ACKNOWLEDGMENTS

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TABLE OF CONTENTS

ACKNOWLEDGMENTS

SECTION 1: EXECUTIVE SUMMARY
1.1 Introduction
1.2 2015 Draft Master Plan
1.3 Master Plan Vision, Goals and Objectives

SECTION 2: EXISTING CONDITIONS
2.1 Background
2.2 Existing Amenities
2.3 Site Analysis
2.4 Opportunities and Constraints

SECTION 3: COMMUNITY OUTREACH AND PARTICIPATION
3.1 General
3.2 Phase I
3.3 Phase 2
3.4 Phase 3
3.5 Outreach Summary

SECTION 4: PARK IMPROVEMENT RECOMMENDATIONS
4.1 Proposed Park Improvements
4.2 Incompatible Amenities
4.3 Park Safety

SECTION 5: IMPLEMENTATION
5.1 Priorities and Phasing
5.2 Cost Impacts

BIBLIOGRAPHY

APPENDIX A: OUTREACH FEEDBACK

APPENDIX B: SPLASHPAD ALTERNATIVES

APPENDIX C: MASTER PLAN UPDATE COST

APPENDIX D: COUNCIL PRESENTATION

APPENDIX E: SUMMARY OF MASTER PLAN CHANGES
1.0 EXECUTIVE SUMMARY

1.1 Introduction
1.2 2015 Draft Master Plan
1.3 Master Plan Vision, Goals and Objectives
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 (CCAE) 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.

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

2.1 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 (CCAE) 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
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.

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

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
2.0 | existing conditions

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
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
- CCAE 4th of July Entertainment (CCAE)
- SIP Fresh Glass Premier (CCAE)
- A Step Beyond Family Picnic
- HHJ Project Backpack
- Grape Day Festival
- Fiesta Patrias Multicultural Festival
- A Step Beyond Annual Auditions
- Trunk or Treat
- CCAE Holiday Fest
- Summer Movies in the Park (CSD/Esco History Center)
- Food Truck Fridays (CCAE)
- National Day of Prayer
- Escondido History Center Annual Trash and Treasures Sale
- Escondido High School 50 Plus Reunion
- Ford & Friends Car Show
- Street Legacy (CCAE)
- Jumpstart Parent Conference
- Escondido Sunrise Rotary's Grape Day 5K
- Community in Unity - Greater Escondido Chamber of Commerce
- National Night Out
2.0 | existing conditions

FIGURE 7 | 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
2.0 | existing conditions

JAMES A. STONE SWIMMING POOL EXISTING CONDITIONS

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

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.
3.0 | community outreach and participation

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.
### 3.0 | community outreach and participation

#### Identified Recreation Facility Need

| Identified Recreation Facility Need | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondido | City of Escondo...
4.0 PARK IMPROVEMENT RECOMMENDATIONS

4.1 Proposed Park Improvements

4.2 Incompatible Amenities

4.3 Park Safety
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.
4.0 recommendations for park improvements

FIGURE 12 | PARK PAVING EXHIBIT

NOTE: ALL ACCENT PAVING TYPES TO MATCH MAPLE STREET PLAZA MATERIALS, COLORS AND DETAILS. SEE MAPLE STREET IMAGERY.

COLOR: FACE MIX BUFF
Vehicular Concrete Pavers
Type: 12x24, Vehicular Depth
by Ackermor or Approved Equal.
Patter: Basketweave
by Ackermor or Approved Equal.
Vehicular Concrete Paver Border
by Ackermor or Approved Equal.

COLOR: FACE MIX CHARCOAL
Vehicular Concrete Pavers
Type: Holland I Stone, Vehicular Depth
Vehicular Concrete Paver Border
by Ackermor or Approved Equal.

COLOR: FACE MIX CHARCOAL
Patter: (2) Two Row Soldier Course
by Ackermor or Approved Equal.

Mail: City of Escondido
Developed for
Escondido, CA 92025

ESCONDIDO AQUATIC CENTER
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.
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.

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 room, 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.

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Waterplay Feature
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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:

<table>
<thead>
<tr>
<th>CPTED OBJECTIVE</th>
<th>APPROACH</th>
<th>DESIGN SOLUTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Surveillance</td>
<td>Increase visibility. Encourage more “eyes” on the park.</td>
<td>• 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.</td>
</tr>
<tr>
<td>Natural Access Control</td>
<td>Define access points. Identify where people belong and where not to be.</td>
<td>• 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.</td>
</tr>
<tr>
<td>Territorial Reinforcement</td>
<td>Make it clear that property is owned and cared for.</td>
<td>• 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.</td>
</tr>
<tr>
<td>Activity Support</td>
<td>Support continuous activation.</td>
<td>• Include amenities to regularly draw users of all ages; and • Design and program spaces to encourage community-led activation.</td>
</tr>
<tr>
<td>Maintenance</td>
<td>Sustain site in “like new” condition, regularly repair &amp; preserve.</td>
<td>• Design to City’s Standards with commercially available equipment and furnishings, and vendor warranties.</td>
</tr>
</tbody>
</table>
ZONE AREAS

Defining the park into zoned locations supports increased wayfinding and future programming.
4.0 | recommendations for park improvements

**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.

**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 Groves
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
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

Project documents describe the design intent of the work between the project documents and the existing conditions. LPA is not responsible for any discrepancies and are not a representation of as-built or existing conditions. The unauthorized user will be held liable.

This document and all other project documents, ideas, aesthetics and designs incorporated therein are instruments set forth in the contractual agreement between LPA and its Client. The unauthorized disclosure and/or use of the project documents (including the creation of derivative works), may give rise to liability for copyright infringement, unlawful disclosure, use or misappropriation of property rights held by LPA. The unauthorized use of the project documents will give rise to the recovery of monetary losses and damages including attorney fees and costs for which the unauthorized user will be held liable.
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

Grape Day Park Master Plan Draft, January 2015
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

- Escondido Creek
- "Vinehenge" Play Structure
- Victorian House and Water Tank
- Bike Trail
- Open Lawn Areas
- Educational / Interpretive Elements
- Restroom
- Playground and Dry Stream Bed
- Entry Monumentation
- Train Depot and Plaza
- Blacksmith
- Escondido History Center
- Food Truck / Vendor Zone
- Seating Options
- Historical Tree Stump
- Art Elements - Sculptures
- Art Elements - Murals
- Citrus Trees and Sculpture Garden
- Veterans Memorial / Wall of Courage
- Veterans Memorial / Flag
- Pedestrian Bicycle Bridge
- Barn and Windmill

Number of Votes
COMMUNITY WORKSHOP #2 RESULTS CONTINUED
Image Board Priorities

**Master Plan - Historical / Interpretive Program**
- Walks to Match Maple Ave Street
- Info Kiosk/Historical and Wayfinding Signage
- Demonstration Gardens
- Restoration of Historic Planter
- Heritage Walk with Memorials
- Train Depot Plaza with Boardwalk Paving
- Enhancement of Veterans Memorials
- Educational / Interpretive Signage
- Railroad track Paving Patterns
- Relocated Women’s Club Building
- Decomposed Granite “Street”

**Number of Votes**

**Master Plan - Passive Programming**
- Improve Poor Drainage/Upgrade Irrigation
- Picnic Shelters
- Crossing with Traffic Signal
- Traffic Calming/Enhanced Street Paving
- Additional Lighting/Security Cameras
- Open Lawn for Stage/Event Seating
- Interactive Ground Level Water Fountains
- Embellished Decorative Fencing
- Elevated Stage
- Trellis Structure with Climbing Vines
- Traffic Calming/Landscaped Medians
- Giant Chess Board in Paving
- Colored Banners on CCAE
- Remove Pepper Trees Along Broadway

**Number of Votes**

**Aquatics**
- Recreation Pool
- Shade Canopy
- Splash Pad
- Interactive Play (Structure)
- Water Safety/Red Cross Lessons
- Lap Swim
- Diving
- Competition Style Pool
- Spectator Seating
- Waterslide
- Beach Entry
- Warm up Pool / Swim Lessons
- Zoo/Swimmers Area
- Birthday Parties
- Paddleboard Yoga
- Water Aerobics
- Water Polo
- Concession Area for Prepackaged Food
- Multipurpose Room

**Number of Votes**

APPENDIX
FOCUS GROUP 1 RESULTS - GRAPE DAY EXPERIENCE

- Public Art Commission
- Historic Commission
- Maintain
- Reasonable Plan - Buildable
- Splashpad Main
- Old Escondido
- Public Art
- New Library
- Performance Pavilion
- Community Foundation
- Escondido Creek
- Attention to Creek: Universe?
- Educational Opportunity
- Photo Icons - Instagram Spots
- Skateboard Main Art
- Eco Policy/Yard
- Community Gardening
- Climbing Art/Sculpture Interaction
- Seniors
- Focus on Bones
- Engaging All Senses
- Game Themes
- Respect Large Open Spaces

- Sidebar Update/Program
- Look & Open (Seance Example)
- Improving the Experience
- Geothermal Source: Ways to Bring History to Public
- Calendar

FOCUS GROUP 2 RESULTS - ECONOMIC, TOURISM & SPECIAL EVENTS

- Volunteer Ranger Program
- Police: Private Security
- Mixed Use Ground Stations
- 20% Off Hours: Area, On Beach?
- Middle: Local School Kids Programs
- Rotational Art Wall
- Stage in Parking Lots
- Playgrounds Separated: 2.5 + 8
- Envision: Groups
- TAC/VIA Transit, Bus Camps etc.
- Hula: Beach/Residential Will Open
- ODS vs Shared
- Grand Nites
- Cross Valley Parkway
- City Hall - Main
FOCUS GROUP 3 RESULTS - AQUATICS, MAINTENANCE AND OPERATIONS

- 50% RENTERS
- 50% COMPETITIVE
- TOP LANDS
- CIF COMPLIANT FOR W.P.
- PRIVATE CLUB - SMALLER HT.
- DIVING NOT ESSENTIAL
- CERTIFICATION
- STAFFING - BIGGEST ISSUE IN DEMAND.
- AQUATIC DEMAND
- SHALLOW WATER MORE POPULAR

FOCUS GROUP 4 RESULTS - EUHSD

FOCUS GROUP 5 RESULTS - CHARTER SCHOOLS
COMMUNITY WORKSHOP #3

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 of the creek
- More walkways across flood channel
- Beautify pedestrian bridges at channel
- Have a toddler park separate from older kids (Felicita 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)

Other responses:
- explore
- existed
- safe
- live
- benches
- homeless
- great
- need
- activity
- old
- know
- playground
- children
- park
- time
- ago
- kids
- enough
- didn’t
- go
- thing
- much
- feel
- year
- city
- adult
- escondido

APPENDIX

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)

Show table view

Other 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 Kelms St and Maple St.
APPENDIX

SMS SURVEY RESULTS CONTINUED

Q3 Which of the following potential new features would you or your family be likely to use at Grape Day Park, if any? (Choose all that apply)

(253 responses)

Show table view

<table>
<thead>
<tr>
<th>Feature</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exercise stations</td>
<td>47.9%</td>
</tr>
<tr>
<td>Playground equipment for younger</td>
<td>45.4%</td>
</tr>
<tr>
<td>Shaded picnic/BBQ areas</td>
<td>37.0%</td>
</tr>
<tr>
<td>Signage with information and maps</td>
<td>30.6%</td>
</tr>
<tr>
<td>Dog area</td>
<td>30.0%</td>
</tr>
<tr>
<td>Sports court (basketball, volleyball)</td>
<td>28.0%</td>
</tr>
<tr>
<td>Embellished park paths that match Maple Park</td>
<td>25.6%</td>
</tr>
<tr>
<td>Street crossing with traffic signals</td>
<td>18.2%</td>
</tr>
<tr>
<td>Other</td>
<td>16.2%</td>
</tr>
</tbody>
</table>

Other responses:
- whole deal
- solved
- less
do dog
please basketball
commercial

Unfiltered responses
- Outdoor events
- Not a park person
- More trees and a splash pad
- None until homeless are taken care of.
- Deal with homeless

SMS SURVEY RESULTS CONTINUED

Q4 If a new pool facility was constructed, which of the following would you or your family be most likely to do there, if any? (You can choose up to FOUR, if any)

(252 responses)

Show table view

<table>
<thead>
<tr>
<th>Feature</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lap swimming</td>
<td>26.9%</td>
</tr>
<tr>
<td>Swimming lessons</td>
<td>17.6%</td>
</tr>
<tr>
<td>Exercise classes (water aerobics, cardio, etc.)</td>
<td>16.2%</td>
</tr>
<tr>
<td>Use a water slide</td>
<td>15.1%</td>
</tr>
<tr>
<td>Use a splash pad with interactive games</td>
<td>13.2%</td>
</tr>
<tr>
<td>Use a diving board</td>
<td>13.2%</td>
</tr>
<tr>
<td>Rent a multi-purpose room for fun</td>
<td>8.4%</td>
</tr>
<tr>
<td>Training/competition for swimming</td>
<td>7.1%</td>
</tr>
<tr>
<td>Other</td>
<td>15.5%</td>
</tr>
</tbody>
</table>

Other responses:
- bird sanctuary
- police station
- sa
- everyday
- never
- thanks
- applicable
- wast area
- summer
- presence
- city
- homeless
- spa
- would
- probably
- please
- no
- crisis
- streets
- deal
- still
- more
- money
- use
- 25mph

Unfiltered responses
- No thanks
- Picnic areas in proximity to the pool
- N/A
- None because we have a pool.
- None
Q5: And other comments or suggestions about possible improvements to Grape Day Park or the James Stone Pool?

[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

Grape Day Park is a large community park with historical features and space for...

<table>
<thead>
<tr>
<th>Answers</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Haven't used Grape Day Park but not the Pool</td>
<td>1</td>
<td>0.79%</td>
</tr>
<tr>
<td>Haven't used the Pool</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Haven't used either since the last 12 months</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Not Sure</td>
<td>0</td>
<td>0%</td>
</tr>
</tbody>
</table>

Answered: 127  Skipped: 0
CITY OF ESCONDIDO SURVEY

What are the main reasons you don’t go to Grape Day Park more often (or at all)?

- Inadequate people coming there: 105 (78.74%)
- Inadequate or condition of the equipment and landscape: 36 (26.92%)
- Not enough shade areas during the day: 28 (22.33%)
- Not enough lighting at night: 25 (18.88%)
- Other: 11 (8.85%)
- None of these are reasons for me: 9 (7.08%)
- Too far from where I live/it’s hard to get there: 8 (6.21%)
- Don’t like the park: 0 (0%)

Answers: 127 Skipped: 0

CITY OF ESCONDIDO SURVEY

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

- Skate park/bike track: 85 (67.72%)
- Playground equipment for younger children: 77 (59.33%)
- Sports court (tennis, basketball, pickleball, etc.): 50 (39.37%)
- Enhanced park paths that link Maple Street Park: 47 (37.31%)
- Street crossing with traffic signals and sidewalk paving: 37 (29.19%)
- Dog area: 35 (27.96%)
- Exercise stations: 27 (21.26%)
- Other: 20 (15.79%)
- Signage with information and wayfinding: 14 (11.20%)

Answers: 127 Skipped: 0
### CITY OF ESCONDIDO SURVEY

#### Appended Data

**If a new pool facility was constructed, which of the following would you or your family be most interested in?**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use a splash pad with interactive water play elements</td>
<td>92</td>
<td>72.04%</td>
</tr>
<tr>
<td>Swimming lessons</td>
<td>70</td>
<td>55.12%</td>
</tr>
<tr>
<td>Use a water slide</td>
<td>54</td>
<td>42.55%</td>
</tr>
<tr>
<td>Rent a multi-purpose room (for birthday parties, meetings or special events)</td>
<td>46</td>
<td>37.38%</td>
</tr>
<tr>
<td>Exercise tennis, soccer, baseball, or other sports programs</td>
<td>41</td>
<td>32.26%</td>
</tr>
<tr>
<td>Lap swimming</td>
<td>39</td>
<td>30.98%</td>
</tr>
<tr>
<td>Fun/fringe competition for swimming, diving or water parks</td>
<td>22</td>
<td>17.56%</td>
</tr>
<tr>
<td>Use a diving board</td>
<td>21</td>
<td>16.56%</td>
</tr>
<tr>
<td>Other</td>
<td>4</td>
<td>3.15%</td>
</tr>
</tbody>
</table>

*Answered: 127, Skipped: 0*

---

### CITY OF ESCONDIDO SURVEY

**And other comments or suggestions as possible improvements to Grape Day Park or the area:**

<table>
<thead>
<tr>
<th>Response</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>We would definitely like to see a canopy or some shade over the children’s playground along with the existing area for toddlers or younger children,</td>
<td>1</td>
</tr>
<tr>
<td>We would like to see a swimming pool for both kids and adults. We also need to provide better lighting in the park for safety reasons.</td>
<td>1</td>
</tr>
<tr>
<td>We need to replace the current tennis courts with more modern courts.</td>
<td>1</td>
</tr>
<tr>
<td>We moved here from Carlsbad and would rather drive back to that park than go to the parks in Escondido. The parks here are not as well-maintained, and there is not much shade. Please consider a park and pedestrian path area similar to Alga Norte in Carlsbad.</td>
<td>1</td>
</tr>
<tr>
<td>Water parks youth softball/league, pool play, youth swimming team. (On week days he is homeless camp. More people would come and enjoy the park if we were not afraid of homelessness.)</td>
<td>1</td>
</tr>
<tr>
<td>Updated diving/play structures; more shade.</td>
<td>1</td>
</tr>
<tr>
<td>Update the bathroom facilities in and out there.</td>
<td>1</td>
</tr>
<tr>
<td>This playground serves multiple purposes for all ages. Complete pool for swimming meets water park, Lap pool as well as recreations, splash pad and entire pool area.</td>
<td>1</td>
</tr>
<tr>
<td>This playground is used in the evenings. That’s the big reason I don’t go. I’ve tried the park actually twice, but other than that, there are large mud patches to avoid with my toddler. Also, there needs to be a new and maintained facility. The park only has one ADA-friendly bench. We love the train station and other attractions.</td>
<td>1</td>
</tr>
<tr>
<td>There is a serious crime problem: The park does not feel safe. Strange people are in and around bathrooms; homeless set up tents and are not permitted to be in playground. The train station is our favorite part of the park. But it needs more upkeep and securing (with website, lockers, etc)</td>
<td>1</td>
</tr>
<tr>
<td>The city needs a competitive swimming venue and currently there is none. Carlsbad and Oceanside have one; Escondido really needs one.</td>
<td>1</td>
</tr>
</tbody>
</table>

---

**APPENDIX**
APPENDIX

CITY OF ESCONDIDO SURVEY

The last time I walked at Grape Day park it was a major swimming and a total overall and safety from the horrible parameter fence around the lake. Would the city consider security personnel secure the fencing th of putting in a beautiful lake? Or a way to keep them secure and clear?

Shade over the playground, rubber mulch or rubber floor in playground area, toddler playground handled se seats, outdoor seating area, and splash pad

Get the fence twice for play just through creek. That might be the most environmentally relevant and cost effective way to implement a splash pad

Reduce the homeless and have a security presence

Put a splash pad in the park NOT in the aquatic area, also have a playground that actually has 30. Help to help kids can play at all when the weather is hot

Please don’t remove any more grass for the basketball courts or playground equipment as the park. We need you do it green space as possible for pick up games on the weekends.

Please design better storage for the green areas. They are always soggy and render a lot of issues with the dirt. Integration of the "green" that are more like the parks and blacktop. They should be more approachable and community oriented in providing learning opportunities for all kinds of people. I have from now on all the time that the playground equipment is out and a small for younger toddlers. The next change will be close it to the equipment and a new colored surface.

Please get bigger hill that side can descend on the hill. Are a small area for kids to nice slopes on?

Our children would benefit greatly from a competitive pool. High school students having to go to away still at their school districts for practices is unrealistic. We can do better for them.

More security. Maybe having around the play areas. The park doesn’t have side in general which is bad because it is a huge park. I don’t feel comfortable taking my children there

more community events and workshops

Making larger areas for parking. snake eyes festival with less homeless.

Make it safe again. Grape day is such a great place but there are too many homeless people there. Lack of shade is a huge problem for us there. That’s my biggest suggestion for future improvement.

I would be amazing if our schools especially Escondido High would actually be able to have a regular on pool to play water sports.

Incorporate the creek into the park. We need it more visible. The pool is not used much in my opinion

I believe all of Escondido needs to start including cultural and educational pieces to honor the signatures plots. Especially when many who reside in Escondido could use the representation. It would serve as an education opportunity to those who do not have access to such history also commemorate the community in which we live, we are an.

Honestly, the amount of homeless people there and the condition of the bathrooms is big downside of this otherwise beautiful park. I love the trees and the historical centers.
APPENDIX B: SPLASHPAD ALTERNATIVES

SPASHPAD 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.
APPENDIX

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 (CCI)

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
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) Construction Contingency
4) Escalation to MOC, 10/11/24 12.49% Phase 1
5) Escalation to MOC, 03/15/28 34.49% Phase 2
6) 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) Excavation 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.
8) Off-site work.
9) Night-time and weekends work.
10) 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 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.

CONSTRUCTION COST SUMMARY

<table>
<thead>
<tr>
<th>Phase</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE 1: 0-3 YEARS</td>
<td>$19,512,921</td>
</tr>
<tr>
<td>NEW AQUATICS FACILITY (USED OPTION C AS BASELINE)</td>
<td>$19,512,921</td>
</tr>
<tr>
<td>DEMOLITION OF EXISTING RESTROOM</td>
<td>$10,200</td>
</tr>
<tr>
<td>CONCRETE MAINTENANCE ENTRY</td>
<td>$72,800</td>
</tr>
<tr>
<td>CHILDREN'S PLAY AREA (2-5 YEARS OLD)</td>
<td>$104,000</td>
</tr>
<tr>
<td>ADA WALKWAY TO GRAPE DAY PARK</td>
<td>$46,800</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$19,746,721</td>
</tr>
<tr>
<td>Escalation to MOC, 10/11/24 12.49%</td>
<td>$2,082,220</td>
</tr>
<tr>
<td>TOTAL ESTIMATED BASE SCOPE CONSTRUCTION COST - PHASE 1</td>
<td>$21,828,941</td>
</tr>
</tbody>
</table>

PHASE 2: 4-7 YEARS | $3,381,420 |
| 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 | $3,680,846 |
| 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

Grape Day Park Master Plan Update

City Council Meeting - May 17, 2023

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

1. Kick off Meeting
   9.4.2022
   - Introductions
   - Schedule

2. Staff In-House Workshop #1
   9.13.2022
   - Paintings

3. Focus Group
   Stakeholder Interviews
   9.19.2022
   - Social impact analysis
   - Community engagement

4. Community Workshop #2
   9.23.2022
   - Open forum for feedback
   - Public comment period

5. SMS Text Based Survey
   10.3.2022
   - Scientific survey design
   - Data collection

6. Community Workshop #3
   10.15.2022
   - Present conceptual plan
   - Public comment period
   - 214 comment cards

7. Councilmember Meetings
   October 2022
   - Present draft plan to council members

8. Commissions &
   Council Meetings
   April/May 2023
   - Present more fine-tuned
draft to commissions and
council members

Outreach Tools

- Community-wide Survey
  - 850 participants
  - 507 responses
  - 92% confidence

- Community-wide Survey #2
  - 127 participants
  - 76 total participants

- Workshops
  - 2 meetings
  - 49 total participants

- Focus Groups
  - 3 meetings
  - 15 total participants

- Stakeholder Interviews
  - 12 meetings

Outreach Summary

- 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, CAFE, nonprofits)
Grape Day Park Master Plan

LEGEND
- Entrance Stage
- Heritage Wall with Memorials
- Permanent Stage Performance
- Permanent Stage Performance
- Perimeter Walkways with Maple Street Paving, Events and Security Lighting
- Pathway Strip
- Play Fields
- Arts Programs (in park)
- Bicycle Lane Changes
- Parking Area
- Children’s Play Field (12’ x 12’)
- Field House
- Buffet Sandwiches
- Headquarters Building
- Food Trucks Park
- ADA Map in Grape Park
- Extensive Bicycle Pathway
- Historic Stage
- Water Features
- Historic Wall with Logo, Monument
- Bicycle Parking
- Restroom Changes to Match Maple Street
- Existing Meeting
- Pool Building
- Recreation Park
- Concession Stand
- Recreational
- Fresh Market
- Metro Baby
- Fire Station
- Childcare
- Security
- Children’s Play Area (8’ x 12’)

Grape Day Park

Akins Day Park Master Plan

GRAPE DAY PARK MASTER PLAN

97

GRAPE DAY PARK MASTER PLAN

98
Master Plan Program

- **Currently designed program soon to be constructed**
  - Central redwood facades
  - Accessory restrooms
  - Food truck staging areas
  - EN parking/charging facilities
  - Pathway lighting
  - Concrete steps/seat spaces

- **New Program Elements**
  - Entrance gates
  - Presentation of open space area
  - Public art opportunities
  - Picnic areas
  - Bicycles/pedestrian passageway
  - Traffic calming, pedestrian crossings & landscape median
  - Signage design, monument signs
  - Fluorescent lighting
  - Heritage Walk
  - Pedestrian/wall to match Maple Street
  - Enhanced connection to Maple Street

- **General Park Improvements**
  - Landscaping and irrigation
  - Drainage and water management

- **Existing Program**
  - Maplewood and dry stream bed
  - Historical buildings & heritage trees
  - AMC educational & interpretive elements

Circulation & Arrival Points

- Secured service/event access
- Pedestrian access
- Gateway entry

APPENDIX
**APPENDIX**

### Splashpad Locations

- **2015 Master Plan**
- **Aquatic Facility**
- **Grape Day Park**
- **Greco Park**

#### Splashpad Requirements
- Minimum distance from other facilities: 100’
- Shower: 150 total users
- Toilets: 140 women, 175 men
- Baby Changing Station
- Drinking Fountain: 150 users

### 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

---

**Grass Day Park Master Plan**

**Playground Improvements**
- Seating and Picnic Opportunities
- Children’s play area (2-5yr)
- Buffer Landscape

**Aquatics**
- Large pool for competitive events
- Recreation pool
- Waterplay Feature
- Connection to Grape Day Park
### APPENDIX E: SUMMARY OF MASTER PLAN CHANGES

<table>
<thead>
<tr>
<th>2015 PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Calming Enhanced Street Paving</td>
</tr>
<tr>
<td>Traffic Calming Landscape Median</td>
</tr>
<tr>
<td>Pedestrian &amp; Bicycle Crossing with Traffic Signal</td>
</tr>
<tr>
<td>Pedestrian &amp; Bicycle Bridge</td>
</tr>
<tr>
<td>Class I Bicycle Lane</td>
</tr>
<tr>
<td>Remove Pepper Trees Along North Broadway</td>
</tr>
<tr>
<td>Entry Trellis Structure with Climbing/Flowering Vines</td>
</tr>
<tr>
<td>Pedestrian Walks to Match Maple Street Plaza</td>
</tr>
<tr>
<td>Railroad Track Paving Pattern in Central walk</td>
</tr>
<tr>
<td>Decomposed Granite “Street” with Boardwalk Sidewalks</td>
</tr>
<tr>
<td>Heritage Walk “Street” with Memorials</td>
</tr>
<tr>
<td>Remove Trees &amp; Re-plant Cleaner, Easy to Maintain Tree</td>
</tr>
<tr>
<td>Colored Banners on the CCAE Buildings</td>
</tr>
<tr>
<td>Elevated Stage</td>
</tr>
<tr>
<td>Picnic Shelter</td>
</tr>
<tr>
<td>Large Group Picnic Shelter</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2023 FINAL MASTER PLAN UPDATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revised: Adjusted locations.</td>
</tr>
<tr>
<td>Removed: Feedback did not indicate this as a priority.</td>
</tr>
<tr>
<td>N/A: Already installed.</td>
</tr>
<tr>
<td>N/A: Already installed.</td>
</tr>
<tr>
<td>Removed: Feedback indicated trees are desired to remain.</td>
</tr>
<tr>
<td>Revised: Gateways to match Escondido and Maple Street signage.</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Revised: Gateways to match Escondido and Maple Street signage.</td>
</tr>
<tr>
<td>Removed: Extended concrete Heritage Walk in front of historical buildings for easier maintenance.</td>
</tr>
<tr>
<td>Revised: Walk shall be constructed of materials to match Maple Street Plaza.</td>
</tr>
<tr>
<td>Removed: Feedback indicated all trees to remain if possible.</td>
</tr>
<tr>
<td>Removed: Feedback did not indicate this as a priority.</td>
</tr>
<tr>
<td>Revised: Stages to be installed at grade with paving materials and colors to match Maple Street Plaza.</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Removed: Extra structures were not desired due to blocking views of the park and during events.</td>
</tr>
</tbody>
</table>
### APPENDIX E: SUMMARY OF MASTER PLAN CHANGES

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

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<tbody>
<tr>
<td>Single Post Trellis with Climbing/Flowering Vines</td>
<td>Removed: Feedback did not indicate this as a priority.</td>
</tr>
<tr>
<td>Service Vehicle Access</td>
<td>Revised: Grape Day Park to include paved service vehicular access off North Broadway.</td>
</tr>
<tr>
<td>Interactive Ground Level Water Fountains</td>
<td>Removed: Splashpads/Interactive Fountains have been removed from Grape Day Park for future consideration at another park site.</td>
</tr>
<tr>
<td>Open Lawn for Stage/Event Seating</td>
<td>No change.</td>
</tr>
<tr>
<td>Information Kiosks, Historical Signage, and Wayfinding</td>
<td>Revised: Signage shall match in materials and colors to Maple Street Plaza.</td>
</tr>
<tr>
<td>Improve Poor Drainage Areas Throughout Park</td>
<td>No change.</td>
</tr>
<tr>
<td>Remove Trees Identified in Tree Study Commissioned by the City</td>
<td>N/A: Already removed.</td>
</tr>
<tr>
<td>Upgrade/Replace All Existing Irrigation</td>
<td>No change.</td>
</tr>
<tr>
<td>Replace and Install Additional Lighting and Security Cameras</td>
<td>No change.</td>
</tr>
</tbody>
</table>

| 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. |
### 2015 PLAN vs 2023 FINAL MASTER PLAN UPDATE

<table>
<thead>
<tr>
<th>2015 PLAN</th>
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<tbody>
<tr>
<td></td>
<td>Added: Bicycle Parking.</td>
</tr>
<tr>
<td></td>
<td>Added: EV Parking.</td>
</tr>
<tr>
<td></td>
<td>Added: Tree Grove.</td>
</tr>
<tr>
<td></td>
<td>Added: Historic Plaza.</td>
</tr>
</tbody>
</table>