

Mountain View Park Site

M a s t e r P l a n R e p o r t

Prepared for:

The City of Escondido

D e c e m b e r 8, 1 9 8 8

Prepared by

Halsey Design Group

3585 Fifth Avenue
San Diego, CA 92103
619-299-6260
December 8, 1988

Prepared for
the

City of Escondido

City Officers City Council

Doris Thurston, Mayor Ernie Cowan, Councilman

Jerry Harmon, Mayor Pro Tem Kris Murphy, Councilman

Vern Hazen, City Manager Carla De Dominicis, Councilwoman

Community Services Commission

Jack Smith, Chairman Reverend Larry Coyle, Vice Chairman

Richard Ernau, Commissioner Richard Sola, Commissioner

Margaret McLeod Gilmore, Commissioner Nancy Lyon, Commissioner

Dana Buckles, Commissioner Constance Ready, Commissioner

Bill Highland, Commissioner

Community Services Department

Jack Anderson, Deputy City Manager Don Anderson, Assistant Director

John Witt, Recreation Superintendent Neal Osias, Open Space Planner

Dale Mathre, Parks and Open Space Superintendent

Table of Contents

	<u>Page</u>
Introduction.....	1
Site Description.....	1
Development Plan.....	2
Recreation Building.....	3
Main Entry Drive.....	3
Parking.....	3
Sports Fields & Courts.....	3
Play Structures.....	4
Historical Buildings.....	4
Existing Buildings.....	5
Gazebo.....	5
Sidewalks.....	5
Picnicking Facilities.....	5
Planting/Irrigation.....	6
Phasing.....	6
Summary.....	7

Mountain View Park Site

M a s t e r P l a n R e p o r t

Introduction

Several years ago the City of Escondido acquired a 23.45 acre site, located east of Citrus Avenue, between Mountain View Drive and Glen Ridge Road, for future development as a community park. With the increasing population of the city, and a lack of developed park sites in the predominantly residential southeast area, this master plan has been completed to guide current development of the park.

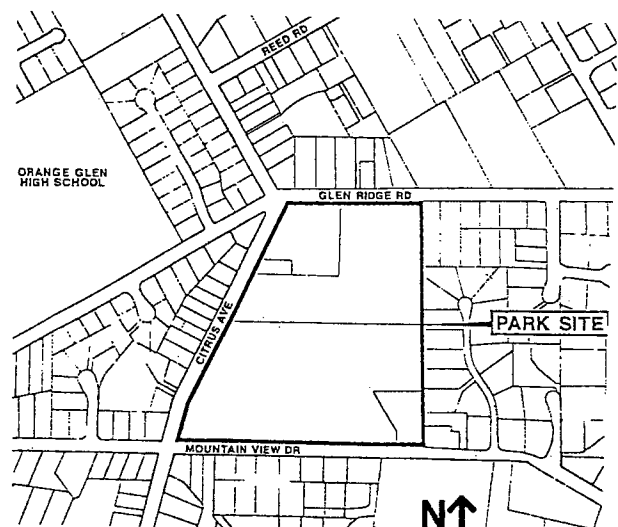
The park master plan includes the properties owned by Mr. Field to the northwest and Mr. Rope to the southeast. While the city does not currently own these properties, it is planning to acquire them as they become available, as part of the phased build-out of the total park plan.

Site Description

The park site is located in a neighborhood in transition. Historically, the area has been used for agriculture, primarily citrus and avocado orchards. However, the area has been changing to residential use, largely single family dwellings. Given Escondido's current population growth and the projected increases in North County population, this transition will probably be accelerated.

Other uses within the park vicinity include two schools (Orange Glen High School and Hidden Valley Middle School) and a cemetery at the Glen Ridge Road terminus.

The site itself is currently in agricultural use; flatter portions of the site are planted in citrus, and the knoll is planted mostly in avocados.



Location Map

Significant portions of the citrus orchard are old and failing; sections of the avocado grove have been removed due to root rot. Some large volunteer pecan and palm trees have grown up on the property. Several buildings exist, comprised of residences and outbuildings typical to agricultural endeavors.

Topographically, the site is characterized by a prominent hill in the southwestern portion of the site, which appears to be underlain by granitic and metavolcanic rock materials. The flanks of the hill, including the majority of the eastern and northern portions of the site, are made up of alluvium overlaying granitic bedrock. It is this characteristic of permeable silty sands over rock that has contributed to the success of avocado orchards on the knoll as well as on slopes on adjacent properties to the south.

The surrounding topography also affects the site. The slopes to the east and south define a watershed that drains into the property. Surface storm runoff is currently intercepted along the property perimeter, and drains to Glen Ridge Road and Mountain View Drive. Additionally, substantial subsurface drainage attributable in large part to the up-slope avocado orchards to the south, flows into and through the surficial alluvium. This creates a perched groundwater layer over the relatively impermeable underlying rock in the northern portion of the site, despite some below ground clay tile drain lines installed by Mr. Field.

In summary, the site provides both opportunities and constraints. The park will be in a location of optimal use, with flatter portions suitable for field sports facilities, and a significant knoll for topographical interest and dramatic viewing point. Any design must consider impacts to surrounding neighbors, effects on traffic loads and patterns, and must respond to drainage issues.

Development Plan

The completed plan is a result of ongoing efforts, meetings, public hearings and coordination between the consultant and city parks and engineering staff, and presentations to the Community Services Commission and City Council. The master plan is included as a fold-out at the rear of this report. The following is a more detailed description of the elements included in the master plan.

Recreation Building

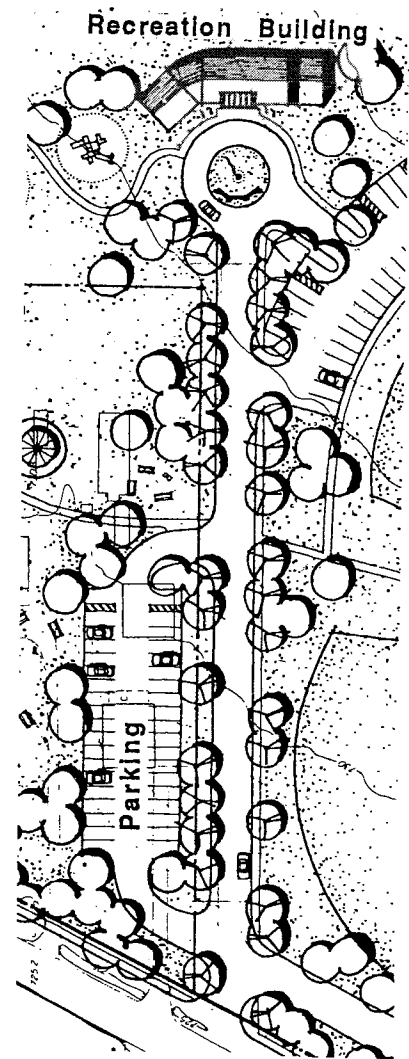
The recreation building will be the "heart" of the park, providing facilities for recreation programs, community classes, and other functions. For this reason it is sited centrally to the sports facilities, to enhance its use in the sports program, and reflect its significance in the park layout. Approximately 2,500 square feet in size, the building will include meeting rooms, a kitchen, restrooms, and storage space. A turnaround at the building entry facilitates drop-off and pick-up of passengers or supplies.

Main Entry Drive

The main entry to the park is to be off Citrus Avenue. The Engineering Department plans for the street improvements include a turn pocket on Citrus, which will accommodate access and egress. The main entry drive provides a straight view to the recreation building from the point of entry, and specimen trees bordering the drive will formalize this alignment.

Parking

Although the main entry is off Citrus Avenue, and the bulk of the traffic to and from the park is foreseen to occur there, the parking is divided into five separate locations close to a variety of facilities, with secondary entrances off Glen Ridge Road and Mountain View Drive. The majority of park users come for one or two specific activities, and this parking arrangement reflects that practice, simultaneously reducing the impact that would result with one large parking lot.



Main Entry Drive

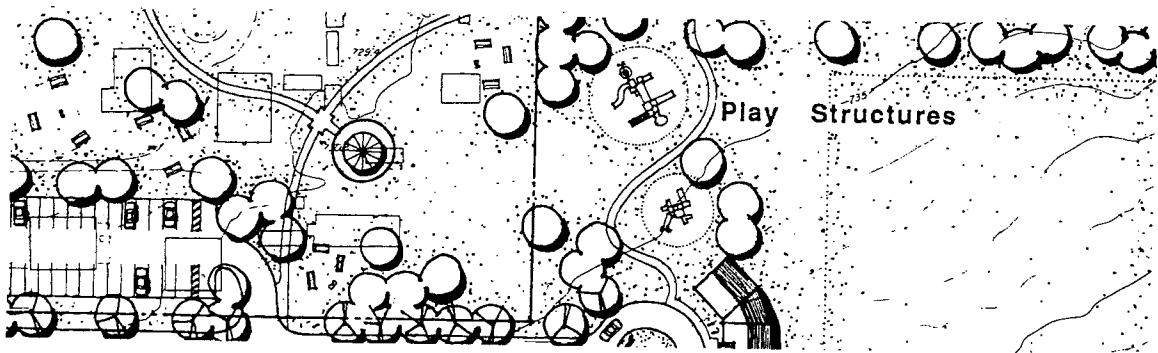
Sports Fields and Courts

Several fields and courts are included in the plan, and are positioned on the flatter portions of the site to reduce earth work and to

cluster the active recreation facilities away from most of the passive recreation development around the knoll. (See the fold-out at the end of this report for the location of the sports fields and courts.) The only lighted sports fields will be the two little league fields, which will include backstops and fencing, dugouts, bleachers, and a concession building with restrooms and storage space. Neighbors to the south of the project enjoy their views out across the valley; consequently the fields are positioned as far as possible from adjacent homes and against the knoll to help reduce the impact of the sports field lighting on these views. One basketball court and three fenced tennis courts will be provided. A multi-purpose field large enough for both soccer or football will be provided, as well as level open play fields to serve as space for informal sports or practice sessions.

Play Structures

Within the general complex of sports fields, courts, and recreation building, separate play structures suitable for elementary age children and toddlers will be provided. An additional structure is slated for installation in the passive recreational area of the park. These play structures should permit a variety of large motor functions including climbing, swinging, hanging, sliding, and balancing.



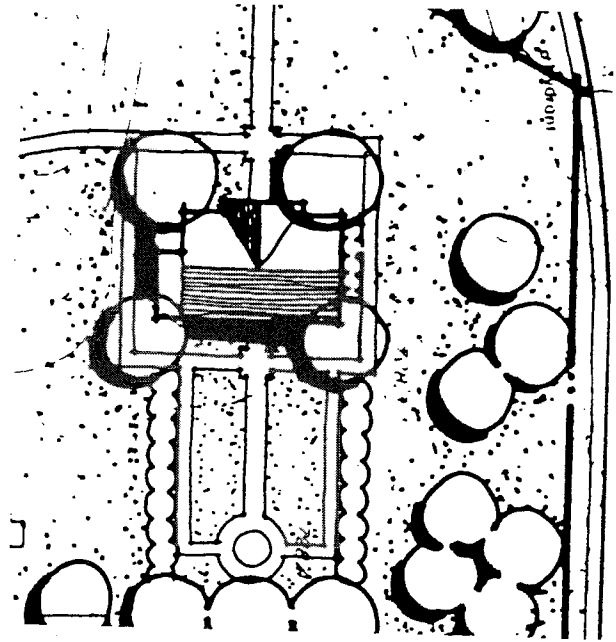
Play Structures

Historic Building

The "Field's House" is a small one-story farmhouse located near the corner of Citrus and Glen Ridge, and is listed on the Escondido Historic Resources Inventory. When the Field property is purchased by the city the house will be restored and maintained to function as an interpretive center, with class use or other special events possible. A "period garden" surrounding the house will be installed to reflect the era of the building's origin.

Existing Buildings

Several buildings, comprised of the residences and outbuildings typical to agricultural endeavors, exist on the site. When these properties are purchased by the city, most of these structures will be torn down; however, the historic "Field's House" will be restored and the "Rope" residence and barn may be converted to park offices and storage for maintenance equipment.



"Field's " House

Gazebo

A gazebo, built upon a raised platform of sufficient size for small outdoor performances and other presentations, will be centered in an open turf area to provide viewing and seating space. The gazebo will make a visual and physical link between the historic site and the rest of the park.

Sidewalks

In addition to the perimeter walks that will be installed as part of the street improvements as they occur, a network of walks will weave throughout the site, providing circulation between the various facilities as well as a means to traverse and enjoy the park setting. The majority of these walks interior to the park will be eight feet wide and be marked to separate pedestrian and wheeled traffic.

Picnicking Facilities

A group picnic facility will be sited on the knoll top to take advantage of views down into the park and to the community to the north created by the clearing of avocado trees. Set on the highest point in the park, this facility will be a prominent element in people's perception of the park. It is intended to function well for clusters of small groups or for one large one, and is to include a large

paved area and small stage for presentations, weddings, ceremonies, et cetera.

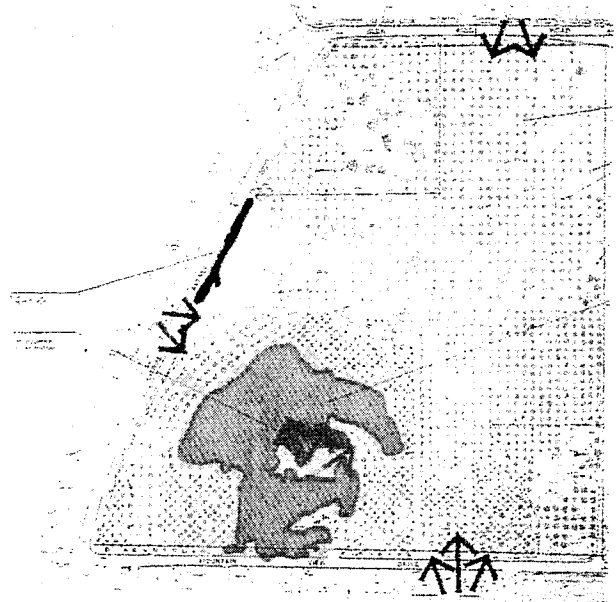
Additionally, tables, will be distributed individually and in clusters throughout the park to provide an ample variety of picnicking opportunities.

Planting/Irrigation

The park plant palette will consist primarily of shade trees and large areas of open turf. Specimen trees of unique color, form, or texture will be used to emphasize particular park elements (e.g., recreation building and group picnic facility) and to provide points of interest in the park. Shrubs and ground covers will be used where necessary to provide erosion control on steep slopes and to buffer residences from sports activities and automobile headlights.

The fruit orchards on the properties are old, and there is significant evidence of decline. However, healthy portions of the grove that can be retained and adapted to park use and development will provide shade and form while the newer plant materials develop.

Three water wells exist on the site, and are currently used to provide irrigation for the avocado and citrus trees.



Existing Orchard

Subject to analysis of water quality and dependability of current and projected output, there is some potential for using the wells as a supplemental water supply for the irrigation needs of the park. In any case, a state-of-the-art automatic irrigation system employing water conservation techniques will be used in the park.

Phasing

The park will be a phased development, elements of the park being constructed as monies are available. In general progression, the

active sports facilities will be built first, followed by the passive recreational facilities in the southern portion of the site. Those elements on the "Field" and "Rope" properties will be developed when the properties become available for purchase by the city.

Summary

The planned public facility will provide a variety of passive and active recreational activities in an interesting and pleasant setting. This park, while enhancing the existing site features, will be a considerable asset to the surrounding community.



Illustrative Site Plan

Mountain View Park Site

Historical Building - This home will be restored for use as an interpretive center and may be used for classes or special events. A "period garden" behind the structure, and surrounding it, will reflect the era of the building's origin. Some citrus trees will be preserved for their historical value.

Gazebo - The gazebo can be used for outdoor performances and other formal or informal presentations and provides for a physical and visual link to the historical site.

Main Entry Drive - Lined with specimen trees, the main entry drive provides a straight view to the recreation building - the "heart" of the project.

Screening - Berming, grade changes, and heavy planting will screen much of the park along Citrus Avenue.

Security Lighting - Security lighting will be provided at the parking lots, picnic structure, and all buildings.

Slope Planting - Shrubs and ground covers will stabilize steep slopes, on the site.

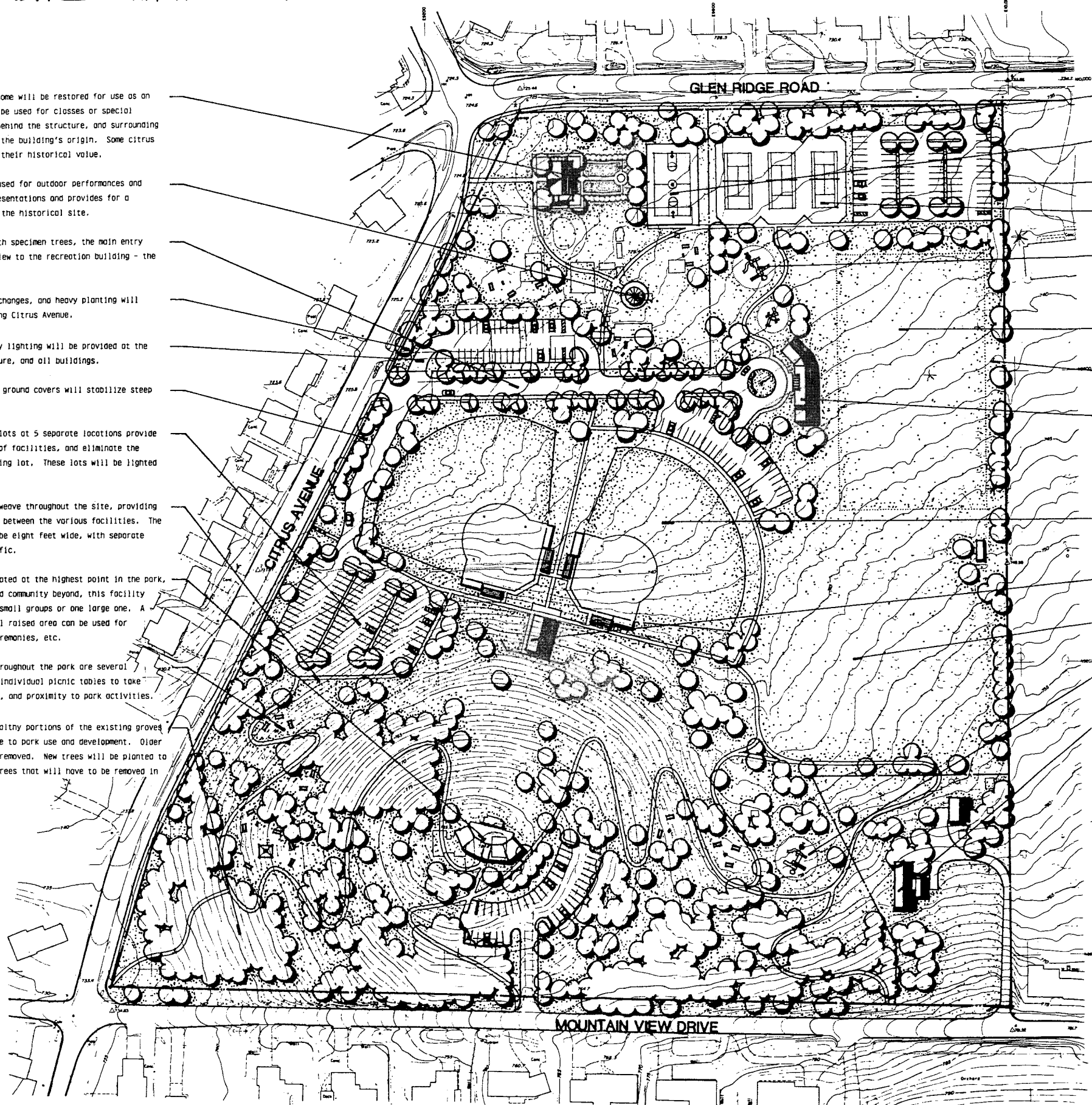
Parking - Asphalt parking lots at 5 separate locations provide parking close to a variety of facilities, and eliminate the impact of an expansive parking lot. These lots will be lighted with low pressure sodium.

Sidewalks - Sidewalks will weave throughout the site, providing pleasant circulation routes between the various facilities. The majority of the walks will be eight feet wide, with separate pedestrian and bicycle traffic.

Group Picnic Facility - Located at the highest point in the park, and overlooking the park and community beyond, this facility provides space for several small groups or one large one. A large paved area and a small raised area can be used for presentations, weddings, ceremonies, etc.

Picnic Areas - Scattered throughout the park are several clustered picnic areas and individual picnic tables to take advantage of views, privacy, and proximity to park activities.

Avocado & Citrus Groves - Healthy portions of the existing groves may be retained if adaptable to park use and development. Older and diseased trees will be removed. New trees will be planted to grow up and replace older trees that will have to be removed in future years.



Buffer - Heavy planting and berming will screen sports activities and headlights in the parking lot from adjacent residences.

Basketball Court - One unlighted full size court is to be installed.

Chain Link Fencing - Provided on east side for security purposes.

Tennis Courts - Three fenced, unlighted tennis courts are to be installed.

Play Areas - Separate play areas and tot lots for elementary age children and toddlers will provide recreational play, centrally located near the recreation building and various sports facilities.

Multi-purpose Field - An unlighted turfgrass field of sufficient size for either soccer or football will be provided.

Buffer - Heavy plantings and a fence will screen adjacent residents and stop errant balls.

Recreation Building - Sited centrally to the various sports facilities, the recreation building is the "heart" of the park, providing facilities for recreation programs, community classes and other gatherings. The building, approximately 2500 S.F. in size, will include meeting rooms, a kitchen, restrooms, and storage space.

Little League Fields - The only lighted sport facility in the park, these two fields will include backstop and fencing, dugouts, and bleachers.

Concession Stand - This building will include a facility for a concessionaire, restrooms, and storage.

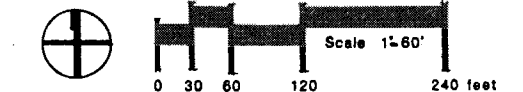
Open Play Area - One unmarked flat turf area will provide space for informal sports or practice sessions.

Children's Play Area - Play structures will provide recreational play for children near picnicking areas.

Existing Buildings - The existing house and barn may be converted to Park office space, and maintenance equipment storage.

master plan

Prepared For:
COMMUNITY SERVICES DEPARTMENT
 City Of Escondido, California
 September 15, 1988



HALSEY DESIGN GROUP
 3585 Fifth Avenue - San Diego, CA 92103 - 619/298-6280
 Planning - Urban Design
 Landscape Architecture
 Golf Course Architecture
 A California Corporation