



**RJM
DESIGN GROUP, INC.**

**CITY OF ESCONDIDO
11th Avenue Park
WORKSHOP SUMMARY
December 17, 2008**

INTRODUCTION

This report summarizes the results of the planning process that was conducted as a part of the public outreach effort to assist in the preparation of the 11th Avenue Park Project for the City of Escondido.

The following lists the various planning stages of the planning process.

PLANNING PROCESS

This process began with research and fact finding. The project team, consisting of City representatives and RJM, met first to review the approach and methodology. Data collection began to establish a comprehensive database through a review and analysis of available existing pertinent information provided by the client.

A Site Analysis Plan was created that identified the existing site and adjoining land uses. The critical region of investigation focused upon the immediate site and those sites physically adjacent to the project.

WORKSHOP INTRODUCTION

As part of the planning process a workshop was held on Saturday, November 22nd from 9:00 to 12:30 am at Escondido Fire Station. Thirty (30) residents and community members attended the workshop. Person from Escondido ???????, welcomed participants and introduced the Project Team. Larry Ryan and Eric Chastain of RJM Design Group, reviewed the overall process for the development of the Park Master Plan and proceeded to facilitate the workshop activities.



WORKSHOP GOALS

The goals of the workshop are to:

1. Provide an overview of the park planning process.

2. Tour site and adjacent areas to become familiar with existing conditions.
3. Provide a forum for discussion of potential likes, dislikes, needs and priorities for the 11th Street Park
4. Provide an opportunity to share diagrammatic design ideas.

SITE TOUR



The workshop site tour was conducted on the morning of November 22nd, 2008 and began at the firestation. The participants were given a workbook with a series of questions to answer as they walked the tour route. Fad;kfjdjf d;kfjdf ;kdf;dlkfjldjf oeij n r irhgiukjc girdnrlhxio f vjhfbjkhgfvirehfuhb snfdvuoir.

DISCUSSION WORKSHOP

After the site tour, participants were divided into four (4) different working groups for the discussion process. Each member of the group sat at a table of

no more than eight (8) participants with materials that included a flip chart, note cards, and markers to record their discussions. Volunteers were requested from each group to act as recorder/presenter. During the course of the workshop, five topics were presented for individual consideration and group discussion. Below is a list of the topics discussed.

- *What do you like best about the 11th Avenue Park Site?*
- *What are your dislikes about the park site?*
- *What do you believe are the most important needs related to the 11th Avenue Park site?*
- *What do you feel are the most important priorities for the 11th Avenue Park site?*

Initially, participants were asked to individually respond on forms that were distributed before the presentation of each topic. They were encouraged to list as many responses that came to mind.

A group discussion then began with individual members of each group sharing their responses with the entire group. Time was allotted for the groups to gain consensus on their top three to five answers on the particular topic. Following each topic discussion, the group's presenter reported their findings to all of the workshop participants.

Participants in attendance at the workshop were representatives from several local organizations including:

- County of Orange Ranger at Aliso and Wood Canyons Regional Park
-

WORKSHOP SUMMARY

After the presentations were given, the consultant team identified the top responses of all groups for each of the topics presented. They are listed below:

TOPIC 1

What do you **like** best about the 11th Avenue Park site?

- ❖ **Historical Value**
- ❖ **Landscape**
- ❖ **Secluded/Isolation/Remoteness**

TOPIC 2

What are your **dislikes** about the park site?

- ❖ **Limited Access**
- ❖ **Noise**
- ❖ **Traffic**

TOPIC 3

What do you believe are the most important **needs** related to the 11th Avenue Park site?

- ❖ **Multi-Use Center / Community Building**
- ❖ **Garden / Organic Farm**
- ❖ **Museum**
- ❖ **Passive Area / Picnic Area**

TOPIC 4

What do you feel are the most important **priorities** for the 11th Avenue Park site?

- ❖ **Preserve Historical Character**
- ❖ **Access**
- ❖ **Funding**
- ❖ **Impact to Neighborhood/Residents**

DESIGN CONCEPTS

Each group was asked to take the consensus ideas and issues and utilize their creative energy, to develop a concept plan for the site. Based upon participant input, (4) alternatives were prepared by the groups during the workshop. Diagrammatic Plan alternatives were drawn based upon the design concepts developed by each group participating at the workshop indicating proposed site amenities and facilities.

CONCLUSION

Upon presentation of the top three priorities for each topic and the collection of all individual topic response forms, the workshop participants were thanked for their involvement and invited to attend the follow up presentation for this project. The workshop adjourned.

The following charts represent the exact wording provided by each group on large format paper. They are aggregated here and color-coded to show the workshop consensus responses.

Topic 1 What do you like best about the 11th Avenue Park site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4
<u>Proximity</u> to our homes	<u>Open Space</u> – natural setting – walking trails	<u>Location</u>	Trees – landscaping – <u>open space</u>
Quietness	Space for picnic area	<u>Open Space</u>	Potential for gated – controlled access
<u>Open Space</u> with mature trees/shrubs	<u>Centrally located</u>	<u>Community</u> Engagement	Access to major roads – need to maintain <u>community</u> feel

LIKES
Proximity / Centrally Located
Open Space
Community

Other Likes:

- Quietness
- Space for Picnic Areas
- Community Engagement
- Potential for gated – controlled access
- Access to major roads
- Community Feel

Topic 2 What are your dislikes about the 11th Avenue Park site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4
Eyesore	Community Center site – decreases open space	Low land	Parking Concerns
Dumpsite potential	Traffic congestion will increase	Steep topography	11th Avenue traffic – widening – maintained (pot holes)
\$0 funds in budget to develop	Potential negative element hanging out in park	Security – surrounding neighborhoods	Need to create better facility use policy for usage

DISLIKES
Traffic
Security – Negative Elements

Other Dislikes:

- Eyesore
- Dumpsite potential
- \$0 funds in budget to develop
- Community Center site decreases open space
- Low land
- Steep Topography
- Parking Concerns
- Need to create better facility use policy for usage

Topic 3 What do you believe are the most **important needs** related to the 11th Avenue Park site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4
Funding	Place for community to gather, recreate	Sidewalks	Monies / fun ds to build
Cleaning Site	Picnic Area	Infrastructure	Drainage
Development Grading	Play Area for children	Open Space / Green Space	11th Avenue Road Improvement
Keep Natural		Cleaning	Safety
Habitat Area		Architecture compatibility / low profile	

NEEDS
Funding
Open Space / Keep Natural
Cleaning

Other Needs:

- Development Grading
- Habitat Area
- Place for Community to gather and recreate
- Picnic Area
- Play Area for Children
- Sidewalk
- Infrastructure
- Architectural compatibility / low profile
- Drainage
- Road Improvements

Topic 4 What do you feel are the most important **priorities** for the 11th Avenue Park site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4
<u>Safety</u> / Accessibility	Traffic control / parking	Small play field / play structure	Funding
Design / Set Plan	Plantings on west side to mitigate development for residents	Interim use	Drainage / 11th Avenue Improvements
Keep Neighbors happy	Limited hours of usage	Walking path / trail	<u>Safety</u>
	Security		Yes / No Building

PRIORITIES
Safety / Security
Keep Residents Happy

Other Priorities:

- Design / Set Plan
- Traffic control / parking
- Limited hours of usage
- Small play field / play structure
- Interim use
- Walking path / trail
- Funding
- Drainage / 11th Avenue Improvements
- Yes/No Building

**CITY OF ESCONDIDO – 11TH AVENUE PARK SITE
 WORKSHOP #1 – NOVEMBER 22, 2008
 GROUP PLANS SUMMARY**

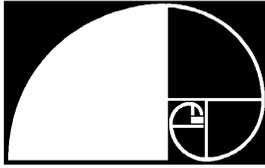
Facility / Amenity	GROUP				TOTAL
	GROUP 1	GROUP 2	GROUP 3	GROUP 4	
Amphitheatre	√			√	2
Bird Sanctuary				√	1
Community Center	√		√		2
Farmers Market				√	1
Garden	√		√		2
Garden (Farm)				√	1
Garden (Organic)		√			1
Garden (Botanical)		√			1
Greenhouse				√	1
Historic Area	√	√	√		3
Historic (replica ranch house)		√			1
Kitchen				√	1
Museum				√	1
Passive Play Use	√		√		2
Picnic Shelters	√	√	√	√	4
Pond/Water Feature		√	√		2
Parking	√	√	√	√	4
Restrooms	√		√	√	3
Temp. Event Area			√		1

Consensus Items

- ❖ **Historic Area**
- ❖ **Community Center**
- ❖ **Picnic Shelters**
- ❖ **Amphitheater**
- ❖ **Garden**
- ❖ **Passive Play Use**

APPENDIX

Workbook Summary “Taking Part” Awareness Tour
November 22, 2008



RJM DESIGN GROUP, INC.

PLANNING AND LANDSCAPE ARCHITECTURE

MEETING NOTES

MEETING DATE: April 20, 2009

PROJECT: City of Escondido
Escondido – 11th Avenue Park Master Plan

RJM PROJECT NO.: 848-01

SUBJECT: Feedback Session – Meeting Minutes

THOSE PRESENT: Larry Ryan, RJM Design Group, Inc.
Eric Chastain, RJM Design Group, Inc.

DISTRIBUTION: Those Present

THIS REPORT, IF NOT CORRECTED WITHIN FIVE DAYS AFTER RECEIPT BY ANY PARTY IN ATTENDANCE, SHALL BE ACKNOWLEDGED AS AN ACCURATE REPORT OF EVENTS THAT TOOK PLACE AT THIS MEETING.

DISCUSSION ITEMS – VARIOUS COMMENTS FROM THE PUBLIC

- One Group had scaled down footprint to a 2-story (Also allowed for access off Del Dios)
- One group had no building – Do we need a Community Center?
- Felt that funding for smaller building more feasible.
- Felt playground equipment with neutral colors – No loud colors i.e. red, blue, yellow
- Felt parking lot, building, was too big, needed more open space
- High school will have basketball court, felt that City needed more land to build project.
- Site clean up, straw bales, weed abatement needs to happen now. Disc site and plant natives.
- Rocks, pile of dirt is ugly, site used to look natural.
- Fire Station Contractor is work done, but site still has debris.
- Organize a community garden to use site. Utilize site until funding becomes available.
- What can we see in our lifetime?
- Does the site really need a community center? That is what Council will decide. Direction from council was to put community center in the site.
- Building will bring supervision to park – built-in security.
- Typical hour's park hours will be 7:30am to 9:00pm. Control flow of traffic, mitigate other issues. Smaller venue lends to shorter hours of operation.
- Older adults programming is growing all the time, creating need for community center
- City may sell property, if project is not feasible.
- 18,000 s.f. is about as big the community center may get.
- What do we do there? Will we be using this center? Don't build it unless they come.
- Programming of site is the key to the impacts of the project.
- Typical preschool will be 7:30am – 1:00 pm – Maximum 15 – 20 kids



RJM
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 PLANNING AND LANDSCAPE ARCHITECTURE
 31591 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675

11TH AVENUE PARK
ESCONDIDO, CALIFORNIA
Statement of Probable Construction Cost
September 17, 2009

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
I. PROJECT START UP					
A.	Mobilization (not to exceed 2% of base bid amount)	1	LS	Allow	\$ 100,000.00
B.	Clear and Grub	168,245	SF	\$0.06	\$ 10,094.70
C.	Rough Grade	168,245	SF	\$0.25	\$ 42,061.25
D.	Construction Chain Link Fencing	2,335	LF	\$6.00	\$ 14,010.00
PROJECT START UP SUBTOTAL:					\$ 166,165.95
II. WATER IMPROVEMENTS					
A.	Water Improvements	1	LS	Allow	\$ 35,000.00
WATER IMPROVEMENTS SUBTOTAL:					\$ 35,000.00
III. SEWER IMPROVEMENTS					
A.	Sewer Improvement	1	LS	Allow	\$ 50,000.00
SEWER IMPROVEMENTS SUBTOTAL:					\$ 50,000.00
IV. STORM DRAIN IMPROVEMENTS					
A.	Storm Drain Improvement	1	LS	Allow	\$ 150,000.00
STORM DRAIN IMPROVEMENTS SUBTOTAL:					\$ 150,000.00
V. HARDSCAPE CONSTRUCTION					
A.	HARDSCAPE / FLATWORK				
1.	Construct 4" AC/9" CMB Paving at Parking Driveway	110	SF	\$4.00	\$ 440.00
2.	Construct 3" AC/6" CMB Paving at Parking Stalls	31,640	SF	\$3.00	\$ 94,920.00
3.	Construct Handicap Sign per Standard	4	EA	\$400.00	\$ 1,600.00
4.	Striping per Standard	1	LS	Allow	\$ 2,000.00
5.	6" Curb and Gutter	1,520	LF	\$18.00	\$ 27,360.00
6.	Construct Curb Ramp per APWA Standard No. 111-2	2	EA	\$750.00	\$ 1,500.00
7.	6" Vehicular Natural Grey Concrete Paving with 'Top Cast' Finish	25,030	SF	\$8.00	\$ 200,240.00
8.	Construct Bio-swale w/ Accent Boulders	3,675	SF	\$35.00	\$ 128,625.00
9.	8" Wide Conc. Mowcurb	800	LF	\$15.00	\$ 12,000.00
10.	Construct Bridge	2	EA.	\$18,000.00	\$ 36,000.00
11.	Prefabricated Shade Structure	2	EA.	\$25,000.00	\$ 50,000.00
12.	18" High Seat / Retaining Wall	175	LF	\$200.00	\$ 35,000.00
B.	BASKETBALL COURT				
1.	Basketball Court- Installed Complete, Including Paving and Basketball Equipment (820 sf.)	1	LS	Allow	\$ 35,000.00
C.	ARCHITECTURE				
2.	Pre-fabricated Restroom ((625 sf.)	1	LS	Allow	\$ 400,000.00
HARDSCAPE CONSTRUCTION SUBTOTAL:					\$1,024,685.00
VI. ELECTRICAL IMPROVEMENTS SITE LIGHTING					
1.	Parking Lot Lighting	10	EA	\$8,000.00	\$ 80,000.00
2.	Pedestrian Walkway Lighting	15	EA	\$5,000.00	\$ 75,000.00
3.	Site Electrical Distribution	1	LS	Allow	\$ 45,000.00
4.	Electrical Switchgear	1	LS	\$46,000.00	\$ 46,000.00
5.	Branch Circuit Conduit and Wiring	1	LS	\$30,000.00	\$ 30,000.00
ELECTRICAL IMPROVEMENTS SITE LIGHTING SUBTOTAL:					\$276,000.00

VII. TOT-LOT IMPROVEMENT					
A.	Provide and Install Resilient Rubber Surfacing(100% color). Installed	6,880	SF	\$22.00	\$ 151,360.00
B.	Provide and Install Perimeter Conc. Thickend Edge	230	LF	\$125.00	\$ 28,750.00
C.	Tot Lot Equipment				
1.	Provide and Install 2-5 Play Structure (Installed Complete)	1	EA	\$75,000.00	\$75,000.00
2.	Provide and Install 5-12 Play Structure (Installed Complete)	1	EA	\$100,000.00	\$100,000.00
3.	Provide and Install GameTime T-Swing (Installed Complete)	1	EA	\$4,000.00	\$4,000.00
TOT-LOT IMPROVEMENT SUBTOTAL:					\$ 359,110.00
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
VIII. SITE FURNISHINGS					
1.	Furnish and Install Drinking Fountains @ Tot-Lot	1	EA	\$5,000.00	\$ 5,000.00
2.	Furnish and Install Waste Receptacles	10	EA	\$950.00	\$ 9,500.00
3.	Furnish and Install Bench	10	EA	\$900.00	\$ 9,000.00
4.	Construct Picnic Area, Installed complete, including Conc. Slab, Picnic	6	EA	\$5,500.00	\$ 33,000.00
SITE FURNISHING SUBTOTAL:					\$ 56,500.00
IX. LANDSCAPE PLANTINGS					
1.	Soil Preparation / Fine Grading	92,450	SF	\$0.30	\$ 27,735.00
2.	Irrigation	92,450	SF	\$1.75	\$ 161,787.50
3.	36" Box Specimen Tree	27	EA	\$650.00	\$ 17,550.00
4.	24" Box Specimen Tree	40	EA	\$450.00	\$ 18,000.00
5.	5 Gallon Container Planting	44,380	SF	\$25.00	\$ 1,109,500.00
6.	1 Gallon Container Planting	19,020	SF	\$8.00	\$ 152,160.00
7.	Turf (31.5%)	29,050	SF	\$1.00	\$ 29,050.00
8.	3" Mulch	590	CY	\$80.00	\$ 47,200.00
9.	Root Barriers	67	EA	\$20.00	\$ 1,340.00
10.	90-Day Maintenance	92,450	SF	\$0.40	\$ 36,980.00
LANDSCAPE PLANTINGS SUBTOTAL:					\$ 1,601,302.50
X. OFF SITE IMPROVEMENTS					
1	Underground Utilities	450	LF	\$350.00	\$ 157,500.00
2	Demolition	1	LS	\$20,000.00	\$ 15,000.00
3	Construct 4" AC Replacement	4,500	SF	\$4.00	\$ 18,000.00
4	Construct Drive Approach & V-gutter	1	EA	\$2,000.00	\$ 2,000.00
5	Construct Drop Inlet	1	EA	\$3,500.00	\$ 3,500.00
6	5' Concrete Sidewalk	2,250	SF	\$6.00	\$ 13,500.00
7	6" Curb and Gutter	450	LF	\$45.00	\$ 20,250.00
8	Relocate Misc Utility Iems	1	LS	\$75,000.00	\$ 75,000.00
OFF-SITE SUBTOTAL:					\$ 304,750.00
I - X SUBTOTAL:					\$ 3,718,763.45
10% CONTINGENCY					\$ 371,876.35
PHASE ONE TOTAL					\$ 4,090,639.80
XI. PHASE TWO					
1.	Community Center Building	18,000	SF	\$450.00	\$ 8,100,000.00
PHASE TWO SUBTOTAL:					\$ 8,449,600.00
10% CONTINGENCY					\$ 844,960.00
PHASE TWO TOTAL					\$ 9,294,560.00
PROJECT GRAND TOTAL					\$ 13,385,199.80
THE ABOVE ESTIMATE DOES NOT INCLUDE PROFESSIONAL FEES FOR DESIGN SERVICES. RJM HAS PREPARED THIS ESTIMATE OF PROBABLE CONSTRUCTION COSTS ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. THE ESTIMATE, HOWEVER, REPRESENTS ASSUMPTIONS AND OPINIONS OF THE CONSTRUCTION MARKET AND CONTRACTORS' METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS OVER WHICH RJM HAS NO CONTROL. IF THE OWNER WISHES GREATER ASSURANCE AS TO THE CONSTRUCTION COST, HE SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.					

DRY STREAM BED
BIOSWALE

W. 11th Avenue

Del Dios Road

COMM.
CENTER
FUTURE
PHASE

OPEN PLAY

RESTROOM
BASKETBALL COURT

FIRE STATION
NO. 6

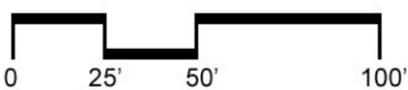
TOT LOT

SHADE STRUCTURE

PICNIC

GARDEN

EXISTING
DIRT
ROAD



02/22/2010

CONCEPTUAL ILLUSTRATIVE

11TH AVENUE PARK
CITY OF ESCONDIDO, CALIFORNIA