the community. Strengthening the connections to adjacent properties can allow for joint use ventures with Napa Valley College, the Napa Pipe project, Napa Golf Course, and Skyline Park that will benefit all parties.

2. Separation of Uses
Existing park amenities are spread throughout the park site rather than being grouped by function and type of use. The Master Plan groups passive-use amenities together near the park entrance and creates clusters of active-use amenities such as multi-use sports fields. Creating logical groupings of like uses establishes destination zones that are flexible and allow for maximum use of limited park space. Separation of bikes, vehicles, pedestrian, trains and boat trailers minimizes conflict to promote safety. The creation of nodes (identified spaces where various activities meet) and careful placement of parking facilities help to consolidate and clearly define safe crossings.

3. Sustainable Park
Sustainability is achieved not just by lessening the environmental impacts on the site but also by considering social and economic goals. Environmental goals include cleaning and slowing down stormwater runoff from impervious surfaces, minimizing water use, and to restoring habitat consistent with the adjacent natural environment. The main social goal is to enhance the park’s role as a central gathering space for large community events, including sports league tournaments, celebrations, and corporate events. This directly relates to the economic sustainability of the park. Establishing Kennedy Park as a regional destination will increase revenue that can be used to offset maintenance costs and help to fund the construction of new park amenities. With decreased availability of grant funding and reduced city capital and maintenance budgets, a multi-use facility can result in better economic sustainability.

4. Sharing
In order to make the best possible use of limited park space, facilities must be adaptable and allow for flexible programming of multiple uses. Whereas many existing amenities have exclusive uses or were designed for one sport, transitioning from a “mine” to an “ours” mentality will allow for more effective scheduling of facility use throughout the day, week and year, as well as allowing for programming changes as the needs of the community change over time. The shared-use spaces in this plan can also help bring non-traditional sports groups to the park that would not be able to fill schedules for a single-use facility. In addition to scheduling athletic programs, flexible spaces can double as community gathering areas, concert greens, and non-programmed green space. Lastly, facilities can be shared with the college, the golf course and with other adjacent properties for the mutual benefit of all parties.

5. Uniquely Napa
Kennedy Park has the potential to be a signature destination facility that embodies the qualities that make Napa unique, reflecting the quality and tastes for which the City is known. The Master Plan establishes a non-traditional park design that ties the built environment to the natural beauty of the Napa River and surrounding hills. This theme is then echoed in the juxtaposition of modern elements and natural materials. It also reflects the diverse character of the City’s residents so that all members of the community can feel a sense of pride, ownership, and connection with the park.
C. PROGRAM ELEMENTS

Below is a list of program elements identified in the Napa Parks and Facilities Master Plan, Napa River Parkway Master Plan and City of Napa Bicycle Plan for the Kennedy Park site.

- Group Picnic Areas (2)
- Water Play Features (2)
- Restrooms (3)
- Softball Fields (2)
- Soccer Fields (4)
- Pelusi Building Expansion
- Parking
- Interpretive Center at Trailhead
- Regional Trail Connection
- Bus Access Skate Park

Below is a list of additional program elements developed through the multiple meetings with City, the Community Team, Stakeholders and the Community of Napa.

- Group Picnic Areas (Pavilion)
- Concession (Restaurant)
- Soccer Fields (preferred synthetic turf)
- Community Center with Gym
- Bleachers with Shade
- Multi-Generational Building
- Accessible Paths
- Multi-Use Fields (Rugby, Cricket, Football, Soccer)
- Sports Course (Bocce, Volleyball, Basketball, Petanque)
- Baseball Field (Skinned Infield)
- Accessible Fishing Areas
- Additional Playgrounds
- Sports Field and Court Lighting
- Scoreboard
- Ropes Course
- Food Vendor Area
- Bus Drop-off
- Sand Volleyball
- Bocce Ball Courts
- Petanque

These lists were combined to create the final program list used for the Master Plan design.
D. MASTER PLAN CONCEPT ALTERNATIVES

After analyzing existing conditions, community input, and program elements, two master plan concepts for the park site were developed. The concept alternatives were designed with the same minimum list program elements that were identified in the original City Wide Parks Master Plan and include similar layouts for the trail system, accessible fishing piers and lookout points. Many of the existing park amenities remained in the original location but are proposed to be either renovated or expanded. The skate park, BMX course, Pelusi Center, duck pond, and the two softball fields remain in their original location. The alignment of Streblow Drive differs between the two alternatives, as does the location of parking facilities. The two Concept Alternative Master Plans are included in Appendix D of this document.

1. Concept Alternative - Option 1

The overall concept is a contemporary design with formal oval shapes and striking lines directing views and paths towards the river. The design is more aggressive, realigning Streblow Drive southward towards railroad tracks in order to minimize road crossings. A grand entry feature draws users into the site and incorporates vineyards to mirror those found at the corner of Napa Valley College. The progression of the park continues with inviting passive recreation elements including a large community garden, an edible forest (fruit orchard), covered bocce courts, and an enhanced sculpture garden with walking and biking trails. The Pelusi Center is upgraded to a Multi-Generational Center and incorporates an amphitheater set into the hillside overlooking the duck pond. The existing picnic area is reconfigured into a large family picnic area with playgrounds, open lawn, water play feature, and a picnic shelter. The large oval community green space accommodates two large soccer fields or one cricket field as well as a number of other field configurations. It is designed to accommodate large community events and includes a large group picnic pavilion and stage. Athletic amenities include full buildout of the wagon wheel (configuration of 4 ballfields to form a full circle) with one new softball field and a baseball field with grandstand seating, as well as an additional softball field at the north end of the park. One youth soccer field is located at the north end of the park and two additional soccer fields are included with the multi-use field layout in the large community green space. An optional large soccer field and batting cages are shown west of the wagon wheel if the model airplane runway is relocated to a different park site.

2. Concept Alternative - Option 2

This traditional park design includes limited changes to the road alignment, allowing for easier phasing of the radio tower removal. The concept lessens the impacts to the existing site and reduces costs for construction. The concept utilizes the existing Streblow Drive alignment for the southern half of the site, maximizes the amount of sports fields, and is conservative on the development of the area around the radio towers. The progression of the site includes a similar scale large entry feature, sculpture garden, and bocce courts as described in Option 1. This option does not include a community garden. The Pelusi Center is upgraded to include a gymnasium only. One softball field is added next to the existing baseball field. The large multi-use field in this concept includes two large soccer fields phased into the project after the removal of the radio towers. The concept includes development of the western area that was occupied by the model airplane runway with a sports theme playground, multi-use synthetic fields, and batting cages.

E. DRAFT MASTER PLAN

After the Parks and Recreation Commission and City Council provided input on the concept alternatives, the design team and City Staff prepared a draft master plan. City Council indicated a general preference for the design and layout of Option 1, but requested that the number of sports fields be increased to the amount shown in Option 2. At the direction of the City, the draft master plan did not include the radio towers and the model airplane runway with the understanding that they would be relocated to different locations in the City of Napa. The space previously occupied by these amenities could then be used for more programmed and multi-use park amenities. City will need to work with the model airplane group and the radio station on the relocation of the facilities. The Draft Master Plan dated 3/4/15 is included in Appendix D of this document.

Comments from the City that helped to inform the Draft Master Plan include:

- Maximize number of fields as shown in Option 2.
- Community garden is not viable in this location because there are few homes in this part of town.
- Expand bocce court area to 10 courts. Some courts should be covered to minimize maintenance, provide shade in summer months and allow for use in the fall and winter.
- Like the contemporary feel of Concept 1.
- Lighting should be included on all sports fields to extend use times especially for adult leagues and tournaments.
- Like the Streblow Drive realignment.
- Multi-Generation Center should provide space for indoor recreation, meetings, and events.
- Entry should be something special that honors the park name.
- Incorporate wellness walking trails with interpretive signs, fitness equipment and lookout points.
- Multi-use fields for other non-traditional sporting activities such as cricket, rugby, and lacrosse.
F. FINAL MASTER PLAN

The Final Park Master Plan for Kennedy Park reflects the collaborative efforts of the community as a whole and sets forth the goals and visions identified during the planning process. This park is unique in that it services the whole community including large groups, sports leagues, families and individuals with a wide variety of park elements. City Council praised the plan for addressing almost all the needs of the community within the limits of a single site, a significant accomplishment given the variety of constraints present at Kennedy Park. The 123 acres of developable park land is broken up into seven zones that help reinforce a theme for each zone.

1. **The ENTRY zone** highlights the entrance to the park site off of the Hwy 221 and onto Streblow Drive.

2. **The GARDENS zone** is a passive space with various types of gardens (sculpture, wedding, edible forest, native), picnic areas, bocce ball courts and trails.

3. **The CENTER zone** is where the Pelusi Center is located. An enlarged multi-use community center is envisioned in this area as well as an amphitheater and renovated duck pond.

4. **The ARRIVAL zone** (or the active park entry) is the second entry to the park after crossing the railroad tracks. This zone signifies the transition of the park into the active sports park space and is the starting point of the trail system connecting to the river.

5. **The FAMILY zone** is the gathering space for families and groups for picnicking and playing. Paths and view corridors direct users towards the river, signifying the importance of the river to the community of Napa.

6. **The COMMUNITY zone** is the new space created for large gathering and events. The amenities in this zone serve as the main gathering space for big city-wide events in Napa.

7. **The SPORTS DESTINATION zone** consists of sports facilities for a wide range of active uses. This zone has the largest variety of active sports amenities in the City.

Zones are connected by roads, pedestrian paths, bike trails, and future transit stops.
1. **ENTRY**

The ENTRY is the front door to the park, setting the tone for Kennedy Park as a high-caliber regional destination. The park currently includes a small ground level sign and an understated road that does not evoke a grand park entry and is not apparent from the Highway. The entry design in the Master Plan highlights the entry to the park while complementing the adjacent vineyard landscape at Napa Valley College. The college has expressed interest in partnering with the City to maintain the vineyards on City property. The enhanced entry includes a monument sign and art piece that pays homage to the park's namesake, John F. Kennedy, and serves as a visual signal to draw visitors to the park. The entry will relate to the proposed improvements to the intersection of Streblow Drive and Hwy 221 by RSA, which create better traffic control into the site. The River to Ridge trail head is defined at the entry and proceeds towards a connection with the Vine Trail along the edge of the park site and riparian area near the golf course. The contemporary agrarian style landscape highlights the many industries in Napa.

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**PLAN VIEW**

- Napa Valley College Vineyard
- Napa Golf Course
- River to Ridge Trail Head
- Entry Monument/Art Feature
- Hwy 221
- Overnight Accommodations

**Computer simulation of proposed entry feature**
2. **GARDENS**

   The GARDENS area is passive recreation space located on the south side of Streblow Drive across from Napa Valley College and next to the Napa Golf Course. In this zone, Streblow Drive is improved with a cycle track, sidewalks, crosswalks and wayfinding signs to minimize and define crossings of Streblow between the College and the Park. The cycle track provides protected two-way bike access along Streblow Drive, allowing for safe, direct bicycle access to destinations throughout the park. The pedestrian trail system meanders through the gardens, allowing users to experience art and nature, and extends towards connections to downtown and the Napa Pipe project. The GARDENS zone has a large 10 court bocce ball facility including covered courts and a petanque area. The landscape around the picnic pavilion area is a unique experience of an edible forest of fruit and nut trees. The existing wedding garden is upgraded as a central focus for garden ceremonies. Parking and restroom facilities are included to support these amenities. An undeveloped zone between the park and the golf course provides space for camping or other overnight accommodations. This opportunity relieves the other local campgrounds that are impacted during large city events. This park amenity provides the opportunity for families to experience the exploration of nature without leaving town and has the potential to generate earned income.
3. **The CENTER**

The CENTER includes the expansion of the Pelusi Center into a Multi-Generational Center with a building footprint of about 30,000 square feet. The Multi-Generational Center is two stories tall and provides meeting space, indoor courts, cardio and strength training, group exercise areas, and classroom space. Napa Valley College has expressed interest in some shared use of the building for much needed meeting and classroom space. The building is smaller than typical buildings of this type due to the limited space on the hill and its proximity to protected oak areas. The building is on a high point outside of the floodplain (thereby avoiding the constraints of building within the floodplain) and provides beautiful views over the duck pond and beyond to the Napa River. The oak woodland around the center is preserved and enhanced with a California native plant interpretive garden. Overlooking the duck pond is a small amphitheater set into the hillside. The existing duck pond is upgraded with a natural edge and a pier/paddle-boat dock. Parking in this area is limited and will rely on access to the College and Golf Course parking lots for additional parking needs. The possible addition of overnight accommodations around the duck pond is another opportunity to generate revenue which will offset operating costs.
The ARRIVAL is the transition area between the passive recreation elements and the entry of the active recreation elements. At this zone, Streblow Drive makes the southern turn closer to the railroad tracks, allowing for the expansion of park area to the east. This corner is the gathering point which connects park users to trails and to views of the Napa River and defines the beginning of the active sports park. This zone provides access to the baseball field, the Vine Trail, and the wetland areas. The existing ballfield used by the Babe Ruth league must remain in this location due to the grant funds for the original construction but is reconfigured for optimal solar orientation and to allow for expanded multi-use play with a larger outfield. A movable outfield fence allows for space to accommodate a soccer field. This configuration maximizes the amount of field options for the park and provides a ball field that is close to the college for joint use. The improved sightlines that results from this reconfiguration improve views as users enter the ARRIVAL zone. The Vine trailhead is the starting point in the park for the wellness trail and incorporates fitness stations, art work, mile markers and interpretive signs that enhance the existing trail network within the park. Nature areas and stormwater treatment swales help to preserve important environmental amenities and blur the lines of the built improvements with the adjacent wetlands. A parking lot, concession and restroom building support the amenities in this area.
5. **FAMILY**

The FAMILY zone encompasses various non-programmed active recreation amenities in the location of the existing picnic area, an already-successful and much loved park amenity. The established tree groves and access to the overlook areas, boat launch and wellness trail warrant this amenity to remain in the original location. The park space is enhanced and safety increased by moving all the parking to the east side of the zone, eliminating conflicts from street crossings. The new parking lot has increased capacity to accommodate large events in this area. View lines and paths are struck through the FAMILY zone to draw park users towards the river and capitalize on views of this natural amenity. The picnic facilities include a large pavilion that can be utilized by large groups as well as smaller picnic areas and non-programmed lawn sheltered by existing groves of mature trees. A sand volleyball court and informal ballfield backstops create an environment for casual activities during family picnics. Two restroom buildings serve this large area. The play areas include separate spaces for toddlers and school age children with contemporary equipment. A low-flow creek play element provides access to water play and represents the river just beyond the levee. Bike trails are connected by the long linear boardwalks that lead to the overlook area that provide accessible fishing piers along the levee trail. The boat launch is slated by the City for reconstruction and dredging is to occur in this area of the river to enhance the existing popular park amenity.
6. **COMMUNITY**

The COMMUNITY zone is a large sunken green space in the location currently occupied by radio towers. The slight depression from surrounding elevations allows for a large covered stage to perch on the edge of the plaza as the zone's focal point. A promenade behind the stage provides flexible space for strolling, markets, and pop-up tents during community gatherings. A play area for toddlers and school-age children is located at the west end of the promenade. The community green is a multi-use sand based field that can accommodate two large and one youth soccer field, a cricket field, football field or a variety of other athletic communities. Artificial turf is not recommended in this area since it is within the flood plain. A dropoff circle connects this space to the nearby softball fields and provides access to a parking area for food truck vendors. This will be the primary space for large community gatherings and celebrations with the capacity to accommodate large crowds. A new entry to the BMX course provides a clear entry and room remains for expanded elements including a bike pump track. Parking and restroom facilities serve the COMMUNITY zone at both the north and south ends.

![Computer simulation of proposed stage and promenade](image-url)
7. **SPORTS DESTINATION**

Facilities in the SPORTS DESTINATION zone include two additional softball fields, batting cages, a multi-use field (soccer, football and rugby), youth soccer fields, and the existing skate park. The ballfields can be used either for softball or baseball. The sports destination area is above the flood plain, allowing for development of structures and synthetic fields. If budget allows, all the fields within the sports destination zone could be synthetic, providing flexibility for multi-use shared facilities. Below is an exhibit showing alternative field configurations that could accommodate larger soccer fields overlaid with the softball fields. This zone is a premier facility that serves many different types of groups. For ease of management and maintenance, it is recommended that a facility of this size be fenced and gated. This would also allow for sports facility operators to manage the facility to generate earned income for the City. To the south of the athletic facilities, the trail network connects to an overlook area with a large statement sculptural element and proceeds onward to connect with the Napa Pipe trail system.

The sports destination zone is an opportunity site for program elements that generate revenue and enhance user experience. The building in the center of the fields accommodates a restaurant, restroom and office space. In addition to generating revenue, these added amenities increase the appeal of the zone as a destination for tournaments and other large sporting events. Establishing Kennedy Park as the home of a premier athletic event facility can help to make the area economically sustainable - one of the original goals for the site.

**NOTE:** Optional synthetic field layout for multi-use fields that include large soccer fields and softball fields with synthetic infields.
Defining an implementation strategy ensures that the project will move forward from the conceptual stage to become a reality. The implementation strategy was developed with consideration to total project costs, prioritization of realistic project phasing, opportunities for funding, and schedules for regulatory reviews.

A. PROJECT PHASING CONSIDERATIONS

Construction phasing recommendations are based on direction from the City Wide Master Plan, results from interviews with project stakeholders, analysis of the area ready to be developed, and an estimated target first phase budget. The phasing was presented to the Parks and Recreation Commission and City Council for review and comment. The focus of Phase 1 is on enhancement of the park's presence on the highway and installation of much-needed sports fields. The second phase focuses on finishing buildout of the planned sports fields and realignment of Streblow Drive. All other improvements are listed as “future phase.”

POTENTIAL PHASE 1 IMPROVEMENTS - $4.6 million

1. **Enhanced Park Entry:** The community identified that the park site needs a stronger entry presence to draw users to the site. The proposed enhancements would include a grand monument sign and art piece with lighting and accent plantings.

2. **Remove Caretakers House:** Removal is necessary to allow for entry enhancements and provide additional public space.

3. **Maintain Current Streblow Drive Alignment (see Red Dashed Line):** All Phase 1 park amenities can be accessed with the current alignment. Future alignment changes won’t affect the Phase 1 improvements.

4. **Finish Wagon Wheel (Softball Fields):** Two additional softball fields would be added adjacent to the existing two fields and could be used for baseball or softball. Other amenities include bleachers, lighting, dugouts, shade and pathways.

5. **Batting Cages:** Gated facility located adjacent to the softball fields.

6. **Multi-Use Synthetic Field:** Synthetic field striped for various sports including lighting and bleacher seating.

7. **Play Area:** Sports-themed play equipment, safety surfacing and shade.
POTENTIAL PHASE 2 IMPROVEMENTS - $14 million

1. **Community Green Space with Multi-Use Fields**: Includes removal and relocation of the radio towers. The site would be regraded and constructed to include sand-based natural turf fields, large picnic area, stage with shade canopy, small play area, lighting, parking and pathways.

2. **Streblow Drive Re-Alignment**: The conceptual realignment of Streblow Dr. allows for expansion of parking spaces and safer pedestrian crossing conditions to access park amenities. Existing picnic areas would not be affected by the alignment.

3. **Enhance Arrival Space**: As part of the realignment of Streblow, construct the central plaza that acts as the second major entry node into the park's active recreation area.

4. **Multi-Use Field (Baseball/Soccer)**: Reconstruction of the Babe Ruth baseball field to provide optimal solar orientation, maximize potential use by other sports, and allow for additional parking. Includes backstop, bleachers, parking, lighting and restroom/concession building.

5. **Trailhead/Wellness Walking Trail**: Fitness equipment, interpretive signs, and artwork added to the existing trail to enhance the user’s experience.
B. COST ESTIMATE
To assist with phasing analysis and potential funding allocation, an estimate of probable construction costs was prepared that reflects the improvements shown in the Master Plan. It is based on current (2015) construction costs and is broken down into Phase 1, Phase 2 and Future Phases. Below is a Summary of the Estimated Construction Cost. (See Appendix C for full cost estimate breakdown)
- Phase 1: $4.6 Million in Construction Costs
- Phase 2: $14 Million in Construction Costs
- Future Phases: $26.5 Million in Construction Costs
- Total Costs: $45.2 Million in Construction Costs

C. POTENTIAL FUNDING SOURCES
To implement and maintain a project as substantial as Kennedy Park, the City identified early on in the process that alternative funding sources must be explored and identified to augment traditional funding sources such as existing City capital and maintenance/operation funds. This will allow the Parks and Recreation department to develop long term funding mechanisms that will help to maintain, expand and modernize the recreation facilities and programs throughout the life of the project. Alternative funds can also assist in "kick-starting" the project and provide accelerated Phase 1 implementation. One of the greatest potentials for alternative funding includes the implementation and promotion of revenue generating programs and facilities which expand and support the existing/proposed programs for the park. Success comes from implementing a program that continues to encourage year-round use, offers unique opportunities and provides high quality facilities that encourage users to pay fees for access. This could include simple City managed programs like reserving picnic areas to establishing a relationship with an operator that would manage and maintain the sports facilities. (See Park Master Plan section F7: Sports Destination Zone on page 23)
The Parks and Recreation department is pursuing many avenues to accomplish this goal and the Master Plan allows for flexibility without compromising the concepts of the overall plan.

Some potential traditional and alternative funding sources include:
1. Development Impact Fees
2. City’s General Fund
3. Partnerships
   a) Public/Private
   b) Public/Public
   c) Public/Not for Profit
4. Traditional grants
   a) Land and Water Conservation Fund
   b) California River Parkways Fund
   c) Boating and Waterways
   d) Alternative Transportation Program (ATP)
   e) Others (yet to be identified, City staff is committed to pursuing new opportunities)
   f) Non-traditional grants including focused grants for sustainability, recycled materials, sports industry grants, and specific site elements grants (ex. Butterfly Garden).
5. Bonds
   a) Statewide Parks Bonds
   b) General Obligation Bonds
   c) Revenue Bonds
6. Program revenue generated from onsite facilities

D. REGULATORY REVIEWS
Kennedy Park is a complex project with environmentally sensitive edges and is in, or adjacent to, many varied and sometimes overlapping jurisdictions. During implementation, the project will face a wide variety of regulatory and permitting requirements from a broad range of public entities. Implementation of the plan will include development in/near floodplains, floodways, wetlands, railroad tracks, sloughs, heritage oak trees, along levees, and on the river. In addition, site utilities, railroad crossings and road alignments will also require regulatory reviews and permitting. Proper project planning, CEQA analysis and preliminary design will assist in successfully navigating the project through full project implementation.

Additional time and fees should be considered to address the various environmental and agency permitting. Below is a preliminary list to be considered as the project moves forward.

City/County Department Approvals
- Transportation
- Environmental
- Planning
- Building
- Fire/Police
- Parks and Recreation
- Public Works

Utilities
- Pacific Gas and Electric
- Water District
- Sanitation District

State of California/Federal
- Department of Fish and Wildlife
- Army Corps of Engineers
- Regional Water Quality Control Board
- Department of Water Resources

Previous reports prepared for site improvements at Kennedy Park are a resource for future development.
E. OPPORTUNITY SITES

Another mechanism to generate funding for capital development, long-term maintenance, facility upgrades, and general operations is through the development of park amenities that generate revenue and enhance the user experience. Examples of such amenities throughout the site are identified here.

The exhibit is a list of potential opportunities discussed during the Master Plan process. The Master Plan document will be the starting point for the City to pursue these various opportunities in order to expedite the implementation of the program elements.
MEETING SUMMARIES

Project Kickoff Meeting (Team Meeting #1)
Outreach Program Development Meeting
Stakeholder Interviews
Workshop #1
Team Meeting #2
Parks and Recreation Commission Meeting #1
City Council Meeting #1
Team Meeting #3
Team Meeting #4
Parks and Recreation Commission Meeting #2

Meetings were held between 4/21/2014 and 3/11/2015. Refer to Kennedy Park Planning Process on pages 10-12 of this document for synthesis and further discussion of the information gathered at community meeting and summarized in the following independent reports.
Meeting Summary
John F. Kennedy Park Master Plan
RE: Project Kick-Off Meeting Summary
Date of Meeting: April 21, 2014
Page 2 of 3

The outreach program will be critical to the success of the Master Plan. There are many methods of public outreach. Methods discussed included:

- Creating a project website,
- On-site workshops,
- Using a Survey service,
- Design Charrettes,
- Utilizing translators,
- Combining workshops with other events such as Farmers Markets or Park Clean-up day
- Coordinating with the Napa Pipe Development on public meetings. Potentially include some project flyers on the reception table at the Napa Pipe public meetings. Use this gathering of people to get the word out about another project that might be of interest to the community.

CA to refine the outreach approach per meeting input and share with City staff within 2 weeks.

4. City met with the public during development of the City Wide Master Plan and has notes from those meetings. The notes will provide insight on decisions made and will be helpful when developing the Master Plan for Kennedy Park.

Dave will send CA notes from the City Wide Master Plan.

5. City is exploring potential partners of the project that will help with funding of the improvements. Partners could include the college and school district.

CA to work with City on developing the list of stakeholders and their contacts.

6. We may want to schedule separate meetings with the project stakeholders or focus groups. The stakeholders would include the softball group, model airplane club, college, school district, skater coalition, Babe Ruth baseball, and BMX group. To keep from adding meetings to the scope of work, look for
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   CA to work with City on developing the list of stakeholders and their contacts.
Meeting Summary
John F. Kennedy Park Master Plan
RE: Outreach Program Development Meeting
July 28, 2014
Page 2 of 2

<table>
<thead>
<tr>
<th>Item</th>
<th>Person and date to follow up</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>DP met with the Babe Ruth group and they are looking to help with funding.</td>
</tr>
<tr>
<td>5.</td>
<td>First public workshop will be held on August 26th at 6:00pm at the Pelusi Recreation Building.</td>
</tr>
<tr>
<td>6.</td>
<td>Public outreach for first meeting will be a combination of flyers passed out to local groups, schools, and businesses and the creation of the Park’s own homepage on the City’s website. Website can have links to online surveys and be updated after each public meeting. MR to coordinate with Wendy on logistics of setting up website. (MR and Wendy discussed website approach on 7/28/14).</td>
</tr>
<tr>
<td>7.</td>
<td>CA to prepare flyer that can also be incorporated into the Park’s home page. Flyer should be translated into Spanish. CA to send flyer to Dave for review week of 7/28/14.</td>
</tr>
<tr>
<td>8.</td>
<td>DP will also utilize the Napa Weekly newsletter to get the word out about the public meetings.</td>
</tr>
<tr>
<td>9.</td>
<td>Community team included in the Work Group chart provided by DP will be involved in team meetings and be interviewed during stakeholder interviews. It is important that the group be involved throughout the process.</td>
</tr>
<tr>
<td>10.</td>
<td>Project schedule should be condensed 1-2 months. Parks and Recreation Commission could have special meetings outside their set bi-monthly meetings. This will help condense the schedule. CA to update schedule.</td>
</tr>
<tr>
<td>11.</td>
<td>Wendy confirmed fall festival will be on October 18th. The P&amp;R Commission Meeting on schedule item 24 can be held on that day at the park.</td>
</tr>
</tbody>
</table>

The information above is Callander Associates’ understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by:
Melissa Ruth, Project Manager
Callander Associates

cc: All attendees

Attachments: Revised Project Schedule, dated 7/29/14
August 2014
Interview Summary
John F. Kennedy Park Master Plan
RE: Stakeholders
Date: August 2014
Attendees: City Recreation League: Amanda Downs (AD)
North Bay BMX: Ray Gomez (RG)
Babe Ruth: Jean Sicard (JS)
Radio Flyers: Paul Hageden (PH)
Callander Associates (CA): Ben Woodside (BW)

The purpose of these interviews were to gain feedback from the various user groups at Kennedy Park about current and future needs, including programming and quality of facility. The following information was discussed and/or decided upon in our meeting.

**City Recreation League: Amanda Downs 08-20-14**

1. Need more multi-use fields
   - Play flag football and youth soccer
2. Use facilities for summer camps.
3. Currently booked up the (2) fields for softball.
   - Could easily program (3) or (4) fields just for adult softball.
   - Maybe (3) big softball fields and (1) that is smaller/more flexible.
4. Parking is not an issues, but could be with tournaments.
5. Would be good to have an office out on site/City presence.
   - Community center.
6. Would be good to be able to close off the fields like Babe Ruth to keep vandalism down.
7. Biggest complaint is the quality of the fields. Users asking for more.
8. Would like to see a synthetic multi-use field that could be programmed year round.
9. Lit fields are a must for evening programming.
10. Ability to have food on site like a "pizza restaurant". Something to get teams to stay.
11. Full sized indoor basketball gym.
   - Could program use.

12. Would also like to see sand Volleyball costs.
   - Could program use.
13. Over 90 teams play softball. 1,500 players every year.
   - Spring is middle of April huge/ fall is smaller.
   - 6:00-10:00 pm Sunday – Friday
14. Need more fields to conduct tournaments on site.

**Babe Ruth: Jean Sicard 08-19-14**

1. Lots of pressure from groups to use their field.
   - They need them and the program is full.
   - Highest priority is a second field.

Usage:
1. February – October: Full time use.
2. 30 teams: expand another 10-12 team.
3. Flooding is a big issues. Will bring fill in for second filed.
4. During School: Lots of evening use = lights.

Usage:
1. Traveling teams/tournament facilities are needed.
2. Parking
3. Second field
4. Concession
5. Restrooms
6. Sewer & water
7. Lights
8. One skinned infield with movable mound for pitching/ one turf infield.
9. Restrooms need locks
10. Use "Silverado" facility = 4 lit fields
11. Should be Babe Ruth designated fields but flexible to let smaller players on the fields.
12. They have done a lot of fund raising = new fences/backstops & bull pens.
13. Shade over bleachers areas would be great.
14. Scoreboard would be another need.
15. Good turf quality fields would help = better maintenance.
16. 300' to 350' fence.
   - Windy in afternoon
17. Tournament = 21 team tournament.

Radio Flyers: Paul Hagden 08-20-14

1. They use it fairly regularly
2. Need the area from the runway over to the levee. It’s a fairly large area needed to safely operate.
3. No real needs.
4. Open to more if a suitable location is found.
5. Current conditions: not asphalt, it’s just geotextile fabric out there.

North Bay BMX: Ray Gomez 08-19-14

1. Parking, Vending & Bus drop off for kids.
2. Self sufficient: do not receive funding/help from City.
3. Re-built the track and raised $60,000 to do it.

USE:
1. They have some big races there. It’s a national draw.
   - Championship – USA
2. Race all year long.
4. Wednesday/Saturday in Spring 5:00 – 6:30pm.
5. Provide larger bikes and have “county track time”.

11. Should be Babe Ruth designated fields but flexible to let smaller players on the fields.
12. They have done a lot of fund raising = new fences/backstops & bull pens.
13. Shade over bleachers areas would be great.
14. Scoreboard would be another need.
15. Good turf quality fields would help = better maintenance.
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NEEDS:
1. Bleachers.
2. Restroom/Snippet bar
3. Shade
4. Place to park RV’s
5. Pump Track – smaller kids

CONCERNS:
1. ADA Accessibility
2. Pretty “raw” facility
3. Would like running water/sewer
4. Prepare food
5. Need more parking for big events.
6. 400 kids race the state championship
7. Light would allow longer operating hours.
8. 100 people x 40-50 kid races = 4,000 kids that race.
9. “USA BMX Body”

Submitted by:
Benjamin W. Woodside, Project Manager
Callander Associates
September 30, 2014

Meeting Summary
Kennedy Park Master Plan
RE: Workshop #1
Date: September 18, 2014
Time: 6:00 p.m. to 9:00 p.m.

Attendees:
City of Napa Staff (CITY):  David Perazzo, John Coates
City of Napa Commissioners:  Kimberly Menger, Mark Lucas, Allen Miluso, Nadine Wade-Gravett
Napa Valley College:  Matt Christensen
RSA:  Huge Linn
Callander Associates (CALA):  Melissa Ruth, Ben Woodside

The purpose of the First Public Workshop for the Kennedy Park Master Plan was to introduce the project and the process of developing a master plan. It was also to:

- establish a vision for the master plan,
- confirm needs of the site and of the community,
- develop unity on the site,
- provide direction on the future development,
- create a roadmap for budgeting for purposes.

During the first half of the workshop, CALA presented the goals of the workshop and the process of preparing a Park Master Plan. At two points in the presentation, CALA paused the presentation for questions. Below is a summary of comments and responses:

The presentation is available on the website in both English and Spanish Translation.

www.naparec.com/kennedyparkmasterplan

<table>
<thead>
<tr>
<th>COMMENTS</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>General:</td>
<td></td>
</tr>
<tr>
<td>1. Who determines the programming needs for the Park and whether other non-traditional sports can be included in the programming?</td>
<td>The City determines needs based on input from the Community.</td>
</tr>
</tbody>
</table>

2. How do non-traditional sports like cricket and rugby fit in with the programming of the fields? Do they conflict with soccer and softball? | City/Team to look into interest for these sports and determine whether this site will best accommodate the activity and potential conflicts with other users. |

3. Can the site amenities already built at the park be moved? | It is possible to move existing facilities but cost will be a large factor in evaluating this. Skate park cannot be moved. |

4. Can you get multi-use fields at the baseball diamond? Softball diamond? | It is possible to overlay a small soccer field in the outfield of either of these. |

5. What can be done with the radio towers? | The radio towers can be moved, however, they are on leased land. The City would have to break the lease with the radio stations. Moving the towers would include removing the large buried grounding grid. |

6. Are you concerned about proposing a water play feature in the drought? | Many of these water play features are now designed with water conservation in mind. Including low flow features, water reuse, and artistic designs that are aesthetically pleasing when not functioning. |

7. When these facilities get turned off due to the drought, what becomes of these unused facilities? Is maintenance a problem on the unused facilities? | See #6 response above. |
### COMMENTS RESPONSES

<table>
<thead>
<tr>
<th>Comments</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Can we do an ADA compliant trail in the floodway?</td>
<td>City/Team will look into what type of construction is allowed in the floodway. No additional fill is allowed without offsetting it with additional cut. Environmental documents will determine whether other restrictions or mitigation is required.</td>
</tr>
<tr>
<td>9. Pickleball is becoming more popular and would like to see it included in the list of program elements.</td>
<td>Include in the list of program elements for consideration.</td>
</tr>
<tr>
<td>10. Add to the program elements list a combination basketball and tennis court facility.</td>
<td>Include in the list of program elements for consideration.</td>
</tr>
<tr>
<td>11. Consider utilizing natural turf for the multi-use fields. It’s a better surface for some sports.</td>
<td></td>
</tr>
<tr>
<td>12. Incorporate natural art and sculpture play into the park, similar to the works of Andy Goldsworthy.</td>
<td>Include in the list of program elements for consideration.</td>
</tr>
<tr>
<td>13. Utilize solar panels for power.</td>
<td>Include in the list of program elements for consideration.</td>
</tr>
<tr>
<td>14. Can the college partner with the City on the park improvements?</td>
<td>Yes, the City already has the college on the Park Advisory team and they are looking for opportunities to partner. Napa Valley College is currently updating their Facilities Master Plan as well.</td>
</tr>
<tr>
<td>15. Provide a second ingress/egress into the park. Consider the north college entrance.</td>
<td>CALA to work with the College on options for a second entrance.</td>
</tr>
<tr>
<td>16. How realistic is it to move the towers?</td>
<td>It had not been quantified yet, but it will likely be expensive to move the towers as well as the City will have a loss of income from the property lease.</td>
</tr>
<tr>
<td>17. Can the park have RV or overnight camping to accommodate activities like bike races and multi-day events?</td>
<td>CALA to look into City codes related to this.</td>
</tr>
<tr>
<td>18. Is the future parking lot shown on the plan set to be constructed?</td>
<td>Not necessarily, it was originally designed as a phase 2 to the current parking lot. Parking for the whole site will be evaluated during this Master Plan Process.</td>
</tr>
<tr>
<td>19. What is the concern for the clay soil at the radio towers?</td>
<td>It is difficult to establish grass on clay soil because it has poor infiltration rates for water. Good quality fill dirt/sand could be added to establish grass.</td>
</tr>
</tbody>
</table>

Workshop attendees were asked to provide written comments during the workshop. Those comment cards were turned in at the end of the workshop and a compilation of the comments are listed below.

### Comment Cards:

1. Accessible fishing pier rather than a dock that extends into the water with a guardrail preventing wheelchairs from rolling off into the water. Restrict boat mooring at pier.

2. Multi-use field could help develop new youth program not yet here in the valley. Rugby and cricket are planned by children, youth and adults.

3. When choosing trees, select fruit trees, white oaks, California native and pollinators.

4. Provide multi-use fields allow for the best use of open space and allows for a more diverse range of trees.
### Comment Cards:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>Largest growing sport in the US is rugby. There are two full time clubs in Napa. Rugby is a year round sport with two different seasons. Would like to see a central location for hosting full day games/tournaments. Tournaments bring 1,500-2,000 people a weekend.</td>
</tr>
<tr>
<td>6.</td>
<td>Upgrade children’s area with more natural play areas and less cookie cutter/industrial play area. Favorite parks are the ones that blend into their environments.</td>
</tr>
<tr>
<td>7.</td>
<td>Potential draw for Cricket Championships and tournaments held in the park. [CA, US, and international groups]</td>
</tr>
<tr>
<td>8.</td>
<td>Concerned about the Cricket template being too small (narrow). CALA to coordinate with Cricket group on size of pitch.</td>
</tr>
<tr>
<td>9.</td>
<td>Provide restrooms at softball fields.</td>
</tr>
<tr>
<td>10.</td>
<td>Add a soccer field.</td>
</tr>
<tr>
<td>11.</td>
<td>Provide better connectivity between elements of the park (ie. Pedestrian paths).</td>
</tr>
<tr>
<td>12.</td>
<td>Add better signage and entrance of park including wayfinding signs throughout the park.</td>
</tr>
<tr>
<td>13.</td>
<td>Create bocce courts with picnic area and pavilion at one of the open sites near the Pelusi building.</td>
</tr>
<tr>
<td>14.</td>
<td>Use Napa College fields for soccer and multi-purpose fields.</td>
</tr>
<tr>
<td>15.</td>
<td>Would like bocce ball courts and indoor basketball courts.</td>
</tr>
<tr>
<td>16.</td>
<td>Utilize Napa Valley College fields.</td>
</tr>
<tr>
<td>17.</td>
<td>College connection for ingress and egress.</td>
</tr>
<tr>
<td>18.</td>
<td>Provide access to nature including bike lanes, walking/jogging lanes, and view point mounds.</td>
</tr>
<tr>
<td>19.</td>
<td>Share ballfields with the college. Also add fill so they do not flood.</td>
</tr>
<tr>
<td>20.</td>
<td>Add pickleball courts so they can hold tournaments.</td>
</tr>
<tr>
<td>21.</td>
<td>Provide access to the Napa Valley College Pool.</td>
</tr>
<tr>
<td>22.</td>
<td>Expand Community Center for multi-generational uses including indoor pool, line dancing, basketball, and walking indoor track.</td>
</tr>
<tr>
<td>23.</td>
<td>Community Center, volleyball, swimming pool, and pickleball courts could be located at another park to save space for RV’s, camping, and field sports.</td>
</tr>
<tr>
<td>24.</td>
<td>Add more parking when larger events conflict with softball and BMX track. Parking overflows at those times.</td>
</tr>
<tr>
<td>25.</td>
<td>Concerned with the water feature is that the water quality needs to be maintained without income from it.</td>
</tr>
<tr>
<td>26.</td>
<td>Move airstrip and model plan circle to corner more remote area. City/Team to review with User Groups.</td>
</tr>
<tr>
<td>27.</td>
<td>Parking at area where radio tower is located. Allow space for food truck courtyard.</td>
</tr>
<tr>
<td>29.</td>
<td>Locate bocce courts nearby Pelusi building and add parking, amphitheater at slope at duck pond.</td>
</tr>
</tbody>
</table>
Comment Cards:

30. Complete cloverleaf of softball fields and add concession, bathroom and small play structure.

31. Update/enlarge bathrooms at current location.

32. Place pavilion in middle of large turf area (north of the current bathroom).

33. Add a multi-use field area where current plane circle is.

During the second hour of the workshop, the attendees were asked to work with their groups to push around templates and start designing what they would like to see in park. Below is a summary of the program elements proposed for each group and additional comments from the group. Park designs and additional comments will be analyzed further along with survey results and input from User Groups. The results of this will be compiled into two (2) alternative Master Plans that will be presented in additional public meetings.

1. Breakout Groups – OSPREY

   Below are additional comments from the OSPREY group. For the full design and layout of program elements, see Attachment 1- OSPREY Group.
   1. Bocce ball courts north of the nursery.
   2. California Native Garden at the formal garden area.
   3. Parking structure east of the golf course parking lot.
   4. Expanded Community Center
   5. Amphitheater/Band Shell
   6. Outdoor education space
   7. Wellness Trail activities
   8. Community Garden close to the Napa Pipe connection
   9. Edible Forest/Fruit Forest (like Beacon Fruit Forest)
   10. Fine Art
   11. Concession areas throughout the park (also for food trucks)

2. Breakout Groups – PINE

   Below are additional comments from the PINE group. For the full design and layout of program elements, see Attachment 2- PINE Group.
   1. Include a special element at the entry like an arch or art element.
   2. Include themed art in the park.
   3. Wine Train should be an inclusive vendor for concessions and provide liquor at the park.

3. Breakout Groups – HERON

   Below are additional comments from the HERON group. For the full design and layout of program elements, see Attachment 3- HERON Group.
   1. Provide a full size cricket field. (layout provided to CALA)
   2. Provide an accessible fishing pier off of the access path north of the flying circle.

4. Breakout Groups – EGRET

   Below are additional comments from the EGRET group. For the full design and layout of program elements, see Attachment 4- EGRET Group.
   1. Provide practice cricket pitches.
   2. Relocate model airplane runway to accommodate a cricket field.
   3. Remove radio towers so the space can be usable.
5. Breakout Groups – REDWOOD

Below are additional comments from the REDWOOD group.
For the full design and layout of program elements, see Attachment 5 - REDWOOD Group.

1. Relocate maintenance building near nursery.
2. Build a community center with courts at the maintenance building location.
3. Provide a lot designated for RV and overflow parking.
4. Relocate model airplane circle further south.
5. Provide a windbreak with large trees along the southern edge of the site and south of the BMX course.
6. Connect the trail with a loop around the open space to the east of the softball fields.
7. Continue the road past the softball fields and adjacent to the BMX course to an additional parking lot.
8. Include a pump track next to the BMX course.

6. Breakout Groups – OAK

Below are additional comments from the OAK group.
For the full design and layout of program elements, see Attachment 6 - OAK Group.

1. Needs a better sidewalk along the main road.
2. Add a large play area/picnic area in the space between the nursery and the formal garden. Include a safety fence since the playground would be close to the road.
3. Add picnic area and bocce courts west of the formal gardens.
4. Expand the Pelusi Center for a big community center and a venue for weddings.
5. Plant additional trees along Streblow Drive.
6. Provide a dedicated pedestrian trail separate from the existing bike trail on Streblow Drive.
7. Put the multi-use size field for cricket at the college fields.
8. Use the college fields for soccer.
9. Build up college fields so they don’t flood.

7. Breakout Groups – MULBERRY

Below are additional comments from the MULBERRY group.
For the full design and layout of program elements, see Attachment 7 - MULBERRY Group.

1. Provide better signage along Streblow Drive.
2. Expand Pelusi Center for a larger community center with offices.
3. Add lighting at the BMX Course.
4. Relocate model airplane runway near the airplane circle.
5. Expand turnaround circle for bus drop-off and provide an area for food trucks.
6. Connect a walking/biking trail loop along the southeast section of the park. The path would go around the softball field, past the BMX course, north near the radio towers and connecting near the model airplane circle.

By: Melissa Ruth
Callander Associates

cc: All attendees
Attachments: Attachment 1-7 - Group Plans
Sign In Sheet, dated August 26, 2014
Summary of Program Elements from Workshop
SUMMARY OF RANKED PROGRAM ELEMENTS

- Survey results from workshop.
- List of Program Elements will be posted on project website in order to gather additional input from the Community.

<table>
<thead>
<tr>
<th>Program Elements</th>
<th>High</th>
<th>Medium</th>
<th>Low</th>
<th>Total</th>
<th>Average Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restrooms</td>
<td>69.47</td>
<td>17</td>
<td>2</td>
<td>0</td>
<td>19</td>
</tr>
<tr>
<td>Accessible Path/Foos/Football</td>
<td>81.33</td>
<td>13</td>
<td>3</td>
<td>0</td>
<td>18</td>
</tr>
<tr>
<td>Multi-Use Fields (Rugby, Cricket, Soccer, Softball)</td>
<td>69.71</td>
<td>18</td>
<td>2</td>
<td>1</td>
<td>21</td>
</tr>
<tr>
<td>Additional Parking</td>
<td>60.00</td>
<td>12</td>
<td>3</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td>Sports Field Lighting</td>
<td>63.33</td>
<td>15</td>
<td>1</td>
<td>2</td>
<td>18</td>
</tr>
<tr>
<td>Sports Courts/Bocce/Sail, Putt-putt, Volleyball, Softball</td>
<td>66.67</td>
<td>12</td>
<td>6</td>
<td>1</td>
<td>18</td>
</tr>
<tr>
<td>Group Picnic Area</td>
<td>47.00</td>
<td>8</td>
<td>8</td>
<td>1</td>
<td>17</td>
</tr>
<tr>
<td>Soccer Fields</td>
<td>47.00</td>
<td>8</td>
<td>8</td>
<td>1</td>
<td>17</td>
</tr>
<tr>
<td>Concession (Restaurant)</td>
<td>46.67</td>
<td>7</td>
<td>6</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>Bleachers with Shade</td>
<td>46.67</td>
<td>7</td>
<td>6</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>Regional Trail Connection</td>
<td>50.00</td>
<td>8</td>
<td>5</td>
<td>3</td>
<td>16</td>
</tr>
<tr>
<td>Accessible Fishing Areas</td>
<td>25.00</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>18</td>
</tr>
<tr>
<td>Softball Field (3 large/1 small)</td>
<td>44.44</td>
<td>8</td>
<td>5</td>
<td>5</td>
<td>18</td>
</tr>
<tr>
<td>Bus Drop-off</td>
<td>38.80</td>
<td>7</td>
<td>6</td>
<td>2</td>
<td>15</td>
</tr>
<tr>
<td>Press Building Expansion</td>
<td>33.33</td>
<td>8</td>
<td>7</td>
<td>3</td>
<td>15</td>
</tr>
<tr>
<td>Food Vendor Area</td>
<td>40.00</td>
<td>8</td>
<td>4</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>Scoreboard</td>
<td>24.37</td>
<td>4</td>
<td>5</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>Softball Field (Skinned Infield)</td>
<td>24.37</td>
<td>3</td>
<td>8</td>
<td>6</td>
<td>15</td>
</tr>
<tr>
<td>Community Center with Gym</td>
<td>22.22</td>
<td>4</td>
<td>5</td>
<td>9</td>
<td>18</td>
</tr>
<tr>
<td>Interpretive Center at Trailhead</td>
<td>18.75</td>
<td>4</td>
<td>4</td>
<td>9</td>
<td>16</td>
</tr>
<tr>
<td>Additional Playgrounds</td>
<td>13.33</td>
<td>4</td>
<td>5</td>
<td>8</td>
<td>15</td>
</tr>
<tr>
<td>Rape Course</td>
<td>8.88</td>
<td>0</td>
<td>4</td>
<td>11</td>
<td>15</td>
</tr>
<tr>
<td>Water Play Features</td>
<td>5.56</td>
<td>1</td>
<td>11</td>
<td>15</td>
<td>18</td>
</tr>
<tr>
<td>Sand Volleyball</td>
<td>8.88</td>
<td>0</td>
<td>3</td>
<td>12</td>
<td>15</td>
</tr>
</tbody>
</table>

Q1 Please indicate your priority:

- Restrooms
- Accessible Path
- Multi-Use Fields
- Additional Parking
- Sports Field Lighting
- Sports Courts/Bocce/Sail, Putt-putt, Volleyball, Softball
- Group Picnic Area
- Soccer Fields
- Concession (Restaurant)
- Bleachers with Shade
- Regional Trail Connection
- Accessible Fishing Areas
- Softball Field (3 large/1 small)
- Bus Drop-off
- Press Building Expansion
- Food Vendor Area
- Scoreboard
- Softball Field (Skinned Infield)
- Community Center with Gym
- Interpretive Center at Trailhead
- Additional Playgrounds
- Rape Course
- Water Play Features
- Sand Volleyball
November 21, 2014

Meeting Summary
John F. Kennedy Park Master Plan
RE: Team Meeting #2
Date: 10/10/14
Time: 9:00am to 11:00am

Attendees: City of Napa (City):
David Perazzo (DP)
John Coates (JC)
Hilary Dunn (HD)
Amanda Downs (AD)
Greg Coleman (GC)
Kelly Abamuthy (KA)

Callander Associates (CA):
Ben Woodside (BW)
Melissa Ruth (MR)
Mark Slichter (MS)

The purpose of this meeting was to review and discuss the public comments and questions from the
public workshop, to come to a consensus on the program elements, and to address the priorities
and review the next steps. The following was discussed and/or decided upon in our meeting.

Item
Action Item and Follow Up Date
1. Review Workshop #1 meeting summary and provide
   comments by the following Friday October 15th. The meeting
   notes without the priority list summary will be posted to the
   website after comments are incorporated.
   Team to send comments on summary to MR. MR to
   coordinate with Wendy on
   uploading summary to the
   website. All workshop attendees
   with get an email notification that
   the summary is on the website.

2. City provided clarification on the workshop comments about
   some of the non-traditional sports such as cricket, rugby,
   and pickleball. These groups are relatively small in number
   and would not warrant a designated facility for these sports.
   The City is interested in providing a multi-use fields and courts
   that could accommodate various non-traditional sports.
   Draft plan alternatives to include a multi-use field. CA to review
   scale of cricket field to see if it
   could fit on site with a multi-use field.

3. Rugby already uses the Justin Siena field.

4. JC would like to explore relocating the radio towers as one of
   the plan alternatives. The land should be used for the public's
   benefit rather than a private enterprise. This could be future
   phase option.
   One alternative should include
   a plan to develop on the radio
tower land as a future phase.

5. If the radio towers are removed, it would need to include
   removal of the buried copper grounding grid. The copper
   grid will need to be replaced eventually. Timing of the
   removal of the grid could coincide with the removal of the
towers.

6. The college sports courts and pool could serve the
   community needs for those facilities. City would want to look
   into entering into an agreement with the College for this
   shared use.

7. The Pelusi Center could be expanded into a multi-
   generational community center with activities for various
   age groups. Look at options for a pool or aquatic play area.

8. Incorporate leisure components into the alternatives to
   provide the park users with non-programmed recreational
   activities.

9. Look at options for moving the park road closer to the tracks
   to open up more space within the park.
   CA to coordinate with Hugh
   Linn on the conceptual plans
   for realignment of Streblow
   Road for the Napa Pipe
   project.

10. The airplane runway could be moved to a different location.

11. Babe Ruth Field requests a lit field and a new field. City
    doesn't believe the numbers warrant another designated
    field.
    City to confirm Babe Ruth
    numbers and needs analysis for
    fields.

12. Some sports groups have a high perceived need for more
    facilities but don't have the membership to back it up. It may
    be a programming issue rather than lack of fields.
    City to confirm/justify needs for
    new ballfields.

13. The current baseball field was built with state grant funding.
    The grant language will determine whether there are specific
    requirements to remain compliant with the grant.
    CA to review grant language and
    confirm the master plan designs
    are compliant with the grant.

14. Look to create a joint use baseball/softball multi-use field.

<table>
<thead>
<tr>
<th>Item</th>
<th>Action Item and Follow Up Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.</td>
<td>BW recommended that the City consider preparing an Athletics Master Plan to help justify field numbers and manage the demand for more fields. JC says the City has many exclusive use fields that may need to be changed to accommodate more uses.</td>
</tr>
<tr>
<td>16.</td>
<td>CA to continue with master plan alternatives knowing that the City will need to eventually justify the decisions of the number of fields.</td>
</tr>
<tr>
<td>17.</td>
<td>Proceed with one alternative to include 4 softball fields with an optional baseball/softball multi-use field.</td>
</tr>
<tr>
<td>18.</td>
<td>Proceed with an option to include outdoor speed soccer arenas.</td>
</tr>
<tr>
<td>19.</td>
<td>Proceed with one alternative to include a central restaurant and a stadium size baseball field adjacent to the existing softball fields.</td>
</tr>
<tr>
<td>20.</td>
<td>Fence softball complex.</td>
</tr>
<tr>
<td>21.</td>
<td>Provide an overlook mound, elevated walkways for views of the river and wetland areas.</td>
</tr>
<tr>
<td>22.</td>
<td>Provide a natural looking edge for the duck pond.</td>
</tr>
<tr>
<td>23.</td>
<td>Consider a water play feature near the playground not at the softball complex.</td>
</tr>
<tr>
<td>24.</td>
<td>Provide more picnic areas for large groups. Events at the park can include over 500 people. A central pavilion could accommodate these large groups.</td>
</tr>
<tr>
<td>25.</td>
<td>Design the picnic areas to allow for flexibility in renting the space.</td>
</tr>
<tr>
<td>26.</td>
<td>Keep some open green space for non-programmed leisure activities.</td>
</tr>
<tr>
<td>27.</td>
<td>Increase parking to alleviate the need for overflow onto dirt.</td>
</tr>
<tr>
<td>28.</td>
<td>Explore the secondary entry from the college and include it as a possible future connection on the master plan alternatives. Coordinate with the college on possible road alignment.</td>
</tr>
<tr>
<td>29.</td>
<td>City met with group on fishing pier. CA will need to look into options for access and the regulatory requirements.</td>
</tr>
<tr>
<td>30.</td>
<td>GC says that some of the courts in the City are difficult to maintain and would like to see proposed courts covered.</td>
</tr>
<tr>
<td>31.</td>
<td>Expand formal gardens including the parking lot.</td>
</tr>
<tr>
<td>32.</td>
<td>Consider realignment of road near railroad tracks.</td>
</tr>
<tr>
<td>33.</td>
<td>Take advantage of unused spaces along Streblov Drive for recreation opportunities.</td>
</tr>
<tr>
<td>34.</td>
<td>Explore opportunities for revenue generating amenities to be included on the site.</td>
</tr>
<tr>
<td>35.</td>
<td>Explore options for a separate building for indoor sports such as soccer. See Mare Island and Santa Rosa facilities for ideas.</td>
</tr>
<tr>
<td>36.</td>
<td>Explore option to move the baseball field or renovate the current field and create a multi-use field with soccer that can be a joint use with the college.</td>
</tr>
<tr>
<td>37.</td>
<td>Citizen’s Academy Meeting: CA to provide a 1 hour presentation including brief overview of the Kennedy Park Project including the master plan process, a recap of the workshop and an interactive mock workshop. CA to provide City with overview of approach to meeting presentation.</td>
</tr>
</tbody>
</table>

The information above is Callander Associates’ understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by:

Melissa Ruth, Project Manager
Callander Associates

cc: All attendees
Attachments: Revised Project Schedule, dated 10/06/14
Meeting Summary

John F. Kennedy Park Master Plan
RE: Parks & Recreation Commission Meeting #1
December 9, 2014
Page 2 of 3

Item | Action Item and Follow Up Date
--- | ---
8. | The big oval in Concept 1 where the radio towers are now, would be a better show venue than Heritage Park.
9. | Consider adding a field to the north end of Option 1.
10. | Synthetic fields (if any) could only be sited in higher areas to avoid potential of infill material getting swept away during a flood. Western area within Access controlled fence could be synthetic turf.
11. | Parking needs to be shared with public works for their use in engineering ingress/egress improvement’s at Streblow/Hwy 221.
12. | Secondary access from north, through Napa Valley College is highly desirable. Coordinate with NVC in plans for a future access.
13. | Students and bicyclists park on the city property near Hwy 221 to access campus/river-ridge trail.
14. | One plan to show community garden; one to exclude. Plans modified. Option 1 includes community garden. Option 2 does not.
15. | Garden could be educational, affiliated with a culinary academy. This could be something of a showcase with the right backers. An opportunity to bring people together.
16. | Community garden is remote from residents and access would need to be controlled (fence/gate). Consider fencing community garden.
17. | Bocce should be closer to Pelusi Center (flip flop with formal garden) or add a restroom near the courts.
18. | Model airplane facility is no longer thought to be a viable use of the site as the intensity of use increases. An option might be to relocate to So. Jefferson (across river). City to look into feasibility of relocating facility.
19. | Amenities to be added to Vine Trail including exercise stations funded by Vine Trail group and other trail improvements to include public art, arrival nodes, and mile markers. Concepts note other trail amenities.
20. | Proved for Petanque in a multi-use space Petanque area added near Bocce courts.
<table>
<thead>
<tr>
<th>Item</th>
<th>Action Item and Follow Up Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.</td>
<td>Highlight restroom locations on plans. Symbol for restroom added to plans.</td>
</tr>
<tr>
<td>22.</td>
<td>Add a combo gazebo/restroom by the bocce ball courts. Added to plans.</td>
</tr>
<tr>
<td>23.</td>
<td>Pelusi facility might be more useful at 50,000 s.f. by going up (2nd floor except over b-ball court) Get costs/SF for 2 story building to John. See what 50,000 SF could provide. Send information to John.</td>
</tr>
<tr>
<td>24.</td>
<td>Pelusi Building could host weddings, receptions, etc.: capitalize on views. Both Building concepts could accommodate sports court.</td>
</tr>
<tr>
<td>25.</td>
<td>Pelusi Building would be fully programmed as a court would also serve volleyball &amp; badminton. Both concepts provide Building expansion for a sports court.</td>
</tr>
<tr>
<td>26.</td>
<td>College has offered tennis courts and pool as share amenities. These facilities don’t need to be accommodated at Kennedy Park.</td>
</tr>
<tr>
<td>27.</td>
<td>Priority items (from budget perspective) are fields and improving access from Hwy 221.</td>
</tr>
<tr>
<td>28.</td>
<td>Bring in a private partner to offset costs? Marina? Restaurant? These uses would displace core program elements as they would need to be sited out of the flood plan, problem not worth pursuing.</td>
</tr>
<tr>
<td>29.</td>
<td>City Council presentation to match P&amp;R Commission Meeting format with input from today’s meeting incorporated. Dave to coordinate with Melissa on Agenda and time allowance.</td>
</tr>
<tr>
<td>30.</td>
<td>Web posting any meeting minutes to be done. Coordinate web posting of meeting minutes.</td>
</tr>
<tr>
<td>31.</td>
<td>Need to know when information is required for incorporation into Council packets. Provide plans by Monday, December 8th (completed).</td>
</tr>
</tbody>
</table>

The information above is Callander Associates’ understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by:

Melissa Ruth, Project Manager
Callander Associates

cc: All attendees

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Meeting Summary
John F. Kennedy Park Master Plan
RE: Parks & Recreation City Council Meeting #1
December 18, 2014

Page 2 of 4

<table>
<thead>
<tr>
<th>Item</th>
<th>Response/Action Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>Maximize ability to have fields on the preferred alternative.</td>
</tr>
<tr>
<td>6.</td>
<td>How to balance/manage multi-uses?</td>
</tr>
<tr>
<td>7.</td>
<td>Likes the field near the river.</td>
</tr>
<tr>
<td>8.</td>
<td>Need to provide further needs assessment of sports like soccer and lacrosse.</td>
</tr>
</tbody>
</table>

Peter Mott
9. The number one priority would be to move the radio towers.
10. Is lighting proposed? Could light all fields but depends on budget.
11. Likes grand entry and bocce ball courts
12. Not sure on wedding venue: Vendor already at golf course
13. Pelusi Building:
   - Building is now underutilized and could use and enhancement to accommodate larger gatherings.
   - Not sure about gymnasium with fitness equipment. Not sure City would want to deal with a vendor for equipment.
14. Paddle boats on duck pond would be a great addition.
15. Concept 1 comments:
   - Likes the Boardwalk Concept spanning the wetland/stormwater ponds.
   - Likes the Streblow realignment
   - Large amphitheater move to concept 2.
   - Not a fan of a minor league team here. Don’t spend extra money on it.
   - Enhanced baseball field would be great.
16. Concept 2 Comments:
   - Prefers the four fields.
   - Enhanced baseball field would be great.
17. Concerned about community gardens:
   - They are messy and ugly
   - Doesn’t want to take away from grand entry
Meeting Summary
John F. Kennedy Park Master Plan
RE: Parks & Recreation City Council Meeting #1
December 18, 2014
Page 3 of 4

Item | Response/Action Item
--- | ---
Juliana Inman
18. Towers should be removed.

19. Concept 1:
   - Likes oval community area.
   - Can we replace airfield with a soccer/multi-use field?
   - Prefers overall design and contemporary feel.
20. Multi-use fields are great, City should partner with college.
21. Community center is needed:
   - Hispanic community gatherings
   - “Dia De Los Muertos” events
   - Dance area/gatherings
   - Need gym (courts) for yoga, Zumba, etc.
22. Likes Bocce courts and edible forest.
23. Wedgewood Center is good place for weddings.
24. Likes to see something special at entry (maybe not vineyards).
25. Prefers overall feel of Concept 1, contemporary
26. Keep RV at active sports area.
27. Waterplay for kids is good.
28. Duck pond should be cleaned out.
29. Likes view corridors through the site.
30. Community gardens are nice but don’t duplicate what the College campus has.
31. Shared use/Multi-generation center would be great.
32. Likes added fishing spaces that are accessible.
33. Loves the community green space.

Vice Mayor Scott Sedgley
34. Lease agreement for towers are a potential lost funding source.

35. Concept 1 Comments:
   - Favors Streblow realignment.
36. Joint Ventures:
   - County parks, connections across 221.
   - RV parking (who manages, but good ideas).
   - College joint use.
37. Wind screens will need to be addressed.

Mayor Jill Techel
38. Concept 1 Comments:
   - Likes this concept.
   - More fields, as many as possible.
39. Lease information on towers: where can they be relocated?
40. Gym: space for basketball and dances.
41. Tournaments: wants to address needs of community first.
42. Not sure about RV’s parking overnight.
43. Minor league not best use for the facility.
44. Likes the outdoor theater.
45. The Bocceball courts are a good amenity.

Summary
Concept 1 is preferred but more fields should be added as indicated in Concept 2.

The information above is Callander Associates’ understanding of items discussed and decisions reached at the meeting. Callander Associates will coordinate with City staff on proceeding with the next phase of the project.

Submitted by:

Melissa Ruth, Project Manager
Callander Associates

cc: All attendees
Meeting Summary
John F. Kennedy Park Master Plan
RE: Team Meeting #3
January 7th, 2015
Page 2 of 3

<table>
<thead>
<tr>
<th>Item</th>
<th>Action Item and Follow Up Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>Community garden could be a managed space for harvesting for farmers markets and food banks.</td>
</tr>
<tr>
<td>5.</td>
<td>This park may not be the best place for a community garden since there is a garden already at the college.</td>
</tr>
<tr>
<td>6.</td>
<td>The sports destination core could be a flexible space that could accommodate a large tournament field for baseball. It can be a future item as the need for those facilities is defined.</td>
</tr>
<tr>
<td>7.</td>
<td>Continue developing the site with multi-use fields to be as flexible as possible as new sports request use of the facilities.</td>
</tr>
<tr>
<td>8.</td>
<td>All programmed sports fields should be lit.</td>
</tr>
<tr>
<td>9.</td>
<td>BMX course should be lit.</td>
</tr>
<tr>
<td>10.</td>
<td>Lighting should be included wherever there is artificial turf.</td>
</tr>
<tr>
<td>11.</td>
<td>The western area next to the existing softball fields should be artificial turf because it is above the flood plain and is large enough to program multiple types of sports.</td>
</tr>
<tr>
<td>12.</td>
<td>Consider artificial turf at two of the softball fields.</td>
</tr>
<tr>
<td>13.</td>
<td>The highest priority for phasing will be to add multi-use fields and enhance the entry.</td>
</tr>
<tr>
<td>14.</td>
<td>Look to combine three fields in the oval green space.</td>
</tr>
<tr>
<td>15.</td>
<td>No budget has been determined for the first phase of the project.</td>
</tr>
<tr>
<td>16.</td>
<td>Project phasing may not need to be in a specific order. Costs should be generated first then discuss on phasing and priority can be developed.</td>
</tr>
<tr>
<td>17.</td>
<td>Main entry should include an art element. City requires 1% of the construction costs to go towards art.</td>
</tr>
</tbody>
</table>
Meeting Summary
John F. Kennedy Park Master Plan
RE: Team Meeting #3
January 7th, 2015
Page 3 of 3

<table>
<thead>
<tr>
<th>Item</th>
<th>Action Item and Follow Up Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.</td>
<td>Need to include school district representative in process. City to get in contact with them and include them in next meeting.</td>
</tr>
<tr>
<td>19.</td>
<td>City doesn’t need to go back to the community with a draft master plan. The next community meeting can be a combination Parks and Recreation Commission Meeting and community meeting. Date to be determined. MR to coordinate with DP on date.</td>
</tr>
<tr>
<td>20.</td>
<td>Next steps are to prepare draft master plan and estimate for review by City staff, then go to the Community Team for input. This item has changed. Meeting with the Community Team for input prior to starting the draft master plan.</td>
</tr>
</tbody>
</table>

The information above is Callander Associates’ understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by:

Melissa Ruth, Project Manager
Callander Associates

cc: All attendees
attachments: Revised Project Schedule, dated 01/14/15
# Meeting Summary

**John F. Kennedy Park Master Plan**  
**RE:** Team Meeting #4  
**Date:** 2/3/15  
**Time:** 1:30pm to 3:00pm

**Attendees:**  
- **City of Napa (City):** David Perazzo (DP)  
  Greg Coleman (GC)  
  Kelly Abernathy (KA)  
- **Community Team:**  
  Matt Christensen (MC)  
  Ken Spencer (KS)  
  Albert Souza (AS)  
- **Callander Associates (CA):** Melissa Ruth (MR)  
  Ben Woodside (BW)

The purpose of this meeting was to review and discuss the comments and a consensus on the program elements, obtain direction on the priorities, discuss the master plan alternatives and review the next steps. The following information was discussed and/or decided upon in our meeting.

<table>
<thead>
<tr>
<th>Item</th>
<th>Action Item and Follow Up Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Napa Valley College (NVC) capital bond failed but they plan to try again in 2 years.</td>
<td></td>
</tr>
<tr>
<td>2. NVC is looking for more meeting space and the Pelusi Center could provide a good cooperative use.</td>
<td>Master Plan to show the expanded Pelusi Center.</td>
</tr>
<tr>
<td>3. The NVC has a Garden Club that receives grant money for the garden space. It is located on NVC property near the park. Additional community garden space would not be used by the college. The city doesn’t think the garden will be viable on the Kennedy Park site.</td>
<td>Do not include the community garden in the master plan. City is looking at other sites for the garden.</td>
</tr>
<tr>
<td>4. The Edible Orchard reminds MC of the old fruit trees that once grew on the property. There were persimmons and pear trees. It would be a good idea to include some of these trees in the orchard.</td>
<td>Include the Edible Orchard.</td>
</tr>
<tr>
<td>5. NVC would like to utilize softball fields and baseball fields at Kennedy Park. They should both be collegiate dimensions. They are also seeing an increase in soccer and could use the soccer fields when their fields flood.</td>
<td>Include collegiate size fields for joint use.</td>
</tr>
</tbody>
</table>

**Meeting Summary**  
John F. Kennedy Park Master Plan  
RE: Team Meeting #4  
**February 11, 2015**  
**Page 2 of 2**

<table>
<thead>
<tr>
<th>Item</th>
<th>Action Item and Follow Up Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Include crosswalks along Streblow to provide connections to the NVC parking lots.</td>
<td>Alcohol is allowed by permit at the park. This is a possible reoccurring event that could generate revenue for the city.</td>
</tr>
<tr>
<td>7. MC would like the City to consider allowing the NVC to utilize the bocce area for wine events since the wine production labs are near that proposed improvement.</td>
<td></td>
</tr>
<tr>
<td>8. NVUSD would like to see more soccer field at the park facilities to relieve the pressure on the school district fields.</td>
<td></td>
</tr>
<tr>
<td>9. Soccer fields need lights.</td>
<td></td>
</tr>
<tr>
<td>10. Multi-use fields are key for the future of the park. This will allow for flexible space as popularity of sports change.</td>
<td></td>
</tr>
<tr>
<td>11. Future access to Imola Road is in the Campus Master Plan.</td>
<td></td>
</tr>
<tr>
<td>12. Priorities are to build the elements that generate revenue first.</td>
<td>Meeting set for March 2, 2015</td>
</tr>
</tbody>
</table>
  a. Finish Wagon Wheel  
  b. Improve the Entry  
  c. Build Bocce Ball Courts |

The information above is Callander Associates’ understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by:  
Melissa Ruth, Project Manager  
Callander Associates  
cc: All attendees

**Attachments:**
March 23rd, 2015

Meeting Summary
John F. Kennedy Park Master Plan
RE: Parks & Recreation Commission Meeting #2

Date: 3/11/15
Time: 7:00pm-8:00pm

Attendees: City of Napa (City):
- David Perazzo (DP)
- John Coates (JC)
- Katie Greg (KG)
- Tiffany Kenny (TK)
- Louis Parsons (LP)
- Kimberly Menager (KM)
- Nicholas Dagan (ND)

Commissioners: Callander Associates (CA):
- Ben Woodside (BW)
- Melissa Ruth (MR)

The purpose of this meeting was to present the draft master plan to the commissioners and gather input from the commissioner and community prior to presenting a final master plan to the City Council. The presentation included a brief recap of previous comments and outreach efforts. The following information was discussed and/or decided upon in our meeting.

### Community Comments

<table>
<thead>
<tr>
<th>Item</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Will there be a staging area for large events? Where would it be located?</td>
<td>The MP has many areas that could serve as staging areas for large events such as fun runs. They will be located at either the large picnic pavilion in the family picnic area or the large canopy at the community green space.</td>
</tr>
<tr>
<td>2. The Vine Trail will connect to the Napa Pipe project thru the Syar property. They are working on the easements.</td>
<td>MP currently reflects the future trail connection.</td>
</tr>
<tr>
<td>3. Concerned that one multi-use field is not enough fields and that it should be artificial turf. The softball fields could be multi-use synthetic fields similar to ones in Woodland.</td>
<td>The multi-use field is proposed to be synthetic. CA will explore options of other synthetic fields to allow for more multi-use fields. Synthetic fields can only be located in areas outside the flood plain.</td>
</tr>
<tr>
<td>4. Disappointed that the plan doesn’t accommodate more soccer fields.</td>
<td>Speed soccer is similar to indoor/arena soccer and provides additional practice and game space.</td>
</tr>
<tr>
<td>5. What is speed soccer and why is it in the plan?</td>
<td>Speed soccer is similar to indoor/arena soccer and provides additional practice and game space.</td>
</tr>
<tr>
<td>6. Plan is good overall but Napa has a shortage of fields and would like to see more kids size sports fields.</td>
<td>Plan shows large soccer field layouts but they wouldn’t be permanently striped. This will allow for many smaller youth fields.</td>
</tr>
<tr>
<td>7. Is there a shortage of softball fields?</td>
<td>According to the City Wide Master Plan, 2 additional softball fields are needed to meet demands.</td>
</tr>
<tr>
<td>8. Provide walking and running tracks.</td>
<td>Plan will incorporate mile markers along trail and throughout the park. Pedestrian circulation will create a loop around the park that would be great for walking and running.</td>
</tr>
<tr>
<td>9. Soccer parents with Napa United would like to see more fields on the plan. Plan should maximize the amount of fields for soccer use.</td>
<td>CA will look at other potential locations for fields.</td>
</tr>
<tr>
<td>10. Commissioner Menager asked if the speed soccer area be a Dog Park?</td>
<td>CA will explore this option.</td>
</tr>
<tr>
<td>11. Commissioner Menager would like to see if another field can fit if the speed soccer fields are removed.</td>
<td>CA will explore this option.</td>
</tr>
<tr>
<td>12. Commissioner Menager doesn’t think a water feature fits in with this part of town because it gets cold and windy.</td>
<td>There are many types of water features that don’t have overhead sprays and that don’t soak kids. The term for this feature could be water discovery area and could be an educational opportunity related to the river.</td>
</tr>
<tr>
<td>13. Commissioner Kenny asked if the sand volleyball courts staying?</td>
<td>Yes, they will be incorporated. CA will add a label to the plans.</td>
</tr>
<tr>
<td>14. Commissioner Menager asked why Bocce Ball is not in one of the phases.</td>
<td>Current needs based on community input and the District Wide Master Plan determines that athletic fields are higher priority. If funding availability and interests change, the bocce courts could be incorporated into an earlier phase. Phasing priorities are not set in stone.</td>
</tr>
<tr>
<td>15. Commissioner Lucas believes that the large community multi-use field shouldn’t be synthetic because it is in the flood plain. A sand-based field is a good option for the multi-use field.</td>
<td>Sand-based field will be included in the estimate for the field.</td>
</tr>
<tr>
<td>Item</td>
<td>Response</td>
</tr>
<tr>
<td>------</td>
<td>----------</td>
</tr>
<tr>
<td>16.</td>
<td>Commissioner Lucas thought CA did a great job incorporating all users where possible. City will need to work with the radio control flyers group on a new location for their runway.</td>
</tr>
<tr>
<td>17.</td>
<td>JC says that the City is looking at partnerships with the college and school district. There are 87 fields in Napa and the City is working with the school district on an MOU to provide better maintenance on the existing fields.</td>
</tr>
<tr>
<td>18.</td>
<td>Commissioner Miluso appreciates City staff and consultants efforts but has concerns with synthetic fields. Synthetic fields provide great flexibility for year round, multi-use play. Some drawbacks include maintenance and replacement costs and concerns with infill rubber being unhealthy.</td>
</tr>
<tr>
<td>19.</td>
<td>Commissioner asked where the Fly by Wire Circle went. MP has it incorporated into the overflow parking area. The space could be reserved and gated for users.</td>
</tr>
<tr>
<td>20.</td>
<td>Commissioner Parsons asked why the wagon wheel was offset. The offset provides more space for a larger outfield baseball diamond (400’ outfield fence).</td>
</tr>
<tr>
<td>21.</td>
<td>Commissioner Parsons asked if the baseball field be a multi-use synthetic field. It can have a portable mound and movable fence. CA will need to check with the various user groups for input on synthetic vs grass ballfields.</td>
</tr>
<tr>
<td>22.</td>
<td>Commissioner Miluso is concerned that the water play area will be a maintenance issue. CA can explore other options for lower maintenance features.</td>
</tr>
<tr>
<td>23.</td>
<td>JC recommended coming back to the P&amp;R Commission again with the Master Plan prior to going to City Council. CA to coordinate with City staff on incorporating comments into the draft master plan.</td>
</tr>
</tbody>
</table>

The information above is Callander Associates’ understanding of items discussed and decisions reached at the meeting. Callander Associates is proceeding with the project based on this understanding.

Submitted by: Melissa Ruth, Project Manager Callander Associates cc: All attendees
EXAMPLE SURVEY

Survey was posted on City of Napa website between 8/12/2014 and 8/21/2015. Total responses: 286

Refer to Kennedy Park Planning Process section C: Surveys on page 12 of this document for further discussion.
John F. Kennedy Park Master Plan - First Public Workshop

The City of Napa wants your input!

Please fill out the survey to tell us what you think about Kennedy Park and how we can make it better.

Don't forget to come tell us what you want in person at the First Master Plan Workshop for John F. Kennedy Park on August 26th, 2014 at 6pm.

1. How often do you go to Kennedy Park?
   - Daily
   - Weekly (2 or more times)
   - Monthly
   - Yearly (only for special events or holidays)
   - Rarely/Never

2. What are your 3 favorite things to do at Kennedy Park?
   Favorite 1.
   Favorite 2.
   Favorite 3.

3. Do you participate in any organized activities (sports, recreation, cultural, senior, etc.) at Kennedy Park? If so, please specify.
   - Yes
   - No
   Specify organized activity

4. What amenities would you like to see at Kennedy Park? (select all that apply)
   - Additional softball fields
   - Additional baseball fields
   - Soccer fields
   - Multi-use fields (programmed for multiple sports)
   - Open green space (non-programmed)
   - Bocce ball courts
   - Cricket pitch
   - Petanque courts
   - Rugby field
   - Lacrosse field
   - Accessible fishing area
   - Water play feature
   - Group picnic area
   - Shade Structure
   - Additional playgrounds
   - Additional parking
   - Additional restrooms
   - Interpretive center at Napa River Parkway Trailhead
   - Trail connections
   - Lighting
   - Artwork
   - Formal gardens
   - Community Center Expansion
   - Other (please specify)

Please fill out the survey to tell us what you think about Kennedy Park and how we can make it better.

Don't forget to come tell us what you want in person at the First Master Plan Workshop for John F. Kennedy Park on August 26th, 2014 at 6pm.
1. Are there any amenities/trails at the park that you think need improving? (please list in priority)

Priority 1
Priority 2
Priority 3
Priority 4

2. If available, would you utilize public transportation to get to Kennedy Park?

Yes
No

3. How did you hear about the project?

- Merchant Flyer
- City Website
- Word of Mouth
- Public presentation
- Facebook
- Twitter
- Other (please specify) ____________________________

4. Please provide your contact information so that we can provide you with future project updates.

   (not required)
   Name ____________________________
   Company ________________________
   Address _________________________
   Address 2 ________________________
   City/Town _______________________
   State/Province ___________________
   ZIP/Postal Code ___________________
   Email Address ____________________

5. Please rank the following list of items identified as priorities at Kennedy Park from the City Wide Parks Master Plan.

- [ ] Group Picnic Areas
- [ ] Water Play Features
- [ ] Softball Fields
- [ ] Soccer Fields
- [ ] Additional Parking
- [ ] Restrooms at Trailhead
- [ ] Pelusi Center Expansion
- [ ] Interpretive Center at Napa River Parkway Trailhead
- [ ] Napa River Parkway Trail Connection
- [ ] Bay Trail Connection

   Best Priority: _______________________

6. Of the listed items, which do you feel are most appropriate for Kennedy Park?

   not appropriate  neutral  appropriate

   Group Picnic Areas   ○    ○    ○
   Water Play Features   ○    ○    ○
   Softball Fields   ○    ○    ○
   Soccer Fields   ○    ○    ○
   Additional Parking   ○    ○    ○
   Restrooms at Trailhead   ○    ○    ○
   Pelusi Center Expansion   ○    ○    ○
   Interpretive Center at Napa River Parkway Trailhead   ○    ○    ○
   Napa River Parkway Trail Connections   ○    ○    ○
   Bay Trail Connection   ○    ○    ○

7. Do you have any other comments, questions, or concerns?

   ____________________________________
COST ESTIMATES

Refer to Kennedy Park Implementation Strategy section B: Cost Estimates and section C: Potential Funding Sources on page 27 of this document for further discussion of costs and funding sources, and section A: Project Phasing Considerations for recommended construction phasing to make use of funds as they become available.
## Estimate of Probable Construction Costs

### John F. Kennedy Park Master Plan

**June 22, 2015**

Prepared on: 6/22/2015

Prepared by: ZK/MS

Checked by: MS

### A Project Start-up

<table>
<thead>
<tr>
<th>Item #</th>
<th>Description</th>
<th>Unit</th>
<th>Cost</th>
<th>Qty</th>
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<th>Subtotal</th>
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<th>Subtotal</th>
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<td>A Project Start-up</td>
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<td>2</td>
<td>Contingencies</td>
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**Total: $291,400.00**

### B Demolition

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**Total: $123,310.00**

### C Grading and Drainage

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**Total: $1,499,200.00**

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**C3**
## Estimate of Probable Construction Costs

### John F. Kennedy Park Master Plan

June 22, 2015

**prepared on:** 6/22/2015  
**prepared by:** ZK/MS  
**checked by:** MS

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</tbody>
</table>

(1) Assumes existing service accommodates wagon wheel

The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level of document preparation and is offered only as reference data. Callander Associates has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between the estimate of probable construction costs and actual construction prices.

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John F. Kennedy Park Master Plan  
prepared on: 6/22/2015  
prepared by: ZK/MS  
checked by: MS
ALTERNATIVE MASTER PLANS
Option #1
Option #2
Draft Master Plan

Refer to Kennedy Park Master Plan section D: Master Plan Concept Alternatives on page 15 of this document for discussion of the differences between Option 1 and Option 2. See section E: Draft Master Plan for information on how the two options were synthesized to create the preferred option represented in the draft master plan.
EXISTING PARK AMENITIES
A. Softball Fields
B. Model Airplane Runway
C. Skate Park
D. BMX Course
E. Boat Launch
F. Restroom
G. Duck Pond
H. Pelusi Center
I. Parking
J. Road to College Fields

PROPOSED PARK AMENITIES
1. Overlook
2. Softball field
3. Baseball field with grand stands
4. Model Airplane Circle
5. Parking/Photovoltaic
6. Large Group Picnic Pavilion
7. Fishing Access, Typical
8. Speed Soccer Field
9. Multi-use field
10. Youth Soccer Field
11. Bridge
12. Raised Overlook Mound
13. Play Areas
14. Water Play Area
15. Picnic Pavilion (5,300 SF)
16. Flexible Lawn Area
17. Picnic Pavilion (1,800 SF)
18. Owl Box and Wetland Area with Bridge
19. Overflow and RV Parking
20. Bike Pump Track BMX Park Expansion
21. Concession Building
22. Stormwater Pond
23. Dock/Pier
24. Amphitheater
25. Pelusi Multi-Generational Center
26. Edible Forest with Covered Bocce Courts and Petanque
27. Relocated Maintenance Building
28. Formal/Sculpture Garden
29. Community Garden
30. Entry Feature
31. Two Story Restaurant/Restroom/Office (16,000 SF)
32. Bus Turn Around Divider
33. Food Truck Parking Area
34. Expanded Parking
35. Native Edge at Duck Pond
36. Picnic Groves (4)
37. California Native Garden
38. Trail Node with Sculpture/Fitness Station
39. Optional Large Soccer Field (360’ x 240’)
40. Optional Batting Cage (10 cages)

Sport Field Summary
Qty. Field type
4 Softball Fields with skinned infiel (330’ Outfield)*
1 Baseball Field with grass infiel (300’Outfield) and grand stands
1 Youth Soccer Field (330’ x 150’)
1 Multi-use Field (2 Soccer, Rugby, Football, Cricket)

* Softball fields may be used as additional baseball fields for tournament purposes with the use of movable bases and pitcher's mound.

Parking
Existing Parking - 822 Total Stalls
412 Stalls
410 Overflow Stalls (unpaved)
Proposed Parking
739 Total Stalls

Parking Requirements
634 Minimum Required
105 Surplus Stalls for large events

Legend
Floodway
Floodplain
"Cycle Track"
Separated Bike Trail
along road
Public Restroom
Sports Venue Fencing
EXISTING PARK AMENITIES

A. Softball Fields
B. Skate Park
C. BMX Course/Facilities
D. Boat Launch
E. Restroom
F. Duck Pond
G. Pelusi Center
H. Parking
I. Road to College Fields
J. Babe Ruth Field/Amenities
K. Radio Tower (typical of 4)

PROPOSED PARK AMENITIES

1. Overlook
2. Softball Field
3. Two Story Restaurant, restroom and office
   (4,200 SF)
4. Fishing Pier
5. Batting Cage (10 Cages)
6. Speed Soccer Fields
7. Model Airplane Circle
8. Parking/Photovoltaic
9. Multi-use Field
10. Trail Node with Sculpture/fitness Station
11. Large Soccer Field
12. Large Soccer/Multi-use Field
13. Family Green Space
14. Picnic Shelter
15. Large Picnic Pavilion and Waterplay
16. Sand Volleyball Courts
17. Owl Box and Wetland Area with Bridge
18. Dock/Pier
19. Amphitheater
20. Pelusi Center with Gym
21. Edible Forest with Wedding Reception Pavilion
22. Wedding Garden Expansion
23. Relocated Maintenance Building
24. Formal Garden
25. Sculpture Gardens with Covered Bocce Courts and Petanque
26. Entry Feature
27. Playgrounds
28. Bus Turn Around
29. Overflow and RV Parking
30. BMX Park Expansion Pump Track
31. Native Edge at Duck Pond
32. Food Truck Parking Area
33. California Native Garden
34. Stormwater Pond

---

Sport Field Summary

<table>
<thead>
<tr>
<th>Qty</th>
<th>Field Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Softball Fields with skinned infield (330’ Outfield)*</td>
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<tr>
<td>1</td>
<td>Baseball Field with grass infield (300’ Outfield)</td>
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<tr>
<td>2</td>
<td>Large Soccer Field (360’ x 225’)</td>
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<tr>
<td>1</td>
<td>Multi-use Field (2 Soccer, Rugby, Football, Cricket)</td>
</tr>
</tbody>
</table>

* Softball fields may be used as additional baseball fields for tournament purposes with the use of movable bases and pitcher’s mound.

---

PARKING

Existing Parking - 822 Total Stalls
412 Stalls
410 Overflow Stalls (unpaved)

Proposed Parking
745 Total Stalls

Parking Requirements
608 Minimum Required
137 Surplus Stalls for large events

---

CONCEPT ALTERNATIVES - Option 2
KENNEDY PARK MASTER PLAN | 12/15/14 | NAPA, CA
EXISTING PARK AMENITIES
A. Softball Fields
B. Skate Park
C. BMX Course/Facilities
D. Boat Launch
E. Restroom
F. Babe Ruth Field/Amenities
G. Road to College Fields
H. Duck Pond
I. Pelus Center
J. Parking

PROPOSED PARK AMENITIES
1. Overlook with Sculpture
2. Softball Fields
3. Baseball Fields
4. Three Story Restaurant, restroom and office (16,000 SF)
5. Accessible Fishing Pier
6. Multi Use Field - Synthetic (Soccer, Rugby, Football)
7. Speed Soccer Fields - Synthetic
8. Play Area (Toddler and School Age)
9. Batting Cages (10 cages)
10. Model Airplane Circle
11. Parking
12. Bus Turn Around/Food Truck Parking
13. Overflow and RV Parking
14. BMX Park Expansion Pump Track
15. Large Picnic Pavilion/Stage
16. Soccer Fields/Multi-Use Field
17. Stormwater Pond/Wetland
18. Large Group Picnic Pavilion (5,300 SF)
19. Water Play Area
20. Lawn Area/Family Picnic Space
21. Wellness Walking Trail Nodes with Fitness Stations
22. Small Group Picnic Pavilion (1,800 SF)
23. Owl Box and Wetland Area with Boardwalk
24. Concession Building
25. Native Edge at Duck Pond
26. Pier/Paddleboat Dock
27. Amphitheater
28. Pelau Multi-Generational Center Expansion
29. California Native Garden
30. Wedding Garden Expansion
31. Relocated Maintenance Building
32. Edible Forest with Picnic Pavilion
33. Sculpture Garden with Covered Bocce Courts and Petanque
34. Entry Feature/Park Entry Sign
35. Crosswalk

Sport Field Summary

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<tr>
<th>Qty.</th>
<th>Field Type</th>
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<td>Softball Fields with skinned infield (330' Outfield)</td>
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<tr>
<td>1</td>
<td>Baseball Field with grass infield (300' Outfield) and Grand Stands</td>
</tr>
<tr>
<td>3</td>
<td>Large Soccer Field (360' x 225')</td>
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<tr>
<td>1</td>
<td>Youth Soccer Field (330' x 150')</td>
</tr>
<tr>
<td>1</td>
<td>Multi-use Field (Soccer, Rugby, Football)</td>
</tr>
</tbody>
</table>

Note: All fields are lit.

* Softball fields may be used as additional baseball fields for tournament purposes with the use of movable bases and pitcher's mound.

PARKING

Existing Parking - 122 Total Stalls (approx.)
- 412 Stalls Paved and Striped
- 410 Overflow Stalls (approx. unpaved)

Proposed Parking
- 945 Total Stalls
- Parking Requirements
- 608 Minimum for Proposed Uses
- 337 Surplus Stalls for large events

LEGEND
- Floodway
- Floodplain
- "Cycle Track" Separated Bike Trail along road
- Public Restroom
- Sports Venue Fencing (gated access)

DRAFT MASTER PLAN
KENNEDY PARK MASTER PLAN | 3/4/15 | NAPA, CA
LIST OF CONTRIBUTORS

Community Team – The team met multiple times throughout the planning process to discuss park needs, opportunities and constraints. The team gave insight on current programming, uses and issues of the site.

<table>
<thead>
<tr>
<th>Group</th>
<th>Name</th>
<th>Role</th>
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<tr>
<td>Callander Associates</td>
<td>Ben Woodside</td>
<td>Principal</td>
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<tr>
<td>Callander Associates</td>
<td>Melissa Ruth</td>
<td>Project Manager</td>
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<tr>
<td>Callander Associates</td>
<td>Mark Slichter</td>
<td>Oversight</td>
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<tr>
<td>RSA</td>
<td>Hugh Linn</td>
<td>Consultant</td>
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<tr>
<td>City of Napa</td>
<td>Dave Perazzo</td>
<td>Project Coordinator</td>
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<td>City of Napa</td>
<td>John Coates</td>
<td>Community Liaison</td>
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<td>Greg Coleman</td>
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<td>City of Napa</td>
<td>Kelly Abernathy</td>
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<td>Cindy Bannister</td>
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<td>Kim Meneger</td>
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<td>Marc Lucas</td>
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<td>Matt Christensen</td>
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<td>Ken Spencer</td>
<td>Napa Valley Unified School District</td>
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<tr>
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<td>Albert Souza</td>
<td>Napa Valley Unified School District</td>
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Current Park User Group List - Groups were contacted during the planning process to gain insight on needs, uses, and programming at the current park facilities.

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<td>North Bay BMX</td>
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<td>Jean Sicard</td>
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<td>Jim Tichy Flying Circle</td>
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<td>Sean Silva</td>
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<td>Vine Trail</td>
<td>Shannon Kuleto</td>
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General Interest Group List - This list consists of other groups that expressed interest in the park. They were also contacted during the planning process to gain insight on needs, uses, and programming at the current park facilities.

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<tr>
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<td>Gene Piscia</td>
<td>Past P&amp;R Director</td>
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