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BELMONT CITY CLERK

I. Introduction

Purpose of the Master Plan

Belmont's limited number of athletic fields serve many users: residents, schools, and sports organizations. The combination of heavy use with outdated drainage and irrigation systems has worsened the condition of turf year after year on most of the fields. The City of Belmont has realized the need to improve and maintain the playability of all of its athletic fields through significant upgrades.

This master plan is intended to document the user needs of the sites, prioritize future improvements, and to guide the City of Belmont through a comprehensive renovation of seven main athletic fields. The master planning process involves six main components:

1. Inventory and analysis of the existing seven athletic fields
2. An overview of current maintenance practices and budgets
3. Community involvement
4. Identification of general goals and improvements for each site
5. Development of an action plan and recommendations
6. Analysis of projected project costs for each site

Scope of the Project

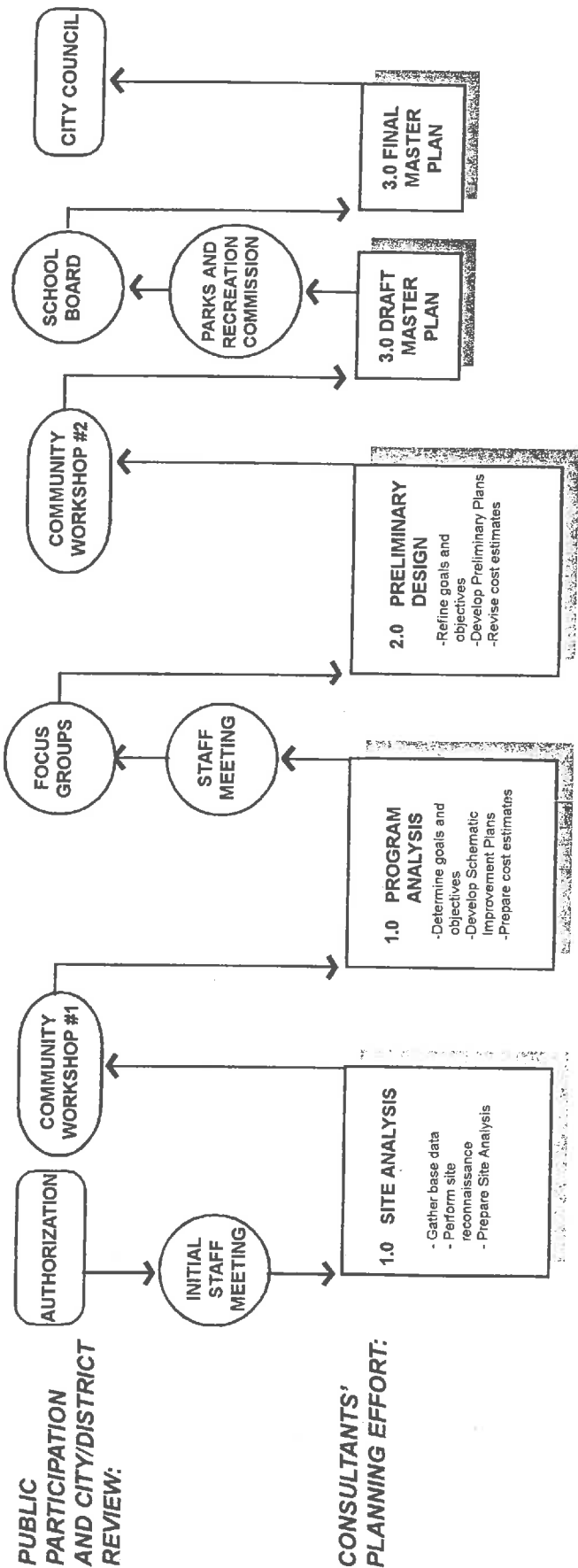
In 1992, the City of Belmont developed a Parks and Open Space Master Plan as a long range plan for maintenance and future improvements. This document, the "Athletic Fields Master Plan", takes that process a step further, focusing on seven athletic field sites and what is needed to maximize their usage for the residents of Belmont. Four of the sites are part of school campuses and owned by the Belmont/Redwood Shores School District, but all are currently maintained by the City of Belmont. Each site serves as a neighborhood park and is used for sports groups' practices and games, and many are school grounds with related activities scheduled daily. Many of the sports organizations who use the fields dedicate their own time and funding to the upkeep of the fields, in addition to the City's maintenance routine.

This project focuses on improvements within the athletic turf areas of each site, and upgrades of related athletic equipment, such as backstops, benches, storage, etc. Additional improvements at school locations have been requested by the School District and are incorporated to provide a comprehensive master plan of each site.

II. Planning Process

The success of the planning process for this master plan relied on significant public involvement and direction from both the City of Belmont and the Belmont/Redwood Shores School District. A series of community workshops gave the public an opportunity to express their desires, ideas and concerns. Schematic designs were developed by focus groups representing the interests of various school district and sports organizations. The designs were then reviewed by focus groups representing the School, Fox Elementary School, Central Elementary School and Nesbit Elementary School. 2) City of Belmont Department of Parks and Recreation Staff and Belmont/Redwood Shores School District Administration. 3) Representatives from Belmont Little League, AYSO, BYSA and CYSA. This ensured that each groups' specific needs were addressed in the preliminary design phase. The sports organizations' requested improvements were categorized as "Athletic Fields Improvements" and the School District groups as "Additional Improvements".

The diagram following illustrates the overall planning process. The master plan was presented and reviewed by the School Board and the Belmont Park and Recreation Commission, and appropriate revisions were made based on the direction received at each meeting. The present document represents the consensus of the community, consultant, and City, and was approved as the final master plan by the City Council on September 25, 2001.



III. Existing Facilities and Recommended Improvements

Maintenance and Budget

The greatest contribution to the continued success of any athletic facility is a maintenance program that is established, sustained and adequately funded. Not only will such a program maximize the longevity of an athletic field, but it will enhance the aesthetics, safety and enjoyment of playing on the field.

To better analyze the condition of Belmont's current program, the following is a comparison of five annual budgets, broken down to "per acre/per year dollars". Four of these budgets are actual figures used for existing facilities. The fifth is an estimate of annual costs necessary to adequately sustain approximately one acre of turf athletic field. It should be noted that other municipalities/facilities were contacted but were unable to provide figures that could be accurately compared to the City of Belmont.

Spartan Stadium, San Jose \$95,000 per acre/per year

- no itemized list of maintenance tasks provided

City of Belmont Athletic Fields (prior to 2001) \$5,700 per acre/per year

- litter and trash removal
- irrigation repairs
- mowing
- water payment
- fertilizer
- aeration
- import soil
- repairs to fencing
- vandalism repair
- infield mix
- bases
- repairs to backstops

City of Belmont Athletic Fields (2001 budget) \$7,600 per acre/per year

- items listed in "prior to 2001"
- additional fertilizer
- topdressing, overseeding
- additional aeration

City of Sunnyvale Athletic Fields \$9,000 per acre/per year

- litter and trash removal
- irrigation repairs
- mowing
- fertilizer
- vandalism repair
- aeration
- turf seed

Consultant's Estimate

This estimate approximates most of the maintenance tasks and the associated hours and material costs necessary to adequately sustain approximately one acre of turf athletic field. The actual hours and costs incurred will vary significantly with the ultimate size, usage and level of maintenance of each facility. The information is a baseline set of data and outlines the order of magnitude of basic maintenance items and costs associated with such a project.

\$17,875 per acre/per year

Labor Items

maintenance items	hours/period	total hours/year
<i>weekly</i>		
• mowing	3 hours/week x 44 weeks	132
• irrigation check and needed repairs	1 hour/week x 44 weeks	44
• vandalism repair	0.25 hour/week x 44 weeks	11
<i>seasonal</i>		
• fertilizer application	4 times/year x 4 hours	16
• aeration of soil	1 time/year x 16 hours	16
• weed/pest control	2 times/year x 8 hours	16
• replace turf in areas of wear or damage	1 time/year x 24 hours	24
• clean drainage system	1 time/year x 8 hours	8
• field "striping"	2 times/year x 6 hours	12
• infield mix installation and renovation	1 time/year x 12 hours	12
• installation/removal of temporary fencing during non-use periods	2 times/year x 12 hours	24
• miscellaneous tasks		16
Total Estimate of Labor per acre		331 hours or 41 days, 3 hours

Material Items

fertilizers (4,000 lbs at \$0.25/lb)	\$1,000
water (254,000 c.f.)	\$4,600
seed/ amendments/ fencing	\$2,000
herbicide (10 gallons at \$50/ gal)	\$500
infield mix	\$500
miscellaneous	\$1,000
Total Estimate of Materials	\$9,600 per acre

(1) 365 days less 104 weekend days equals 261 days

(2) The above matrix does not include litter removal or other daily maintenance items.

Cost Summary

Total Estimate of Labor Costs @ \$25/hour	\$8,275
Total Estimate of Material Costs	\$9,600
Total Estimated Maintenance Costs	\$17,875 per acre

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Total Estimated Maintenance Costs..... \$17,875 per acre

General Objectives and Improvements

Despite the different activities, layouts and amenities of the various athletic fields, there are a few general objectives and improvements called for in this master plan to be applied to every site.

It is recommended that the quality and playability of each field be raised and maintained at the level outlined in the section "Maintenance and Budget". The following is a list of general improvements proposed for all seven sites:

- Maximize layout and playability of the fields
- Improve site grading and surface drainage facilities
- Install new turf by seed or sod
- Remove and replace irrigation systems
- Establish an ongoing maintenance program
- Upgrade and modernize site amenities including backstops, fences, drinking fountains, and trash receptacles

Site Conditions and Specific Improvements

The following pages contain brief descriptions of existing conditions for each site, paired with a list of improvements. These improvements are specific to each site and in addition to the general improvements discussed above. For a more comprehensive description of existing conditions and improvements, refer to the photographs, Existing Conditions diagram and Preliminary Plan for each site.