



AGENDA REPORT

Agenda Item

11

Reviewed:

City Manager

Finance Director

[Signature]
N/A

MEETING DATE: JUNE 17, 2014

TO: JEFFREY C. PARKER, CITY MANAGER

FROM: DAVID A. WILSON, DIRECTOR, PARKS & RECREATION SERVICES

SUBJECT: APPROVE THE TUSTIN LEGACY PARK MASTER PLAN (CIP. 20043)

SUMMARY:

The Tustin Legacy Park Master Plan proposes utilizing 31.5 acres located on Valencia Ave., between Lansdowne Road and Severyns Road. Tustin Legacy Park is envisioned as a community park offering a variety of active sports, recreation, and passive opportunities consistent with the Specific Plan for the development of Tustin Legacy, the former MCAS-Tustin.

RECOMMENDATION:

That the City Council approve the Tustin Legacy Park Master Plan and direct City staff to begin preparing the necessary documents and approvals that are necessary to design, develop and construct Tustin Legacy Park.

FISCAL IMPACT:

Funding is available in the Tustin Legacy Park Capital Improvement Plan in the amount of \$1,000,000 for FY14-15 to complete the design development and construction document plans for Tustin Legacy Park. A preliminary estimate to complete the design development and construction document plans is \$641,480. Estimates for actual construction will be developed.

CORRELATION TO THE STRATEGIC PLAN:

Approval of the Tustin Legacy Park Master Plan is in accordance with the City of Tustin Strategic Plan: Goal A - Economic and Neighborhood Development: Complete the Master Plan for the Tustin Legacy Park.

BACKGROUND:

Planning of the Tustin Legacy Park began in 2004 when the Parks and Recreation Services Department hired a qualified firm, MIG, Inc., to work on the Tustin Legacy Park Master Plan. The process of completing the park Master Plan has been very complex due to economic conditions and land use issues associated with the site's former use as a military base. Also, negotiations with adjacent property owners and obtaining

approvals from Federal agencies to develop the land as an active park site has made the planning process complex and time consuming.

As part of the Tustin Legacy Park planning process, the Parks and Recreation Services Department solicited community stakeholders and neighbors for their priority of uses, design review, and plan refinements. The community outreach included workshops and a community-wide needs assessment:

April 2004: Community Workshop (Break-Out Sessions)

May 2004: Community Workshop (Break-Out Sessions)

November 2005: Community Workshop (Needs Assessment)

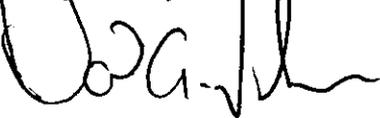
February 2014: Community Workshop (Design Forum)

March 2014: Community Workshop (Design Forum)

Since the planning process began in 2004, the proposed park site has increased from the original 24 acres to 31.5 acres. An additional 2.98 acres was obtain as part of a land exchange with the South Orange County Community College District ("College District") in 2013. The City currently subleases 4.53 acres of the property to the South Orange County Community College District ("College District"). The sublease gives the College District the option of owning the 4.53 acre site at such time as the property would otherwise come into the possession of the City. The City and the College District have been negotiating an agreement wherein the College District would relinquish its rights under the sublease. If this agreement is consummated, the City will be able to utilize the 4.53 acres as part of Tustin Legacy Park. As noted, the proposed Tustin Legacy Park Master Plan assumes the addition of the 4.53 acres. The park site's adjacent location to Heritage School will also present the opportunity for a Joint Use Agreement with the Tustin Unified School District that could benefit both agencies.

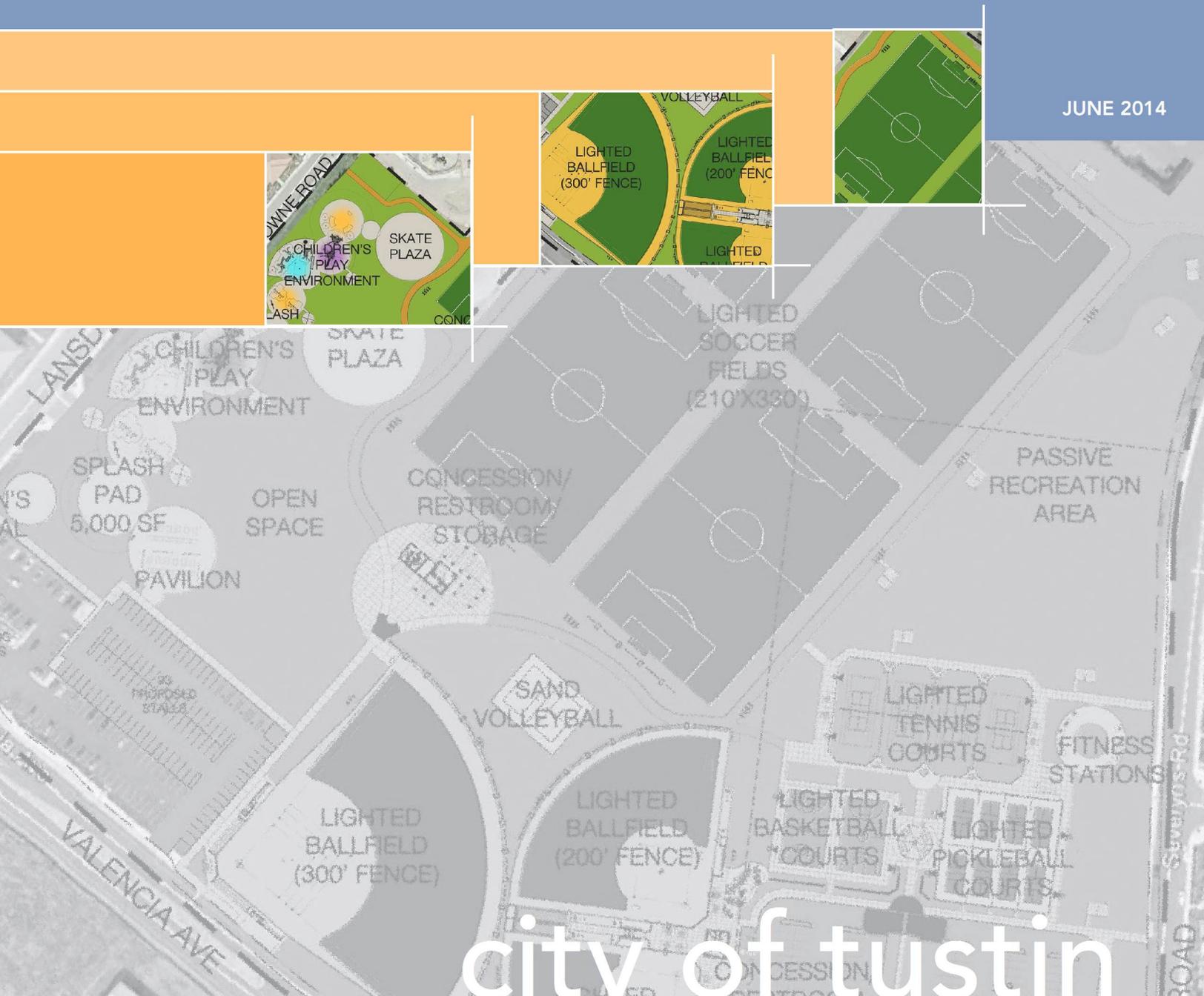
After final adjustments and refinements to the concept plan, which builds in an assumption that the City and College District will consummate their agreement, and two community input sessions, the Community Services Commission approved the preferred park plan Concept B-2 at the April 16, 2014, Community Services Commission Meeting and directed staff to prepare the Tustin Legacy Park Master Plan for consideration by the City Council. If approved by the City Council and directed by the City Council to do so, City staff will review and begin the preparation of other necessary documentation and approvals needed to design, construct and develop Tustin Legacy Park, including cost estimates for design and construction.

Respectfully submitted,



David A. Wilson
Director, Parks and Recreation Services

Attachment – Tustin Legacy Park Master Plan



city of tustin

Tustin Legacy Community Park

master plan report

SUBMITTED BY



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CHAPTER ONE - INTRODUCTION

tustin legacy community park

introduction

The City of Tustin is seeking to adopt a Master Plan for the development of the 31.5-acre park at Tustin Legacy. The City sought interest from highly qualified firms with experience, creativity and demonstrated capability to assist the City in determining the scope, needs and design features for the park.

With the adoption of the 2004-05 FY Capital Improvement Plan, the Tustin Legacy Park Master Plan project was scheduled. At that time the proposed park site was 24-acres in size. It has since increased to 31.5-acres. The City retained MIG, Inc. for the master planning design and architectural services.

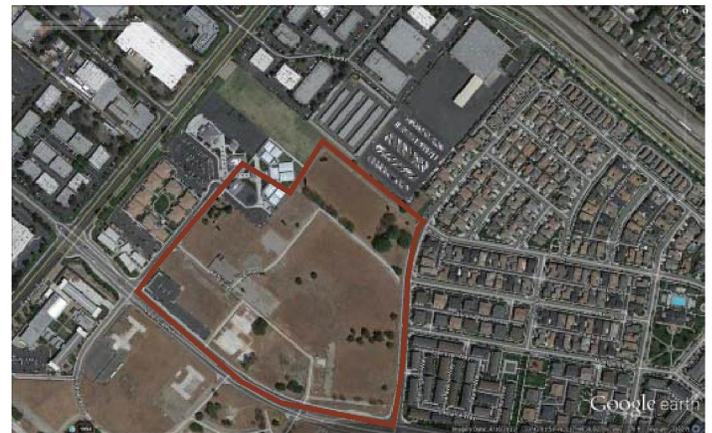
BACKGROUND

The 31.5-acre park site is located on the old Marine Corp Air Station (MCAS) on the southwest side of Tustin. The base is located between Red Hill Avenue and Jamboree Road. The Tustin Legacy Master Plan designates this site as a Community Park. The City proposes to utilize the 31.5-acre parcel as a Community Park offering a variety of high intensity sports, recreation and passive opportunities.

Tustin Legacy is the portion of the former MCAS-Tustin within the City of Tustin corporate boundaries. The MCAS-Tustin was commissioned in 1942 as a U.S. Naval "Lighter than Air" base, intended to support anti-submarine observation blimps and personnel that protected the southern California coast during World War II. The base was decommissioned by the Navy in 1949 and reactivated by the Marine Corps in 1951 as a



Aerial View of Site - 2003.



Aerial View of Site - 2013.

helicopter base. Owned and operated by the Navy and Marine Corps for nearly 60 years, approximately 1,585 gross acres of property at MCAS-Tustin were determined to be surplus to the Federal Government needs, and the air station was officially closed in July 1999.

The majority of the facility lies within the southern portion of the City of Tustin. Approximately 73 acres lie within the City of Irvine. The portion of the former MCAS-Tustin located within the City of Tustin has been re-named the Tustin Legacy project.

An Economic Development Conveyance (EDC) for the former MCAS-Tustin was approved on May 13, 2002, with the execution of an agreement between the United States of America and the City of Tustin (the EDC Agreement). The EDC Agreement provided for the conveyance of approximately 1153 acres of property to the City of Tustin. Of the 1,153 acres to be conveyed to the City under the EDC Agreement, approximately 1,000 acres have been deeded to the City of Tustin, while approximately 152.4 acres are leased by the Navy to Tustin through a Lease in Furtherance of Conveyance (LIFOC) pending completion of a Finding of Suitability to Transfer (FOST) and approval by the State and Federal Environmental Regulators. The Tustin Legacy Community Park is within the LIFOC leased property.

LEASE RESTRICTIONS/ENVIRONMENTAL REMEDIATION

A small portion of the Community Park site is currently within the portion of the LIFOC parcel. This has not been conveyed to the City of Tustin and has been leased to the



Old Building on Park Site.

City by the Department of the Navy. A portion of the Tustin Legacy 31.5-acre park site has been determined by the Navy as suitable for immediate re-use activities as long as certain lease restrictions are met during any site use or development.

Any improvement of the Community Park would have to include all provisions of the LIFOC and laws, regulations and/or orders which may be promulgated from time to time with respect to the discharge and/or removal of hazardous substances. There will also be restrictions prohibiting the release or disposal of any hazardous substances on the site.

The Navy has determined that soil and groundwater contamination exist in the westerly portion of the community park site. This requires the Navy to complete a response under CERCLA and install a long-term remediation system intended to prevent the migration of a groundwater plume. Once a Finding of Suitability to Transfer has been issued by the Department of the Navy, the remaining portion of the Tustin Legacy Community Park site will be conveyed to the City.

At present, the Navy believes it will have completed installation of the required remediation system and obtained regulatory concurrence that the system is effective, so that deed conveyance of this portion of the park might occur.

OVERVIEW OF THE SPECIFIC PLAN / LEGAL DESCRIPTION

The City of Tustin has adopted a comprehensive Specific Plan for the development of Tustin Legacy, the former MCAS-Tustin. The Specific Plan includes detailed planning, policies, regulations, implementation strategies, and even procedural criteria for the processing of development at Tustin Legacy.

Tustin Legacy, through Section 9246 of the Tustin Municipal Code, has its own zone district classification. Section 9246 establishes the SP-1 Specific Plan Zone District for the entire Tustin Legacy within the boundaries of the City. This, in essence, makes the Zone District, the Specific Plan, as the zoning ordinance for Tustin Legacy.

One of the most significant uses contemplated in the Specific Plan is the proposed Community Park, consisting of approximately 31.5 acres of land. The SP-1 designation allows for public park uses within this 31.5-acre site.

SITE DESCRIPTION

The 31.5-acre park site is bordered by Landsdowne on the north, McCain/Smith Rd. on the west, Severyns Road on the south and commercial/industrial properties on the east. The original site was operated as a community park by the Department of the Navy and the Marine Corps. Baseball fields, football fields, tennis courts and two racquetball courts were part of the original park's design. The park site also included the old officer's club and officer housing in a dormitory building. A portion of the park included a child care center, a small swimming pool, and an adjacent community building.

An inventory of landscape specimens has determined there are no suitable species of trees, shrubs or landscape that should be retained. However, the City and Design Team will conduct a Horticultural Suitability Study with a Certified Arborist to determine if some of the large tree specimens can be saved and used in the parks new design concept.

There are currently limited utilities accessible to the site and no irrigation. Weed abatement and the Navy's remediation program for environmental cleanup are the only two activities that are occurring on the park site.

Identified as Parcel 22 in the LIFOC document, this 31.5-acre site will be part of the Legacy's entire open space system, where there will also be neighborhood parks, focal parks, perimeter greenbelts and increased landscape parkways.



Above: Legacy Park Planning Map.

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CHAPTER TWO - PLANNING PROCESS

tustin legacy community park

planning process

COMMUNITY OUTREACH

The City of Tustin believes in community involvement in the design of their public facilities. Workshops were utilized to provide an opportunity to bring together a diverse audience and have them generate ideas. The City was interested in making sure that community stakeholders shared and gathered information to get the design work completed. The mixture of large group presentations and small group interactive sessions allowed for greater participation and encouraged open dialogue.

The workshops were managed with strong facilitation to ensure there was good communication and active listening among attendees so that a consensus was reached. On April 21, 2004 and May 20, 2004, the City Parks and Recreation Department, in conjunction with MIG, Inc. (formerly Purkiss Rose-RSI), conducted a preliminary planning process for the Tustin Legacy Park.

The planning process included discussions on history and awareness; site analysis review; and an overview of the City-wide recreation needs and deficiencies. At both meetings, breakout groups were assigned to review wish lists/desires and concerns and to present group priorities.

Following the first public workshop on April 21, the prioritized concerns included adequate parking as the number one concern. In sequence, the additional concerns were lighted sports fields; public transportation and access; operations and maintenance; traffic control; safety and security; and restrooms.



Existing Site, 2004

The prioritized list of desires at the first workshop included, beginning with the number one priority, lighted sports fields; skate park; Veteran's Memorial; aquatic facility; community center; amphitheater; a multi-sports facility for indoor and outdoor use; tot lot; barbecue and picnic shelters; and a dog park.

During the second workshop, on May 20, it became evident that additional desires and rankings needed to be reviewed. The amphitheater ranked higher during the second meeting, and the skate park ranked considerably lower. While a 31.5-acre site is a considerable size for a Community Park, it became obvious it could not

accommodate all the amenities requested by those who attended these two workshops.

While the Parks and Recreation Department made every effort to bring to the Parks and Recreation Commission some conceptual designs for a master plan, it was obvious that consensus among our community stakeholders could not be reached.

While the priority list of desires effectively defines those amenities that should be considered for our park improvements at the Tustin Legacy Park, it became apparent that additional considerations needed to be reviewed prior to developing a master plan for this specific park.

Those additional considerations included:

- The identification of existing City resources and our deficiencies
- A review of the plan currently proposed by the Master Developer of Tustin Legacy, called Tustin Community Partners

No further workshops were scheduled until such time as a City-wide Community Needs Assessment Survey was completed. City staff, in conjunction with the Landscape Architect, began to prepare data to clearly identify support information to conduct the next community workshop.

On November 16, 2005, the Parks and Recreation Commission conducted a community workshop with approximately 60 people in attendance. The workshop brought together many of the same stakeholders with additional new community residents to generate ideas and comment on the three concepts that were created at the previous workshops.

The workshop provided the history and awareness to establish a set of principles to provide output for our planners and Commission members to work toward the goal of adopting a master plan. This third community workshop provided information such as:

- An inventory of the City's current facilities
- The completed Needs Assessment Survey
- The existing and current use patterns of city facilities
- The constraints and restrictions of the property

- The master developer footprint for the 700 acres at Tustin Legacy
- The three proposed park designs
- Conclusions from the park inventory and recent survey

The stakeholders then broke into eight separate groups to review the three concepts and define preferences on site amenities. A matrix of the consensus of the group at the November 16 workshop is shown in Figure 1.1.

On January 18, 2006, the Commission adopted revised Concept C and directed staff to prepare the Design Development Report. General consensus priorities were as follows:

1. Lighted Sports Fields
2. Larger fields and more open space for multiple uses, i.e., lacrosse, cricket and practice fields.
3. The use of existing buildings for historical significance.
4. No stadium seating, or seating on one side only to maximize open use of fields.

Figure 1.1. Public Input Matrix.

Tustin Legacy Public Input Meeting 11-16-05	Concept 'A'	Concept 'B'	Concept 'C'	Lighted Fields	Larger fields for Lacrosse	Use of Existing Buildings	Basketball & Tennis Courts	Placement of Vet. Mem.	Fixed (stadium) seating	Parking Lot Layout & #	No Fixed Seating (stadium)	Artificial Turf not desirable	Garden prepared. Uses	Skate Park In Plume area	Open Space for Cricket	Fixed Seating One Side	Remove walks between	Move Tennis Courts	Move Amenities to accommodate more Fields	Move Vet. Mem. Closer to Bldg.	Softball necessary?	Centralized Concession	More Softball Fields	Enough Restroom Facilities	Like Artificial Turf	Move Light poles to perimeter of park	Meandering Walks along perimeter	
Group 1		•	•	•	•	•	•	•	•																			
Group 2		•	•	•	•	•	•	•	•	•	•	•																
Group 3		•	•	•	•	•								•	•													
Group 4		•	•	•	•				•	•																		
Group 5		•	•	•	•										•	•	•			•	•		•					
Group 6		•	•	•		•								•						•	•	•						
Group 7	•	•	•						•						•		•						•	•	•			
Group 8	•		•	•					•						•		•									•		

General Consensus	Majority of Groups preferred layout of Concept "C"
Number 1	Lighted Sports Fields
Number 2	Larger Fields and more open space for multiple uses (ie. Lacrosse, Cricket, practice fields)
Number 3	Use of Existing Buildings for Historical Significance to the site and area
Number 4	No Stadium Seating or Seating on one side to maximize open use of fields

Following, in no particular order, are additional design comments provided by the stakeholders at the January 18, 2006 meeting:

- Eliminate concrete walkways dissecting multi-purpose sports fields.
- Design lighting on perimeter fields where possible to give groups more flexibility.
- Maximize field sizes to 330' x 210' wherever possible.
- Eliminate hedges and plantings between multi-purpose fields.
- Provide grandstands on the easterly boundary of the premier field only.
- Ensure that open turf space is flat and usable for multi-group practice.
- Provide lighting for basketball courts and softball field.
- Include the early childhood tot lot areas for younger age children near the community center.
- Ensure that interactive and interpretive accessibility is available for the veterans' memorial.
- In the concept design, provide an overlay for cricket play on the multi-purpose fields.
- Concession building should include public restrooms.
- Place a group picnic area near the parking lot.
- Place an equipment storage facility for non-profit organizations' sports activities and materials.

The Commission received significant correspondence from representatives of the community. The consensus of that correspondence indicated that the Commission should adopt the recommended Revised Concept C, which is shown in Figure 1.2.

Figure 1.2. Concept C, Adopted by the Commission on January 18, 2006.



In 2007, an economic downturn spurred the unfortunate onset of budget reductions, and the implementation of the Master Plan slowed significantly. However, over the next several years the City was still able to accomplish several major tasks (Figure 1.3).

The City conducted an Architectural Assessment of the major buildings on the park site in 2008-09. Per their assessment, demolition of the officer's club, dormitories, and other ancillary structures followed. In 2010-12 a Geotechnical investigation of the park site was completed. The Geotechnical investigation was an integral step in the design process, as it provides vital information regarding the proper foundations for proposed structures and paving treatments.

In 2013, the City met with Navy personnel to present the Preferred Concept Plan and the Geotechnical Study. This meeting helped clarify the requirements and criteria for future site development. The City also conducted land negotiations with SOCCCD for additional adjacent park land. This brought the park land total to 31.5 acres, and Concept Plan B-2 was developed to include the additional acreage.

Minor improvements to that plan evolved over the next year, and in 2014 two public meetings (February 19th and March 19th) were held to present the plans and elicit comments and opinions from the community. After these meetings, the plan was further refined based on feedback from the Community Services Commission and the community. The refined Tustin Legacy Park Concept, shown in Figure 1.4, was then approved by the Community Services Commission. The final conceptual iteration of the park is described in detail in Chapter 3 of this report.

Figure 1.3. Timeline.

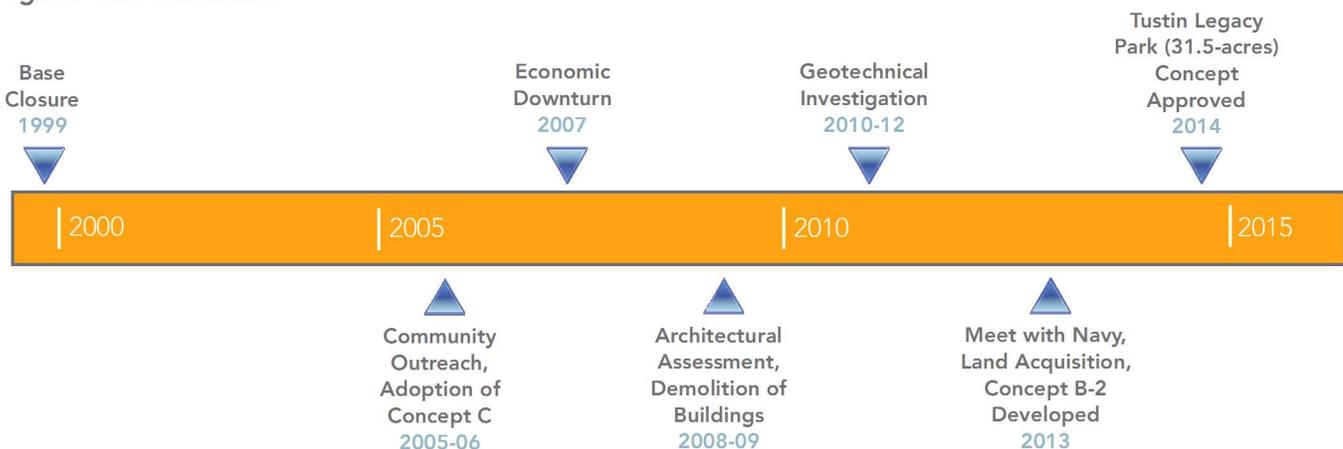


Figure 1.4. Tustin Legacy Park Concept, Approved 2014.



MOVING FORWARD

The Concept Plan will be presented to the City Council in Summer 2014 for their review. If approved, the next step will be the creation of Design Development and Construction Document Plans. These plans will be the ultimate blueprints for construction of the park.

CHAPTER THREE - SITE DESIGN

tustin legacy community park

site design

PARK AMENITIES

Introduction

The Tustin Legacy Community Park will provide a focal point for the entrance of the Legacy Development off Valencia Road and Red Hill Ave. The park is designed as a community park and as such will serve the active and passive recreational needs of the surrounding community. It will accommodate large group activities and offer a wide variety of facilities including lighted soccer fields, ballfields, tennis courts, basketball courts, sand volleyball courts and pickleball courts. It will also contain a children's play environment with a tot lot, a splash pad and picnic facilities. Two large expanses of open space will encourage users to take advantage of passive recreation play and activities. Two restroom facilities will accommodate all the intended uses, as well as concession and storage areas and an office space for city staff. The site will be easily accessible by motorists, pedestrians and bicyclists. Two on-site parking lots will provide approximately 450 parking stalls, including accessible spaces as per the latest ADA standards.

This section describes the amenities and facilities planned for the site in the following order: Parking lots, Veteran's Plaza and Memorial, Children's Play Environment, Splash Pad, Group Picnic Facility, Lighted Tennis Courts, Lighted Basketball Courts, Multi-Purpose Sports Fields, Concession/Restroom Buildings, Lighted Ball Fields, Sand Volleyball Courts, Pickleball Courts, Fitness Station, Trail, Skate Plaza, Passive Recreation/Open Space.



Above: Tustin Legacy Park Concept, Approved 2014.



Above: Veteran's Memorial Plaza

The City of Tustin's parking lot standards require all uses in a recreational or open space or park setting to calculate parking based upon the total sum of the required parking spaces for each use.

Portions of the parking lot may be improved with appropriate materials to satisfy NPDES requirements and to maintain and secure the remediation system for regulatory concurrence in compliance with deed conveyance.

Veterans' Plaza and Memorial

At the entrance to the park, a Veterans' Plaza and Memorial will be designed as a place of honor, reflection and thanks, and a memorial worthy of respect to honor all the veterans who served.

The plaza will be designed with the following site criteria: It will be a visible and engaging site; accessible by bus routes and persons with disabilities; a contemplative site that engages participants to reflect and honor those who gave their lives and those who returned from battle. It will be located in a plaza area and be designated as an active, interactive opportunity. Appropriate benches, flag stanchions, and hardscape

Parking Lots

The park is designed to accommodate 456 parking spaces. City standards on required parking spaces are established and all required limitations and exceptions will be met. The parking lot will be designed to adequate parking lot aisle widths, space sizes, surface treatments, handicapped parking requirements and any additional parking lot design considerations.

A minimum number of parking spaces shall be provided for uses such as the examples listed below:

- Stadium Seating or Arenas: One parking space for each four seats.
- Tennis or Racquetball Courts: Four parking spaces are required for each court.
- Basketball Courts: Six spaces are required for each court.
- Multi-Purpose Fields or Active Sports Facilities: One for each employee and one additional for each 200 sq. ft. of gross play area.



Above: Play Amenities

will provide an opportunity for moderate sized ceremonies and Veterans' activities.

Specific design features for the Veterans' Plaza will be coordinated prior to the development of plans and specifications with our local Veterans Affairs and Veterans of Foreign Wars organizations.

Children's Play Environment

Creating open turf areas for general public use was high on the list of priorities. The Children's Play Environment will be placed in proximity of the pavilion and a large open space for impromptu play and recreation. The children's play features will include separate zones for ages 2-5 years, and 5-12 years. These play zones will be furnished with modular type equipment with elevated and at grade play elements for full access. Resilient surfacing will meet consumer product safety commission standards and consist of either engineered wood chips or rubberized poured in place surfacing.

Play Environment design in the City of Tustin provides that the following elements be strongly considered in the amenities selection:

- Include shade trees or shade structures to protect children from the sun.
- Provide additional swings to complement the design.
- A water bubbler or small water apparatus is an attraction.
- Height, motion and enclosure are key components of play value design.

Splash Pad

Splash pads are a great way to involve children and youth in water play without the economic and maintenance burdens of a swimming pool/aquatic facility. The zero-depth nature of the splash pad playscape eliminates standing water and prevents drowning, as well as the need for a lifeguard. They are equipped with non-skid surfaces and offer a huge variety of water play features to choose from including: fountains, buckets, cannons, sprayers, micro-sprayers, slides, misters, jets, and more. Elements are typically designed to be colorful, thematic and/or contemporary. Splash pads are fun for all ages, accessible to children of all abilities (designed to meet ADA requirements),



Above: Aqua Dome

Below left: Lighted Tennis Courts

Below right: Lighted Basketball Courts

and a great way to promote physical activity and social interaction. The splash pad will be located next to the Children's Play Environment.

Group Picnic Facility

Larger gatherings can find shelter in the group picnic area and facility, easily accessible in the open turf area near the parking lot. The shelter can be designed with either a pre-manufactured design or a trellis structure. It should be a minimum of 60' in diameter, with concrete tables, lockable receptacle outlets, security lighting, barbecues and sink area, and should be able to accommodate approximately 100 people.

The group picnic facility programmatically should be able to be reserved as an independent park amenity.

Lighted Tennis Courts

Four lighted tennis courts are designated to be placed near the southeast corner of the park, close to Severyns Road. Parking will be available in the southeasterly parking lot. The courts are oriented true north in a northwest/southeast direction, which helps minimize players looking directly into the sun during the winter months.

The courts will be fenced and available for reservation and lighted for night play. The courts will be designed with a high-quality non-porous surface, paved with color coating, for lasting durability.

Lighted Basketball Courts

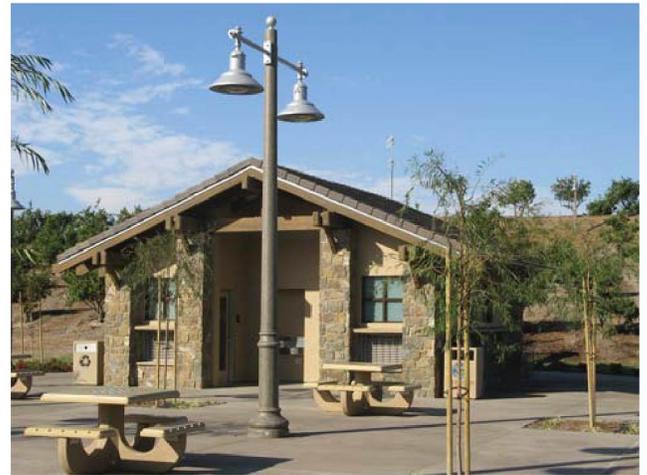
Two lighted basketball courts will be located near the southeast corner of the park, near Severyns Road. They will be directly accessible from the southeasterly parking lot. They will be designed with a non-porous surface and paved with color coating. These regulation basketball courts will be lighted for night play. A general, drop-in program is designated.

The basketball court design may include a modular sport surface based on an orthopedic surface concept of reducing both lateral and vertical stresses. A modular

sport surface may also be prepared to meet certain lease restrictions for re-use activities in the remediation of the groundwater plume.

Multi-Purpose Sports Fields

Four (4) multi-purpose sports fields are designated for the northern portion of the site, adjacent to the commercial/industrial properties. The four fields will be designated as 330' x 210'. A concession building with restroom facilities will be located next to the fields. Parking will be accessible in the southwesterly parking lot.



Top: Concession/Restroom Building

Bottom: Multi-purpose lighted fields



Top: Ball Field

Bottom: Dugout

These four fields are designated for multi-purpose sports activities such as soccer, lacrosse, football, and field hockey. A portion of one of the fields can also be utilized as part of the cricket field overlay. These fields will be lighted for night play, with design considerations for ease of programming and maintenance. The light poles will be placed along the perimeter of the fields. Playing surfaces will be determined prior to the development of plans and specifications. Artificial turf and other surfaces will be considered as part of a long term low maintenance operation and to meet the requirement of the lease restrictions for environmental remediation.

Concession / Restroom Buildings

Public restrooms will be made available near the active sports facilities in the central portion of the park, and at the ball fields which are immediately adjacent to the other multi-purpose courts. The restroom buildings will provide easy access to participants and spectators.

The ADA accessible restroom facilities will be designed to accommodate the capacity of maximum participant and spectator attendance. The restrooms should include sinks and lavatories for both men and women. A family restroom with baby changing station should also be considered. Stainless steel fixtures, countertops and wash facilities should be included in the design of the facilities.

The concession stands will offer food and beverages for the convenience of spectators and participants. No designation for the operation of the concession stand has been determined at this time. The concession portion of the building is estimated to be approximately 200 to 500 sq. ft., with the restroom portion of the building to be approximately 1200 sq. ft.

Architectural design of the restroom/concession building will be determined prior to the preparation of plans and specifications.

Lighted Ball Fields

Along Valencia Avenue, in between the two parking areas, is a ball field complex with three (3) ball fields. There is one (1) 300' field complete with backstop, skinned infield, at grade dugouts with shade covers and bleachers that provide an opportunity for youth and adult play. In addition there are two (2) 200' fields that will also include backstops, skinned infields, dugouts and bleachers. In between the fields are bull pens for pitchers to warm-up and/or practice during game time, and batting cages for pre-game and practice. All of the fields will be lighted for maximum use.

A small play environment is situated next to the ball fields, so that younger siblings and other spectators can stay entertained during ball games and practices.

The surface of the field will be evaluated prior to the development of plans and specifications. Artificial turf could be a consideration for long term maintenance and to meet the lease restrictions for environmental remediation.



Above: Pickleball Courts

Sand Volleyball Court

The sand (beach) volleyball court will be located in the center of the site, south of the multi-purpose fields and north of the ball fields. There will be two (2) courts located side-by-side. These courts will contain high quality beach volleyball sand (not golf course bunker sand or washed masonry sand). The court will contain a playing area and surrounding safety space. The playing area will be level and consist of a depth of sand which prevents players from contacting the underlying surface.

Pickleball Courts

Originated as a backyard pickup game in the mid 1960's, Pickleball has emerged as one of the fastest growing sports in North America. Popular among adults Pickleball is a fun game for players of all skill levels. The courts are similar in size to badminton (20'x44') for both single and doubles matches with a net is hung 36" high in the middle from end to end to resemble a small tennis court. The game is played with a ball similar to a wiffleball and a paddle.

Eight lighted Pickleball courts will be located adjacent to the tennis facility in the southeast corner of the park, near Severyns Road. Parking will be available in the southeasterly parking lot. The courts will be oriented true north to help minimize players looking directly into the sun during the winter months.

Courts will be completed fenced, lighted and available for reservations and possibly tournament play. The courts will have a high-quality non-porous surface, paved with color coating for lasting durability.

Fitness Stations

The fitness stations will be situated adjacent to the tennis courts and pickle ball courts. The concept plan shows a variety of stations laid out circuit-style, so that users would be able to travel quickly and easily from one station to the next. The variety of machines assures that all levels of fitness and mobility can be accommodated. Fitness stations provide many health benefits and have the added scenic value of being outdoors. The stations are designed to provide a workout targeting specific muscle groups, similar to the workout provided by an indoor gym.

Trail (D.G.)

Encircling the soccer fields is a D.G. (Decomposed Granite) pedestrian trail. The trail can be used for active pursuits such as walking and jogging, as well as a means of getting from one area of the park to another. The D.G. surfacing will be ADA accessible to provide a safe route of travel for all. The trail will connect to the paved walkways that provide access into the site from Landsdowne Road, Severyns Road, and Valencia Ave.



Top: Fitness Station Equipment

Bottom: D.G. Trail



Above: Passive Recreation Area

Below: Skate Plazas

Skate Plaza

Skateboarding is a great way to engage youth in active recreation. Skateboarding is a highly popular sport amongst a range of ages and levels of skill. Skate plazas offer a challenging and exciting form of exercise with very little maintenance. To achieve maximum durability, all of the materials used should be fixed into forms with grout and concrete. A professional skate park designer with experience and expertise should be consulted during the preparation of plans and specifications.

Passive Recreation/Open Space

There several areas within the park that are designed for passive recreation. A large open space is situated near the Children's Play Area and Skate Plaza. This area is convenient for laying out a blanket, flying a kite, throwing the dog a frisbee and many other leisurely activities. There is also a large passive recreation area to the east of the soccer fields, just north of the hard courts. This area would be ideal for watching a sporting event or relaxing between games. Throughout the park are landscaped areas, picnic tables and benches. All of which can be used to sit back, relax and enjoy the park experience.

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CHAPTER FOUR - COST ESTIMATE

tustin legacy community park

PRELIMINARY COST ESTIMATE

General Construction	\$1,139,482.00
Mobilization	
Fine Grading	
Erosion Control	
Utilities	
Ballfields	\$1,927,000.00
3 Fields	
Lighting	
Amenities	
Miscellaneous Paving & Trails	\$890,000.00
Paving	
Trails	
Lighting	
Signage	
Multi-Purpose Fields	\$2,315,000.00
4 Fields	
Lighting	
Amenities	
Courts	\$750,000.00
Basketball	
Tennis	
Pickleball	
Sand Volleyball	
Lighting	
Amenities	
Children's Play Environment	\$2,110,000.00
Play Equipment	
Passive Areas	
Par Course Equipment	
Veteran's Memorial	
Signage	
Amenities	
Parking Lots	\$2,110,000.00
Small Parking Lot	
Large Parking Lot	
Buildings	\$650,000.00
Two Buildings	
Skate Park	\$396,500.00
Lighting	
Amenities	
Miscellaneous Landscape & Irrigation	\$1,408,282.75
Soil Preparation	
Trees, Shrubs, Groundcover	
Irrigation	
TOTAL	\$11,586,264.65
General Conditions	\$347,587.94
Design Contingency	\$1,158,626.48
Total	\$13,092,479.17
Additive Alternate:	
Synthetic Turf @ Soccer Fields	\$3,120,000.00

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CHAPTER FIVE - APPENDICES

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