



Facilities Master Plan

Final Report 2012-05-31



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MASTER PLAN OVERVIEW

This Master Plan summarizes the Strawberry Recreation District's vision for capital improvements to renovate and revitalize facilities to enhance service, improve operations, and set a course for the future.

INTRODUCTION

SRD's facilities are highly valued and well used by the community. They include a Main Building with program/activity spaces and SRD offices, tennis courts, ball fields, a playground, and an aquatic center with a 25-yard lap pool, wading pool, spa, and pool house. Although the District has maintained them well, the facilities are showing their age not only with worn finishes and underperforming/malfunctioning systems, but also with activity spaces that cannot fully support community program needs or modern operations.

Over the years the District Board, District staff, and community members have identified a variety of capital projects to renovate existing facilities, enhance programs, and improve operational efficiency. The District commissioned a master planning process to establish a shared vision for facilities, prioritize capital projects, and develop an implementation plan for the next 10 years through 2022.

PROCESS AND PARTICIPATION

In the fall of 2011, the District commissioned Group 4 Architecture, Research + Planning, Inc. to lead the Master Plan process. The Core Project Team was a working group composed of two District Board members, the District Manager, and Group 4. The CPT met regularly to review project progress and provide direction.

The full District Board, SRD staff, and the community were invited to participate in the process through specially-scheduled and publicized Board meetings that were open to the public. At the first meeting on the evening of January 26, 2012, participants provided feedback on the preliminary compiled list of proposed projects and suggested additional projects to consider in the master plan. The general master plan framework was presented at the second meeting on the evening of March 7, 2012, and participants were invited to provide feedback on project priorities. A third special Board work session was held the morning of March 28, 2012 to review the proposed master plan priority projects and discuss strategies and next steps. The draft of this master plan report was presented at a Board meeting on April 18, 2012.

In addition to the open Board meetings, staff and community members were invited to provide input via an online survey available on the District's website. The survey was also made available in hard copy at the offices of the SRD.



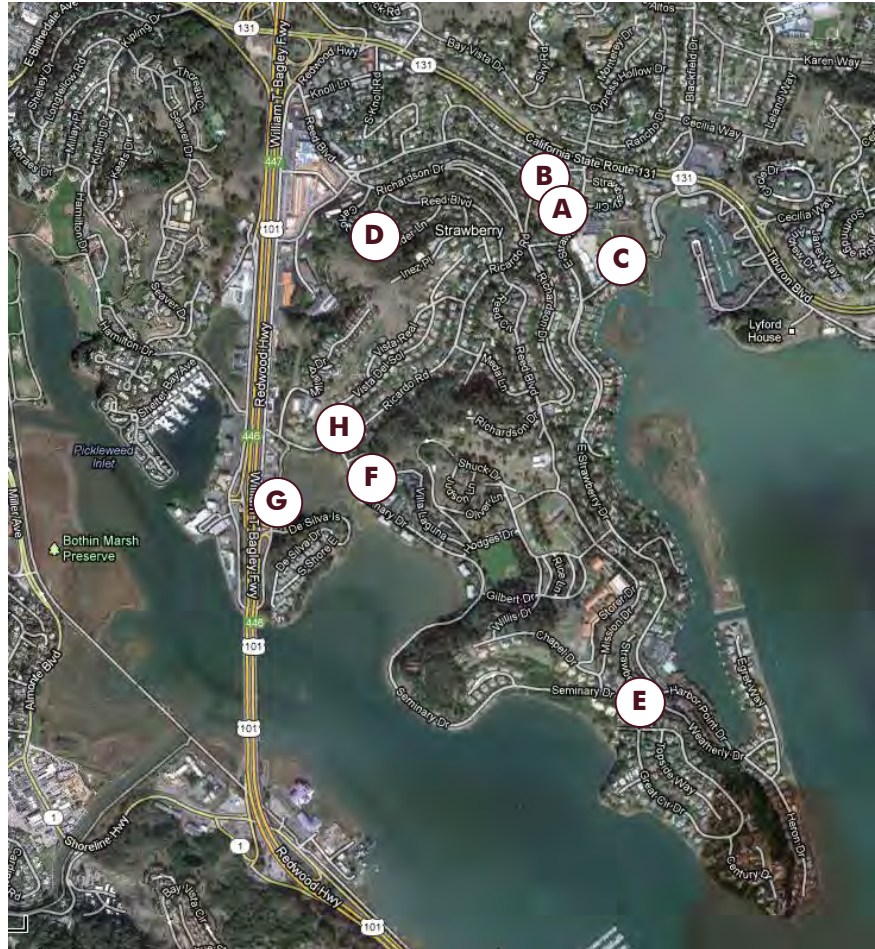
*"Overall SRD is a wonderful place and I'm thankful to have it nearby."
— community survey respondent*



MASTER PLAN OVERVIEW

STRAWBERRY RECREATION DISTRICT MAP - ALL FACILITIES

- A** Strawberry Recreation District
- B** Reggie Park
- C** Harbor Cove Park
- D** Strawberry Vista/
Water Tank Hill
- E** Brickyard Park
- F** Strawberry Cove
Park/Belloc
Lagoon
- G** De Silva
Pedestrian Path
- H** Seminary Drive
Waterfront Coastal
Path



MASTER PLAN OVERVIEW

PROJECT TYPES AND BUDGETS

The list of proposed projects compiled by the District over the years represented a wide range of project types, scope, and budgets, from basic equipment upgrades to entirely new structures. In terms of objectives, each of the projects fell into one or more of the following categories:

- Improved access for all users — renovation projects to reduce accessibility barriers and generally make the facilities more user-friendly for customers of all ability levels.
- General/deferred maintenance — renovation projects to address wear and tear on existing facilities and prepare them to continue to serve the community for the next decades.
- Enhance revenue — projects to strengthen the District's ability to generate revenue through increasing rental space, expanding program capacity, and improving facilities to attract new users and season pass holders.
- Enhance efficiency — projects to reduce District operating and utilities costs through strategies such as increased energy efficiency, reduced equipment repair and replacement, or reduced maintenance labor.
- Enhance programs — projects to improve the quality, participant experience, and range of programs and special events that the District can offer.
- Enhance the District "brand" — projects that enhance the customer experience and upgrade the aesthetic of District's facilities to reflect the high quality of its programs, services, staff, and community expectations.

Strategic-level budgets were developed for each of the projects at the main facility. Sources for the budgets included cost estimates collected by the District; general cost planning information from landscape, structural, and aquatics consultants; and site walk-throughs with contractors to discuss potential projects. Because most of the projects are at the pre-conceptual stage of planning, budgets were developed as ranges that will need to be refined through more detailed planning and design. The budgets include allowances for soft costs (design/engineering fees, permits, etc.) and contingencies, but are not necessarily comprehensive.

Depending on a range of factors including project scope and schedule, the full list of proposed projects is budgeted between \$6.5 million and \$10.5 million in 2012 dollars.



*"Friendly, low-key
environment."
— community survey
respondent*



MASTER PLAN OVERVIEW



"I love it here!"
— respondent

MASTER PLAN SUMMARY

Based on the project objectives as well as community and District staff input, the Board established priorities for each of the proposed projects from “low” to “high.” These priorities and the project budget information were combined to develop the master plan framework, which divides the projects into two categories:

Base Plan — The Base Plan represents approximately \$2 million worth of facility improvements that the District anticipates can be funded through existing revenue sources over the next 10 years. In general these projects aim to renovate and enhance existing facilities. They will be phased generally according to priority and as sufficient funding accrues to implement them.

Vision Plan — The Vision Plan represents approximately \$4 to \$9 million worth of projects not included in the Base Plan. These projects will require additional funding in order to implement within the next 10 years. Some of these projects represent opportunities to expand District programs and attract new users, while others address deferred maintenance projects and other facility needs.

The Base Plan projects and Vision Plan projects are described in more detail in the following sections.



MASTER PLAN OVERVIEW

IMPLEMENTATION

The District intends to proceed with implementation of the Base Plan immediately and approve selected projects for inclusion in the next year's budget. Each of the Base Plan projects will require more detailed design in order to confirm project scope and budget and to prepare for construction. Some of these projects may take multiple years to implement in order to accommodate the normal design and construction schedule as well as to enable the District to accrue sufficient funding to proceed.

The Vision Plan projects will be implemented as opportunity arises and funding becomes available. Funding for these projects may take the form of donations, grants, a voter-approved measure, or a combination of these. The District may seek qualified consultants to help gauge community support, identify funding thresholds, and develop targeted funding strategies.

For Vision Plan projects such as the proposed new aquatics facilities that are likely to have the highest appeal to voters and potential donors, the District may consider proceeding with conceptual design. This will confirm project scope and budget, develop focused materials for project promotion and fundraising, and maintain project momentum.

Although the construction market in the Bay Area in recent years has been more or less flat, the costs of materials and labor are subject to a wide range of local, national, and international forces that cannot be fully anticipated. The project budget information used for this Master Plan was developed in 2012 dollars. For planning purposes, the District may review and update the project budgets periodically.

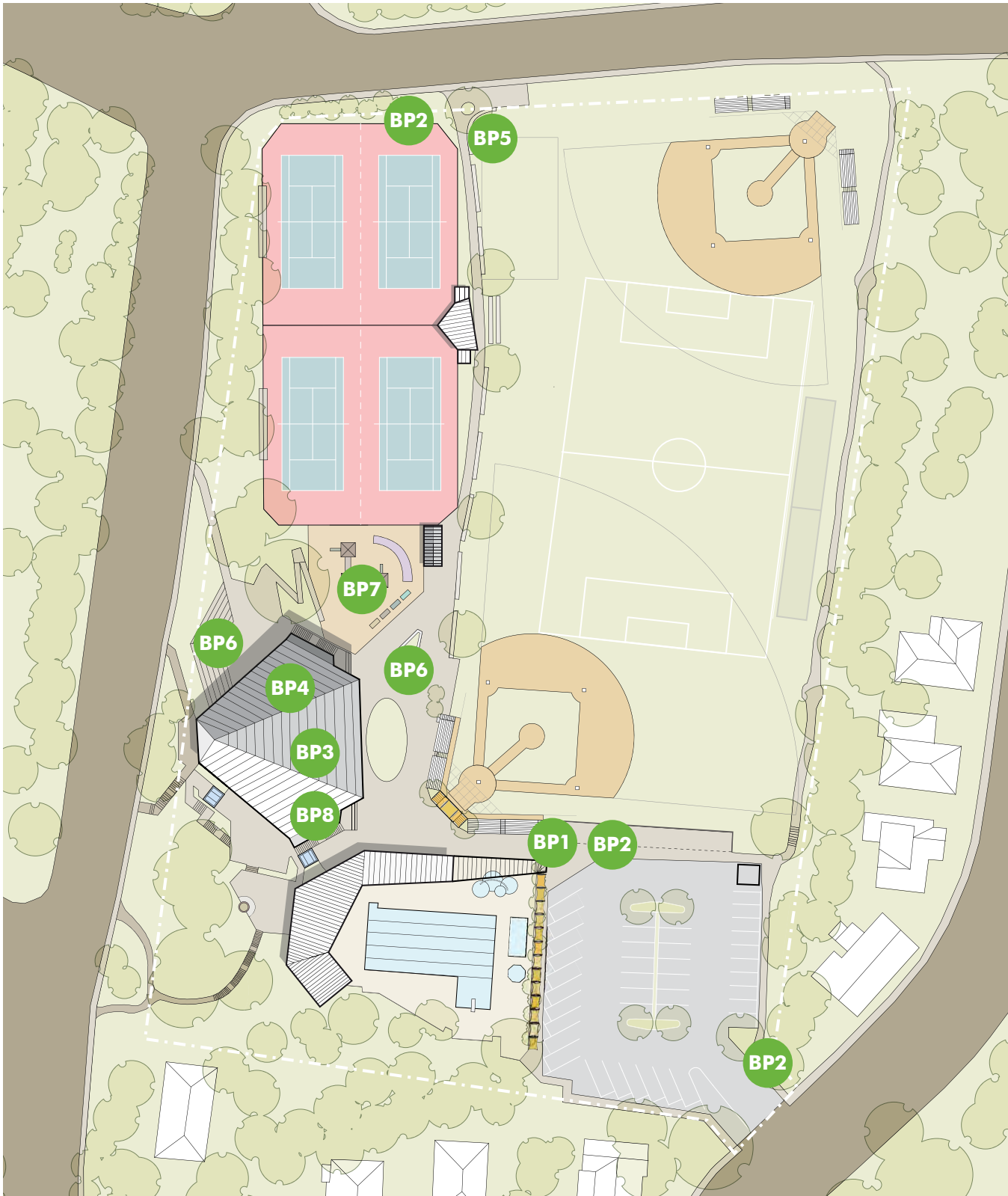
Participation in the community meetings for this master plan process and the high rate of response to the community survey indicates that there is significant interest and support in Strawberry for the District and its programs and facilities. Keeping the community informed and engaged in the process of improving District facilities will help maximize public support for implementation of the Master Plan.



*"It's a wholesome
environment for my kids."
— community survey
respondent*



BASE PLAN



BASE PLAN

BASE PLAN PROJECTS — 2012-2022

The Base Plan includes approximately \$2 million worth of priority projects that the District intends to fund using existing revenue sources over the next 10 years. In general these projects aim to renovate and enhance existing facilities. They will be phased generally according to priority and as sufficient funding accrues to implement them. Each of these projects will require further design work in order to refine the scope, budget, and schedule as well as to prepare for construction.

BP1 New Main Entry south side

- *New enclosure for pool equipment located away from entry plaza*
- *New saline (sodium hypochlorite) system pool equipment*
- *New entry plaza*
- *Improved pedestrian accessibility from East Strawberry Drive*



New Main Entry

BP2 New site signage and graphics

BP3 Electrical/lighting, A/V, and wifi upgrades

BP4 Main Building upgrades

- *Replace windows and doors*
- *Renovate Loft and gym decks*
- *Commercial kitchen*

BP5 Redesigned north site entry at Belvedere Drive

BP6 Landscape improvements

- *New plants*
- *New site furniture*
- *Improved plaza/outdoor activity space*

BP7 Added playground equipment

BP8 Main Building restroom upgrade



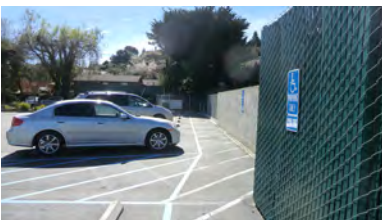
Improve Reggie Park playground

The Base Plan projects are described in more detail on the following pages.

BASE PLAN



Existing south site entry



Existing parking lot
pedestrian circulation

BP1 New Main Entry south side

This project addresses a range of issues around the main entrance to District facilities from East Strawberry Drive. A major catalyst for this project is the District's desire to rectify the current design issues impacting energy efficiency and the longevity and daily functionality of pool equipment. The master plan process has also identified an interest to explore the possible change from a chlorine-based pool system to a saline (sodium hypochlorite) system, which is anticipated to improve the swimming experience, increase user satisfaction, and boost pool pass sales.

This conversion provides the opportunity to move the pool equipment to a less prominent location on the north side of the entry walkway at field level. This area will be developed as an attractive and welcoming entry plaza with clear views of the Main Building.

This project is also intended to include renovation of the parking lot to make it more pedestrian-friendly and provide a safe, accessible path of travel from East Strawberry Drive.

BASE PLAN



New plaza and pool equipment enclosure with rooftop viewing deck



Moving the pool equipment will improve the pedestrian entry experience. (View also shows VP1 — see page 24.)

BASE PLAN



Existing signage at south site entry

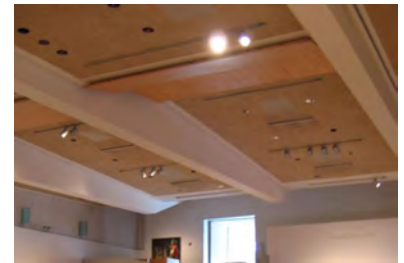


Existing signage at Belvedere entry

BP2 New site signage and graphics

Current District signage is outdated and in need of repair. This project will create a new graphic brand for Strawberry Recreation District facilities and a program for attractive, coordinated, and user-friendly identification and directional/wayfinding signage.

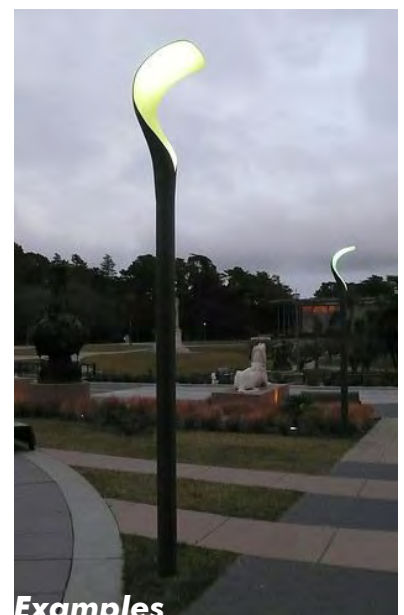
BASE PLAN



BP3 Electrical/lighting, A/V, and wifi upgrades

This project will upgrade the site and Main Building's electrical/lighting systems in order to bring them up to current code, improve energy efficiency, and expand capacity as needed. In conjunction with this project, the audiovisual system in the gymnasium will be improved, and wifi hot spots will be installed in selected areas of the property.

A new pool building is proposed in the Vision Plan, so an upgrade to the electrical system in the current pool building is not proposed as part of the Base Plan.



BASE PLAN



Existing gymnasium windows



Existing kitchen

BP4 Main Building upgrades

This project proposes to replace the original doors and windows in the Main Building with new frames and glazing. The District anticipates that this project will result in significant energy savings as well as improved thermal comfort for program participants, particularly active programs.

In conjunction with this project, the gymnasium and Loft level exterior wood decks would be renovated to address general weathering and wear/tear.

The District has already begun the process of upgrading the kitchen adjacent to the gymnasium with commercial-quality equipment and systems in order to better support District programs and rentals for community events. Any remaining work needed to complete this upgrade would be included in this project as appropriate.

This project may include repair or renovation of interior finishes

BASE PLAN



BP5 Redesigned north site entry at Belvedere Drive

This project would install a small concrete pad at the sidewalk at Belvedere Drive to create a staging/sign-in area for field and tennis programs.

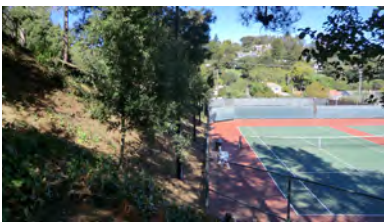
Also, the installation of a fence, berm, or landscape element along the north site boundary will create a stronger site edge. Depending on the design, a landscape feature such as a berm or low wall could also function as informal seating for game spectators at the minors field.



BASE PLAN



Existing site furniture



Existing trees

BP6 Landscape improvements

A variety of landscape improvements have been proposed for reasons such as improved aesthetics, reduced water usage, and lower maintenance requirements.

Replacing existing trees and plants with attractive native and drought-tolerant species could reduce maintenance requirements (for example, trimming box hedges and managing fallen leaves from deciduous trees). New site furniture (benches, tables, trash receptacles, etc.) would complement new plants and further improve the overall park aesthetic.

The plaza in front of the Main Building and adjacent to Reggie Park playground would be improved with features such as new hardscape and landscape materials to create a sense of “place” and increase its usability for formal and informal outdoor activity.

BASE PLAN



BASE PLAN



Example



Existing Reggie Park playground



Existing Reggie Park playground

BP7

Additional playground equipment

Reggie Park playground recently underwent a small renovation removing the tiered upper level and replacing the retaining wall between the park and the upper tennis courts. The park also received new wood fiber surface material to improve user accessibility and reduce maintenance. The next step in making Reggie Park even more welcoming for the District's youngest customers is to install additional new play equipment that appeals to a wider range of ages and ability levels.

BASE PLAN



Current men's restroom

BP8 Main Building restroom upgrade

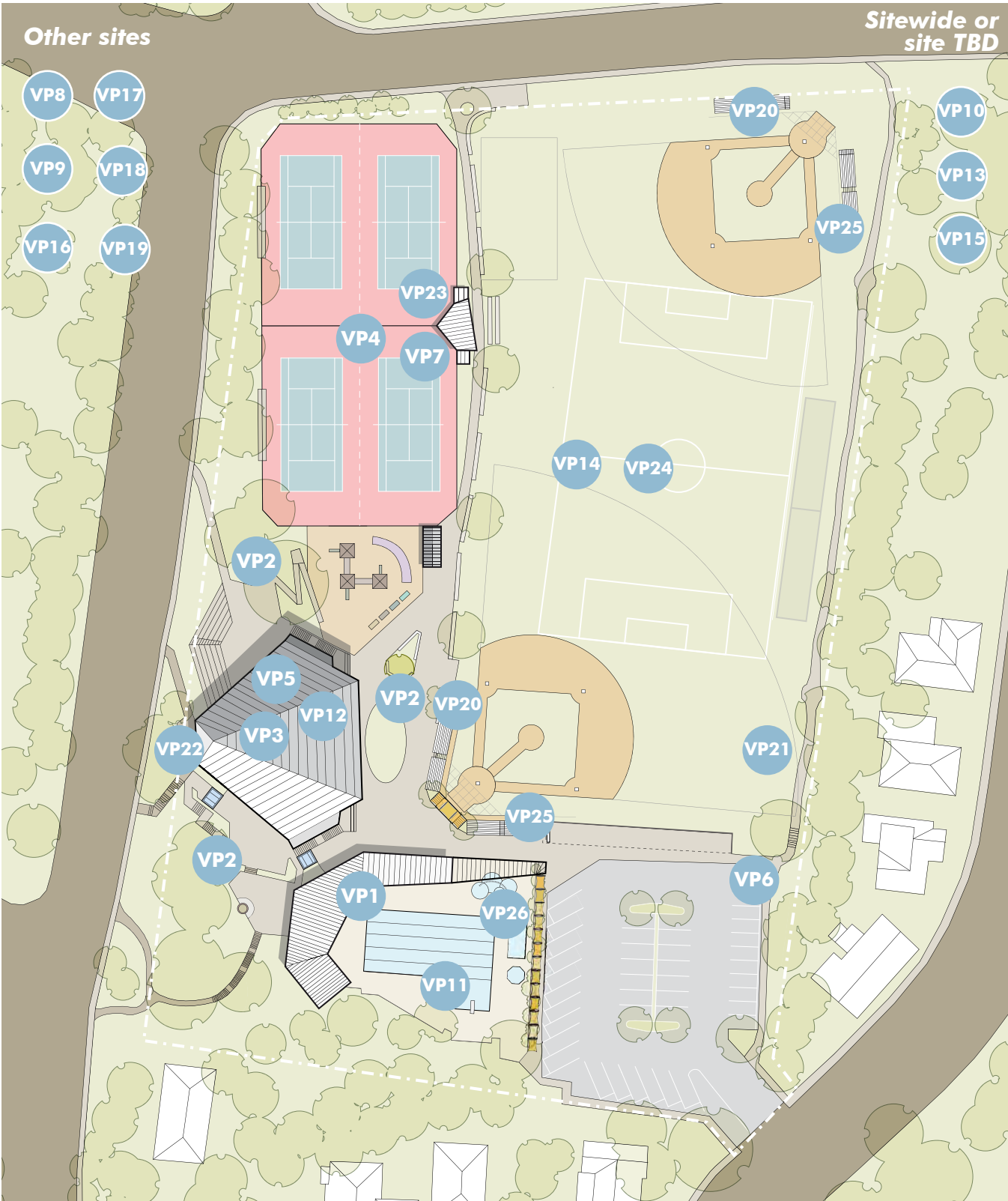
The Main Building has two multiple-occupancy restrooms located on the first level designed to serve tennis, field, and other site users as well as Main Building users. However, both restrooms are located three steps above the ground floor level. District customers who cannot climb the stairs must use restrooms located in the gymnasium (via the elevator) or in the pool building.

In keeping with the Board's priority to improve access for all facility users, this project will improve accessibility to the Main Building first floor restrooms and make their interior layout and fixtures accessible. Ideally the ramp/exterior elements of this project will be designed in conjunction with the plaza improvements contemplated in the Base Plan project BP6. This project may be obsolete with the proposed addition of restrooms in the Vision Plan design of a new aquatics pool house.



Current women's restroom

VISION PLAN



VISION PLAN

VISION PLAN PROJECTS

The Vision Plan comprises projects that will likely require additional funding for implementation. Some of these projects represent opportunities to expand District programs and attract new users, while others address deferred maintenance needs and other facility renovations. Each of these projects will require further design work in order to refine the scope, budget, and schedule as well as to prepare them for construction.

HIGH/HIGHEST PRIORITY VISION PLAN PROJECTS

The projects below were designated as the highest priority Vision Plan projects by the Board. These projects are profiled on the pages following the full Vision Plan list.

VP1 Improved aquatics facilities

- *New pool house with improved user facilities*
- *Additional meeting room space for District programs*
- *New children's water feature*
- *New adult spa*

Detailed description on page 24.

VP2 New plaza/outdoor activity space features

- *Enhance seating, usability, and livability of first and second level plazas/patios*
- *Modernize public announcement equipment and concession facility*
- *Possible addition of small hillside amphitheater*

Detailed description on page 25.

VP3 Upgrade Main Building kitchenettes

- *Higher grade appliances and cabinets*
- *Possible enclosure to shield from view*

Detailed description on page 26.

VP4 Tennis court improvements

- *Renovated foundations and court surfaces*
- *Expanded courts with dividers and new fence*
- *New viewing deck feature and seating*

Detailed description on page 27.



New aquatics facilities



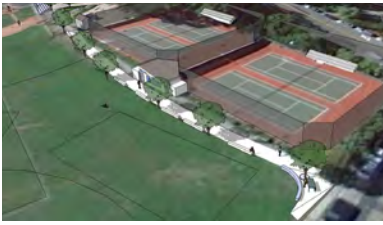
Examples

Hillside amphitheater



Tennis improvements

VISION PLAN



New seating at practice field

MEDIUM PRIORITY VISION PLAN PROJECTS

VP5 Main Building improvements

- *Restore gymnasium finishes: wood trim, siding, floor, and ceiling; ceiling acoustic tile; stairs/bleachers; stage floor*
- *New gym stage curtains and lighting*
- *Expand ground floor program rooms to deck supports*
- *Roof gutters and downspouts*
- *Deck foundations, surface, and railings*

VP6 Relocate trash enclosure

The trash enclosure is located at the south end of the property next to the pool and is the first feature visible upon entry to the parking lot and facility. The trash enclosure is proposed to move to the northeast area of the parking lot. This project could be incorporated into the maintenance building renovation.

VP7 Add seating at field practice area

Practice Field A was created in 2012 and is located on the north-west side of the field parallel to the lower tennis courts at Belvedere Drive.

Seating may be incorporated into the landscape on the west slope adjacent to Practice Field A and below the tennis court path or at the north end on Belvedere Drive or south end of the field between Practice Field A and Practice field B.



Existing trash enclosure

VP8 Harbor Cove Park

Location: Harbor Cove Way and East Strawberry Drive

- *Replacement current dock with aluminum, composite or wood*
- *Dock accessibility upgrade*
- *Replace or add to park features*

VP9 Brickyard Park

Location: Great Circle Drive/ East Strawberry Drive

- *Accessibility upgrade*
- *Replace features*
- *Restore coastal wetland: remove non-native vegetation, install rock on the northwest end of the park's coastal area, and restore native vegetation in the wetland area*

VISION PLAN

LOWER PRIORITY VISION PLAN PROJECTS

VP10 Add rentable storage for frequent users

Possible additional feature incorporated into the maintenance building redesign and upgrade.

VP11 Replace existing pool slide

VP12 Add staff kitchen/lounge facilities

Possible additional feature incorporated into the pool building redesign and upgrade.

VP13 Extend wifi facility-wide

Basic Plan 3 (BP3) refers to the creation of wi-fi “hot spots”. VP 13 of the Vision Plan would hard wire three levels of the main facility and provide wi-fi throughout the property.

VP14 Improve field drainage

VP 14 would be performed if the field is maintained with natural turf long term. Drainage maintenance and improvements along the east side of the field may be included in the Basic Plan item 6-Landscape improvements.

VP15 Add basketball/outdoor sport court

Possible addition to Practice Field B (between the Major Field and Practice Field A, next to the existing tennis courts) or repurposing one tennis court and creating a multi-use space for tennis and basketball.

VP16 Seminary Cove Park

Location: Seminary Drive by Ricardo Road the park currently includes exercise equipment and picnic features.

- *Restore coastal wetland: remove non-native vegetation and restore native vegetation in the wetland area*
- *Improve paths and park features*



Facility-wide wifi



Improve field drainage



Existing major field dugout

LOWER PRIORITY VISION PLAN PROJECTS (CONTINUED)

VP17 Parcel 21

Location: behind the frontage road business between DeSilva Road and Ricardo Road is a small triangle shaped parcel behind the current car wash and parking lot.

- *Restore coastal wetland: remove non-native vegetation and restore native vegetation in the wetland area*

VP18 Restore coastal path

Location: small pathways and easements exist around Belloc Lagoon creating the coastal path. The coastal path is not continuous and only small portions are Strawberry Recreation District property.

VP19 Strawberry Vista/Water Tank Hill

Location: Inez Place to Nader Lane

- *Path/benches restoration*

VP20 Improve dugouts

Renovate Major Baseball Field dugouts: level the surface to field grade, increase height of ceiling or enclosure, install drainage, incorporate equipment storage and trash areas

Build or renovate Minor Baseball Field dugouts: level the surface to field grade, create shade structure, incorporate equipment storage and trash areas



Existing major field scoreboard

VP21 Replace Major Baseball Field scoreboard

VISION PLAN

"MAYBE" VISION PLAN PROJECTS

VP22 Improve Loft accessibility

- Accessible path of travel from ground level
- Add restroom in Loft

VP23 New tennis clubhouse

VP4 includes tennis court renovations and possible viewing and seating areas. VP23 proposes a covered shade structure or small clubhouse room. The first proposed location would be between the two courts on the east side. The second proposed location would be to incorporate the existing tennis office and the club house room at the south end of the courts. A third proposed location on the hillside was ruled out because of the overall plan to widen the courts, increased costs of excavation and building, and accessibility issues.

VP24 Install artificial turf for athletic fields

Three options have been discussed for the future surface of the athletic fields. First, maintain the existing natural turf. Second is to install artificial turf, creating an all weather surface and reducing maintenance costs. Third is a combination of artificial turf and natural turf areas.

VP25 Renovate major field bleachers

Current Major Field bleachers are a combination of a wood seating surface on metal frames permanently fixed in a concrete foundation. The current Minor Field bleachers are a free standing metal frame with wood bench seating. Options for renovation include changing to aluminum frame and bench, metal frame and composite bench, restoring or replacing the wood bench style bleacher seating.

VP26 Expand/convert current spa to swim lanes

The current 9-1/2 foot X 25 foot Spa is maintained at 98 degrees. Its primary SRD program function is as a warm teaching pool for children under 5. Adults utilize it with jets as a warm spa, and families use it as a warm shallow swim pool for young children. The Spa has stairs on both ends, an ADA lift, and bench seating on the west and east sides. The current Spa could be expanded in length and width to accommodate shallow lap swimming and increase the capacity for teaching lessons. VP1-Improved Aquatics Facilities includes the addition of an "adult only" hot spa.

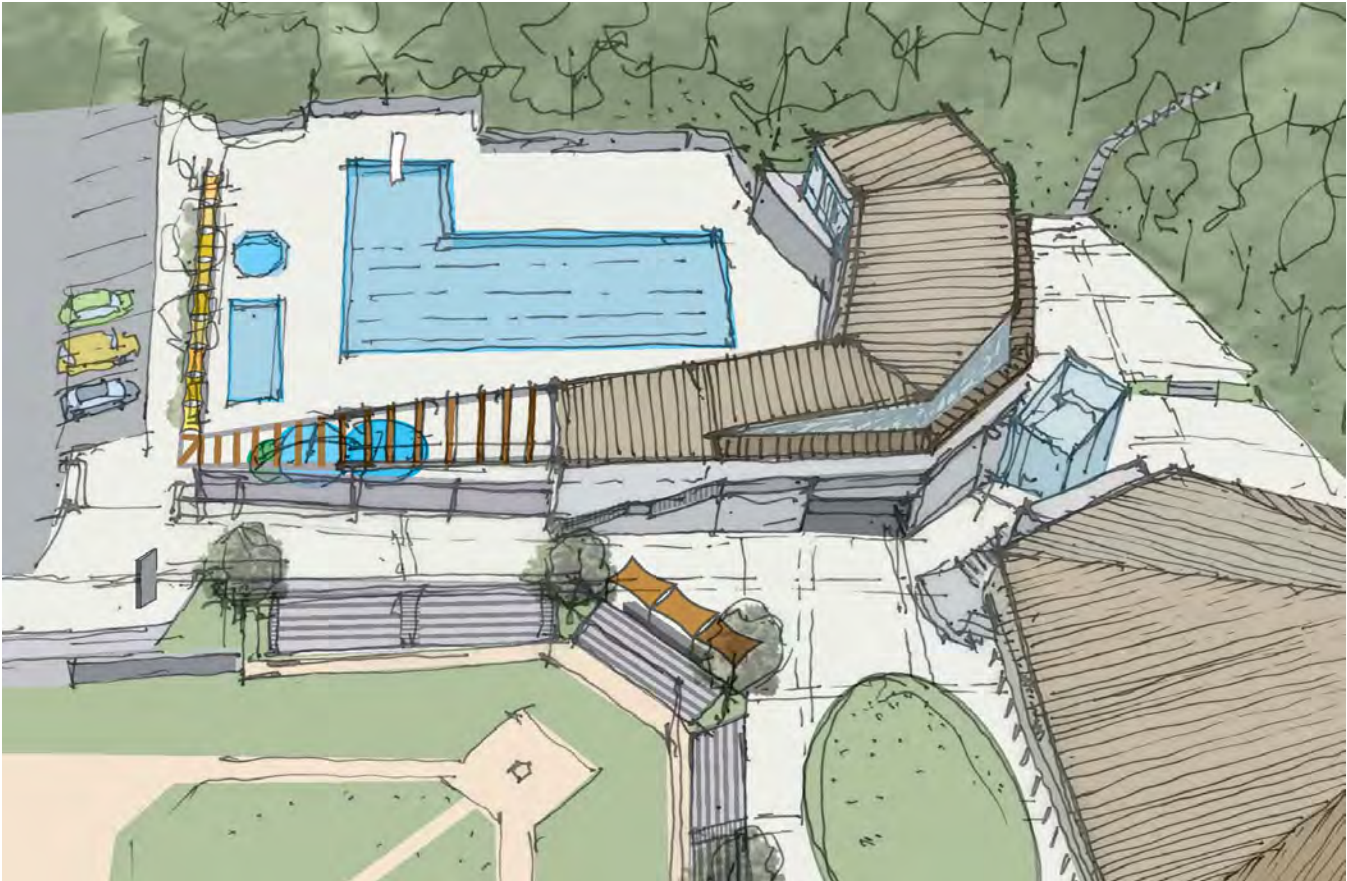


Stairs to Loft/Ricardo



Existing elevator to gym level

VISION PLAN



VP1 Improved aquatics facilities



This project proposes extensive renovation or replacement of the District's aquatics facilities in order to provide better user amenities, improve operational efficiency, and enhance the overall design and appearance of the facility.

A new code-compliant, energy efficient, and sustainably-designed building will provide the much-needed space for aquatics staff and storage that the current pool building lacks. It will improve staff supervision in the building and in the pool area. It will enhance the user experience. It is envisioned to be located in the hillside to the west of the existing pool, and to have a second building story with new District program space. The new building will also include concession facilities for both pool and field uses.

The existing children's pool will be replaced with a new high-interest, zero-depth water feature appealing to a broader age range. The project will also add an adult hot tub. Other than the conversion to a saline system (see Base Plan project BP1), the main pool will not be renovated.

VISION PLAN



VP2 New plaza/outdoor activity space features

Although the scope and design of this project has not yet been developed in detail, the Board intends for this project to incorporate, rather than replace, the improvements made to the plaza in the Base Plan (see project BP6). Examples of features to enhance the usability/livability of this space include a fire pit, attractive seating, and a focal point tree or sculpture.

To reduce visual obstructions in the plaza area and modernize announcer equipment, the current snack shack/field announcer booth could be replaced with a lighter structure. (The new pool building is anticipated to include concession facilities to replace this function of the snack shack.)

The District could also choose to focus on other outdoor activity spaces. For example, there is an opportunity to improve the north patio at the gymnasium level to increase rentability of the gymnasium for private events.



Examples

VISION PLAN



VP3 Upgrade Main Building kitchenettes



Both the Loft and the ground floor program space have small kitchen facilities with residential-quality appliances. There is an opportunity to upgrade one or both of the kitchenettes with higher-capacity and sturdier-grade appliances to better support both District programs and rentals. Also, a feature to “close” the kitchenettes from view may be considered to enhance aesthetics.

Larger-scale food preparation would likely continue to use the commercial kitchen adjacent to the gymnasium, which will be improved in the Base Plan (BP4).

VISION PLAN



Rendering above also shows VP23

VP4 Tennis court improvements

The District's tennis program would benefit from facility improvements. There are two pairs of courts. The courts in each pair are very close to each other, resulting in frequent cross-court interference. The courts could be renovated and expanded so as to not only allow more space between the courts, but also potentially include a screen or net divider. The court surface could also be upgraded to a modern and more forgiving surface.

Providing new amenities for the tennis program may also attract new users and increase pass sales. One potential amenity would be the addition of a tennis viewing/activity deck with seating. There are multiple possibilities for how tennis court improvements could be designed. For example, expansion of the courts could be achieved by extending into the hillside, or toward the fields.

More detailed analysis and design work will be needed to help the District develop the preferred scope and design direction. Additional improvements to tennis facilities are proposed in VP23.



ACKNOWLEDGMENTS



The Strawberry Recreation District Master Plan could not have been completed without the generous contributions of many people, including the hundreds of District customers and community members who participated in the customer survey and/or public meetings for this project. Individuals who were part of the Core Project Team are marked with an asterisk (*).

DISTRICT BOARD

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- Jennifer Klopfer*
- Julie Zener*
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- Pam Bohner

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APPENDIX

APPENDIX A

MASTER PLAN — BASE PLAN PROJECTS, PRIORITIES, AND GOALS

5/2/2012

STRAWBERRY RECREATION DISTRICT MASTER PLAN

MASTER PLAN			PROJECT GOALS/OBJECTIVES					
Project No.	Plan Element	SRD Board Priority	Improve	General/	Enhance	Enhance	Enhance	Enhance
			Access to Benefit All Users	Deferred Maintenance	Revenue	Operations & Efficiency	Programs	Aesthetic / Brand
BASE PLAN								
BP1.1	New enclosure for pool equipment/storage	Base Plan	highest	X	X		X	X
BP1.2	Saline system pool equipment conversion	Base Plan	highest		X		X	
BP1.3	Improve pedestrian approach from parking lot	Base Plan	highest	X			X	X
BP1.4	Parking lot redesign with accessible path	Base Plan	highest	X	X	X	X	X
BP2	New site signage/graphics	Base Plan	highest		X			X
BP3.1	Retrofit electrical system - main building	Base Plan	high	X	X		X	X
BP3.2	Retrofit exterior electrical/lighting systems	Base Plan	high	X	X	X	X	X
BP3.3	AV upgrade + limited Wifi	Base Plan	high		X	X	X	X
BP4.1	Replace gym doors/windows - high+porch	Base Plan	high		X	X	X	X
BP4.2	Renovate gym deck	Base Plan	high		X			
BP4.3	Commercial kitchen	Base Plan	high	X	X	X	X	
BP5.1	Staging/sign-in/sign-out at Belvedere	Base Plan	high				X	X
BP5.2	Safety fence/berm along Belvedere	Base Plan	high				X	X
BP6.1	Enhance existing plaza	Base Plan	high	X		X	X	X
BP6.2	Improved site furniture - seating, trash	Base Plan	high	X		X	X	X
BP6.3	Landscape improvements - facility wide	Base Plan	high		X			X
BP7	New playground equipment	Base Plan	high	X	X	X	X	X
BP8	Restroom upgrade - ground floor	Base Plan	high	X	X	X	X	X

MASTER PLAN — VISION PLAN PROJECTS, PRIORITIES, AND GOALS

5/2/2012

STRAWBERRY RECREATION DISTRICT
MASTER PLAN

PROJECT GOALS/OBJECTIVES

Project No.		Plan Element	SRD Board Priority	Improve		General/Deferred		Enhance		Enhance Aesthetic/Brand
				Access to Benefit All Users	Maintenance	Revenue	Operations & Efficiency	Programs		
VISION PLAN										
VP1.1	New pool house - base	Vision Plan	highest	X	X	X	X	X		X
VP1.2	New pool house - premium for hillside	Vision Plan	highest							
VP1.3	New pool house - second story	Vision Plan	highest	X		X			X	
VP1.4	New adult hot tub/spa	Vision Plan	highest			X			X	
VP1.5	New children's splash pad/play feature	Vision Plan	highest			X			X	
VP2	New plaza features	Vision Plan	highest	X		X			X	X
VP3	Upgrade meeting room kitchenettes	Vision Plan	high	X		X			X	
VP4.1	Renovate/expand courts + access control	Vision Plan	high			X			X	
VP4.2	Tennis picnic area/outdoor kitchen features	Vision Plan	high	X		X			X	
VP4.3	Divider between courts	Vision Plan	high						X	
VP5.1	Gym improvements - finishes, stage	Vision Plan	medium	X	X	X		X	X	X
VP5.2	Expand ground floor to deck supports	Vision Plan	medium	X		X		X	X	
VP6	Relocate trash enclosure	Vision Plan	medium		X					X
VP7	Add seating at practice area	Vision Plan	medium	X		X			X	X
VP8	Harbor Cove Park improvements	Vision Plan	medium	X	X					X
VP9	Brickyard Park improvements	Vision Plan	medium	X	X	X				X
VP10	Rentable storage for frequent users	Vision Plan	lower			X		X		
VP11	Replace pool slide	Vision Plan	lower			X			X	
VP12	Staff lounge/kitchen	Vision Plan	lower	X				X		
VP13	WiFi - facility-wide	Vision Plan	lower						X	
VP14	Improve field drainage	Vision Plan	lower		x	X		X		
VP15	Basketball court/outdoor sport court	Vision Plan	lower			X		X		
VP16	Seminary Cove Park wetland restoration	Vision Plan	lower	X	X	X		X		X

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APPENDIX

APPENDIX B

MASTER PLAN — VISION PLAN PROJECTS, PRIORITIES, AND GOALS

5/2/2012

STRAWBERRY RECREATION DISTRICT MASTER PLAN

MASTER PLAN			PROJECT GOALS/OBJECTIVES						
Project No.	Plan Element	SRD Board Priority	Improve Access to Benefit All		General/Deferred Maintenance	Enhance Revenue	Enhance Operations & Efficiency	Enhance Programs	Enhance Aesthetic / Brand
			Users						
VISION PLAN									
VP17	Parcel 21 wetland restoration	lower	X		X				X
VP18	Restore coastal path	lower	X		X				X
VP19	Strawberry Vista/Water Tank Hill restoration	lower	X		X				X
VP20.1	Renovate Major Field dugout	lower	X		X		X	X	
VP20.2	Build Minor Field dugout	lower			X			X	
VP21	New Major Field score board	lower			X			X	
VP22.1	Accessible path/elevator to Loft level	maybe	X		X	X	X	X	X
VP22.2	Restroom in Loft	maybe	X		X	X	X	X	X
VP23	New tennis clubhouse	maybe				X		X	
VP24	Replace grass with artificial turf	maybe			x	X	X		
VP25	Renovate Major/Minor Field bleachers	maybe	X		X			X	X
VP26	Convert spa to swim lanes	maybe				X		X	



G R O U P 4

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