

GRAPE DAY PARK

PARK MASTER PLAN UPDATE



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PARK MASTER PLAN UPDATE

PREPARED FOR
City of Escondido

PREPARED BY
LPA, Inc.

MAY 24, 2023

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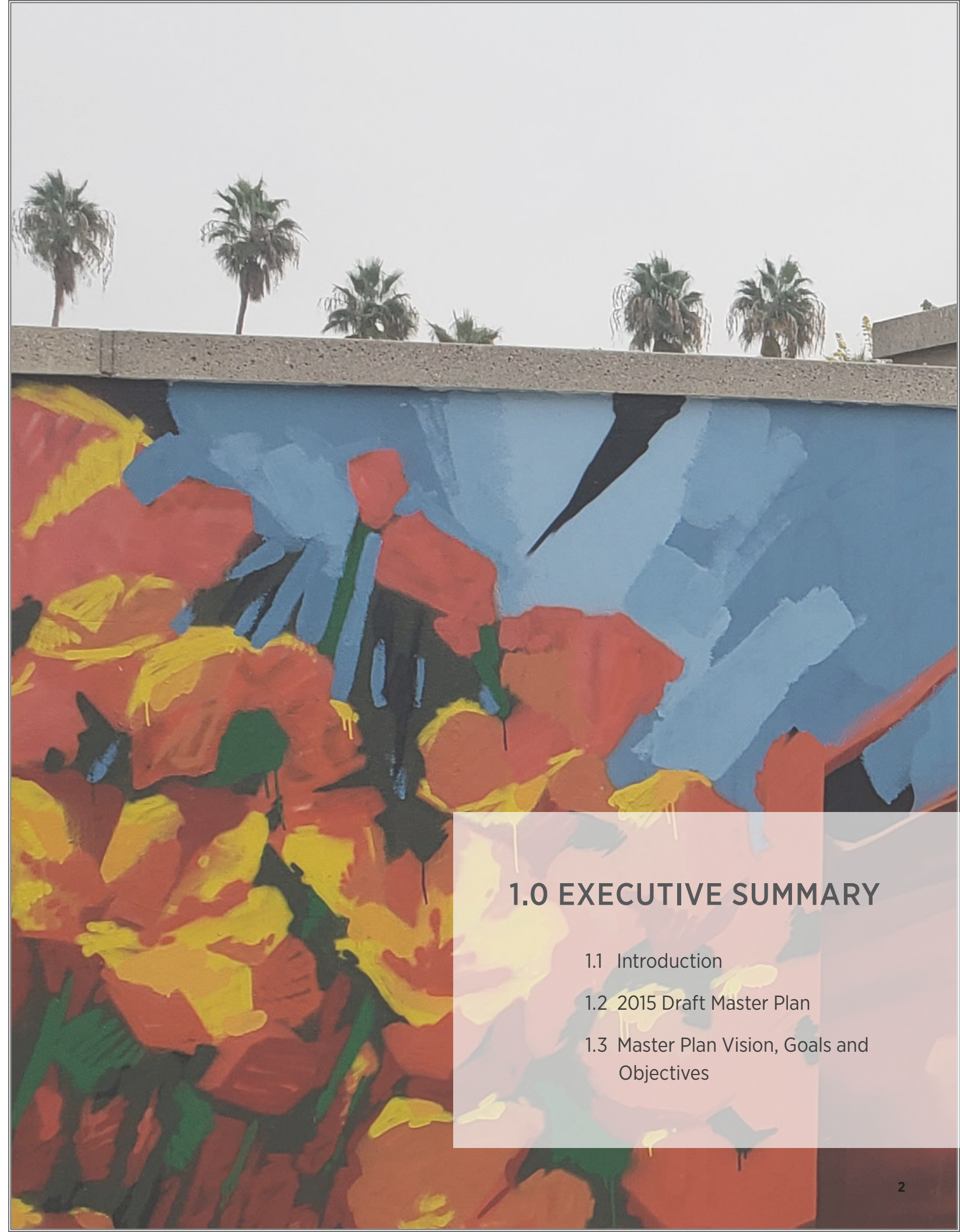
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1.0 EXECUTIVE SUMMARY

- 1.1 Introduction
- 1.2 2015 Draft Master Plan
- 1.3 Master Plan Vision, Goals and Objectives

REGIONAL CONTEXT MAP

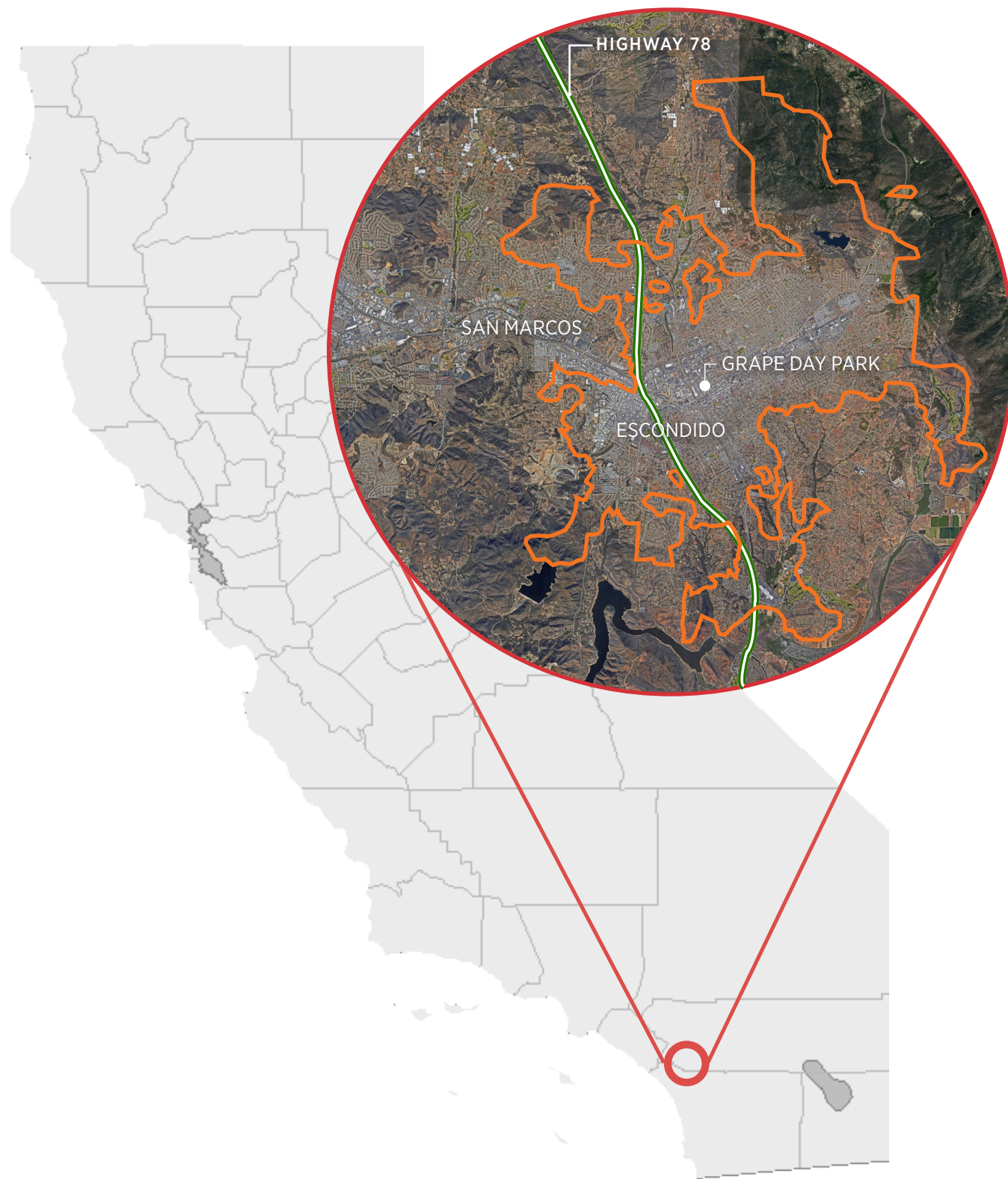


FIGURE 1 | REGIONAL CONTEXT MAP

1.0 | executive summary

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

In 2022, the City of Escondido commissioned an updated master plan for Grape Day Park, based on the 2015 draft master plan that was previously approved in concept. Funding was approved for a Master Plan Update and preliminary improvements through the federal American Rescue Plan Act (ARPA). The park's 22 acres currently provide recreation opportunities to accommodate formal and informal use.

This Master Plan Update confirms the viability and programming of the draft master plan developed in 2015. This update will supersede the 2015 Draft Master Plan and will act as the guide for the design and construction of any future improvements made to Grape Day Park.

Grape Day Park is located at 321 N. Broadway and lies within the downtown area of Escondido. It is bordered by City Hall, the California Center for the Arts, Escondido (CCA) and the Escondido History Center.

1.2 2015 DRAFT MASTER PLAN

A draft master plan for Grape Day Park was developed in 2015 by RHA Landscape Architects and Katherine Padilla & Associates (KP&A), in partnership with the City of Escondido. This master plan included Grape Day Park as well as an alternative option for the James A. Stone Swimming Pool. The report highlighted significant community outreach and a variety of concepts presented to the public. The 2015 Draft Master Plan can be reviewed in full at the following webpage: [https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/GrapeDayPark/GrapeDayParkMasterPlanreport-DRAFT\(1-27-15\).pdf](https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/GrapeDayPark/GrapeDayParkMasterPlanreport-DRAFT(1-27-15).pdf).

1.3 MASTER PLAN VISION, GOALS AND OBJECTIVES

Purpose of the Master Plan:

The purpose of the Master Plan Update is to gather feedback from the community and adjust the draft master plan developed in 2015 to meet current needs.

As the oldest downtown park within the City, Grape Day Park should represent the City's history and become an enhanced recreation opportunity for City residents.

Master Plan Vision:

To provide a cohesive and comprehensive guiding document for future developments and enhancements to Grape Day Park and the James A. Stone Swimming Pool.

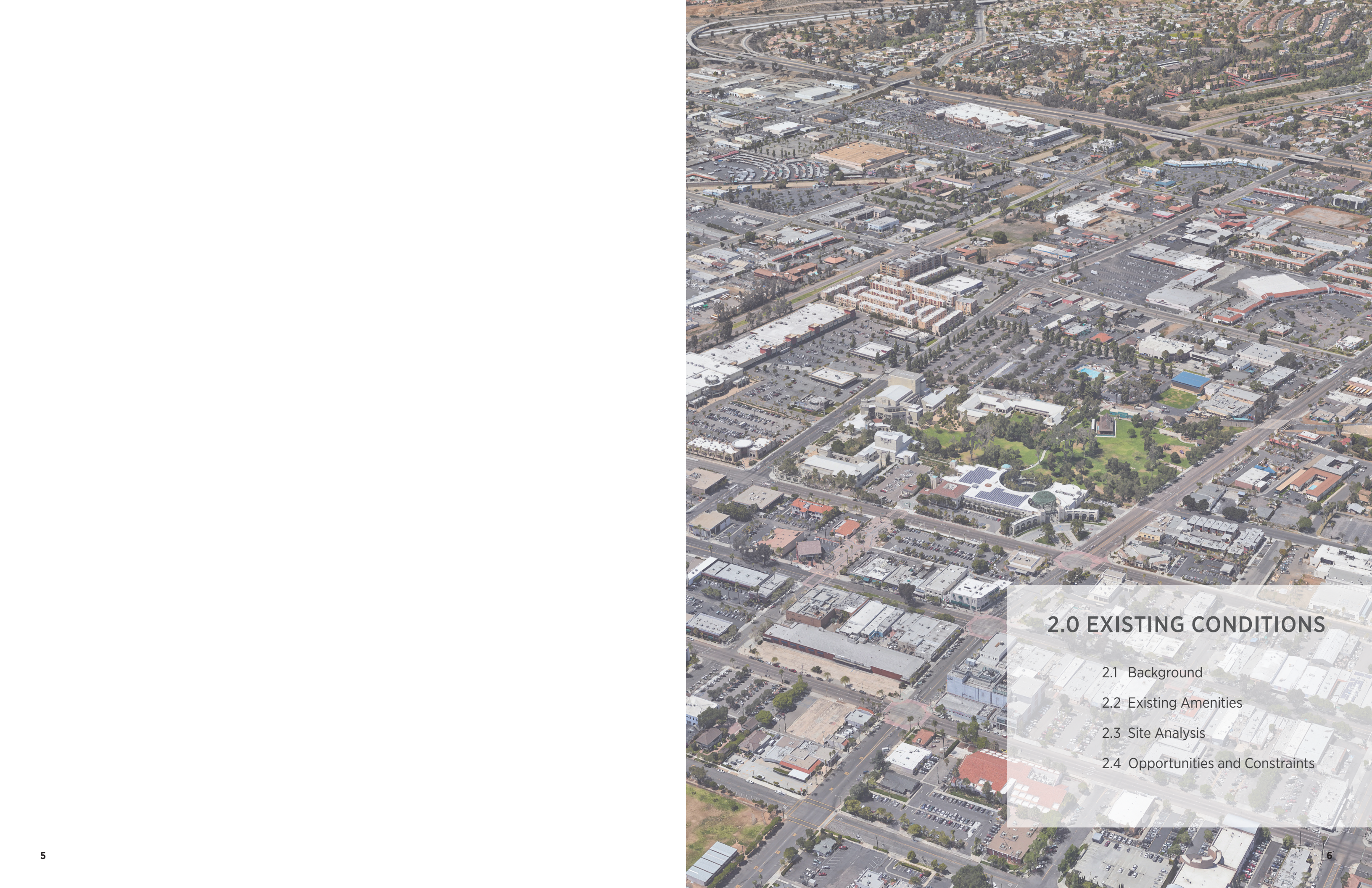
Goals of the Master Plan Update

- Connect with the community through various outreach methods to garner valuable feedback;
- Update the 2015 Grape Day Park Master Plan to meet the needs of the community and encourage connectivity between the park and aquatics facility;
- Provide guidance for connectivity to areas outside of Grape Day Park; and
- Provide plans for a new aquatic facility to meet the recreational and competitive needs of the community and comply with National Federation of State High School Associations (NFHS) standards.

Objectives:

This Master Plan Update defines an optimum park plan by considering existing site conditions, neighborhood context, and guidance from professional staff and planning consultants, as well as Escondido's General Plan, Downtown Specific Plan and other guiding documents. The Master Plan Update process includes extensive community outreach to gather input from neighbors, stakeholders, and community members.

- Recreational programming, amenities, and park layout for active and passive recreation by persons of all ages;
- Guidance for future design reflecting local historic character and the artist community;
- Cost estimates for future construction; and
- Phasing of amenities if funding is limited.



2.0 EXISTING CONDITIONS

- 2.1 Background
- 2.2 Existing Amenities
- 2.3 Site Analysis
- 2.4 Opportunities and Constraints

2.0 | existing conditions

2.0 EXISTING CONDITIONS

2.1 BACKGROUND

The City of Escondido is located in San Diego's North County and is one of the oldest established cities in San Diego County. The population is 151,038 as of the 2020 census.

Grape Day Park and the James A. Stone Swimming Pool are within the Downtown Specific Plan Area (SPA), which is divided into seven 'Districts'. The park and pool are designated in the Park View District. The Park View District's vision is to provide opportunities for a creative, high-quality mix of office, general retail, and upscale residential uses. It is intended to provide future visual and physical links from Grape Day Park to the surrounding retail and residential areas. The area surrounding the park within the SPA allows up to 5,275 residential units, a very significant increase in population and density beyond the current estimated dwelling units.

Grape Day Park is Escondido's largest downtown recreational facility, as well as a central gathering place that hosts multiple cultural events for the entire community. The Master Plan is an essential document to review the existing park and its current uses, and provide recommendations for future development. The Master Plan Update also includes links to greenways, boulevards, event locations, transit routes as well as amenities to increase safety, community use, and create a well-used space. The design encourages formal and informal use by maintaining a balance of programmed and flexible spaces.

Escondido is a mix of a semi-arid and hot-summer Mediterranean climate with hot summers and cool wet winters. Park usage varies throughout the year with an annual mean temperature of approximately 65.8 °F.

2.2 EXISTING AMENITIES

Grape Day Park is approximately 22 acres, including the park and adjacent CCAE and City Buildings. The park's green space is approximately 9.5 acres. It has a near-rectangular form, approximately 475' long by 800'

deep. The City of Escondido owns all of the property and surrounding buildings in the entire block (including the Boys and Girls Club). As one of the oldest parks in San Diego's North County, the park's primary features include:

- The Escondido History Center and Heritage Walk, with several historic structures, resources, and programs;
- A children's play area (5-12yr) with an interactive public art play structure;
- James A. Stone Swimming Pool;
- City Hall municipal offices;
- California Center for the Arts, Escondido (CCAЕ) including a 1,500-seat concert hall, 400-seat community theater, conference center, art museum, working artist studios, and related support offices;
- Parking lots accommodating 400+ vehicles;
- Public art sculptures and memorials; and,
- Open lawn areas (no organized sport facilities), benches, picnic tables, and restrooms.

Design and construction of a new restroom facility, a meandering walkway, food truck staging areas, pathway lighting, and concrete stages at the Train Depot and in the Great Green lawn area (adjacent to the California Center of the Arts) are already in progress with the City of Escondido. The Master Plan Update includes these features in the design concept.

Various historical plaques, memorial structures, and art sculptures have been identified and will remain within the park limits.

2.3 SITE ANALYSIS

A site analysis was completed on the park's existing conditions and pool area, including existing buildings, amenities, memorials, and circulation. An updated site



EXISTING BUILDINGS AND FURNISHING ON SITE



EXISTING POOL ON SITE



EXISTING SITE CONDITION



NORTH BROADWAY STREET



EXISTING CREEK NEXT TO SITE

2.0 | existing conditions

inventory plan was created to show a summary of those items.

As part of the site research process, park as-built plans, surveys, and plans for current construction projects were reviewed. The analysis process also included the following relevant documents:

- Escondido General Plan, December 12, 2012;
- Downtown Specific Plan, August 7, 2013;
- Escondido Bicycle Master Plan, October 17, 2012;
- Escondido Creek Trail Master Plan Report, January 10, 2012;
- Revealing Escondido Creek Vision Plan, Spring 2010;
- The Escondido Creek Conservancy’s Grape Day Park in the Park Proposal, Youtube presentation June 3, 2021;
- Maple Street Pedestrian Corridor Master Plan & Maple Street Pedestrian Plaza, May 5, 2010; and
- Marriott Hotel and Conference Center PowerPoint.

Information on the park was also obtained verbally from City staff during a site walk held on November 19, 2022. These comments were noted and recorded on the Site Inventory Plan and Site Analysis

Plan. Information from these plans and studies was incorporated into the concept designs for the park improvements and is represented in the Master Plan Update.

This plan is a remodel and replacement of existing facilities. Staff has made the determination that it is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines sections 15301, 15302, and 15303.

Figure 2, on the following page, provides reference context for Grape Day Park as part of a comprehensive network of park and recreation spaces. Grape Day Park is the central park in the City and is operated in tandem with numerous recreational facilities and interconnecting trails and walkways.

2.4 OPPORTUNITIES AND CONSTRAINTS

A careful assessment of site conditions helped to shape plan options. Opportunities reflect site conditions that can be leveraged to sustain or enhance the positive qualities of the neighborhood. Constraints (issues of concern) are ideally resolved or not further worsened by either selection, placement, or operational management of amenities.

OPPORTUNITIES	CONSTRAINTS
Large park size site: Approximately 9.5 acres with amenities that serve the neighborhood and community	Large gathering events held in the park limit any new structure locations
Under-utilized areas: Horseshoe and areas of the Great Green lawn	Programming of these spaces needs to be adaptable for large events
Visibility: Clear lines of sight from North Broadway	Park visibility and access are partially constrained by being surrounded by CCAE and City buildings
Accessibility: Existing bike lanes and parking nearby	Small amount of parallel parking on North Broadway
Topography: A level site offers a “blank canvas”	No natural features to leverage and build upon
Character: Historical, passive park	Introduction of alternative materials and equipment should consider a compatible aesthetic to existing park features
Neighborhood Character: Downtown area adjacent to commercial and planned residential communities	Limitation on landscaping or amenities that may block views into the park
Regular monitoring: Facilitated by its narrow-rectangular form along busy streets	

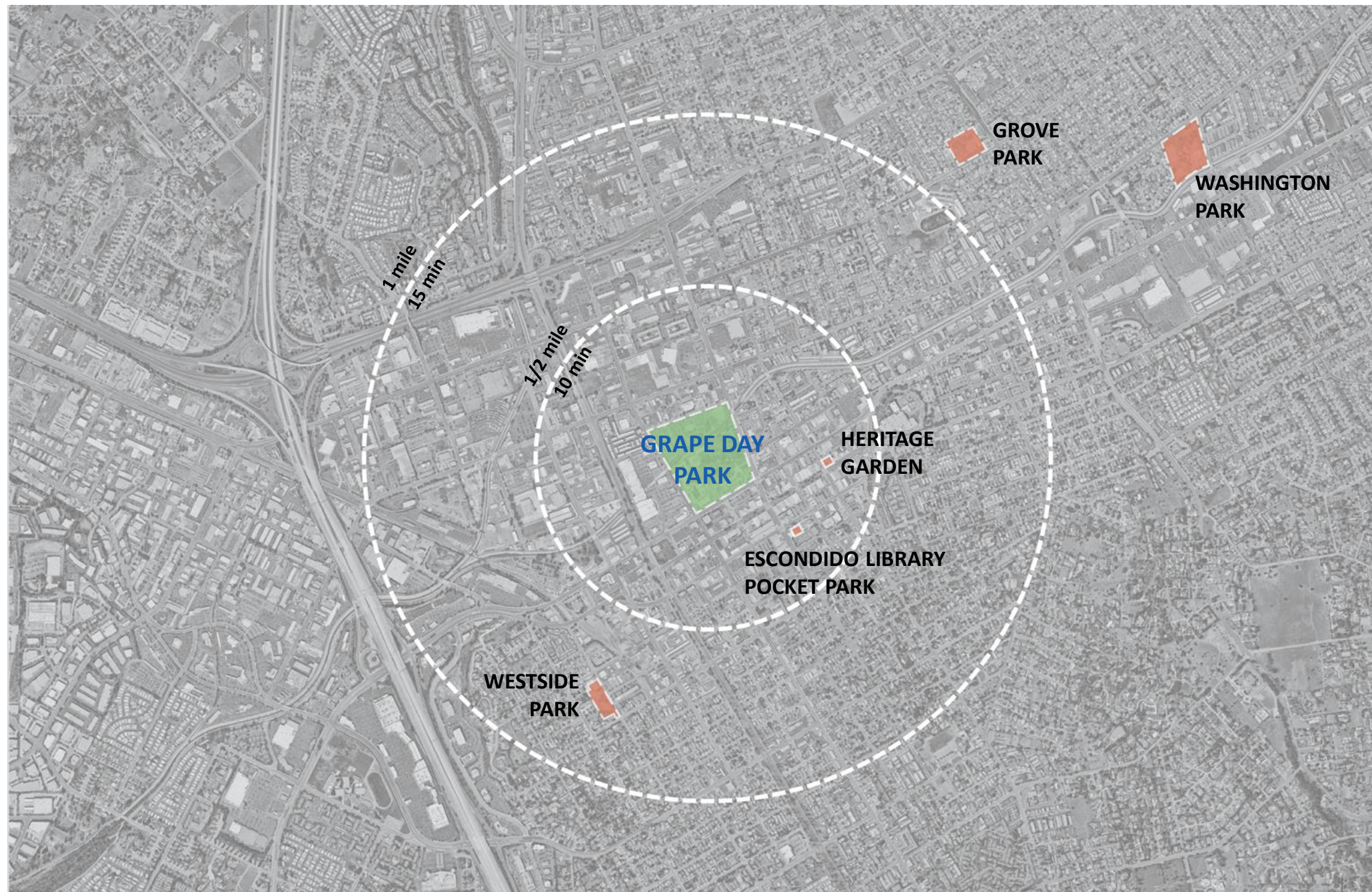


FIGURE 2 | ADJACENT PARKS

ADJACENT PARKS

This map shows the Grape Day Park campus and its relation to neighboring public parks.



FIGURE 3 | NEIGHBORHOOD ACCESS



SITE CIRCULATION

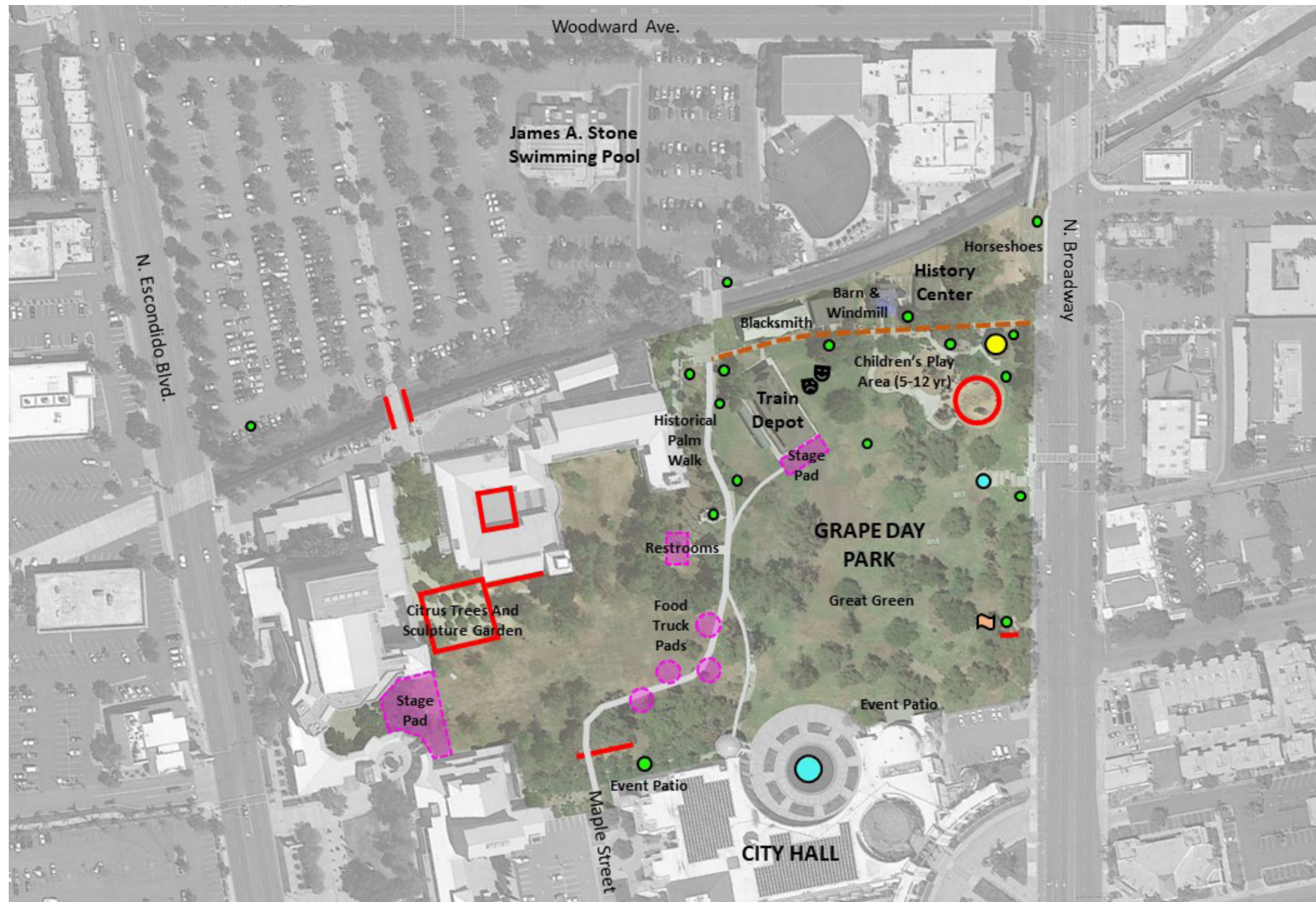
EXISTING

- Primary Park Access
- Maintenance/Event Access
- Pedestrian Circulation
- Escondido Creek
- Class I/IV Bike Trail
- Parking, 400+ vehicles
- Pedestrian Bridge

SOON TO BE CONSTRUCTED








- Pedestrian Circulation

FIGURE 4 | SITE CIRCULATION



EXISTING PARK PROGRAM

EXISTING

-  Heritage Walk
-  Art Murals / Sculptures
-  Restroom
-  Memorial Structure / Plaque / Commemoratives
-  Fountain
-  Flagpole
-  Movies in the Park

SOON TO BE CONSTRUCTED

-  In Progress Program

FIGURE 5 | EXISTING PARK PROGRAM



SOURCE: ESCONDIDO DOWNTOWN BUSINESS ASSOCIATION



SOURCE: ESCONDIDO TIMES-ADVOCATE



SOURCE: ESCONDIDO HISTORY CENTER



SOURCE: ESCONDIDO HISTORY CENTER



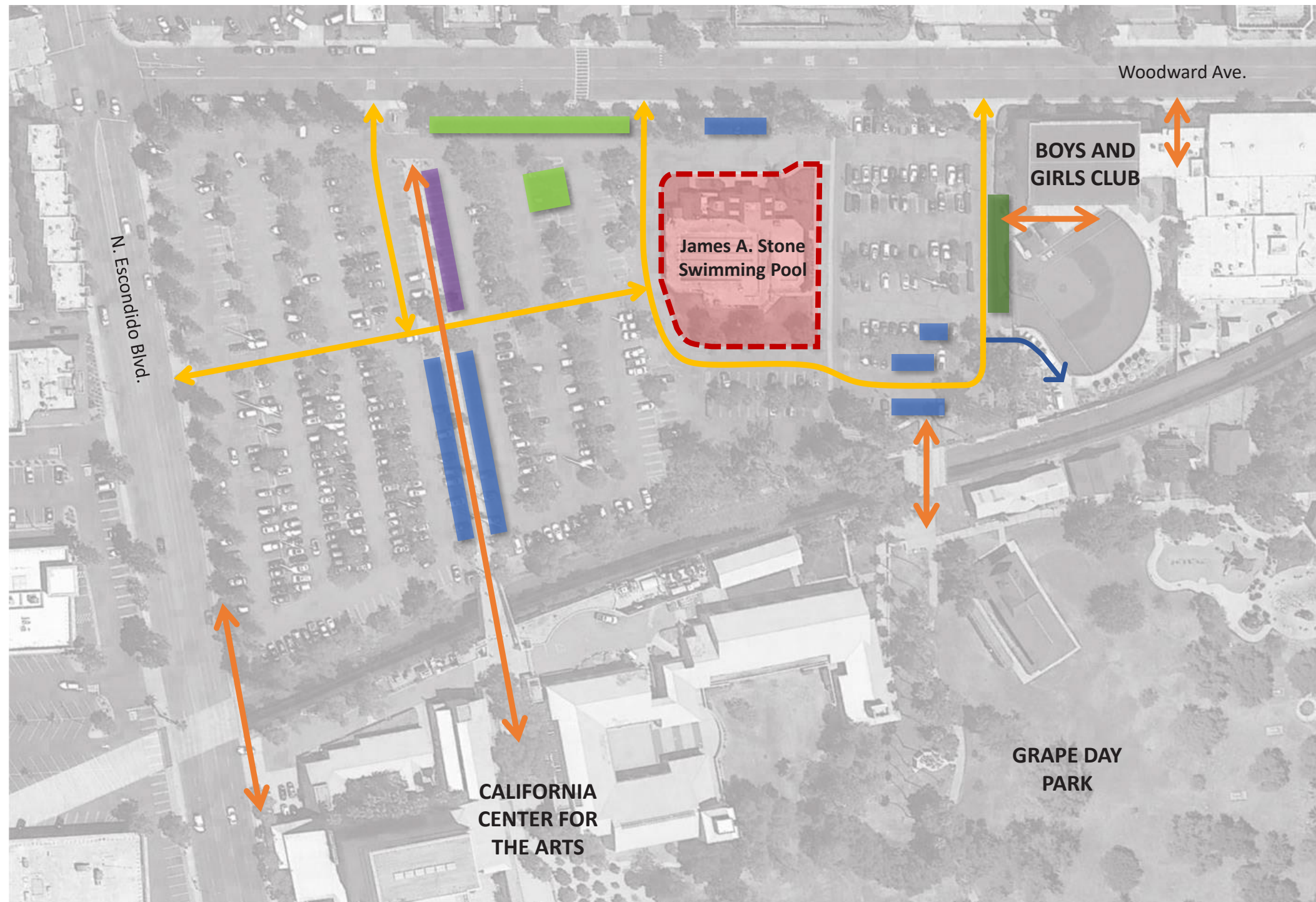
SOURCE: ESCONDIDO TIMES-ADVOCATE

FIGURE 6 | SPECIAL EVENTS AND PROGRAM IMAGERY

SPECIAL EVENTS AND PROGRAMS

The Grape Day Campus is host to many annual events including the following:

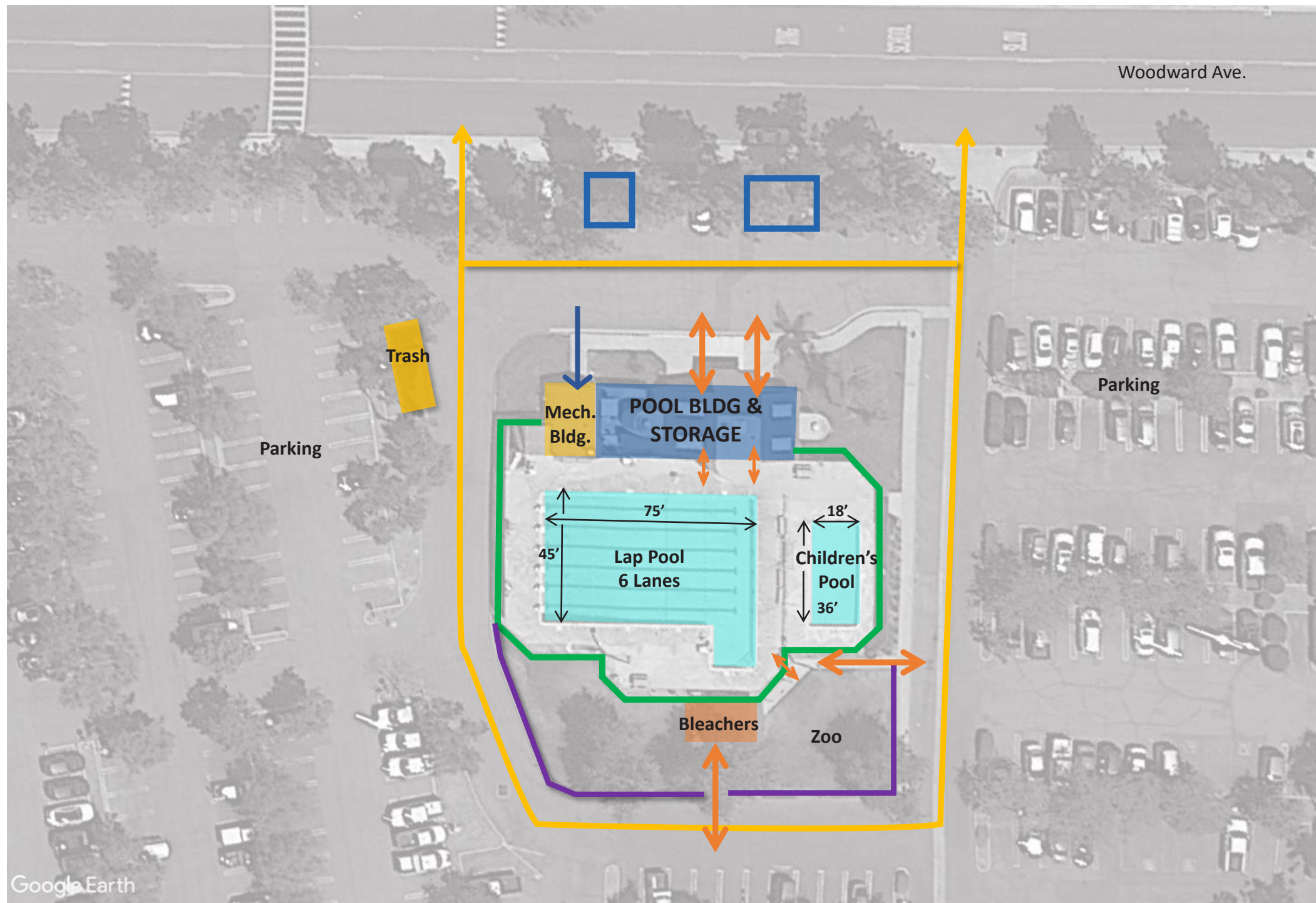
- Escondido Creek Conservancy Family Day
- Cinco de Mayo North County Multicultural Festival
- Once Upon A Book Fair
- US Police & Fire Games Bike Race
- City of Escondido Fireworks
- CCAIE 4th of July Entertainment (CCAIE)
- SIP Fresh Glass Premier (CCAIE)
- A Step Beyond Family Picnic
- HHJ Project Backpack
- Grape Day Festival
- Fiesta Patrias Multicultural Festival
- A Step Beyond Annual Auditions
- Trunk or Treat
- CCAIE Holiday Fest
- Summer Movies in the Park (CSD/Esco History Center)
- Food Truck Fridays (CCAIE)
- National Day of Prayer
- Escondido History Center Annual Trash and Treasures Sale
- Escondido High School 50 Plus Reunion
- Ford & Friends Car Show
- Street Legacy (CCAIE)
- Jumpstart Parent Conference
- Escondido Sunrise Rotary's Grape Day 5K
- Community in Unity - Greater Escondido Chamber of Commerce
- National Night Out



JAMES A. STONE SWIMMING POOL CIRCULATION

- Pedestrian Circulation
- Vehicular/Fire Circulation
- Maintenance Access
- ADA Parking Stalls
- Future EV Stalls
- Leased Parking Stalls
- Bus Drop Off

FIGURE 7 | JAMES A. STONE SWIMMING POOL CIRCULATION



JAMES A. STONE SWIMMING POOL EXISTING CONDITIONS

↔ Pedestrian Circulation

↔ Vehicular/Fire Circulation

➔ Maintenance Access

□ ADA Parking Stalls

— 4' Chainlink Fencing

— 8' Chainlink Fencing

Google Earth

FIGURE 8 | JAMES A. STONE SWIMMING POOL EXISTING CONDITIONS



3.0 COMMUNITY OUTREACH AND PARTICIPATION

3.1 General

3.2 Phase 1

3.3 Phase 2

3.4 Phase 3

3.5 Outreach Summary

3.0 COMMUNITY OUTREACH AND PARTICIPATION

3.1 GENERAL

As a part of the Master Plan Update effort, the City and LPA engaged the community to elicit their thoughts and ideas concerning the 2015 Draft Master Plan, their current park usage, and future potential improvements. To gather feedback, a phased outreach strategy was developed. Spanish language materials and translation were provided for all public outreach. A more detailed summary for each phase is in the next sections. Feedback data can be found in Appendix A.

Phase 1:

To start the outreach process, LPA facilitated a City staff programming and design workshop to define the goals and objectives for the planning team. This workshop included representatives from all City departments.

Phase 2:

Phase two involved reaching out to community members via public workshops and an SMS text survey. Two public workshops were held and facilitated by the design team to educate and gather feedback on the programs and facilities offered in the park and James A. Stone Swimming Pool.

Phase 3:

Phase three of the community outreach was developed concurrently with phase 2, and targeted key stakeholders and focus groups for their input on the master plan and aquatics updates.

A summary of the outreach in all three phases was developed to identify the improvement priorities for Grape Day Park and the James A. Stone Swimming Pool.

3.2 PHASE 1

Workshop #1 was held on October 12, 2022, in the Mitchell Room at Escondido City Hall. A total of 21 City staff members and design team consultants attended this workshop. Prior to this workshop, staff members were asked to complete a worksheet, which ranked site resiliency and sustainability goals. A summary of these goals was presented during the workshop. Comments

from the attendees were gathered and are summarized in the following lists:

Needs for the Aquatic Center include:

A splashpad should be included in the aquatics facility, preferably with a play structure (Note: subsequent community input on this aspect overwhelmingly recommended not locating the splashpad inside the aquatic center to increase access and lower financial barriers. Consequently, the City is evaluating locating the splashpad at another park site to better spread water-related activities equitably around the City.) See Appendix B for additional splashpad information.

- Water Polo;
- Swim meets, 8 lanes minimum;
- 1M diving board;
- Capability for water aerobics program;
- Learn to swim, large program;
- Safety training programs such as Red Cross, lifeguard and SCUBA;
- Deck training; and
- Pool security lighting.

Needs for Grape Day Park include:

- Maintain large open lawn area for community event space;
- Shade is desired, but shouldn't block views or foot traffic with random shade structures;
- Remove or replace the Vinehenge sculpture within the existing children's play area and grape slide due to age of improvements;
- No current plans to relocate Women's Club building to the park;
- Create a unique identity for Grape Day Park, distinctly different from Kit Carson Park;
- Emphasize passive uses in the park and limit additional active use; and
- Consider public art and possibly outdoor art gallery space.

EXPERIENCE	PERFORMANCE	COMMUNITY	WELLNESS
1-5	1-5	1-5	1-5
Determine site programming to enhance user experience	Conserve healthy soils and appropriate vegetation	Engage users and stakeholders	Support physical activity, create amenities as "destinations", incorporate fitness opportunities, bike amenities, walking trails
1.8	2.0	1.8	1.8
Improve safety and reduce crime and perceptions of danger	Design cost and maintenance conscious	Promote equitable site use	Support social connection
1.8	2.1	1.8	2.1
Explore outdoor shading opportunities	Conserve and use native plants	Support local economy	Support mental restoration
2.2	2.2	2.0	2.1
Retain or restore cultural significant feature, areas, practices or views	Reduce heat island effects	Design for walkability, connection to pedestrian systems	Create accessible spaces that do not compromise design
2.2	2.4	2.1	2.2
Provide a variety of active and passive program opportunities	Incorporate passive and low impact design strategies	Protect and maintain cultural and historical significance	Provide intuitive and adequate wayfinding
2.3	2.4	2.1	2.3
Identify opportunities for infrastructure to be an amenity	Design functional and aesthetical stormwater treatment features as amenities	Determine opportunities for community access	Provide social and personal spaces with diverse seating and gathering opportunities
2.3	2.5	2.1	2.4
Amplify "gifts of the site" - genius loci; Creating programs/experiences that take advantage of the existing conditions and creating sense of place authentic to its setting.	Modify existing planting palette to reduce water use for landscape irrigation	Incorporate universal design amenities	Incorporate indoor-outdoor connections
2.5	2.6	2.5	2.7
Foster education and learning opportunities	Pursue certification such as LEED, WELL, or AIA 2030 Commitment	Foster education and learning opportunities	Promote healthy eating habits, connect to healthy food options, organic gardens
2.6	2.6	2.6	3.1
Reduce actual or perceived levels of undesirable sounds	Provide site-generated power	Design for local + regional bike systems and routes	Incorporate therapeutic gardens
3.0	2.8	2.7	3.6
Support urban agriculture	Capture and reuse stormwater	Minimize exposure to environmental tobacco smoke	Provide on-site food production
3.1	2.9	2.8	3.9
Explore art opportunities	Support biodiversity	Encourage fuel efficient and multi-modal transportation	Incorporate seasonal gardens
3.2	3.0	2.9	3.9
Reduce parking footprint	Set embodied carbon reduction and carbon sequestration goals	Provide support to local habitat and ecology	
	Increase site permeability	Reduce light pollution	
	Minimize soil import and export	Reduce use herbicide, pesticides and fertilizers	
	Exceed code minimum requirements for Clean Air/Vanpool/EV Parking or introduced if not required		
	Exceed code minimum requirements for Bike Parking		
3.5	3.1	2.9	
	3.4	3.3	
	3.5	3.6	
	3.8		
	3.9		

1.0-2.0
2.1-2.5
2.6- 3.0

(1 being high priority)

FIGURE 9 | RESILIENCY AND SUSTAINABLE GOALS FROM THE FIRST WORKSHOP

3.3 PHASE 2

Two community workshops were held with the following goals:

- Workshop #2: Gather & share information about the park plan and preferred park programming with community members;
 - 11 attendees
- Workshop #3: Share proposed plans and options for consideration and feedback.
 - 41 attendees

The community was made aware of the workshops as follows:

- A postcard with meeting dates and times was mailed to residents within ¼-mile of the park site prior to each of the community workshops;
- Posts on social websites such as NextDoor and Facebook;
- Inclusion in the City Manager’s Weekly Activity Report;
- Information included in City newsletter publications;
- Information posted to the City’s project webpage www.escondido.org/grape-day-park;
- A-frame signs located in park locations around the City with details and QR code pointing to project webpage;
- Flyers posted at front counter of City facilities with details and QR code pointing to project website; and
- Through community partners (schools, CAFÉ, nonprofits).

Community Workshops and Survey

Workshop #2 was held on November 19, 2022 to summarize the site’s history, the demographics and character, opportunities and constraints of the site, and review a list of potential amenities and programming opportunities from the 2015 Draft Master Plan and from the City’s RFP.

Community members were encouraged to ask questions, provide input, and participate in a site tour to record their thoughts and experiences at different locations through

the park and aquatic facilities. Meeting results are documented in Appendix A.

Primary Finding: Feedback from this community meeting documented a preference for safe access to the park, access to the restrooms from the playgrounds, a playground geared towards young toddlers, and picnic areas. In general, passive programming was preferred.

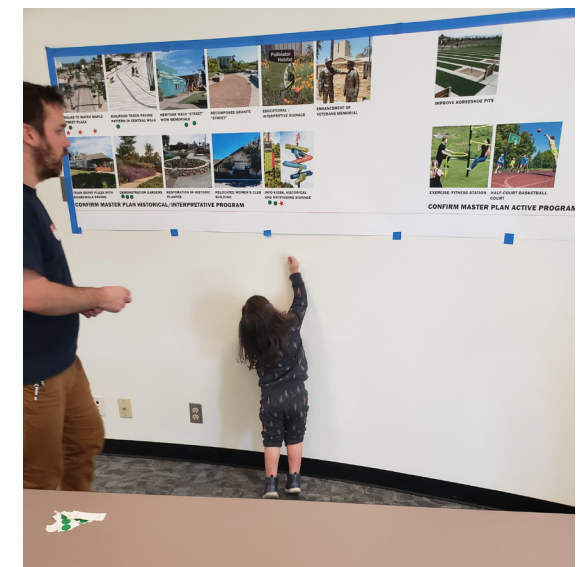
A supplemental means of engagement occurred through use of a FlashVote SMS survey. FlashVote is a multi-channel (web/text/phone) tool used to obtain statistically-accurate findings. A text-based link to five questions similar to the questions asked at the community meeting was sent to a random sample of residents within the City of Escondido limits. Though limited, the findings of these responses provided a scientifically validated level of accuracy. Whereas a small group of community members that are motivated to attend a workshop due to park-focused priorities may lead a planning process towards a narrow set of options, this more statistically accurate approach to data collection provides insight into the broader community’s wants and needs.

- 8,591 smart phone users were reached via text;
- The FlashVote survey recorded responses from 307 participants (3.5% response rate);
- Findings are a statistically accurate representation of the entire community, not just park supporters; and
- Survey asked about what amenities were preferred and user rate of the park and aquatic facility.

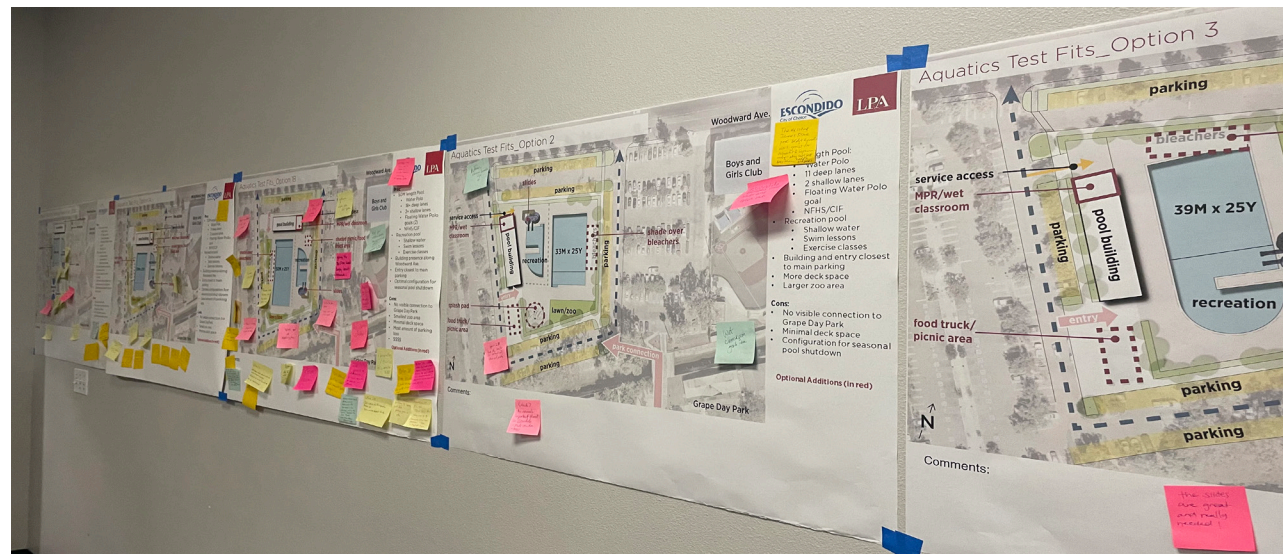
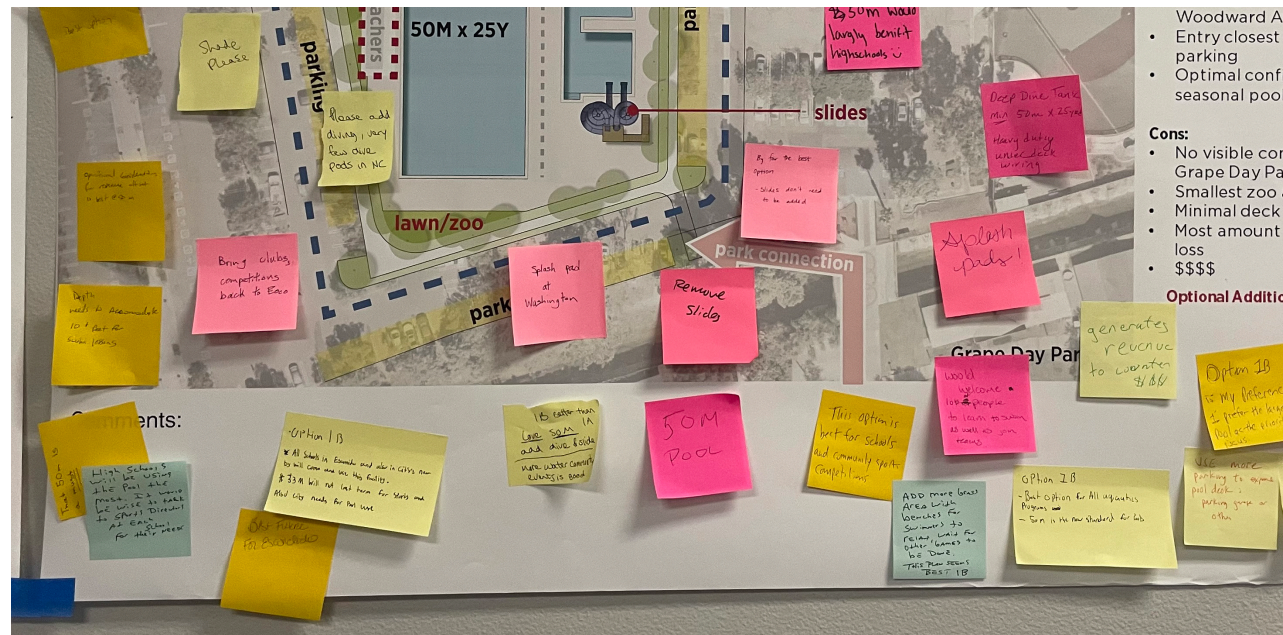
Workshop attendees were encouraged to participate during meetings, via emails, and through comments to City officials afterwards. The FlashVote survey was replicated by the City and promoted on their website.

- 127 people completed the online survey.

Participants were invited to document their current use of the park and pool facilities and rank their preferred park amenities and programs as well as write in their ideas and concerns for the park.



WORKSHOP #2



COMMUNITY WORKSHOP #3

Primary Finding: Public safety was the largest concern for the park.

Workshop #3 was held on January 5, 2023. LPA and City staff summarized options for both the park and pool facilities. The community was asked for opinions on the concepts.

Primary Finding: Grape Day Park improvements focused on safety, park connectivity, and wayfinding. The pool project focused on larger pools, community use timing, shade, and splashpads. From this meeting, four consolidated pool design options were refined for City Council approval.

3.4 PHASE 3

Five focus groups were held.

Focus Group 1: Grape Day Experience

8 Attendees. Attendees at this meeting represented the arts community, including downtown galleries, artists, philanthropic non-profits, and City commissioners.

Primary Findings: Priorities are to establish an identity for Escondido, incorporate art throughout the park, update educational signage, update historical elements of the park, provide a performance pavilion, honor the creek through artwork / educational opportunities, blend together the arts and park activity areas, maintain historic buildings, and continue to bring history to the public.

Focus Group 2: Economic Development (Tourism, Business, & Special Events)

15 Attendees. Attendees represented the CCAE, Greater Escondido Chamber of Commerce, Downtown Business Association, special event organizers, and local retail, law firm, real estate, and restaurant business owners.

Primary Findings: Upgrade park infrastructure for events, wayfinding, connectivity to events outside of Grape Day Park, park safety, dog park, enable more cultural events to happen in the park, entice vendors to come to the park, more shaded seating, provide Instagram photo moment area, provide event lighting, provide more power in the park for larger events, and improve maintenance access.

Focus Group 3: Aquatics Maintenance and Operations

12 Attendees. Attendees represented the James A. Stone Swimming Pool operations and maintenance staff and other City staff.

Primary Findings: Provide larger or multiple pools, space for simultaneous programming, NFHS and California Interscholastic Federation (CIF) compliant sizes, deck showers, secured access, wet classroom for 30 people, free splashpad.

Focus Group 4: Escondido Union High School District

8 Attendees. Attendees represented the Escondido Union High School District.

Primary Findings: Provide more swimming lanes for dual practices, NFHS and CIF compliance, diving program capability, ideal north/south orientation for water polo matches, lockable storage area, and spectator seating.

Focus Group 5: Charter Schools

6 Attendees. Attendees represented the Classical Academy School.

Primary Findings: Provide more swimming lanes (larger pool), NFHS and CIF compliance.

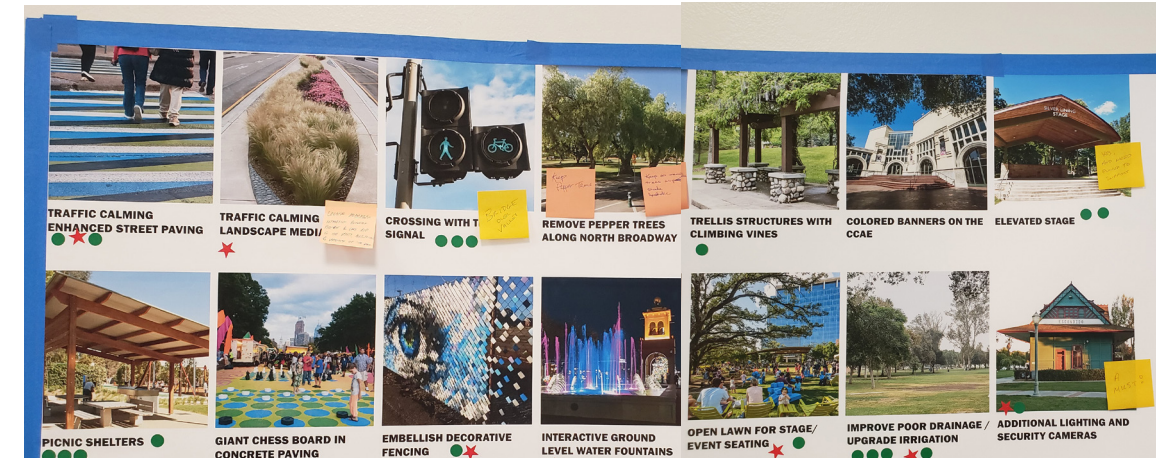
Stakeholders interviewed include representatives from the local philanthropy community, specialized service providers, and Escondido City Councilmembers.

Primary Findings: Provide playground upgrades, a splashpad, more picnic areas, sport court opportunities, art integration, and renovations to the History Center.

3.5 OUTREACH SUMMARY

After completion of the workshops, surveys, focus groups and stakeholder meetings, the Project Team documented the following prioritization of programs and amenities that the community was seeking to have resolved by this plan.

At each meeting the priorities discussed were recorded and given one point if multiple people supported the program. Programs from the SMS survey were recorded if the response rate was 10% or higher, and were weighted due to the survey being statistically valid.



MASTER PLAN PASSIVE PROGRAM



MASTER PLAN HISTORICAL/INTERPRETATIVE PROGRAM



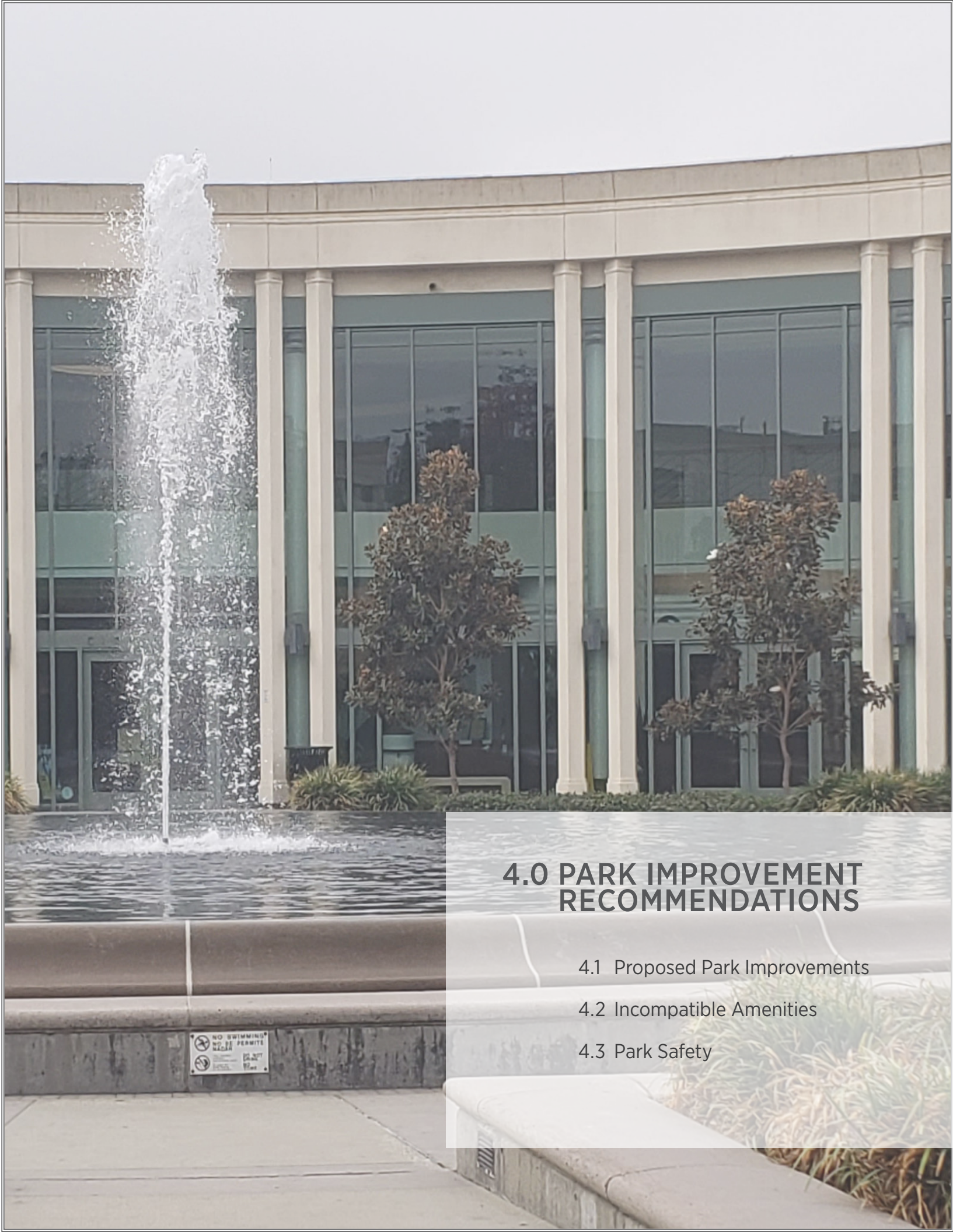
AQUATIC FACILITY PROGRAM

City of Escondido Grape Day Park Master Plan Update Community Input Summary	Resident SMS Text Message Survey (high participation-over 10%)	Escondido City Online Survey (high participation - over 10%)	Staff In-House Workshop #1	Stakeholder Interviews	Focus Group #1 Grape Day Experience	Focus Group #2 Economics, Tourism & Special Events	Community Workshop #2	Community Workshop #3
Identified Recreation Facility Need								
Playground/Tot Lot (2-5 yr)	●	●	●	●	●	●	●	●
Shaded picnic / Seating Area	●	●	●	●	●	●	●	●
Sport Courts (basketball, pickleball, etc.)	●	●	●	●	●	●	●	●
Enhanced walks that match Maple St.	●	●	●	●	●	●	●	●
Arts Programs (in park)	●	●	●	●	●	●	●	●
Upgrade Restrooms	●	●	●	●	●	●	●	●
Street Markings for Traffic Slowing	●	●	●	●	●	●	●	●
Signage/Wayfinding / Connection to Valley + Grand	●	●	●	●	●	●	●	●
Street Crossings with Traffic Signals	●	●	●	●	●	●	●	●
Park Safety/Security	●	●	●	●	●	●	●	●
Dog Area	●	●	●	●	●	●	●	●
More Events	●	●	●	●	●	●	●	●
Park Maintenance (drainage/irrigation/access)	●	●	●	●	●	●	●	●
Security lighting	●	●	●	●	●	●	●	●
History Museum	●	●	●	●	●	●	●	●
Heritage Walk Paving Upgrade	●	●	●	●	●	●	●	●
Multi-Purpose Turf Area	●	●	●	●	●	●	●	●
Splashpad at Aquatics	●	●	●	●	●	●	●	●
Exercise Stations	●	●	●	●	●	●	●	●
Homeless Concern	●	●	●	●	●	●	●	●
Splashpad in Park	●	●	●	●	●	●	●	●
Permanent Stage	●	●	●	●	●	●	●	●
Circulation from Citrus Grove Area	●	●	●	●	●	●	●	●
Bike Parking	●	●	●	●	●	●	●	●
Incorporate Creek into Park	●	●	●	●	●	●	●	●
Community Garden	●	●	●	●	●	●	●	●
Library	●	●	●	●	●	●	●	●
Upgrade utility infrastructure	●	●	●	●	●	●	●	●
Boats in the Pond	●	●	●	●	●	●	●	●
Skatepark	●	●	●	●	●	●	●	●
Grapevines/Park Identity	●	●	●	●	●	●	●	●
Relocate Women's Club Building	●	●	●	●	●	●	●	●
Demonstration Gardens	●	●	●	●	●	●	●	●
Interactive Water Features	●	●	●	●	●	●	●	●
Embellish Decorative Fencing	●	●	●	●	●	●	●	●
Rubber Surfacing at Playground	●	●	●	●	●	●	●	●
No Dog Park	●	●	●	●	●	●	●	●
Additional Restrooms	●	●	●	●	●	●	●	●
Pedestrian Bridge over Valley	●	●	●	●	●	●	●	●
Restoration of Historic Planter	●	●	●	●	●	●	●	●
Enhancement of Veterans Memorials	●	●	●	●	●	●	●	●
Educational / Interpretive Signage	●	●	●	●	●	●	●	●
Giant Chess Board in Paving	●	●	●	●	●	●	●	●
Colored Banners on CCAE	●	●	●	●	●	●	●	●
Remove Pepper Trees on Broadway	●	●	●	●	●	●	●	●

FIGURE 10 | GRAPE DAY PARK COMMUNITY FEEDBACK SUMMARY

City of Escondido Aquatics Facility Community Input Summary	Resident SMS Text Message Survey (high participation-over 10%)	Escondido City Online Survey (high participation - over 10%)	Staff In-House Workshop #1	Stakeholder Interviews	Focus Group #1 Grape Day Experience	Focus Group #2 Economics and Tourism	Focus Group #3 Charter Schools	Focus Group #4 School Districts	Focus Group #5 Staff Maintenance and Operations	Community Workshop #2	Community Workshop #3
Identified Recreation Facility Need											
Classes (certification programs, water aerobics, paddleboard yoga, etc.)	●	●	●	●	●	●	●	●	●	●	●
MPR /Wet Classroom	●	●	●	●	●	●	●	●	●	●	●
Swimming Lessons	●	●	●	●	●	●	●	●	●	●	●
Splashpad / Wet Play structure (Free)	●	●	●	●	●	●	●	●	●	●	●
Competition Pool	●	●	●	●	●	●	●	●	●	●	●
Shade	●	●	●	●	●	●	●	●	●	●	●
Water Polo	●	●	●	●	●	●	●	●	●	●	●
Lap Swimming	●	●	●	●	●	●	●	●	●	●	●
Diving (1M)	●	●	●	●	●	●	●	●	●	●	●
Bleachers	●	●	●	●	●	●	●	●	●	●	●
Recreation Pool	●	●	●	●	●	●	●	●	●	●	●
Homeless Concern	●	●	●	●	●	●	●	●	●	●	●
Larger Pool (33M Min.)	●	●	●	●	●	●	●	●	●	●	●
Food Trucks/Local Vendors	●	●	●	●	●	●	●	●	●	●	●
Deck Space	●	●	●	●	●	●	●	●	●	●	●
Water Slides	●	●	●	●	●	●	●	●	●	●	●
Training/Competition for swimming, diving, or water polo	●	●	●	●	●	●	●	●	●	●	●
Vehicular access for maintenance/events	●	●	●	●	●	●	●	●	●	●	●
Spa/Hot tub	●	●	●	●	●	●	●	●	●	●	●
Connection to Grape Day Park	●	●	●	●	●	●	●	●	●	●	●
Safety/Secure Access	●	●	●	●	●	●	●	●	●	●	●
50M or Larger Pool	●	●	●	●	●	●	●	●	●	●	●
Signage/Wayfinding	●	●	●	●	●	●	●	●	●	●	●
Accessible Pool Entry	●	●	●	●	●	●	●	●	●	●	●
Cooling Station	●	●	●	●	●	●	●	●	●	●	●
Keep Existing Pool	●	●	●	●	●	●	●	●	●	●	●
Scoreboards	●	●	●	●	●	●	●	●	●	●	●

FIGURE 11 | AQUATICS COMMUNITY FEEDBACK SUMMARY



4.0 PARK IMPROVEMENT RECOMMENDATIONS

- 4.1 Proposed Park Improvements
- 4.2 Incompatible Amenities
- 4.3 Park Safety



MAPLE STREET PLAZA PAVING, SITE FURNISHINGS AND WAYFINDING SIGNAGE

4.0 PARK IMPROVEMENT RECOMMENDATIONS

4.1 PROPOSED PARK IMPROVEMENTS

The Master Plan Update concept was created to combine the site's industrial and agricultural history and the newer artistic culture found in the nearby California Center for the Arts while also supporting the current community park program needs. The location of the park offers a unique opportunity to expand upon the highly visible downtown oasis. The existing curvilinear forms within the park set the stage for a park design with natural and organic geometry. The space is designed to be flexible and allow for various sized gatherings and events held by the City and local event organizers. The Master Plan Update proposes the following improvements to Grape Day Park:

Gateway Entries and Wayfinding Signage

Signature entry structures and wayfinding signage will be installed at entry points and key walkway intersections throughout the park and adjacent areas. The wayfinding signage will provide directions to the park amenities and the aquatic facility. The signage style will match Maple Street Plaza colors and materials.

Traffic Calming Enhanced Street Paving

The traffic surrounding the park travels at a relatively high rate of speed. Additional traffic calming and improved safety measures are included in the Master Plan Update. Accent concrete paving matching Maple Street Plaza, at key intersections and pedestrian crossings, will improve interactions between drivers and pedestrians.

Heritage Walk with Memorials

On the south side of the History Center buildings, the Heritage Walk walkway will be removed and replaced with a new historic walk that will include accent paving materials and colors to match Maple Street Plaza. The existing memorials and plaques located in this area of the park will be removed and reinstalled within the paving pattern of the walkway to provide for better viewing and identification. Benches will be located under the shade trees along the walk.

Heritage Walk Entry Monument/Historic Plaza

In the location of the horseshoe courts, along North Broadway, a new plaza will be installed to increase the awareness and education of the History Center. The plaza includes the tree grove and an accent seat wall. A separate entry monument that announces the park's historical district will be included at the entrance of the historic plaza. Monument and paving materials will match Maple Street Plaza monument architecture, colors, and materials.

Tree Grove

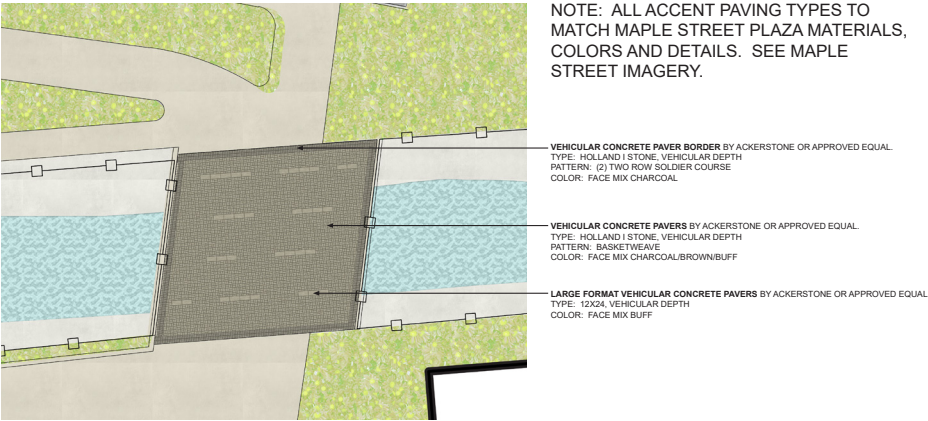
The tree grove, located within the new Historic Plaza, will provide shade to the plaza while representing the agricultural history of Escondido. Tree selections should be made from the City's approved tree palette to limit maintenance.

Pedestrian Walks with Maple Street Paving Accents and Security Lighting

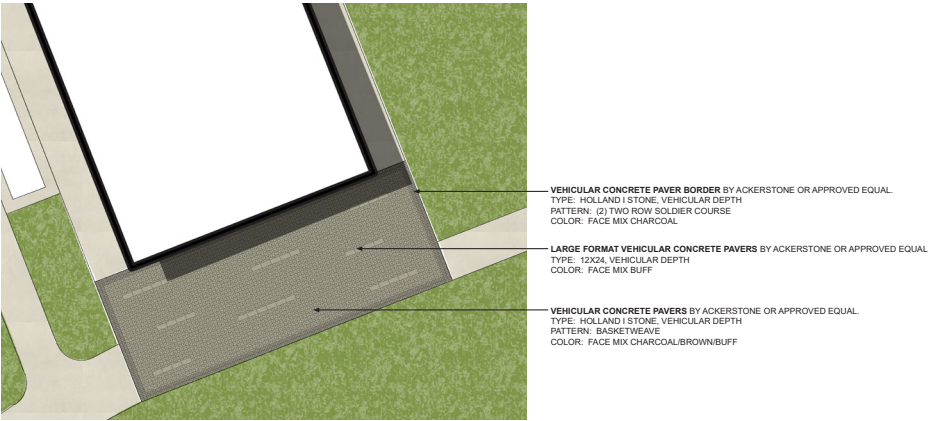
The pedestrian experience for visitors walking between Grape Day Park and Maple Street Plaza will be enhanced and closely coordinated in future improvement projects to improve connectivity, visual aesthetics, safety, placemaking and wayfinding. New walkways will be constructed throughout the park along the main traffic zones to support existing and new amenity circulation. Pathways will be made of concrete with accented paving matching the Maple Street Plaza materials and colors at main intersections. The primary walkways will be designed wide enough to allow for bicycles and pedestrians, and provide access to benches and tables. Two of these new walkways are currently in development by the City. One of them will be wide enough for food truck traffic. Security lighting will be included on all new walkways.

Food Truck Pads

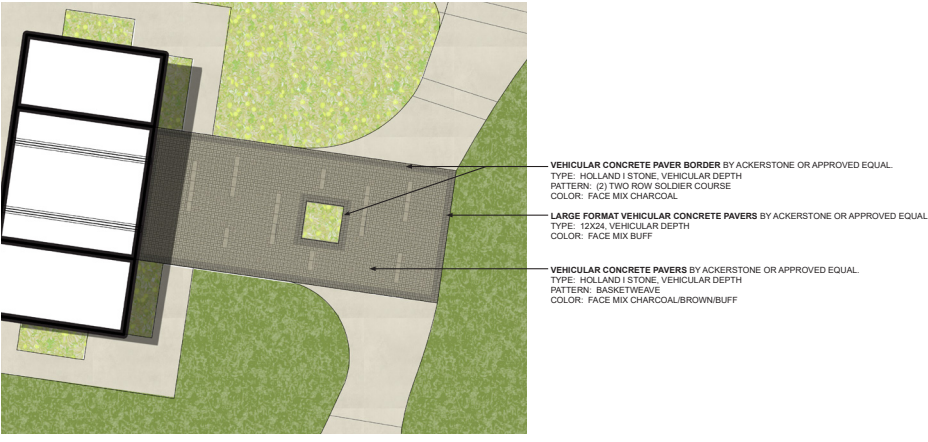
Also under development by the City are small concrete pads adjacent to the main north/south walkway. These pads will support temporary food trucks and other vendors during events.



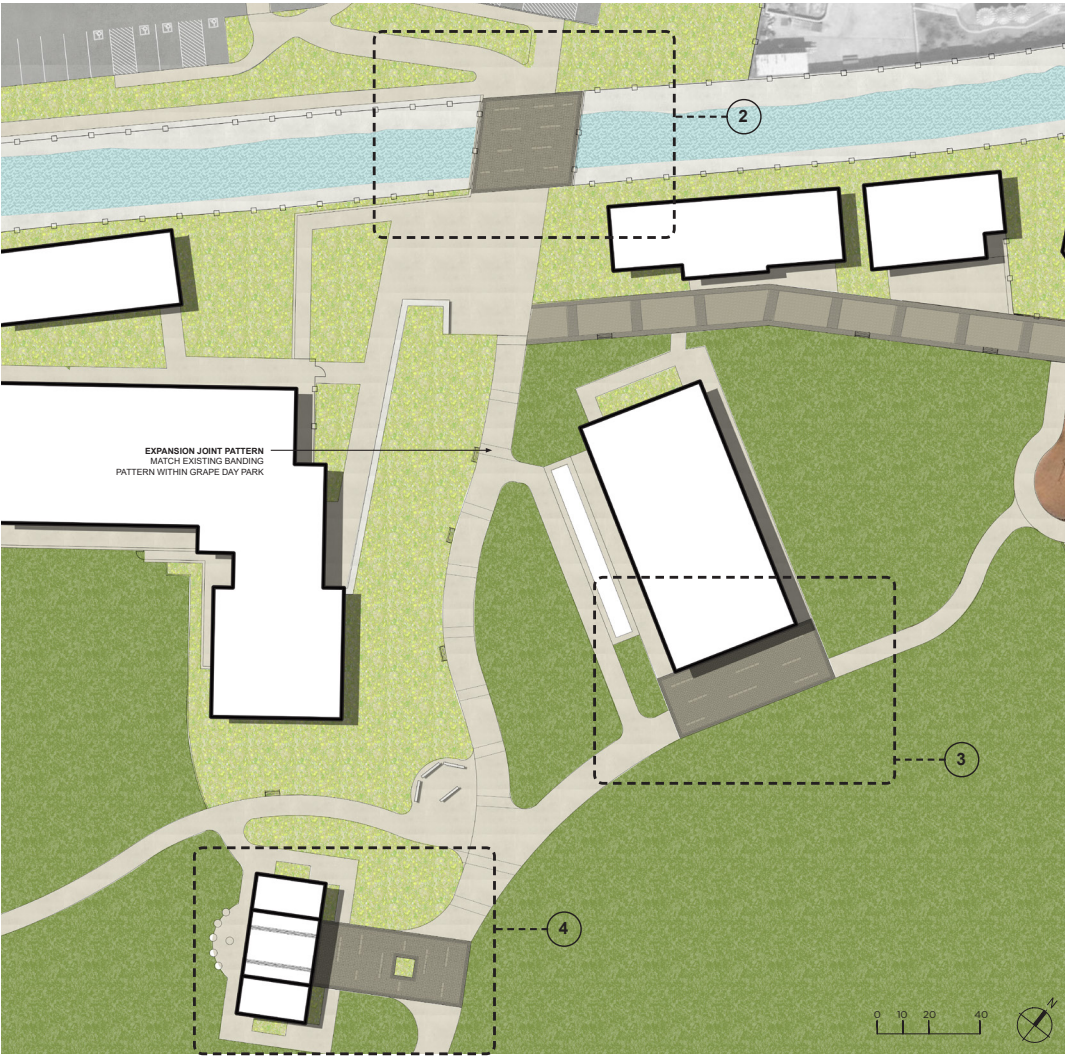
Grape Day Park Northern Entry Paving | 1" = 10'-0" | 2



Grape Day Park Train Depot Paving | 1" = 10'-0" | 3



Grape Day Park Restroom Paving | 1" = 10'-0" | 4



Grape Day Park Paving Enlargements | 1" = 20'-0" | 1



MAPLE STREET PAVING IMAGERY

FIGURE 12 | PARK PAVING EXHIBIT

ADA Walk to Grape Day Park

The entrance from the Woodward Parking lot will be improved to meet accessibility standards and vehicular access. A new walkway is proposed to connect accessible parking spaces to the bridge park entry.

Existing Bicycle Lane (Class 1)

The Escondido Bike Trail was recently re-routed to run along Broadway adjacent to Grape Day Park. This bike lane access provides alternate modes of transportation to the park.

Bicycle Parking

To support the traffic of the existing bike lane along Broadway Ave, new bicycle parking racks will be installed at park entries.

Decomposed Granite Courtyard

Adjacent to the Heritage Walk, east of the playground, a decomposed granite paving courtyard with picnic tables under a grove of trees will provide additional seating opportunities around the playground. The decomposed granite paving will be stabilized to prevent erosion.

Picnic Areas

Picnic tables will be installed throughout the park and include accessible tables. Tables shall be made of concrete or another sturdy material for maintenance and longevity. Table locations have been selected to take advantage of the shade from existing trees while also staying along the perimeter of the lawn area to avoid being an obstruction to the continuous usable open space.

Concrete Stages

Two stage areas are currently in development by the City. The stages will be located at the western edge of the park, adjacent to the CCAE buildings, as well as to the south of the train depot. The stage areas will include accent concrete paving matching the Maple Street Plaza materials and colors. Electrical upgrades to support events will also be included at these areas.

Restroom Building

A new restroom building is in development by the City. This restroom will be located in the center of the park, creating easier access for events, and will replace the existing restroom north of the playground. New walkways will be installed to connect the restrooms with the other park amenities.

Children’s Play Area (2-5 yr)

A new playground focusing on children aged 2-5 is one of the top priorities noted by the community. This playground will be located directly adjacent to the existing playground walkway. A new walkway to the new restroom building will be added. Playground equipment shall match the style and theme of the existing structures.

Perimeter Buffer Landscape

For added safety between the playground area and North Broadway, new buffer landscaping will be installed. The landscape palette shall be low shrubs and groundcovers to maintain visibility into the park.

Park Landscape

Upgraded landscape areas throughout the park will be a variety of low maintenance/drought tolerant, California-friendly varieties.

Embellished Decorative Fencing

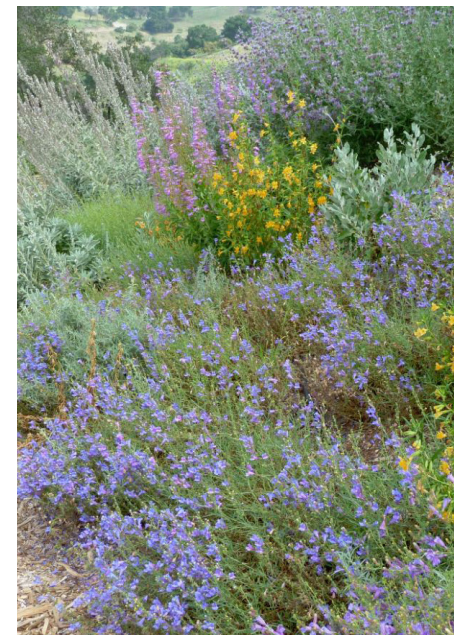
The current chainlink fencing with barbed wire at the edges of Escondido Creek is unsightly and presents an uninviting entry element to the park. Fencing will be replaced with new fencing that will have artistic decorative features representing the history of Escondido.

Maintenance/Service Entry

A new paved driveway is proposed along North Broadway at the southeastern corner of the park.

Existing Memorials

The existing memorials are intended to remain as they are, with minor paving improvements for greater accessibility.



PROGRAM CHARACTER IMAGERY

Escondido Creek and Creek Trail

A new concrete walkway will be installed on the northern portion of the Creek to connect the bridges to Escondido Blvd. The Escondido Creek Conservancy’s work to conceptualize a preliminary design for restoring the Escondido Creek through Grape Day Park can be found at <https://escondidocreek.org/grape-day-park/>. Future consideration for potential modifications to Escondido Creek, and the resulting relocation of parking, may be addressed to enhance the creek corridor and emphasize the natural creek area.

EV Parking

New electric vehicle (EV) charging stations are in development by the City to be installed in the north parking lot south of Woodward.

AQUATICS

Pool Building

The existing pool building will be removed and replaced with a new building to include a ticketing, lifeguard and first aid office area, restrooms, lockers rooms, a multipurpose room, and a mechanical room.

Competition Pool

The existing pool facility does not meet current codes or community needs. The plan shows the option of a new facility that includes a pool that is sized to accommodate larger recreation events and programs and competitive events that are compliant with NFHS and CIF standards.

Recreation Pool

A second pool dedicated to recreational use will be installed. This pool could include beach entry, areas for swim lessons, water aerobics, lap swim, and additional recreational space. A second recreational pool would provide more usage availability for public vs. competition use.

Bleachers

A new spectator area will be installed for competition events and parent seating during swim lessons.

Lawn “Zoo” Area

Within the aquatic facility, a lawn area will be used for kid’s play as well as a waiting area during competitions.

Waterplay Feature

A water slide, or play structure can improve the use of the aquatic facility by bringing in additional users.



AQUATICS CHARACTER IMAGERY



LEARN TO SWIM CHARACTER IMAGERY



CERTIFICATION CLASS CHARACTER IMAGERY

4.2 INCOMPATIBLE AMENITIES

The Project Team did not present amenities that would encumber annual events held at the park, were incompatible with other amenities, or are being explored for inclusion at nearby parks. The amenities not presented for these reasons were:

Dedicated Sports Fields

Dedicated sports fields and the concrete walkways needed to access them would divide the field and consume much of the high-priority green space needed during special event usage.

Water Play (Splashpads)

Based on the overwhelming community feedback that a splashpad should be easily accessible, it is not shown as being located within the new aquatic facility complex. With the relocation of the park restrooms already in progress, the City is investigating other park locations where the infrastructure exists to accommodate an accessible splashpad. See Appendix B for further information.

Dog Park

Off-leash dog parks require defined and fenced-in spaces for large and small dogs. This substantial use of land would have limited other recreational options. During the community outreach process, some community members asked for a dog park; however it was lower on the priority list. With the space requirements and lower ranking, this amenity is being considered for inclusion at other locations. Dogs on leashes are still allowed in the park.

Sport Courts

A sport court area for activities like pickleball was recommended by the community as a new amenity for Grape Day Park. The courts would need to be fenced and located in an area that would limit noise and visibility obstructions. Based on the prioritization of open green space for special events and performance usage, as well as unstructured recreation play, permanent sport courts are not recommended for this park. Acknowledging the identified community need, sport courts are recommended to be added to other nearby parks within Escondido. The final location of the sport courts may be deferred to future park improvement projects, and/or grant and other funding opportunities that may arise in the future.

4.3 PARK SAFETY

Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach to crime prevention that uses urban and architectural design, and the built and natural environments. These concepts were an important part of the assessment of safety as existing and new amenities were considered. During the design phase, more specific consideration of CPTED will occur.

The Master Plan Update calls for the following approaches during the design phase to enhance safety:

CPTED OBJECTIVE	APPROACH	DESIGN SOLUTION
Natural Surveillance	Increase visibility. Encourage more “eyes” on the park.	<ul style="list-style-type: none"> Minimize visual obstructions along perimeter (use low plants, open fencing, few furnishings); Sustain clear lines of sight to primary assets (open playground system, open plaza layout); and Lighting of park amenities, pathways and building perimeters.
Natural Access Control	Define access points. Identify where people belong and where not to be.	<ul style="list-style-type: none"> Partially frame the park with a low buffer planting; Establish defined entry points aligned to paved pathways with paving to match the materials and colors from Maple Street Plaza; and Use hedging and planting material to form natural barriers and encourage travel along pathways.
Territorial Reinforcement	Make it clear that property is owned and cared for.	<ul style="list-style-type: none"> Park signage to identify Park Rules and the City of Escondido as the operator; Design to support efficient and regular maintenance; and Select amenities that are attractive and highly reliable.
Activity Support	Support continuous activation.	<ul style="list-style-type: none"> Include amenities to regularly draw users of all ages; and Design and program spaces to encourage community-led activation.
Maintenance	Sustain site in “like new” condition, regularly repair & preserve.	<ul style="list-style-type: none"> Design to City’s Standards with commercially available equipment and furnishings, and vendor warranties.

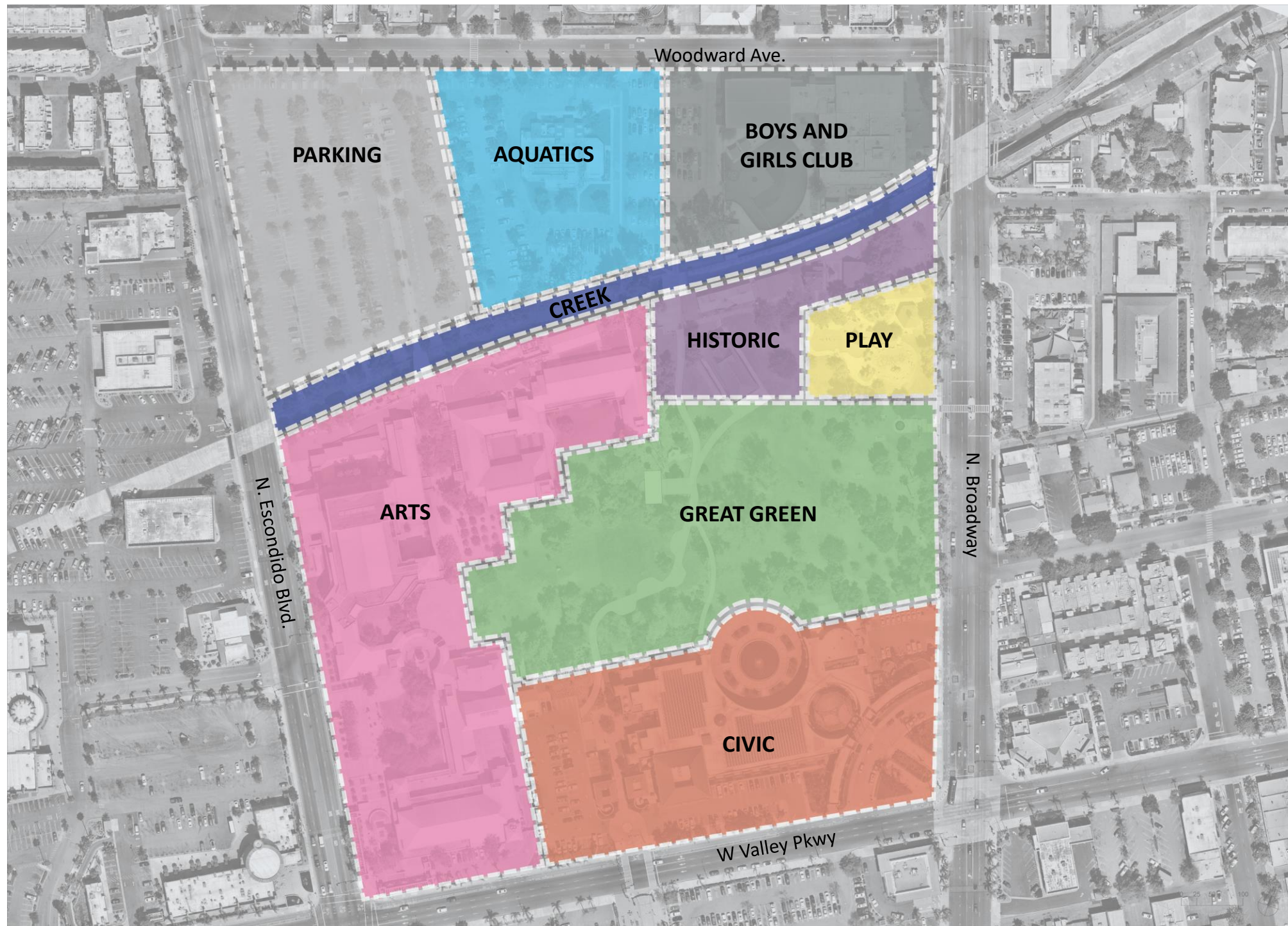


FIGURE 13 | SITE ZONE AREAS

ZONE AREAS

Defining the park into zoned locations supports increased wayfinding and future programming.



FIGURE 14 | PRELIMINARY WAYFINDING CONCEPT

PRELIMINARY WAYFINDING CONCEPT

Initial draft of signage elements within the Grape Day Campus. This concept was presented during the third workshop for public feedback. Following the workshop final locations of signage elements are proposed in the Master Plan.

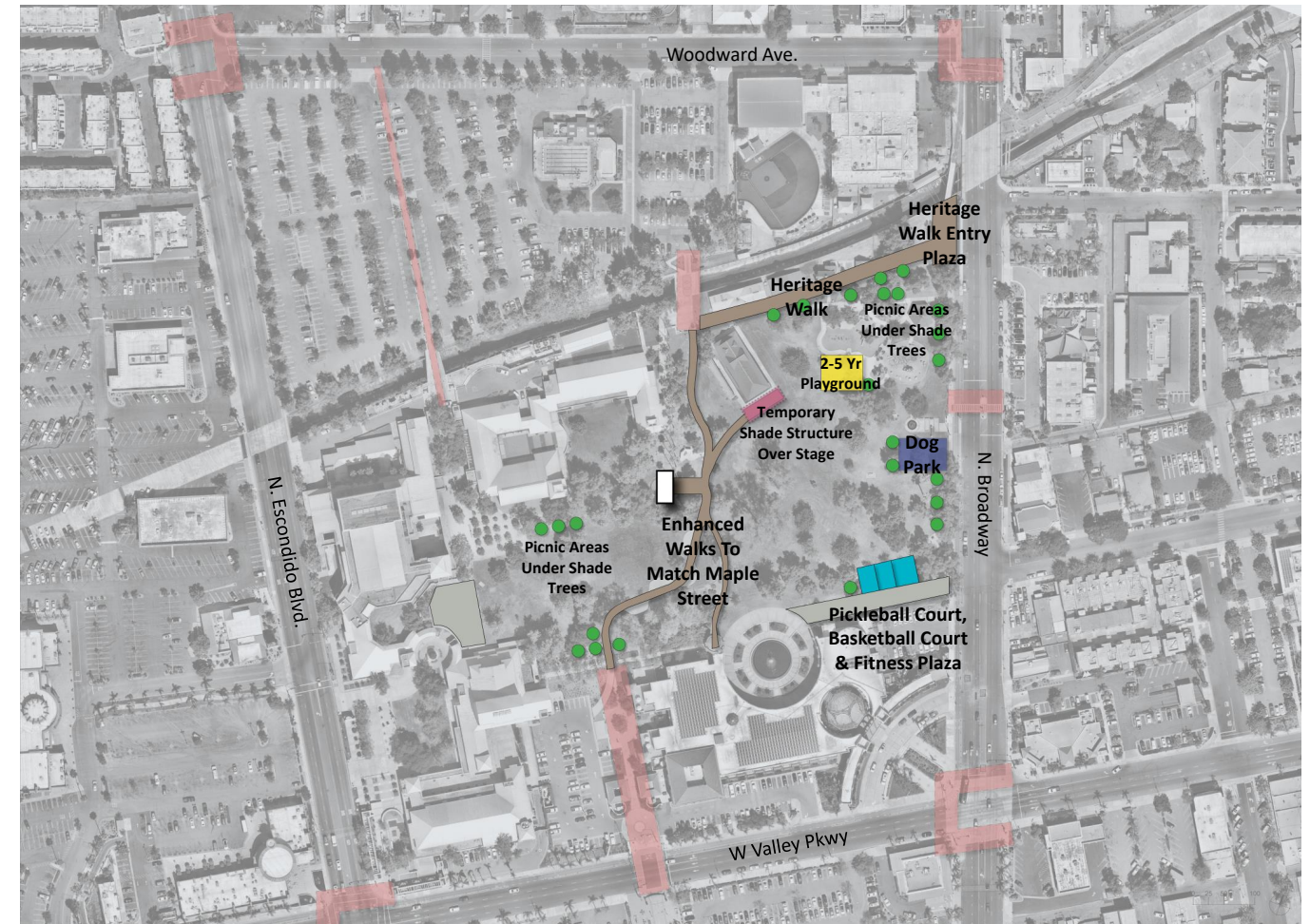


FIGURE 15 | DRAFT PARK PROGRAM

DRAFT PARK PROGRAM

Initial draft of program elements and amenities to be incorporated at edges of the park to conserve as much continued open lawn areas for events as possible.

Following the third workshop feedback, programs were adjusted to match the response and overall park design intent.

Grape Day Park Master Plan

LEGEND

- 1 Concrete Stage
- 2 Heritage Walk with Memorials
- 3 Decomposed Granite Paving
- 4 Pedestrian Walkways with Maple Street Paving Accents and Security Lighting
- 5 Gateway Entry
- 6 Traffic Calming Enhanced Street Paving
- 7 Existing Bicycle Lane (Class I)
- 8 Picnic Area
- 9 Children's Play Area (2-5yr)
- 10 Tree Grove
- 11 Buffer Landscape
- 12 Restroom Building
- 13 Food Truck Pads
- 14 ADA Walk to Grape Day Park
- 15 Embellished Decorative Fencing
- 16 Historic Plaza
- 17 Maintenance/Service Entry
- 18 Heritage Walk Entry Monument
- 19 Bicycle Parking
- 20 Placemaking Improvements to Match Maple Street
- 21 Existing Memorials
- 22 Pool Building
- 23 Recreation Pool
- 24 Competition Pool
- 25 Bleachers
- 26 Lawn "Zoo"
- 27 Waterplay Feature
- 28 "Creekwalk" Pathway
- 29 EV Parking
- 30 Wayfinding Signage
- 31 Children's Play Area (5-12 yr)

Items not identified on plans:

- Landscape and Irrigation Improvements
- Drainage and Water Management
- Improved Electrical Services
- Improved Educational Signage

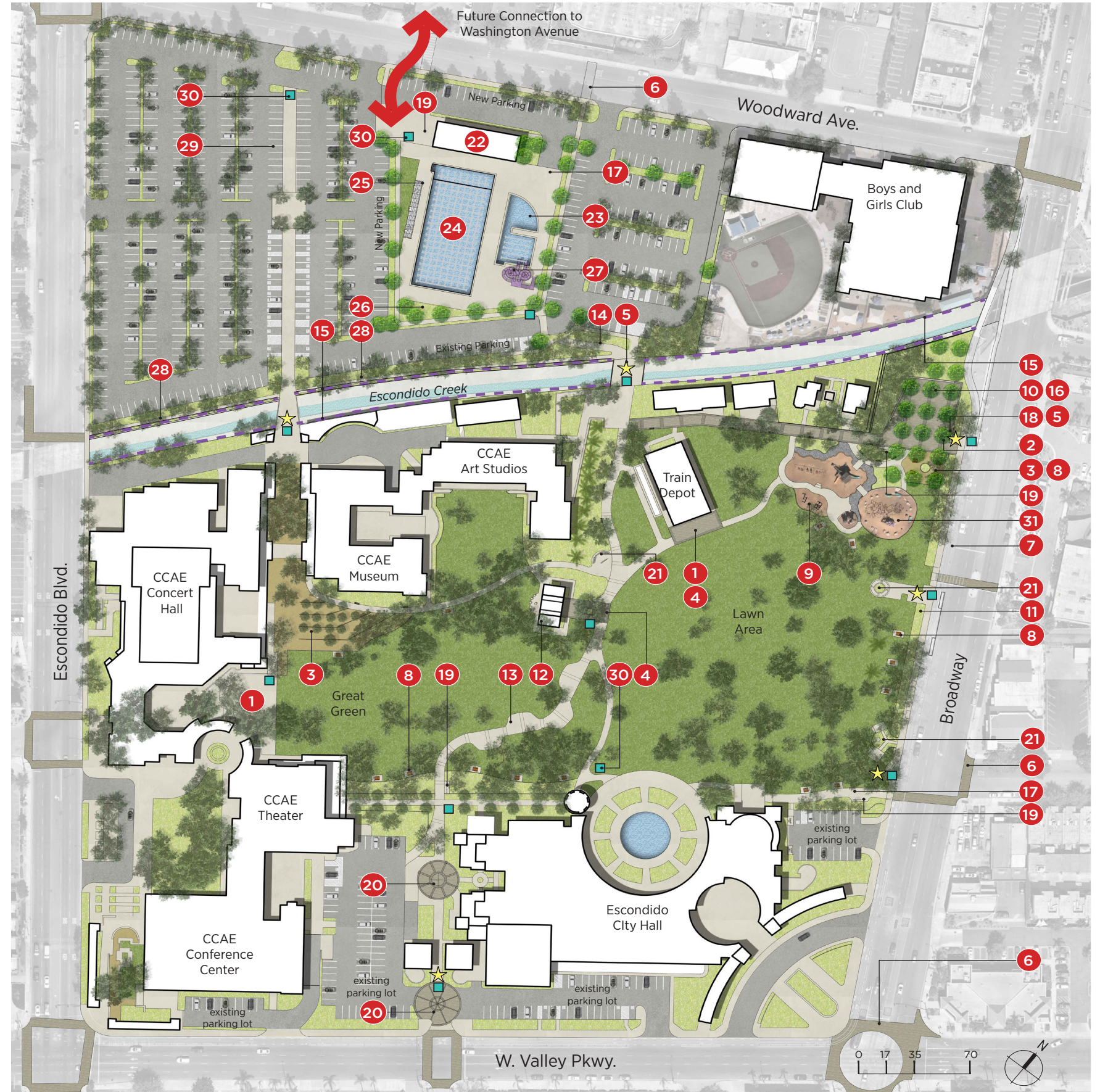
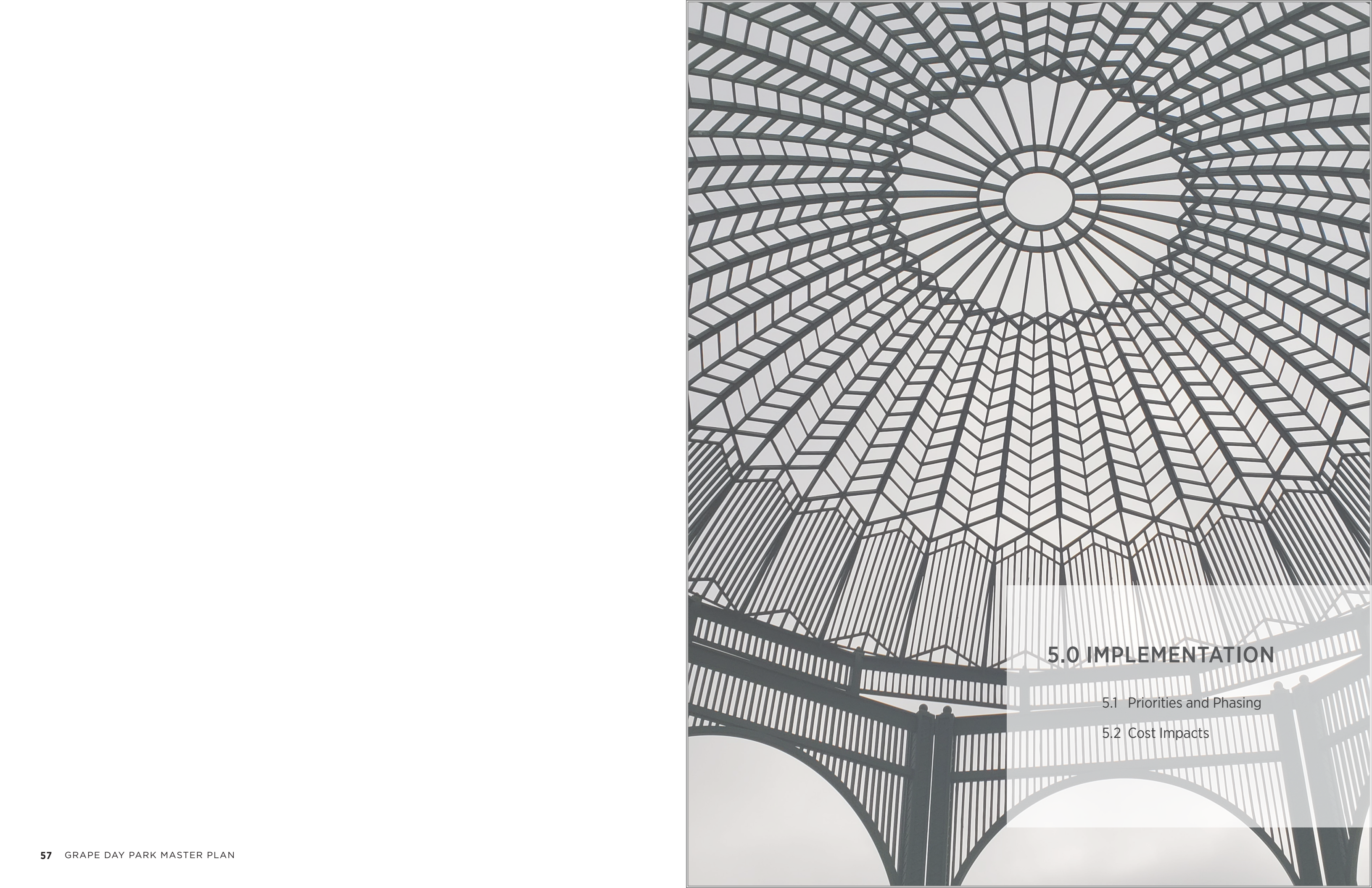


FIGURE 16 | GRAPE DAY PARK MASTER PLAN





5.0 IMPLEMENTATION

5.1 Priorities and Phasing

5.2 Cost Impacts

5.0 IMPLEMENTATION

5.1 PRIORITIES AND PHASING

A good park plan establishes a development plan to the site's highest potential. Available budget and economic pressures may require that the park's design be phased or strategically reduced in order to deliver a functional park space.

The following phasing plan is only recommended if financial resources are limited and can be re-ordered by City Council as priorities change.

Ongoing

- Park maintenance; and
- Park activity with programming.

Phase I

- New aquatics facility;
- Demolition of existing restroom;
- Maintenance entry;
- Children's playground area (2-5yr); and
- ADA walkway to Grape Day Park.

Phase II

- Heritage walk and entry gateways;
- Decomposed granite courtyard;
- Pedestrian walkways with lighting;
- Veterans memorial improvements;
- Picnic tables;
- Traffic calming enhanced street paving along Valley;
- New irrigation, drainage and sod for turf areas; and
- Landscaping buffer planting along North Broadway (groundcovers, shrubs, and under-story plantings).

Phase III

- Concrete walkways adjacent to the Train Car and on the north side of the Escondido Creek
- Sport courts
- Escondido Creek Fencing
- Remaining enhanced landscaping areas (groundcovers, shrubs and under-story plantings)
- Traffic calming enhanced street paving along Broadway and Escondido Blvd.

5.2 COST IMPACTS

The costs of development of the proposed park improvements are based on current rates and prices. As specific improvement areas are determined by the City to be implemented, a more thorough cost analysis and due diligence should be performed. Appendix C provides both a summary of the costs for each of the proposed development recommendations as well as itemized costs for each area of recommendation.

BIBLIOGRAPHY

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Escondido General Plan, December 12, 2012

Downtown Specific Plan, August 7, 2013

Escondido Bicycle Master Plan, October 17, 2012

Escondido Creek Trail Master Plan Report, January 10, 2012

Revealing Escondido Creek Vision Plan, Spring 2010

The Escondido Creek Conservancy's Grape Day Park in the Park Proposal, Youtube presentation June 3, 2021;

Maple Street Pedestrian Corridor Master Plan & Maple Street Pedestrian Plaza, May 5, 2010

APPENDIX A: OUTREACH FEEDBACK

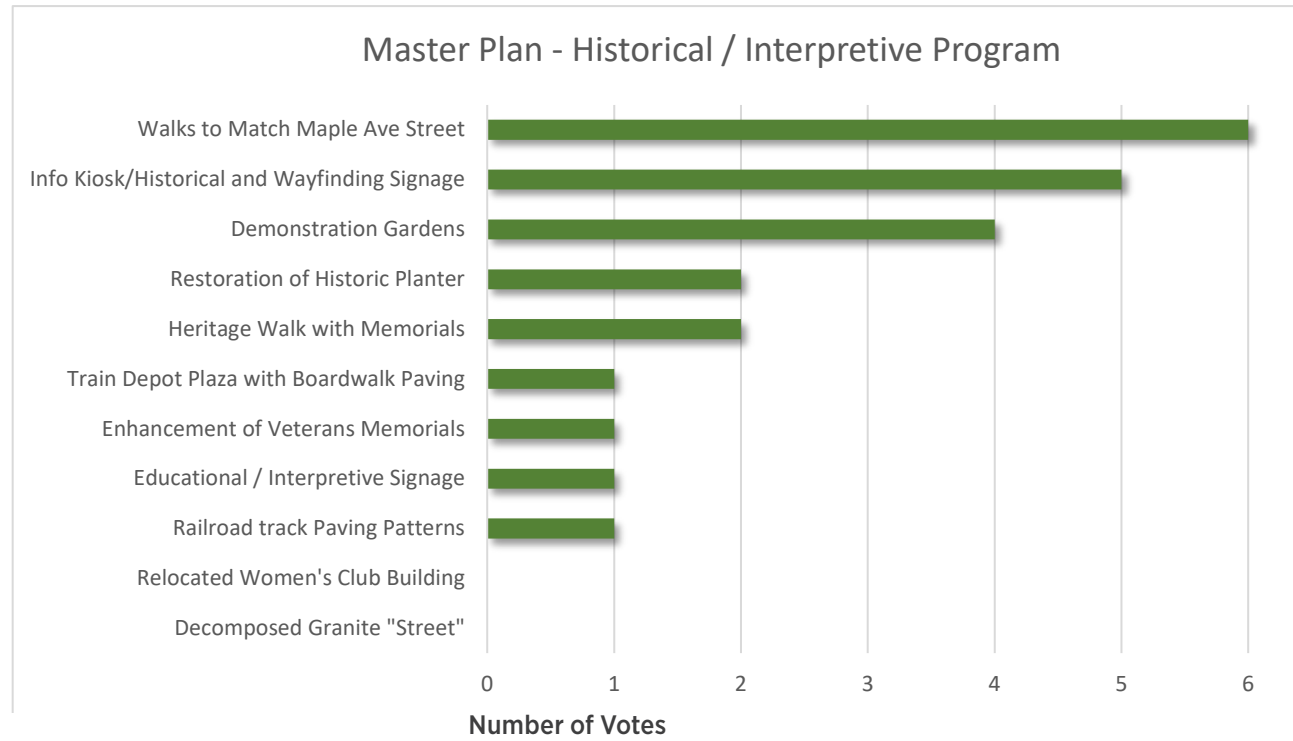
COMMUNITY WORKSHOP #2 RESULTS

Image Board Priorities



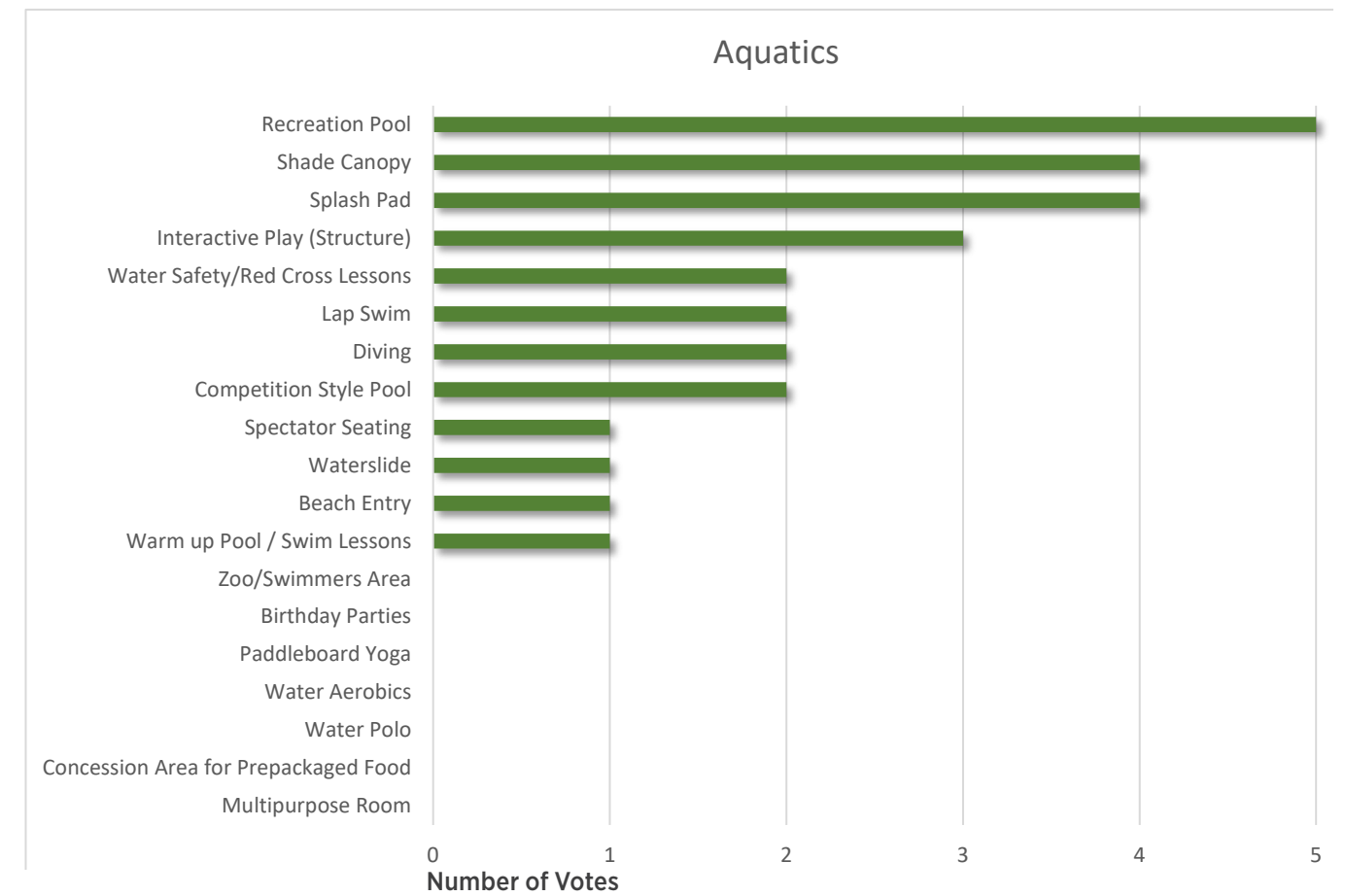
COMMUNITY WORKSHOP #2 RESULTS CONTINUED

Image Board Priorities



COMMUNITY WORKSHOP #2 RESULTS CONTINUED

Image Board Priorities



FOCUS GROUP 1 RESULTS - GRAPE DAY EXPERIENCE

G.D.P. EXPERIENCE 11/17/22 ①
Focus Group #1

- PUBLIC ART COMMISSION x 3
- HISTORIC COMMISSION
 - MAINT.
 - REALISTIC PLAN - BUILDABLE
 - SPLASHPAD MAINT.
 - OLD ESCONDIDO.
 - PUBLIC ART
 - LT NEW LIBRARY
 - PERFORMANCE PAVILION
- COMMUNITY FOUNDATION
- ESCONDIDO CREEK
 - ATTENTION TO CREEK: WATERSHED
 - EDUCATIONAL OPPORTUNITY
 - PHOTO CONS - INSTAGRAM SPOT
 - SCAVENGER HUNT ART
 - ESCO ALLEY YARD
 - COMMUNITY GARDENING

②

- BLEND TOGETHER ARTS CTR: PARK AND AQUATIC CTR: PATRIZ
- PICKLEBALL
- EXISTING MASTER GARDENER PROG.
- GRAPE VINES?
- HANDS-ON ACTIVITIES IN PARK
- INTERACTIVE ART WALL
LOOK AT LOC. ACROSS FROM CH. MUSEUM
- K-RAIL PAINTING PROJECT STORY
- IDENTITY PIECES - STORY OF ESC
- BOTTLE PEAK ORIENTATION

Q 3:

- PLAYGROUND (VINEHEDGE)
- ARTS CTR
- HISTORICAL BIODS NEED MAINT.
- MAINT: VANDALISM (MONITORING)
 - RANGERS / VOLUNTEER
 - HOMELESSNESS
- RELOCATING ART DISPLAY ZONE

③

- CLIMBABLE ART / SCULPTURE
- INTERACTION
- SENIORS
 - TOUR ON BUSES
 - ENGAGING ALL SENSES
 - GAME TABLES
 - RESPECT LARGE OPEN SPACES

Q6

- SIGNAGE UPDATE / PROGRAM
(LOOK @ RENO SIGNAGE EXAMPLE)
- WAYFINDING @ TRAIL FROM TRANSP. CTR.
- BLACKSMITH SHOP OPPORTUNITY
- GEOLOGICAL SCAVENGER HISTORY HUNT
- BRING HISTORY TO PUBLIC
- AGRICULTURE
- HIST. CITRUS
- WINERIES

④

- AQ CTR.
- CATHEDRAL CATHOLIC SCHOOL AQ. CTR
- SOCIAL SPORTS / ACTIVITIES IN COURT AREA
- FIX IRRIGATION? DRAINAGE @ ENTRY / SERVICE ACCESS (#718 SE.)

FOCUS GROUP 2 RESULTS - ECONOMIC, TOURISM & SPECIAL EVENTS

G.D.P. ①
Focus Group #2

- CREATE DESTINATION FOR ENTERTAINMENT
- STAGE - PADS FOR TEMP STAGES
- UPGRADE ELEC. @ N.E. CORNER OF TRAIN DEPOT
- PERM. STAGE LIGHTING
30-32" HT.
SUPPORTS FOR TEMP COVER
40' x 40'
- CITY ← COUNTY RIGHTS DIFFER
- POD SERIES - 11 STAYS
FOOD TRUCK FRIDAYS
JULY 4th
DIES DE LOS MUERTOS
MUSIC FESTIVAL

②

- VOLUNTEER RANGER PROGRAM
- POLICE: PRIVATE SECURITY
- MOBILE PET GROOMING STATIONS
- DOG OFF LEASH AREA, DOG BEACH?
- MIDDLE: ELEM SCHOOL KIDS PROGRAMS
- ROTATING ART WALL
- SIGNAGE IN PARKING LOTS
- PLAYGROUNDS SEPARATED 2-5 / 5-12
- EXERCISE GROUPS
TAI CHI, X TRAIN, BOOTCAMP ETC.
- HIGH DENSITY RESIDENTIAL WILL DENSIFY: ADD USERS TO SPACES
- CONNECTIVITY
CROSS VALLEY PARKWAY
CT ARTS → MARKET

③

- HOMELESS → SECURE POWER
- FARMER'S MKT (OCEAN SIDE)
- HAUNTED OLT (PALMDALE)
- OUTSIDE ROLLER RINK
- SKATING
- FARMER'S MKT
STREET CLOSURE
HISTORY OF ESCONDIDO
- ADVERTISING - MARQUEE OR PROJECTION
COMPLETE FOR EYEBALLS
- WAYFINDING
- CHILDREN'S MUSEUM DRAW - WAYS TO KEEP FAMILIES AFTER VISITING
- HERITAGE WALK IDENTITY
- SECURITY ISSUE
- FENCING?
- QUEUES

④

- HAUTBOIS TO DRAW REGION
- WATER POLO
- EXERCISE
- FLOAT POOL
- SPRING VALLEY Y - EXAMPLE
REGIONAL VS LOCAL / COMMUNITY
- SPA
- P.T. WARM THERAPY
- LATEY RIVER
- REL. W/ BREWERIES: WINERIES
- BEER! WINE GARDEN
- CITRUS TREE ISSUES - AGING
CANOPY, ARE THERE OTHER PLACES
COULD BE BETTER
- WALKWAY AT SE CORNER OF STUDIOS -
HOMELESS JUMP FENCE
- 3 COMPARTMENT SINK - LOCKABLE

FOCUS GROUP 3 RESULTS - AQUATICS, MAINTENANCE AND OPERATIONS

→ 50% RENTERS
50% COMPETITIVE

- # OF LANES
- CIF COMPLIANT FOR W.P.
- PRIVATE CLUB - SMALLER MS
- DIVING NOT ESSENTIAL
- CERTIFICATION
- STAFFING - BIGGEST ISSUE IN M DEMAND.
- * AQUATIC DEMAND
- SHALLOW WATER MORE POPULAR

- SPECIAL EVENTS LIMITED DUE TO DECK SPACE + SEAT
- PROXIMITY OF ZOO TO LESSONS IN POOL.
- SEATING:
 - LEARN TO SWIM IN REC POOL
 - ↳ THIS SHOULD HAVE SEAT
 - COMPETITIVE CAN BE ON DECK
 - SHADE OVER SEATING
- SERVICE ACCESS
- MORE CREATIVE PROGRAM
 - ↳ WILL REQ. STORAGE
- INCREASE OPEN SWIM
- MPR/CLASSROOM (WET)

- MULTI-PURPOSE ROOM ADJ. TO ZOO/REC POOL.
- BEACH ENTRY
- ADA ACCESS
- NO PLAY STRUCTURE OR SLIDE
 - DUE TO MAINT.
- SLIDE OVER PLAY STRUCTURE
- SPLASH PAD OVER PLAY STRUCTURE

FOCUS GROUP 4 RESULTS - EUHSD

12/17/2022 District Focus Group

- NOW IN PLACE
- WANT TO GIVE MORE STUDENTS ABLE TO ACCESS
- DIVING LIKELY TO GROW IF HAVE CLOSE FACILITY
- 1 IN DIVING
- ESCONDIDO HIGH SCHOOL - ALL HIGH SCHOOL ACCESS TO ESCONDIDO POOL
- 14 lane pool → 2 hour practice 3 hours @ Jim Stone
- NO PE - learn to swim
- OK for 7' wide lanes - want more lanes
- 12'6" for 1M DIVING

Brushes, Snake lat, swim coach

7/8 water polo Aug/Feb Novice

L teams WP - B/G 2500 + swim program

Swim teams 5th 100 members (district combined practice 6/8

Diving → send to Westview 1-8 - 3 hrs

water polo oriented kids

Penny pools need all coaches to be lifeguard certified.

maximize dual practices. High schools start @ 8:30 AM. MIDDAYS EARLY RELEASE @ 2:30 AFTER DASH - 3-5 PM.

WATER EDUCATION - ADULT LEARN TO SWIM - UNCOMFORTABLE AROUND WATER

- LARGE SENIOR POPULATION

BUILDING

- NO NEED FOR FULL CONCESSIONS
- LIKE FOOD TRUCK OPTIONS
- AREAS FOR OUTLETS
- COACHING SPACE WOULD BE NICE - BUT NOT NEEDED
- NO DEDICATED TEAM ROOM.

- SAFE DISPERSAL AREA DURING LIGHTNING

JIM STONE HAS DEDICATED STORAGE SPACE WP - SWIM - KICKBOARD

- WANT → SHARED OR SINGLE USE LABELED STORAGE AREA

ish storage seating - but may need more for individual ones. 75-80 typ for schools

NEED SUCCESSION PLAN IN BOARD TIMING SYSTEM

FOCUS GROUP 5 RESULTS - CHARTER SCHOOLS

12/17/2022 FE Charter

PRIORITY/MUST HAVE

- ① WATER POLO - FULL DEEP WATER POLO SIZE
- ② MORE SWIM LANES

+ PUT EXTRA \$ TOWARDS MORE POOL LANES

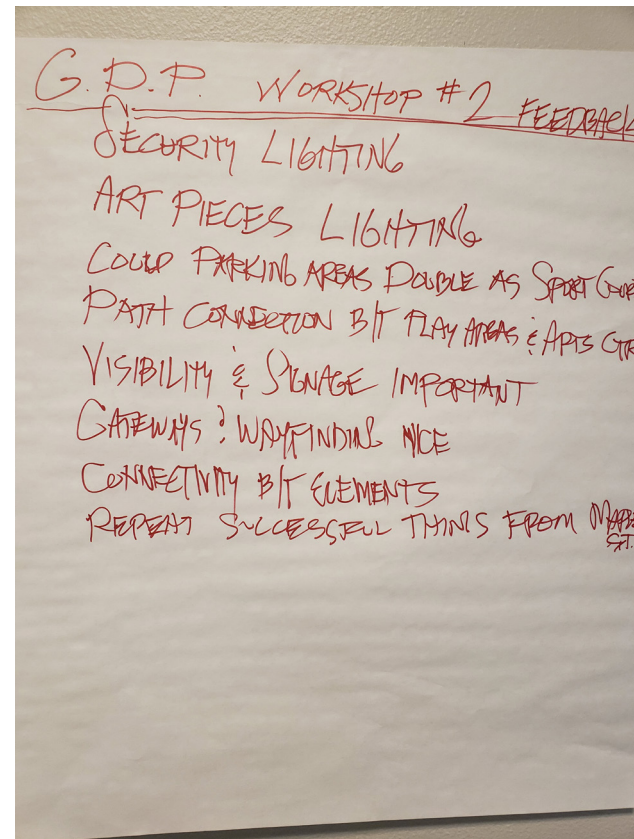
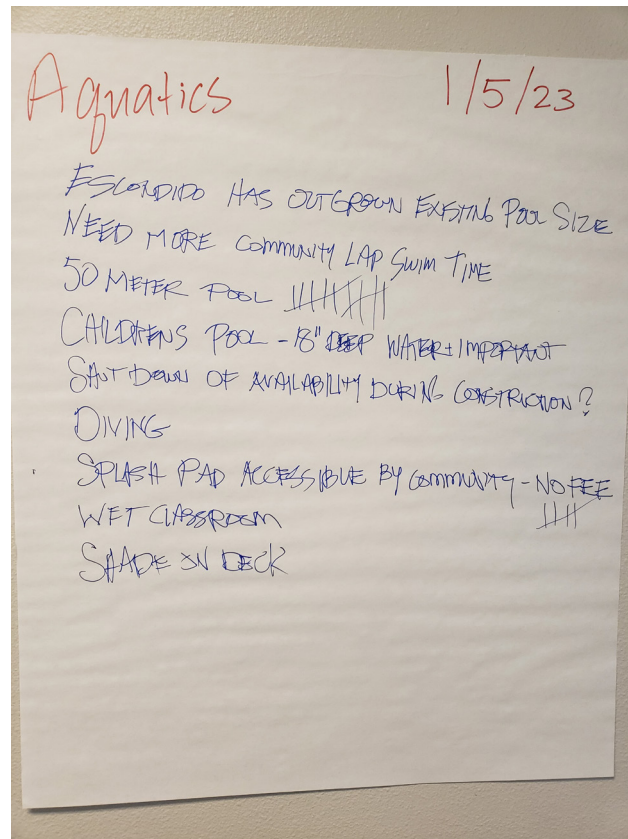
WANT TO HAVE/WANT

- 50M POOL
- DIVE
- PE PROGRAM - HS + MIDDLE
- PENTABLE SPACE / MPR / WET CLASSROOM
- DECK SPRAWLS

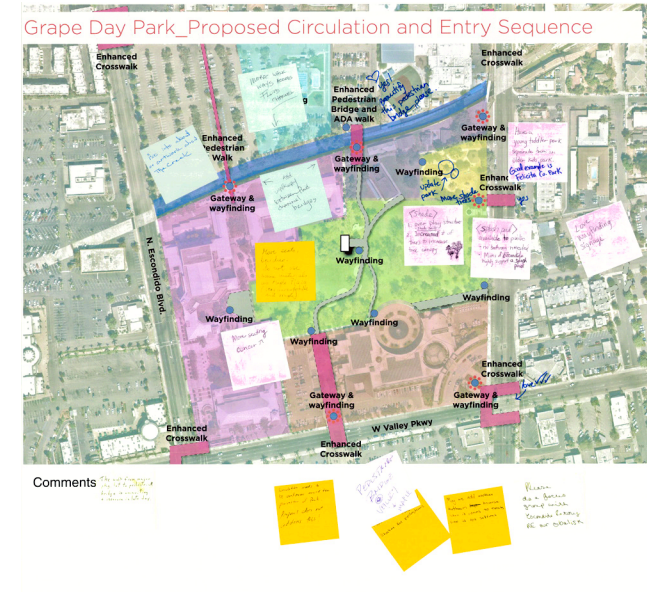
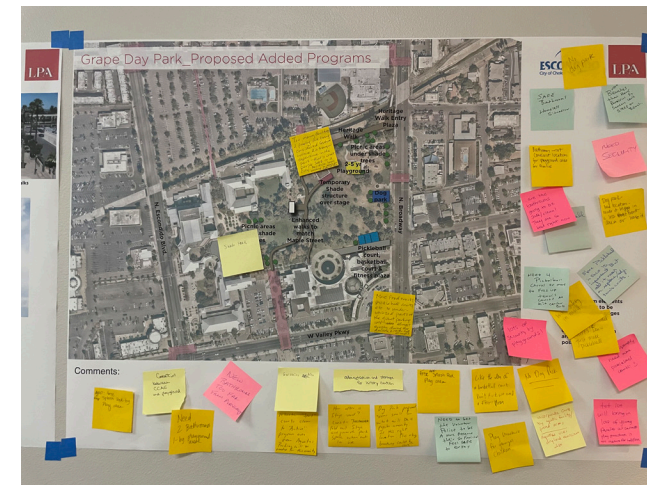
CHARTER PROGRAM

- VARSITY + JR. VARSITY SWIM ~ 60 KIDS
- 4 WP TEAMS - BOYST GIRLS
- 1 DIVER
- PE CLASS - 30-60 KIDS
- COULD PROVIDE PARKING @ PENNSYLVANIA LOT

COMMUNITY WORKSHOP #3



COMMUNITY WORKSHOP #3 CONTINUED



POST IT NOTE COMMENTS:

- More lighting getting from parking to park
- Walkway from major parking lot to pedestrian bridge is uninviting and insecure in late day.
- Signage
- CCAE path
- More seating, benches - do not use Maple Street Plaza furnishings (very uncomfortable)
- Add walkway between pedestrian bridges

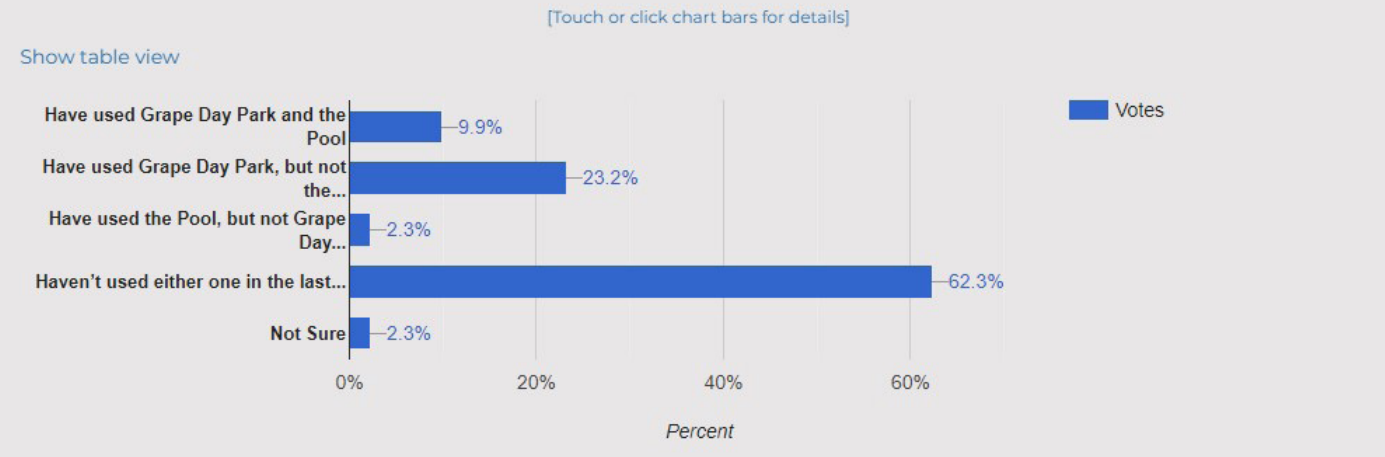
- Add info about or artwork about the creek
- More walkways across flood channel
- Beautify pedestrian bridges at channel
- Have a toddler park separate from older kids (Felicitia park example)
- More shade trees
- Shade over play structure or increase tree canopy
- Splashpad available to public
- Love wayfinding signage
- Love enhanced crosswalks
- Do a focus group with Escondido Rotary RE our obelisk
- Add additional bathrooms for events - they are not sufficient
- Circulation needs to be continuous around perimeter of park.
- Pedestrian bridge at Valley
- Add panic buttons in park
- Restroom is too far from playground
- Too many pathways, keep park more natural
- Rubber play surfacing
- Free splashpad by play area
- Locate active programs near aquatics
- Consider fold out stage, preserve park space
- Dog park seems too small, not the right location
- No dog park
- Need administration and storage for history center
- Monitoring program needed
- Need pickleball courts

SMS SURVEY RESULTS

Q1 Grape Day Park is a large community park with historical features and space for recreation (next to Escondido City Hall and the California Center of the Arts). The James Stone Pool facility is located next to Grape Day Park.

In the last 12 months, which ONE best describes how you and your family have used the park and the pool?

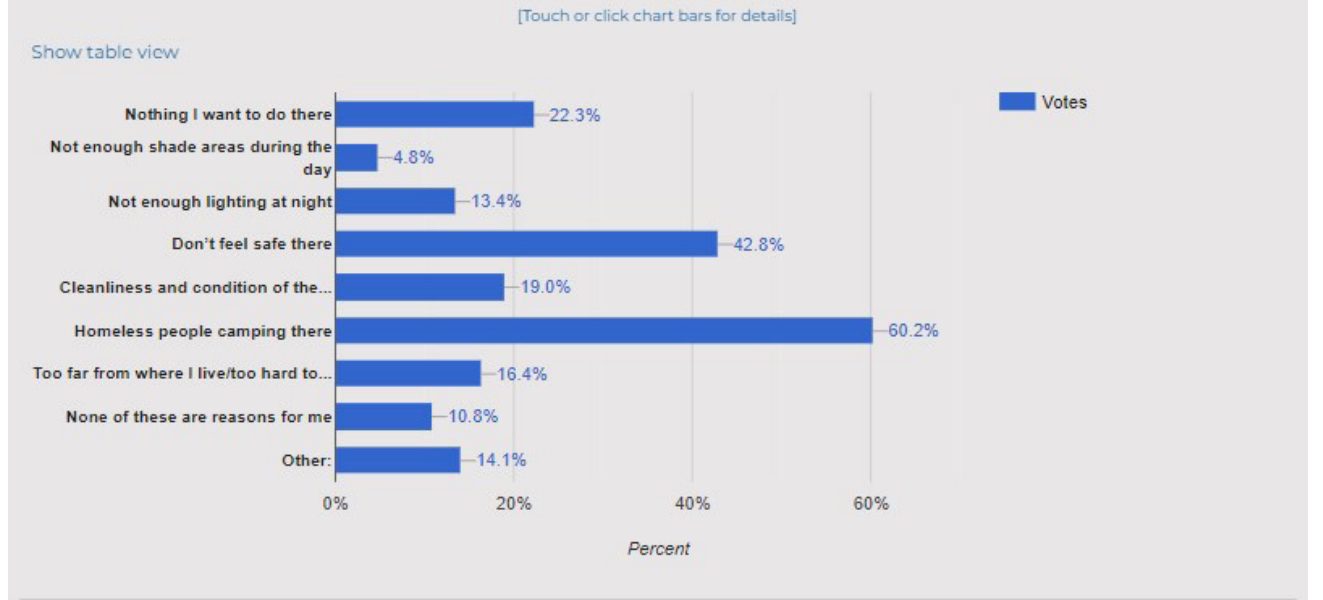
(302 responses)



SMS SURVEY RESULTS CONTINUED

Q2 What are the main reasons you don't go to Grape Day Park more often (or at all)? (You can choose up to FOUR, if any)

(269 responses)



other responses:



Unfiltered responses

- No adequate parking
- Also I'm retired and don't have any young children therefore a really have no need to go to the park
- Old age but love the park sans homeless.
- Didn't no about it just don't go to parks much
- Surrounding streets aren't walkable enough, need intersections across 2nd at Kalmia St and Maple St

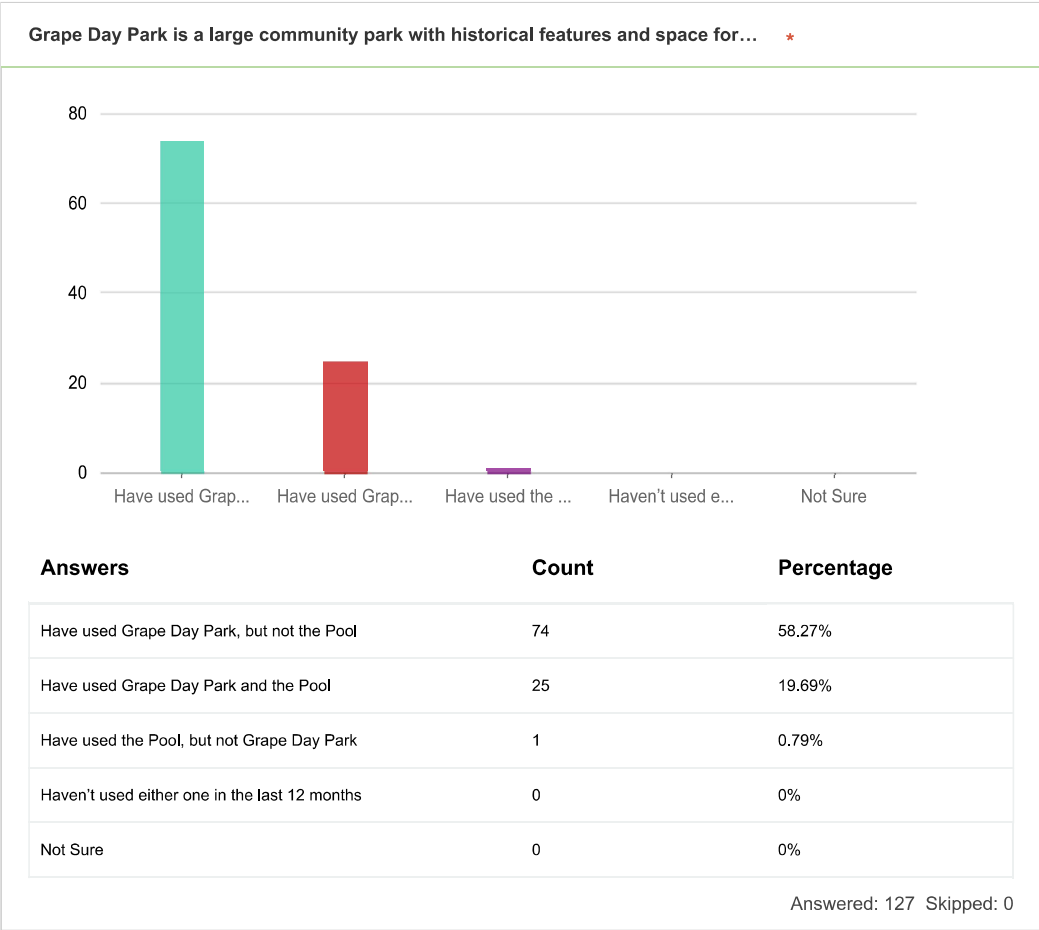
SMS SURVEY RESULTS CONTINUED

Q5 And other comments or suggestions about possible improvements to Grape Day Park or the James Stone Pool?
(83 responses)

Unfiltered responses

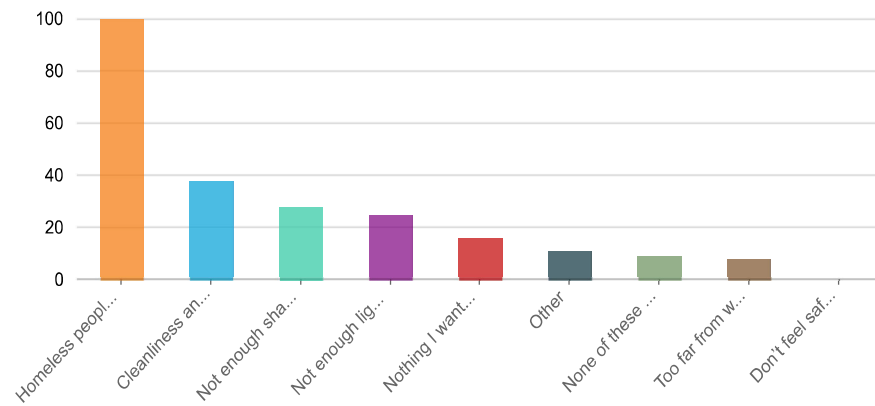
- Get rid of the homeless
- Main concern is safety - if there is a way to ensure homeless and what seems to be drug users are not in the park/hear the playground, we would feel more comfortable there.
- My kids are all grown and I'm not really inclined to go alone.
- Provide assistance for low income families to utilize facilities.
- Take care of the homeless population.

CITY OF ESCONDIDO SURVEY



CITY OF ESCONDIDO SURVEY

What are the main reasons you don't go to Grape Day Park more often (or at all)? (You can... *



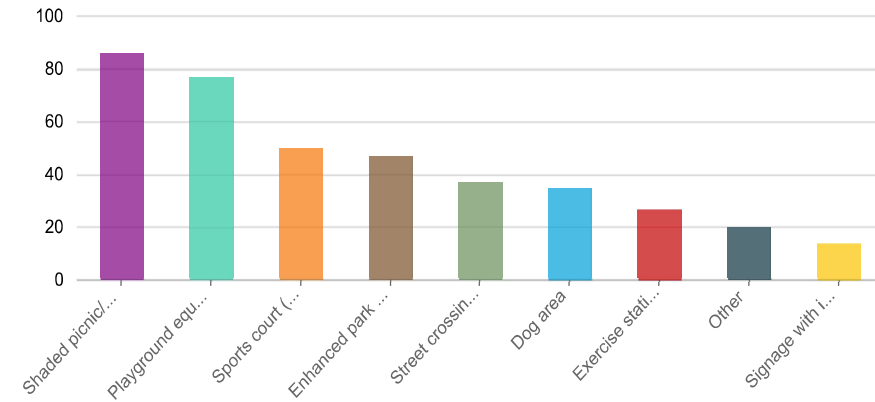
Answers Count Percentage

Answers	Count	Percentage
Homeless people camping there	100	78.74%
Cleanliness and condition of the equipment and landscape	38	29.92%
Not enough shade areas during the day	28	22.05%
Not enough lighting at night	25	19.69%
Other	11	8.66%
None of these are reasons for me	9	7.09%
Too far from where I live/too hard to get there	8	6.3%
Don't feel safe there	0	0%

Answered: 127 Skipped: 0

CITY OF ESCONDIDO SURVEY

Which of the following potential new features would you or your family be likely to use at... *

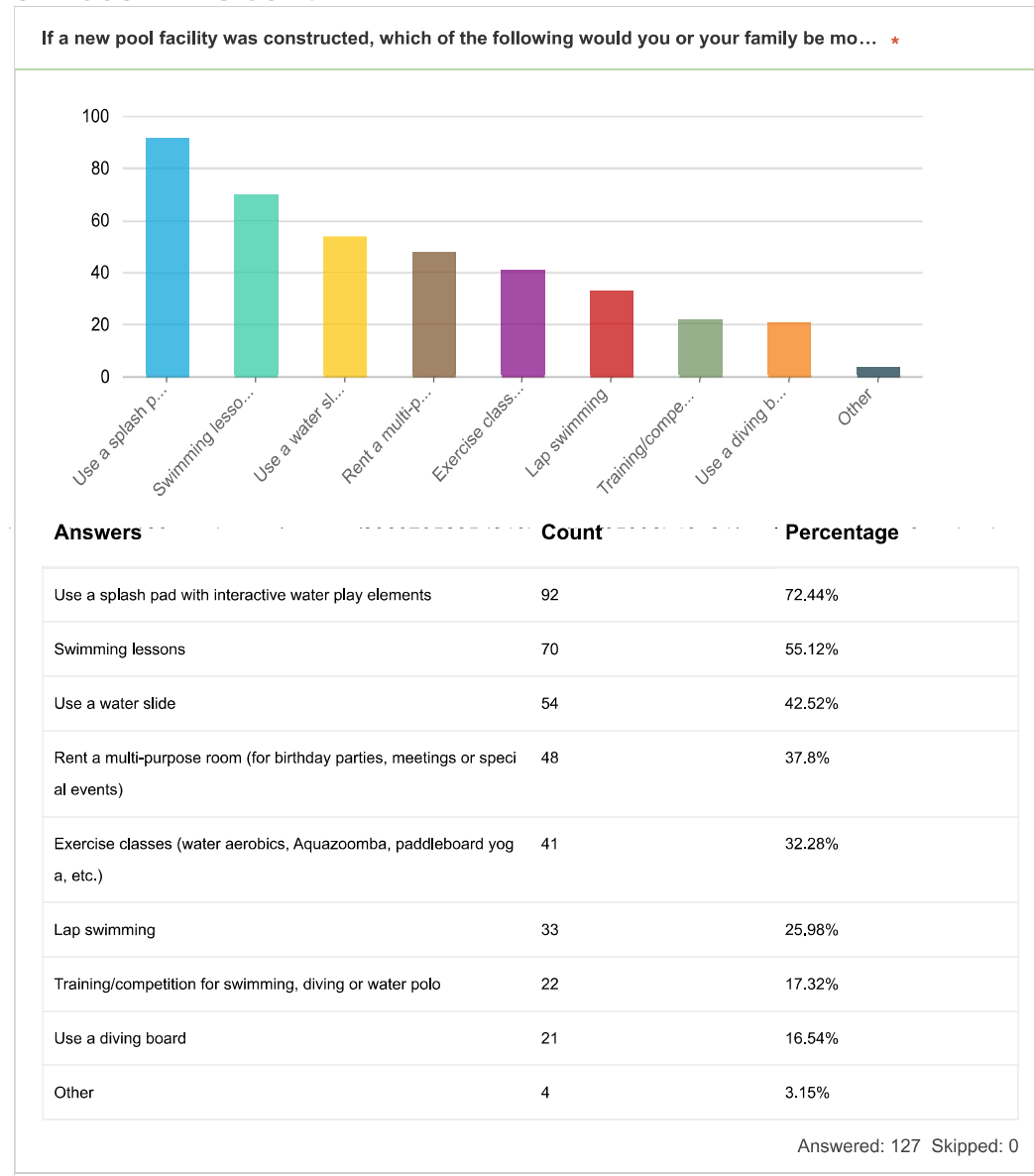


Answers Count Percentage

Answers	Count	Percentage
Shaded picnic/seating areas	86	67.72%
Playground equipment for younger children	77	60.63%
Sports court (basketball, pickleball, etc.)	50	39.37%
Enhanced park walks that match Maple Street Plaza	47	37.01%
Street crossing with traffic signals and traffic slowing pavement	37	29.13%
Dog area	35	27.56%
Exercise stations	27	21.26%
Other	20	15.75%
Signage with information and maps/directions	14	11.02%

Answered: 127 Skipped: 0

CITY OF ESCONDIDO SURVEY



CITY OF ESCONDIDO SURVEY

And other comments or suggestions about possible improvements to Grape Day Park or the...



Response Count

Wish the pool was more active and splash pad would be nice. Park area need shade. More park items like swings, merry go round and etc. The pond or wishing fountain need active for kids. Bubble station? Escondido over all need a indoor theme park activity for kids. Like low income and in our local distance.	1
We would definitely like to see a canopy or some shade over the children's playground along with the addition of a play area for toddlers or younger children.	1
We need to use the pool to develop local competitively swim, diving, and water polo opportunities for both high schools and club/ league play. We also should develop further a soccer sports complex at Kit Carson. Kids needs safe, healthy pursuits.	1
We need something to replace Palomar Family YMCA in our city. Thank you.	1
We moved here from Carlsbad and would rather drive back to their parks than go to the parks in Escondido. The parks there, as well as Encinitas, and San Marcos are so much nicer and feel safer. Please consider a park and pool/splash pad area similar to Alga Norte in Carlsbad	1
Water polo youth team/ classes. Diving classes, youth swimming team. Clean out the homeless camps. More people would come and enjoy the park if we were not afraid of homeless.	1
Updated climbing play structures. More shade.	1
Update the bathroom without homeless In and out there	1
This pool should serve multi purpose for all ages. Competition pool for swim meets water polo. Lap swim aerobics. Splash pad kiddie pool area.	1
There is almost always mud in the shade. That's the big reason I don't go. I'm glad the grass actually grows, but more often than not, there are large mud patches to avoid with my toddler. Also, there needs to be a second restroom facility. The park only has one and it's usually not well kept. We love the train depot and other museums.	1
There is a serious crime problem. The park does not feel safe. Strange people loiter in and around bathrooms. Homeless outreach should not be permitted in proximity to play grounds. The train station is our favorite part of the park but it needs more upkeep and cleaning (spider website, trash etc)	1
The city needs a competitive swimming venue and currently there is not one. Carlsbad and Oceanside have one, Escondido really needs one. Please!	1

CITY OF ESCONDIDO SURVEY

The bathroom facilities at grape day also need major addressing and a total overhaul and safety from the homeless population/drug paraphernalia etc . Would the city consider security guards around the bathrooms that would keep them clean/safe? Or a way to keep them secure and clean?	1
Shade over the playground, rubber mulch or rubber floor in playground area, toddler playground handball courts, skateboarding area, and splash pad	1
San Marcos filters water for splash pad through creek. That might be the most environmentally friendly and cost effective way to implement a splash pad	1
Relocate the homeless and have a security presence	1
Put a splash pad in the park NOT enclosed in the aquatics area. Also have a playground that actually has shade so kids can play still when the weather is hot!	1
Please don't remove any more grass for additional features or play equipment at the park. We need as much green space as possible for pick up games on the weekends.	1
Please design better drainage for the grass areas. They are always soggy and renders a lot of areas unusable. Better integration of the "museums" that act more like clubs for cars and blacksmiths. They should be more approachable and community-oriented in providing learning experiences for all kinds of peoples. I hear from moms all the time that the playground equipment is so big and a misfit for younger toddlers. We need shade sails over all the equipment and a new rubberized surface.	1
Please build large hill that kids can descend using cardboard. Also, a boxing ring for future events. Maybe even a small track for kids to race tricycles on?	1
Our children would benefit greatly from a competition pool. High school students having to go to poway unified school district for practices is unfortunate. We can do better for them.	1
More security, maybe fencing around play areas. The park doesn't feel safe in general which is sad because it is such a nice park. I don't feel comfortable taking my children there	1
more community events and workshops	1
Make larger area for parking, somehow feel safer with less homeless.	1
Make it safe again! Grape day is such a great place but there's too many homeless people there.	1
Lack of shade is a huge problem for us there. That's my biggest suggestion for future improvement!	1
It would be amazing if our local schools, especially Escondido High would actually be able to have a regulation pool to play water polo.	1
Incorporate the creek into the park., make it more visible. The pool is not used much in my opinion	1
I believe all of Escondido needs to start including cultural and educational pieces that honor the original peoples. Especially when many who reside in Escondido could use the representation. It would serve as an educational opportunity to those who do not have access to such history also commemorate the community in which lands, we are on.	1
Honestly, the amount of homeless people there and the condition of the bathrooms are big downside of this otherwise beautiful park. I love the trees and the historical centers.	1

CITY OF ESCONDIDO SURVEY

Have the park revolve around the children of Escondido. Families should feel safe when visiting and adolescents should be motivated to exercise. We need to work on the homelessness issue and improve washrooms. Also, sport activities such as basketball courts and small soccer pitches would be great for teenagers who would love better their athleticism.	1
Handball for grape day park	1
Grape Day park safety is the #1 reason I don't go here. It's already a really lovely park and all these added elements would be beautiful, but I've been harassed and followed out of the park by scary people multiple times with my younger children. I do not feel safe.	1
Giant obstacle water course for parties	1
-Free Splash pad play ground area. -City needs more lighted courts for tennis and pickleball	1
Figuring out the homeless population and security since there have been occasions where the homeless have tried to grab younger kids.	1
Extremely dirty and unsafe with transients and drug use/paraphernalia. Bathrooms are just as bad.	1
Escondido will greatly benefit from an Aquatics Center!!!! More than just a competition pool but a destination for large scale aquatic events and activities for kids.	1
Escondido is an artistic community, and an artistic splash pad (with children still in mind for use) in this park beside the California Center for Arts would be a great opportunity for public art, as well as a summer activity for our kids. This could be enjoyed by community members not "splashing" and could be enjoyed year-round when the water is turned off.	1
Double deep pool for water polo tournaments! North county doesn't have enough deep pools!	1
Concerts in the Park like Del Mar and Poway and Coronado History tours of the area on the weekends with volunteer docents.	1
Community use needs to be priority for pool, not high school usage. They should rent at market rate after their contribution to build the facility.	1
Community room for hosting events. A splash pad and other water play structures. Shaded canopies over the play area would be nice as well. Also, consider adding security to the park like some County parks/facilities.	1
Cleaner/updated bathrooms.	1
Clean up cute historic part with houses and metal working. Easier for kids to see/experience it. Thank you so much for investing in this area!!!	1
Can you guys add swings for big kids. Or food trucks	1
At times it isn't safe. There are too many homeless. There isn't enough parking.	1
As a former coach for high school water polo, it is time for a full pool facility that not only accommodates our high schools athletics programs, but is a safe place for families to engage in aquatics programs.	1
A toddler friendly playground and a splash pad would get a lot of use from this community	1
A splash pad is much needed in Escondido with our hot weather. A shaded playground is also a necessity. The slides get too hot in the summer. The mulch also needs to be restored every few months as it breaks down. It is currently at a very low level and it is difficult for kids to climb the structure as the ground underneath them is much lower than what is intended.	1

APPENDIX B: SPLASHPAD ALTERNATIVES

SPLASHPAD ALTERNATIVES

As of 2023, at a minimum, current County Department of Health codes require restrooms be located within 300' of a splashpad, restroom fixture counts in accordance with meeting the size of the splashpad, and vehicle access to the mechanical room servicing the area at a minimum. In the 2015 Plan, the splashpad was located south of the existing playground. Given the in-progress project to relocate the park restrooms to a more central location and demolish the aged and non-compliant facility, this splashpad location would not comply with current health code requirements. The project design team studied two different locations within the Grape Day Campus. The first location would be directly adjacent to the new aquatic facility. See figure B1.

PROS:

- Mechanical rooms for pool and splashpad could be co-located for easier maintenance; and
- This location would have the benefit of using the same restroom as the pool facility and could be sized to meet code at no additional cost.
- Adjacent parking

CONS:

- Splashpad would likely require a fee;
- Larger pool building or separate restroom building that has restroom access outside of the pool enclosure; and
- Safety concerns with parking lot adjacency between playground and splashpad.

The second location option is within Grape Day Park near the new restroom building. See figure B2.

PROS:

- Proximity to the new restroom building; and
- Located along the vehicular access route for easy maintenance.

CONS:

- Location would be central in the park, creating a larger barrier in the Great Green lawn area;
- Memorials would likely need to be relocated; and
- No adjacent parking.

As a third alternative, a location at a different park was suggested. The design team reviewed Grove Park for the inclusion of a splashpad. Grove Park was chosen as one of the nearby public parks that could support a splashpad with minimal upgrades due to the existing infrastructure. See figure B3.

PROS:

- Existing restroom building;
- Located at an accessible intersection;
- Existing adjacent parking;
- Splashpad can be located to provide easy vehicular access for maintenance;
- Would be freely accessible to the public; and
- Would distribute water accessibility to more areas around the City.

CONS:

- A new shower would need to be installed; and
- Size of the splashpad is limited to the existing restroom fixtures.

The City along with the design team concluded that a location at an existing park that contained restroom facilities would be more appropriate for a splashpad. Further analysis of existing parks and amenities should be reviewed for a splashpad site selection.

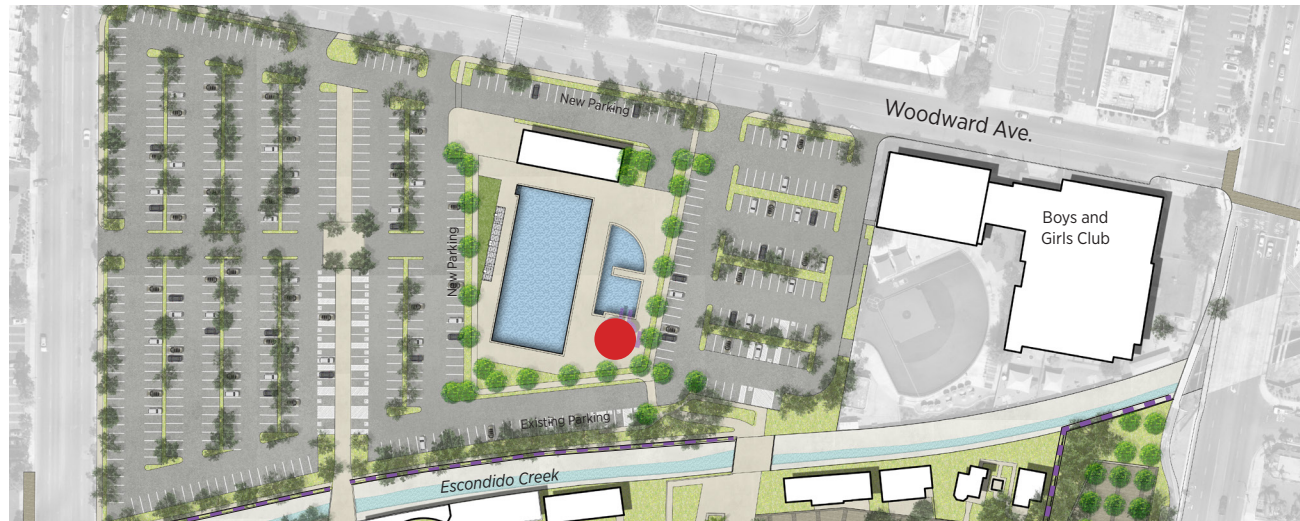


FIGURE B1 | SPLASHPAD OPTION 1

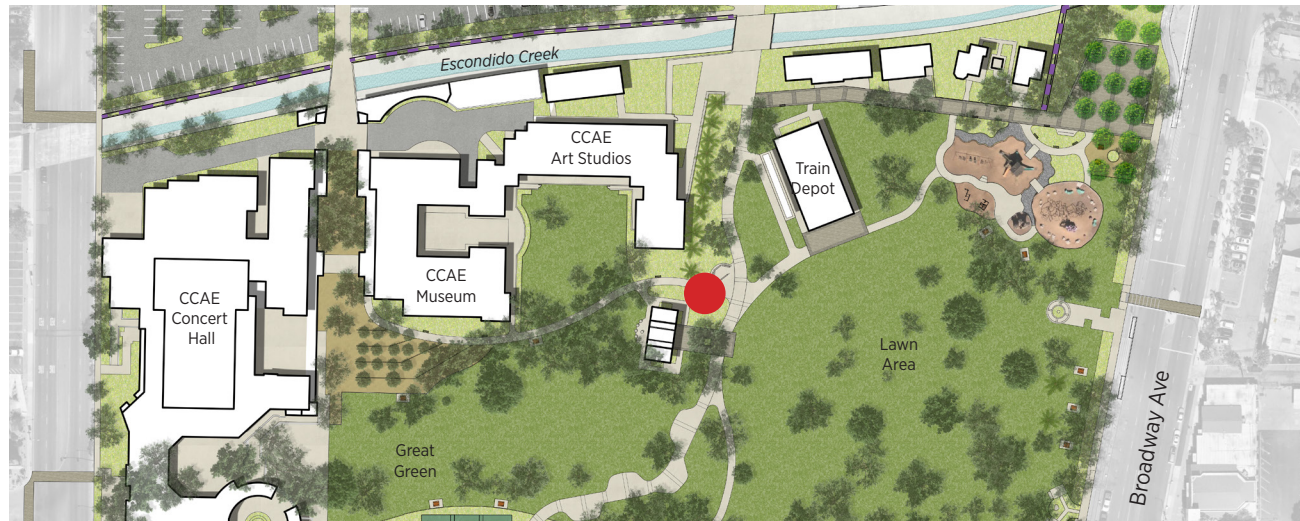


FIGURE B2 | SPLASHPAD OPTION 2

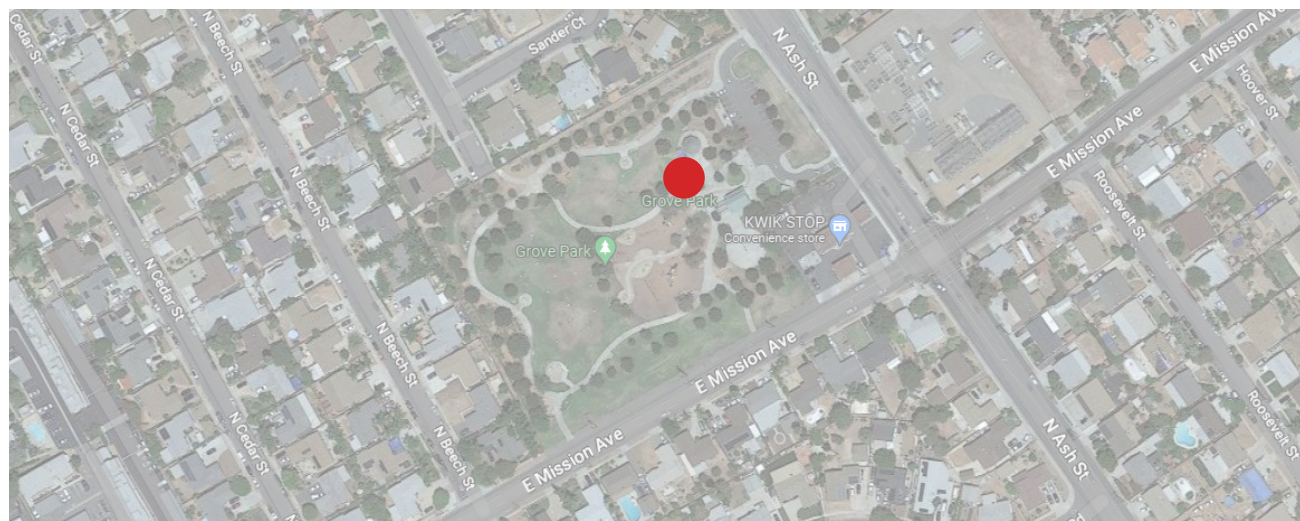


FIGURE B3 | SPLASHPAD OPTION 3

APPENDIX C: MASTER PLAN UPDATE COSTS

Conceptual Level Cost Estimate

The Rough Order of Magnitude (ROM) construction cost estimates on the following pages provide a high-level estimate of the future construction costs. Due to the large dollar value of the improvements suggested by the Master Plan, the project has been broken into three distinct phases that can be implemented over the next twenty years. If funding becomes available sooner, it is recommended the City accelerate the construction to avoid the escalation of future construction costs.

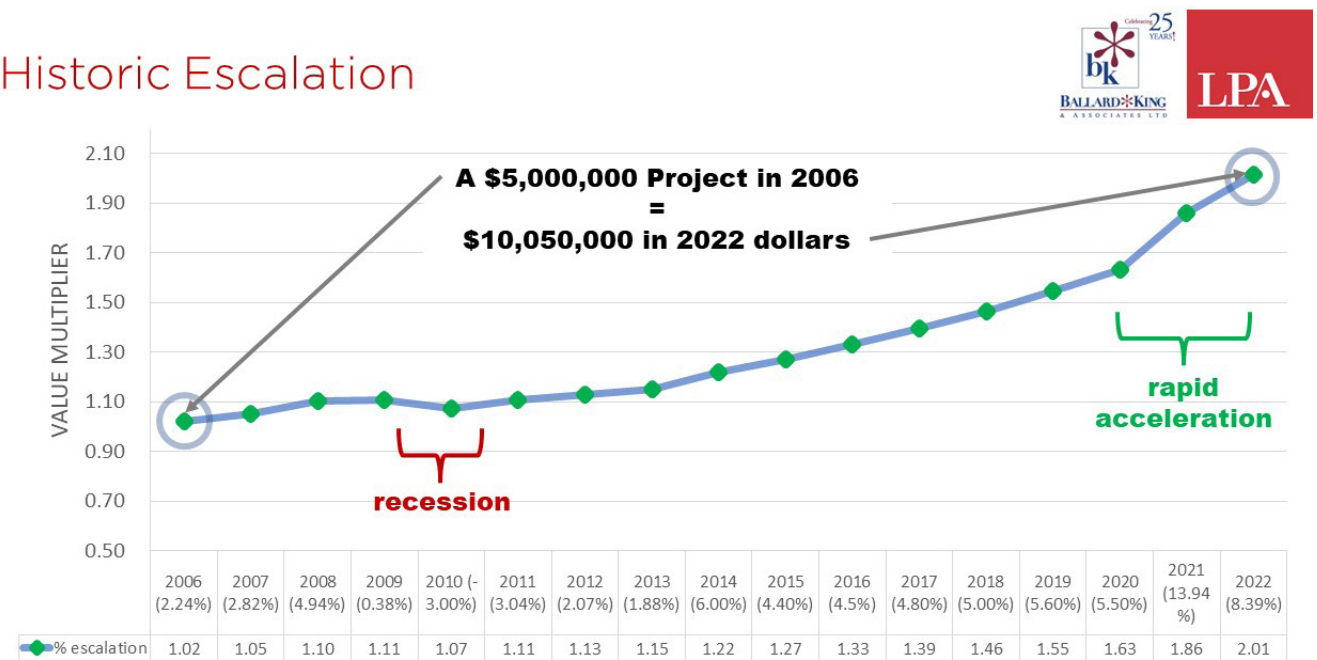
Construction Escalation

Over time, construction costs have been shown to accelerate at percentages that generally follow inflation and the diminishing value of the purchasing power of the dollar. This rate has been at or around an average of 3% to 4% per year over the past 15 years, however in the past three years the rate has accelerated to as high as 13.9% in 2021. National economic recessions can have

a brief negative dip, but usually the economy recovers quickly and then the acceleration cycle repeats. See the chart below to understand the recent history.

The estimates provided in this report include escalation allowances, but these allowances are essentially a guess as to which direction the construction market may be headed in the future. As the accompanying chart shows, the recent rapid acceleration greatly outpaced the historic 3 to 4% average. Therefore, it is the recommendation of this Master Plan that updates to the cost estimates be provided every three to five years as the phasing plan extends into the future, so the City has updated cost estimates to utilize in its Capital Improvement Plan and Budget.

Historic Escalation



Source: HLCM Construction Management, ENR, Turner, Calif. Constr. Cost Index (CCCI)

FIGURE C1 | HISTORIC ESCALATION

Project Costs

It is important to consider all the costs associated with completing a large scale project. Project costs include hard construction costs as well as soft costs. Hard costs can be described as items typically paid for through a construction contract, such as earthwork, utilities, concrete foundations and walkways, vertical (building) construction costs and site improvement cost such as irrigation, drainage and landscaping. A professional construction cost estimator usually includes markups for general conditions, overhead and profit, bonds and insurance as well as contingencies for escalation, but not soft costs.

Soft costs typically include items such as surveying, geotechnical engineering, permitting fees, design fees, environmental consulting fees to comply with California Environmental Quality Act (CEQA) requirements, city administrative costs, testing and inspection and construction management services. These costs can vary widely depending upon the complexity of the project, so typically a range of 25% to 35% of the project costs is attributed to soft costs.

The project phases have been assigned an approximate range of construction years to assist in identifying cost including escalation over time. Project timing is subject to change and can be re-ordered by the City Council as priorities change.

Grape Day Park Project Costs By Phase

Phase I (approximately 0 to 3 years or 2023 to 2026)

Estimated hard costs:	\$22,300,000
Estimated soft costs:	\$12,000,000
Estimated project cost:	\$34,300,000

Phase II (approximately 4 to 8 years or 2026 to 2031)

Estimated hard costs:	\$3,400,000
Estimated soft costs:	\$1,700,000
Estimated project cost:	\$5,100,000

Phase III (approximately 9 to 20 years or 2031 to 2043)

Estimated hard costs:	\$3,700,000
Estimated soft costs:	\$1,900,000
Estimated project cost:	\$5,600,000



**City of Escondido
Grape Day Park Masterplan
Escondido, CA**

ROM Cost Estimate, R1
April 7, 2023

Prepared for LPA Design Studios

City of Escondido
 Grape Day Park Masterplan
 Escondido, CA
 ROM Cost Estimate, R1

April 7, 2023

INTRODUCTION

BASIS OF ESTIMATE

This cost estimate is based upon undated Conceptual drawings and programs prepared by LPA design group along with verbal and written guidance from the design team.

ESTIMATE MARK UPS

The following markups are included in this estimate:

- 1) General Conditions
- 2) Overhead and Profit (OH&P)
- 3) Bonds & Insurance
- 4) Design Contingency
- 5a) Escalation to MOC, 10/11/24 12.49% Phase 1
- 5b) Escalation to MOC, 03/15/28 34.49% Phase 2
- 5c) Escalation to MOC, 03/15/38 69.49% Phase 3

EXCLUSIONS

The following items are excluded from this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond midpoint of construction.
- 3) FF and E, unless specifically referenced in this estimate.
- 4) Plan check fees and building permit fees.
- 5) Construction/Owner's contingency costs.
- 6) Construction management fees.
- 7) Soft costs.
- 9) Off-site work
- 10) Night time and weekends work.
- 11) Accelerated construction schedule.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen building condition.
- 2) Any changes to the scope of work not contained in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages.
- 3) This estimate assumes design - bid - build procurement method.
- 4) The prequalification process for General Contractor and Subcontractor has not been included in this estimate. If prequalification will be implemented, it will have a significant cost impact on the project.

City of Escondido
 Grape Day Park Masterplan
 Escondido, CA
 ROM Cost Estimate, R1

04/07/23

CONSTRUCTION COST SUMMARY

Base Scope Elements	Total
PHASE 1: 0-3 YEARS	
NEW AQUATICS FACILITY (USED OPTION C AS BASELINE)	\$19,512,921
DEMOLITION OF EXISTING RESTROOM	\$10,200
CONCRETE MAINTENANCE ENTRY	\$72,800
CHILDREN'S PLAY AREA (2-5 YEARS OLD)	\$104,000
ADA WALKWAY TO GRAPE DAY PARK	\$46,800
Subtotal	\$19,746,721
Escalation to MOC, 10/11/24	12.49% \$2,466,365
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST - PHASE 1	\$22,213,086
PHASE 2: 4-7 YEARS	
HERITAGE WALK , PLAZA AND ENTRY GATEWAYS	\$498,250
DG COURTYARD	\$20,800
PEDESTRIAN WALKWAYS & GENERAL PARK IMPROVEMENTS (100,000SF)	\$520,000
VETERANS MEMORIAL RENOVATIONS	\$200,000
PICNIC TABLES, ALLOWANCE	\$180,000
TRAFFIC CALMING ENHANCED STREET PAVING (11,100SF)	\$721,500
NEW IRRIGATION / DRAINAGE RENOVATIONS (100,000SF)	\$325,000
PLANTING BUFFER ALONG BROADWAY	\$48,750
Subtotal	\$2,514,300
Escalation to MOC, 03/15/28	34.49% \$867,120
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST - PHASE 2	\$3,381,420
PHASE 3: 8-20 YEARS	
TRAIN DEPOT CONCRETE WALKWAYS (3,000SF)	\$90,000
HARD SPORT COURTS	\$1,125,000
DECORATIVE FENCING ALONG ESCONDIDO CREEK	\$72,000
LANDSCAPE IMPROVEMENTS / DEMONSTRATION GARDENS	\$56,000
ESCONDIDO BLVD. & BROADWAY AVE. TRAFFIC CALMING AND ENHANCED STREET PAVING (12,750SF)	\$828,750
Subtotal	\$2,171,750
Escalation to MOC, 03/15/38	69.49% \$1,509,096
TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST - PHASE 3	\$3,680,846
TOTAL ESTIMATED CONSTRUCTION COST - PHASE 1, 2 AND 3	\$25,818,860

APPENDIX D: COUNCIL PRESENTATION



Meeting Purpose

Present the Updated Grape Day Master Plan for review and approval in order to allow Council-approved, in-progress projects to proceed.

- New restroom
- Walkway with food truck pads
- Concert stage pads
- Improved electrical and lighting

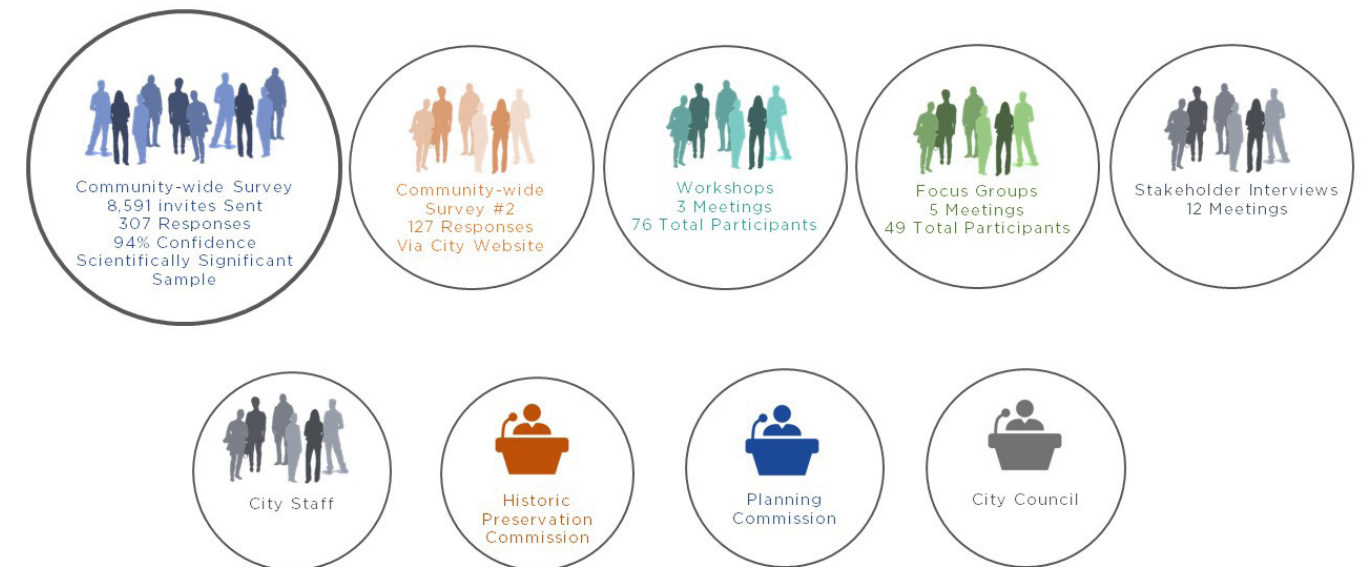
Meeting Agenda

- Introductions
- Project Overview & Schedule
- Outreach Summary
- Updated Master Plan
- Q&A
- *No discussion of Aquatics – staff will return in September for full presentation*

Project Schedule



Outreach Tools



Outreach Summary



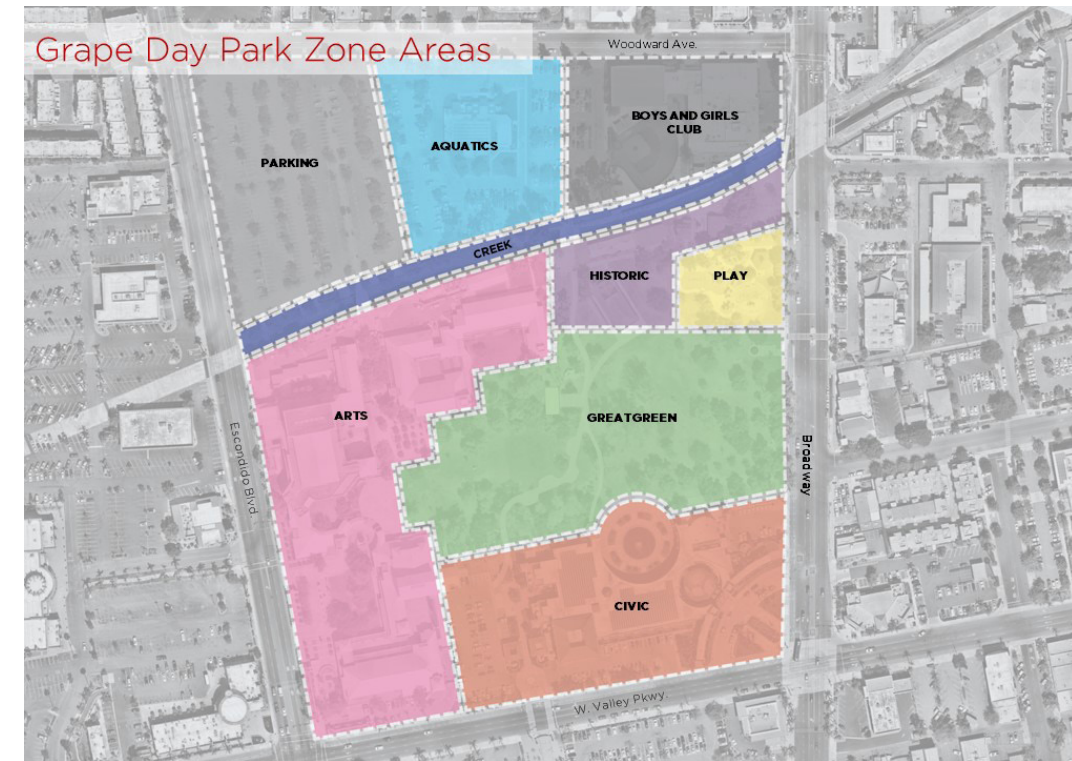
Community Outreach Marketing

- A postcard with meeting dates and times was mailed to residents within ¼-mile of the park site prior to each of the community workshops;
- Posts on social websites such as NextDoor and Facebook;
- Inclusion in the City Manager's Weekly Activity Report;
- Information included in City newsletter publications;
- Information posted to the City's project webpage www.escondido.org/grape-day-park;
- A-frame signs located in park locations around the City with details and QR code pointing to project webpage;
- Flyers posted at front counter of City facilities with details and QR code pointing to project website;
- Info shared through community partners (schools, CAFÉ, nonprofits)

Grape Day Park
Community Feedback



APPENDIX

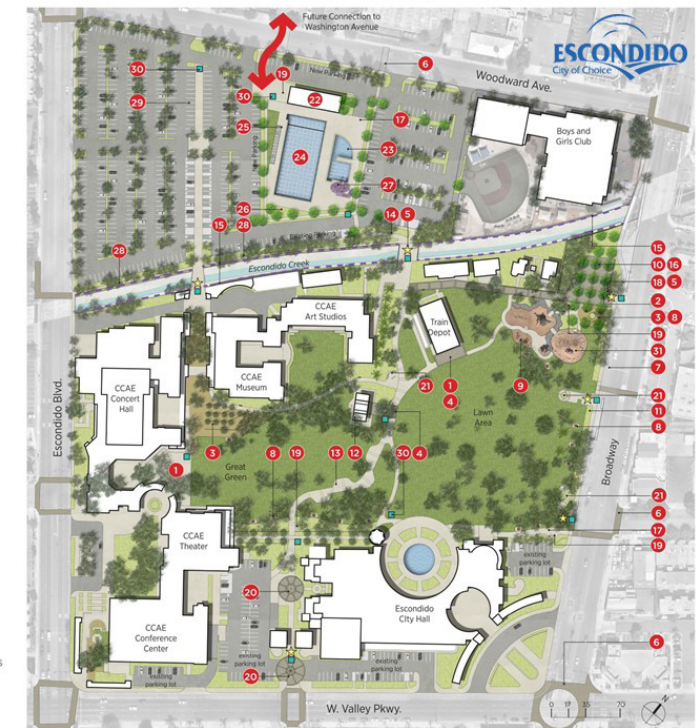


Grape Day Park



Grape Day Park Master Plan

- LEGEND**
- 1 Concrete Stage
 - 2 Heritage Walk with Memorials
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 - 27 Waterplay Feature
 - 28 "Creekwalk" Pathway
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 - 30 Wayfinding Signage
 - 31 Children's Play Area (5-12 yr)
- Items not identified on plans:**
- Landscape and Irrigation Improvements
 - Drainage and Water Management
 - Improved Electrical Services
 - Improved Educational Signage



Master Plan Program

Currently designed program soon to be constructed

- Central restrooms facilities
- Meandering walk
- Food truck staging areas
- EV parking charging facilities
- Pathway lighting
- Concrete stages/event spaces

New program elements

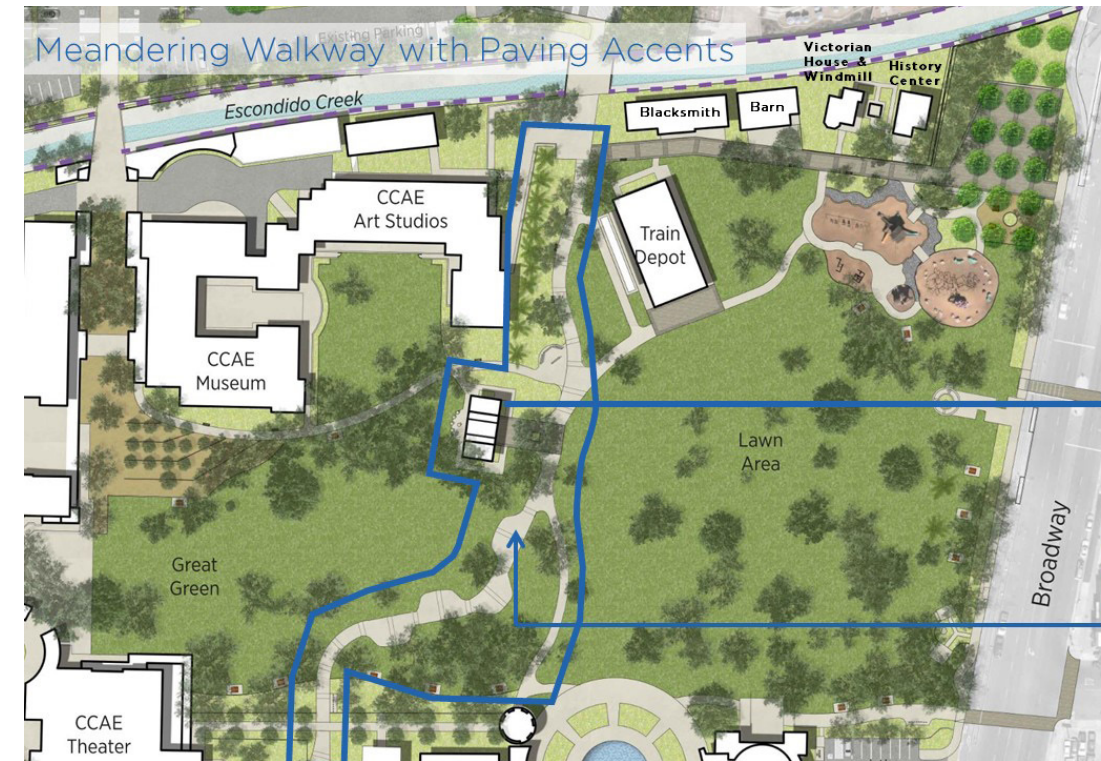
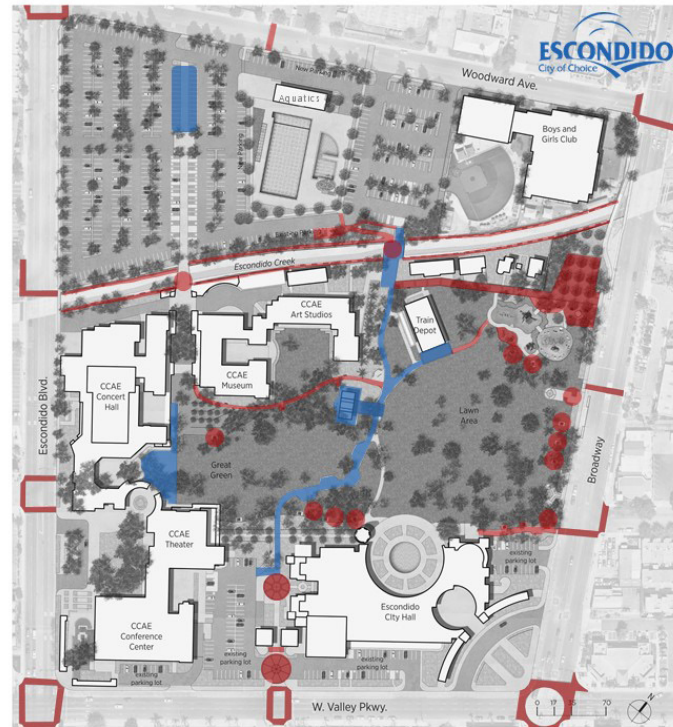
- Entry gateways
- Preservation of open lawn area
- Public art opportunities
- Picnic areas
- Decorative fencing around water channel
- Traffic calming, pedestrian crossings & landscape median
- Signage / wayfinding / monument signs
- Playground extension
- Heritage Walk
- Pedestrian walks to match Maple Street
- Enhanced connection to Maple Street

General park improvements

- Landscaping and irrigation
- Drainage and water management

Existing program

- Playground and dry stream bed
- Historical buildings & heritage trees
- Art / educational / interpretive elements



Restroom building

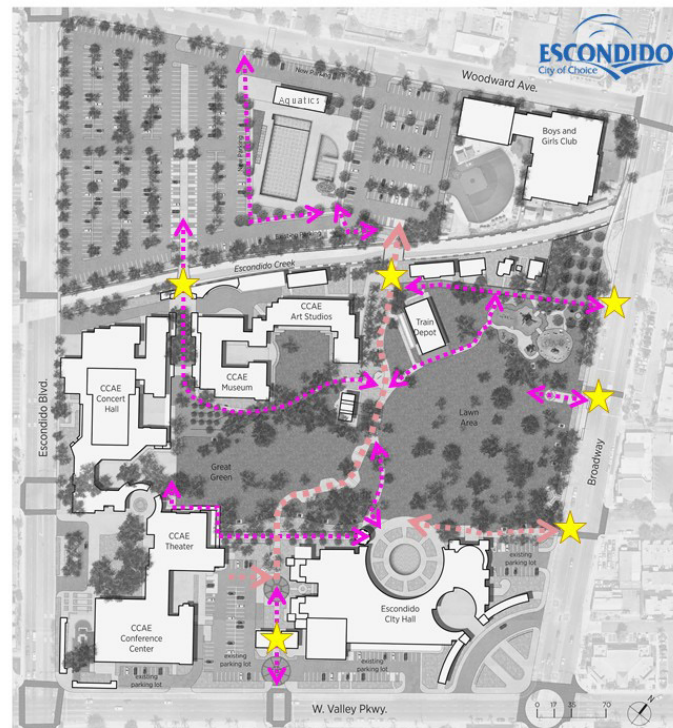
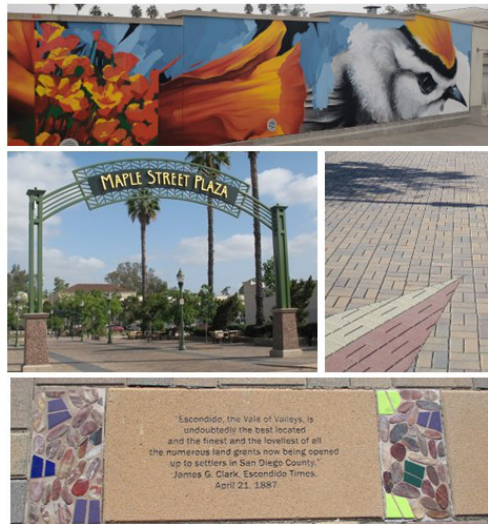
Concrete pads for food trucks/vendors during events

Circulation & Arrival Points

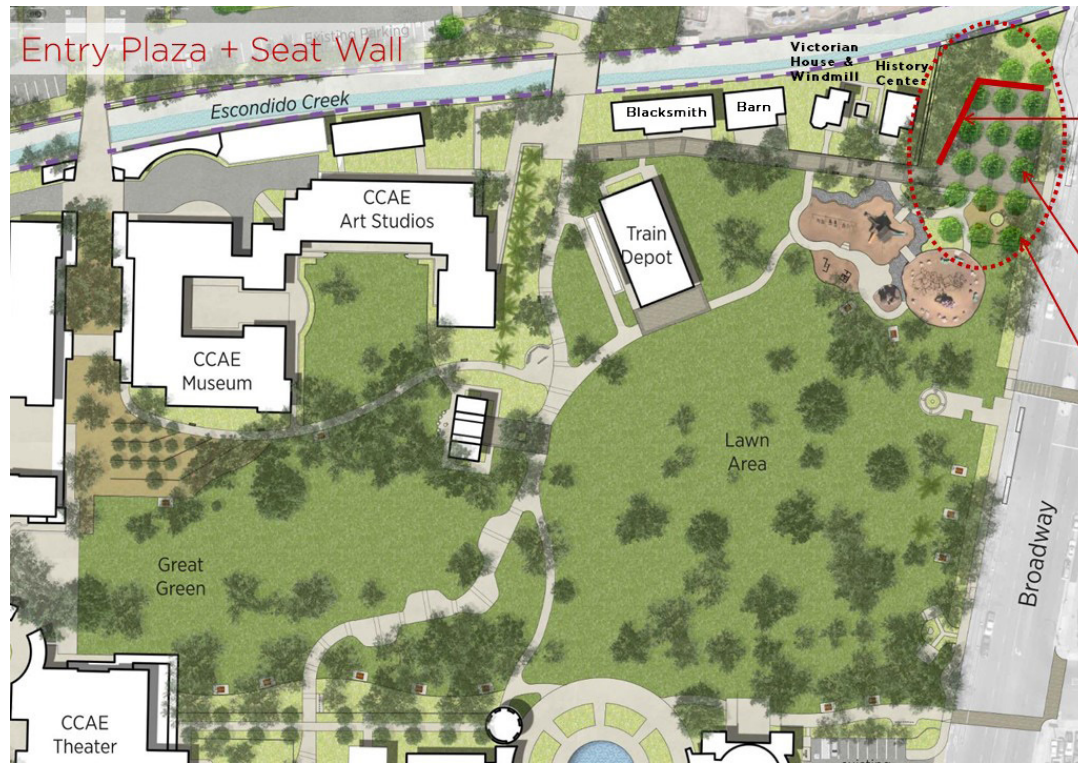
Secured service/event access

Pedestrian access

Gateway entry



Heritage Walk Entry Gateway



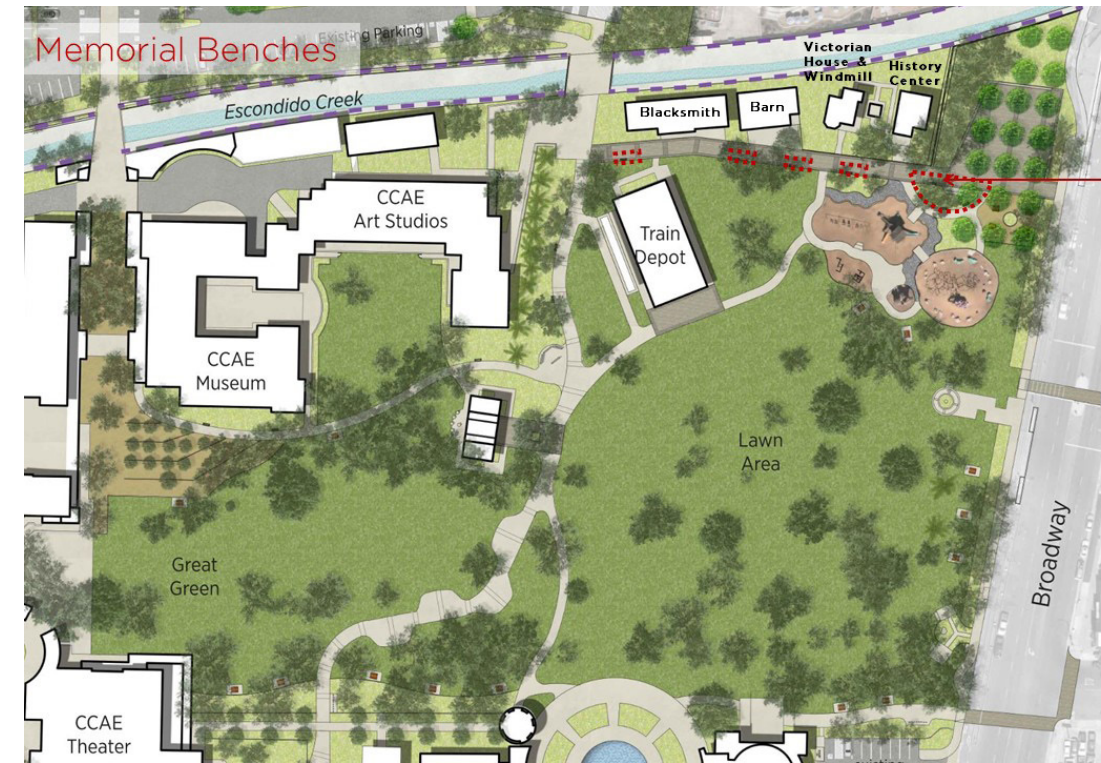
ESCONDIDO
City of Choice

Accent seating with art integration

Plaza with tree grove

Seating and Picnic Opportunities

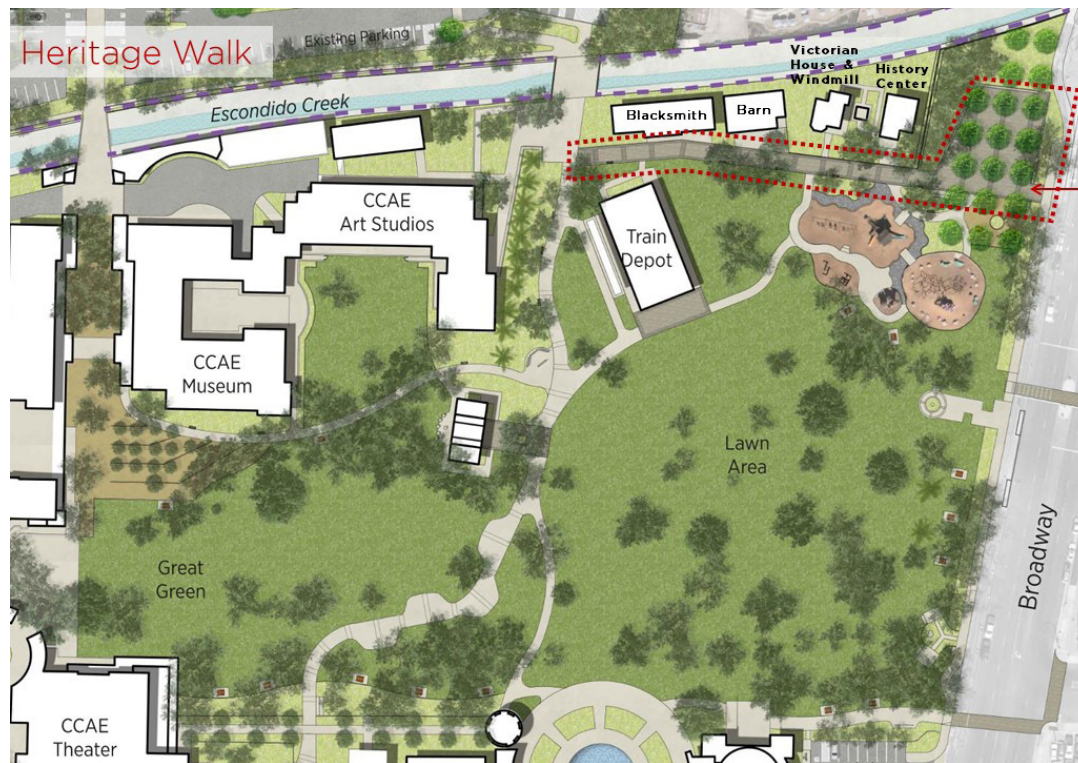
LPA



ESCONDIDO
City of Choice

Memorial benches aligned to walkway

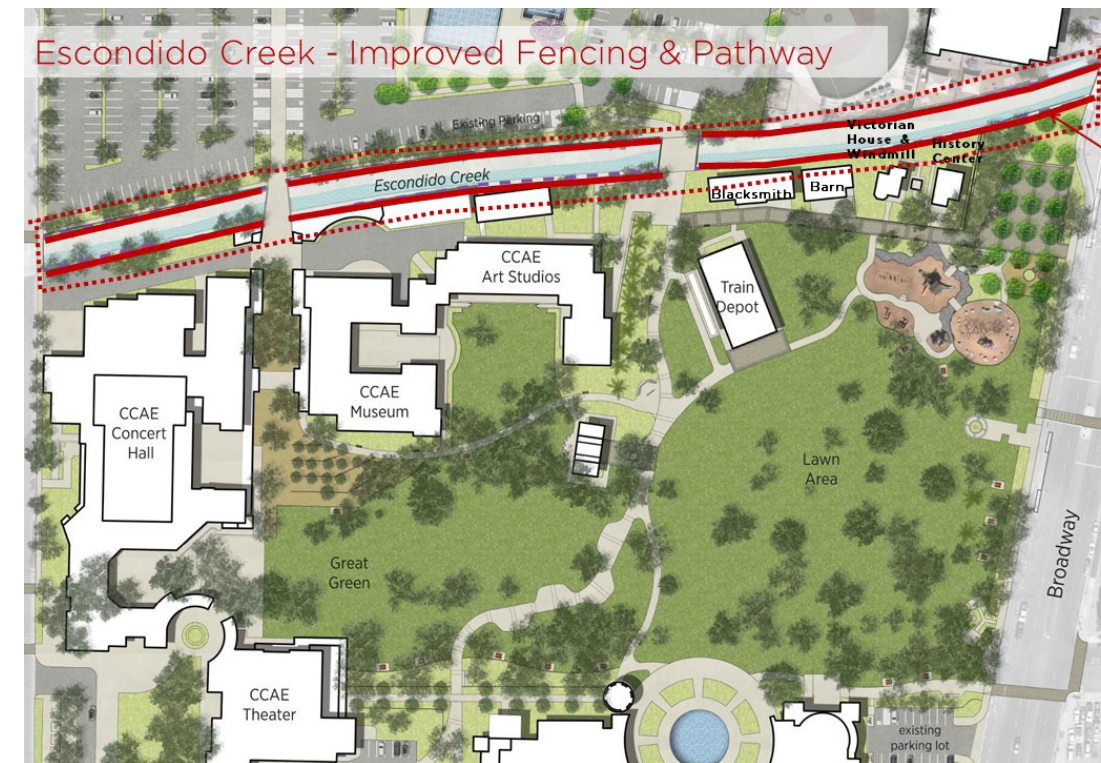
LPA



ESCONDIDO
City of Choice

Heritage walk with paving material & colors matching Maple Street Plaza

LPA



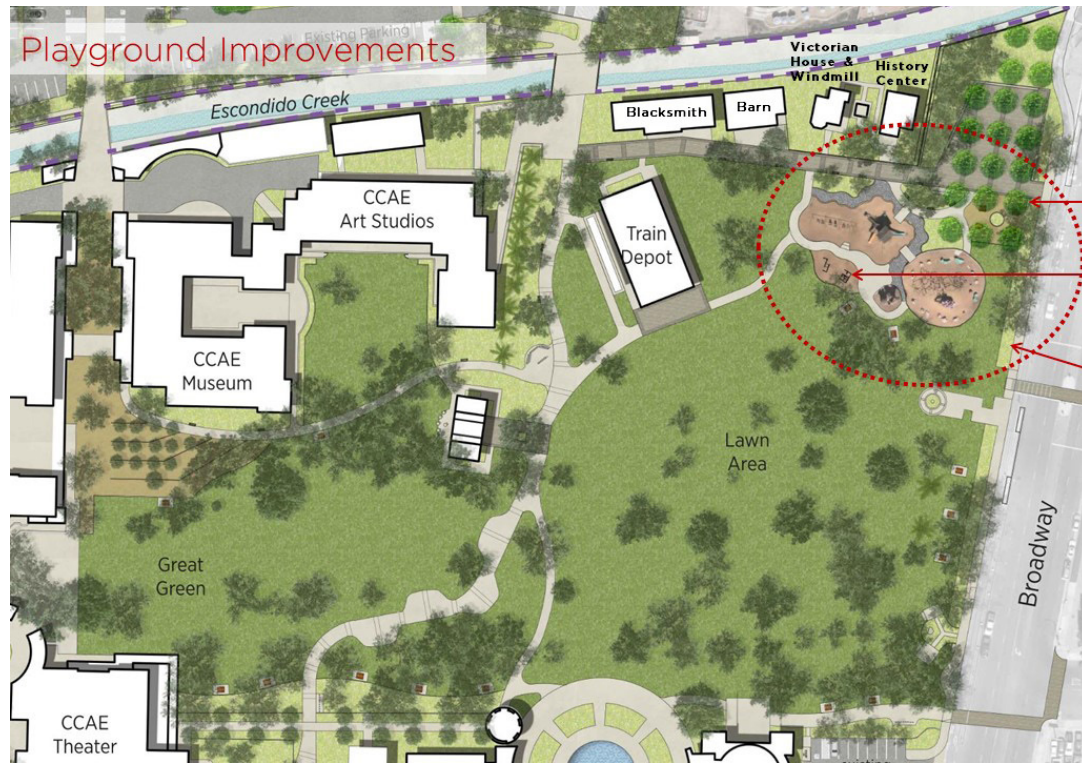
ESCONDIDO
City of Choice

New fencing with decorative embellishments

LPA

Splashpad Requirements

- Restrooms must be within 300'
- Showers: 1/50 total swimmers
- Toilets: 1/60 women, 1/75 men
- Baby Changing Station
- Drinking Fountain(s) 1/50 swimmers

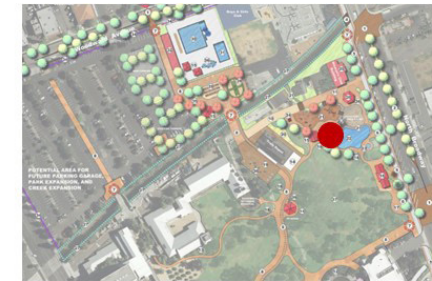


Seating and Picnic Opportunities

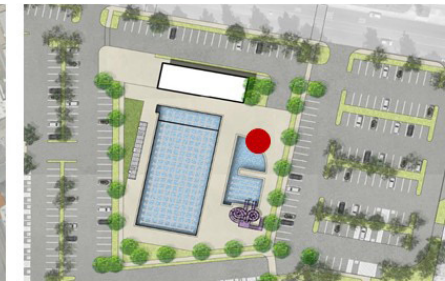
Children's play area (2-5yr)

Buffer Landscape

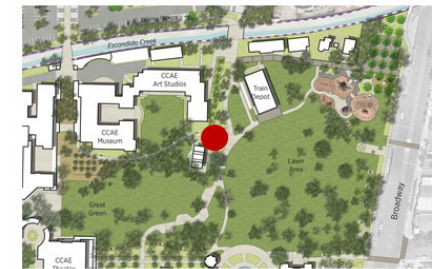
Splashpad Locations



2015 Master Plan



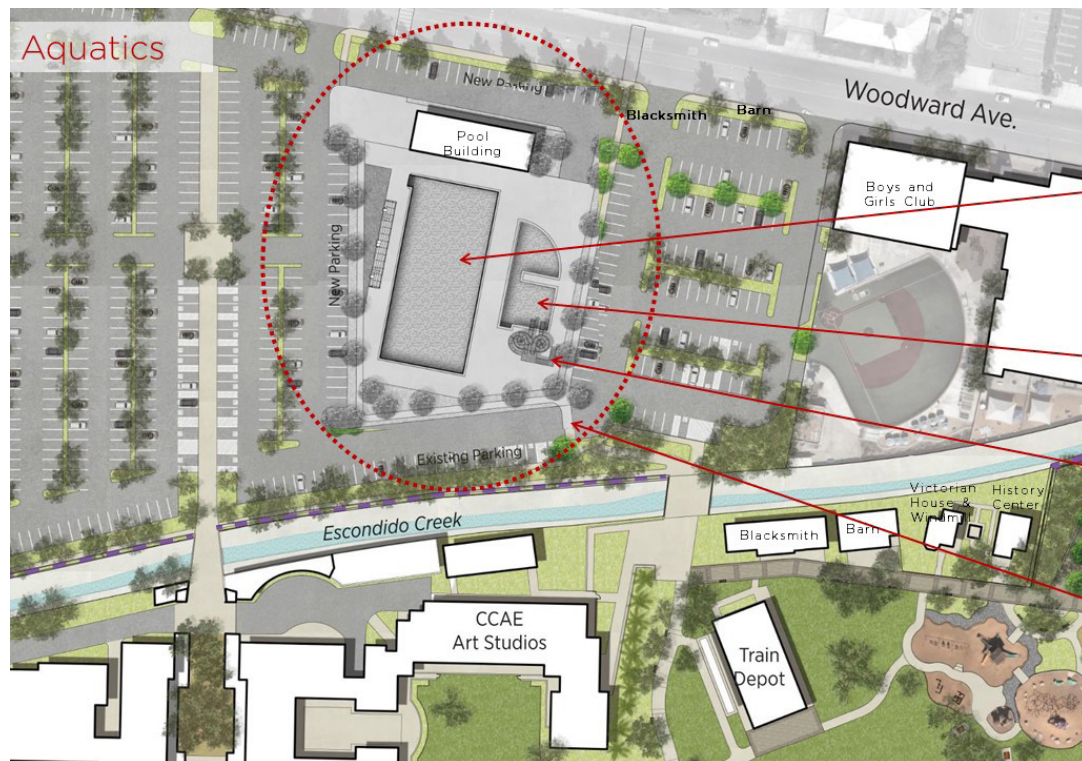
Aquatic Facility



Grape Day Park



Grove Park



Large pool for competitive events

Recreation pool

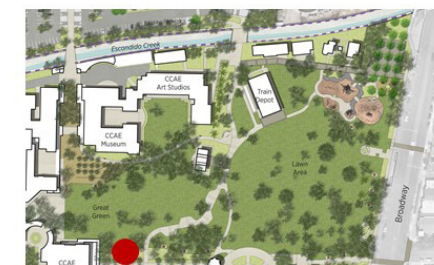
Waterplay Feature

Connection to Grape Day Park

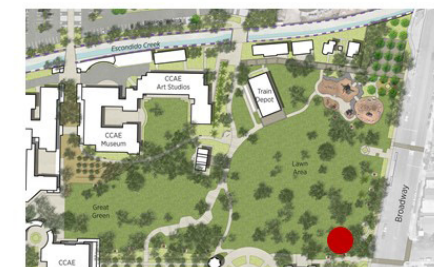
Sport Court Locations



2015 Master Plan



Grape Day Park Option A



Grape Day Park Option B

Sport Court Impacts:

- Noise
- Impact on visibility and pedestrian circulation during special events
- Parking

Staff Recommendation

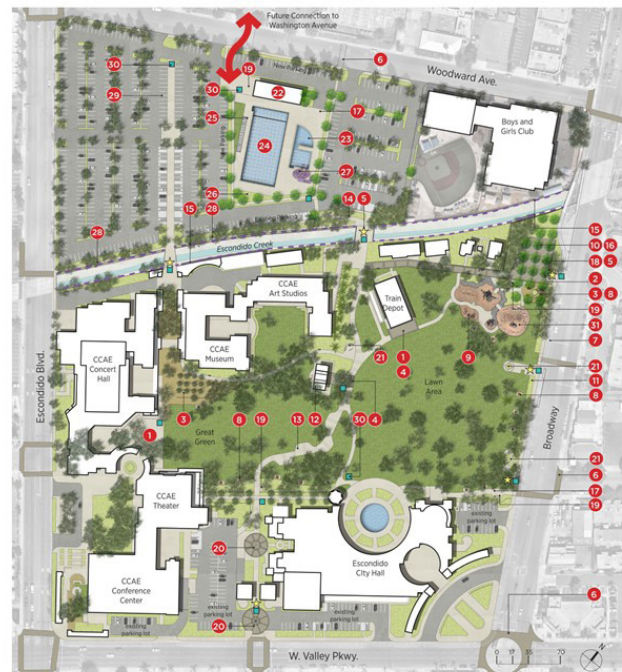
Request the City Council Adopt Resolution 2023-41 approving the 2023 Grape Day Park Master Plan Update and adopt the environmental determination for the project.



City Council Questions

Grape Day Park Master Plan

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- Items not identified on plans:**
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 - Improved Electrical Services
 - Improved Educational Signage



APPENDIX



APPENDIX E: SUMMARY OF MASTER PLAN CHANGES

2015 PLAN	2023 FINAL MASTER PLAN UPDATE
Traffic Calming Enhanced Street Paving	Revised: Adjusted locations.
Traffic Calming Landscape Median	Removed: Feedback did not indicate this as a priority.
Pedestrian & Bicycle Crossing with Traffic Signal	N/A: Already installed.
Pedestrian & Bicycle Bridge	N/A: Already installed.
Class I Bicycle Lane	N/A: Already installed.
Remove Pepper Trees Along North Broadway	Removed: Feedback indicated trees are desired to remain.
Entry Trellis Structure with Climbing/Flowering Vines	Revised: Gateways to match Escondido and Maple Street signage.
Pedestrian Walks to Match Maple Street Plaza	Revised: The pedestrian experience for visitors walking between Grape Day Park and Maple Street Plaza will be enhanced and closely coordinated in future improvement projects to improve connectivity, visual aesthetics, safety, placemaking and wayfinding signage graphics.
Railroad Track Paving Pattern in Central walk	Revised: Gateways to match Escondido and Maple Street signage.
Decomposed Granite "Street" with Boardwalk Sidewalks	Removed: Extended concrete Heritage Walk in front of historical buildings for easier maintenance.
Heritage Walk "Street" with Memorials	Revised: Walk shall be constructed of materials to match Maple Street Plaza.
Remove Trees & Re-plant Cleaner, Easy to Maintain Tree	Removed: Feedback indicated all trees to remain if possible.
Colored Banners on the CCAE Buildings	Removed: Feedback did not indicate this as a priority.
Elevated Stage	Revised: Stages to be installed at grade with paving materials and colors to match Maple Street Plaza.
Picnic Shelter	Removed: Added picnic areas near playground but removed the shade structures. Picnic areas are recommended to be located to take advantage of the existing shade trees.
Large Group Picnic Shelter	Removed: Extra structures were not desired due to blocking views of the park and during events.

APPENDIX E: SUMMARY OF MASTER PLAN CHANGES

2015 PLAN	2023 FINAL MASTER PLAN UPDATE
Expansion & Enhancement of Veterans Memorial	Removed: Feedback did not indicate this as a priority.
Exercise/Fitness Station	Removed: Feedback did not indicate this as a priority.
Train Depot Plaza with Boardwalk Stamped Paving	Revised: Added paving around the Train Depot for better circulation. Paving to match adjacent material and color.
Demonstration Gardens	Revised: Landscape areas to be renovated with drought tolerant, low water use plantings. Specific demonstration gardens were not indicated to be a priority.
Agricultural & Tree House Themed Playground w/ Dry Stream Bed	Revised: New playground structures to match existing structures and colors.
Splashpad	Removed: Splashpads have been removed from Grape Day Park for future consideration at another park site.
Restoration of Historic Water Fountain	Revised: City and community feedback preferred this to remain as a planter.
Giant Chess Board in Concrete Paving	Removed: Feedback did not indicate this as a priority.
Relocated Women's Club Building	Removed: The Women's Club Building is too large to fit within the park as shown on the 2015 plans. If the building is determined to be relocated to Grape Day Park in the future alternate locations should be reviewed.
New Restroom Building	Revised: Location of a new restroom is placed centrally for better access through the entire park.
Embellished Decorative Wrought Iron Fencing	Revised: Fencing material shall be determined during design development of the project. Art integration to the fence will be reviewed during design development for that project.
Half-Court Basketball Court	Removed: Sports courts have been removed from Grape Day Park for future consideration at another park site.
Horseshoe Pits	Removed: Feedback did not indicate this as a priority.
New 25Y Competition Swimming Pool w/ Water Slide and Bleachers	Revised: Feedback indicated a preference for a larger pool.
New Instructional Swimming Pool	Revised: Feedback indicated a preference for recreational area.
New Pool Facility Building	No change.

2015 PLAN	2023 FINAL MASTER PLAN UPDATE
Single Post Trellis with Climbing/Flowering Vines	Removed: Feedback did not indicate this as a priority.
Service Vehicle Access	Revised: Grape Day Park to include paved service vehicular access off North Broadway.
Interactive Ground Level Water Fountains	Removed: Splashpads/Interactive Fountains have been removed from Grape Day Park for future consideration at another park site.
Open Lawn for Stage/Event Seating	No change.
Information Kiosks, Historical Signage, and Way-finding Revised: Signage shall match in materials and colors to Maple Street Plaza.	Revised: Signage shall match in materials and colors to Maple Street Plaza.
Improve Poor Drainage Areas Throughout Park	No change.
Remove Trees Identified in Tree Study Commissioned by the City	N/A: Already removed.
Upgrade/Replace All Existing Irrigation	No change.
Replace and Install Additional Lighting and Security Cameras	No change.
NEW FEATURES NOT IN THE 2015 PLAN	
	Added: A new concrete walkway will be installed on the northern portion of the Creek to connect the bridges to Escondido Blvd. The Escondido Creek Conservancy's work to conceptualize a preliminary design for what restoring the Escondido Creek through Grape Day Park could look like can be found at https://escondidocreek.org/grape-day-park/ [escondidocreek.org]. Future consideration for potential modifications to Escondido Creek, and the resulting relocation of parking, may be addressed to enhance the creek corridor and emphasize the natural creek area.
	Added: Children's Play Area (2-5yr).
	Added: Buffer Landscape.
	Added: ADA Walk to Grape Day Park.

2015 PLAN	2023 FINAL MASTER PLAN UPDATE
	Added: Bicycle Parking.
	Added: EV Parking.
	Added: Tree Grove.
	Added: Historic Plaza.