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Northwest  
Quadrant  
Community  
Park


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Master Plan Report

DRAFT

*Prepared for:*  
City of Carlsbad, California

December 3, 2002



# Northwest Quadrant Community Park

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## Master Plan Report

*Prepared for:*  
**City of Carlsbad, California**

### **Carlsbad City Council**

Claude "Bud" Lewis, Mayor  
Ann Kulchin, Mayor Pro Tem  
Ramona Finnila, Council Member  
Matt Hall, Council Member  
Julie Nygaard, Council Member

### **Carlsbad Parks and Recreation Commission**

Scott Pieratt, Chairman  
Jim Comstock, Commissioner  
Dennis Cunningham, Commissioner  
Marlaine Hubbard, Commissioner  
Leo Pacheco, Commissioner  
Seth Schulberg, Commissioner

December 3, 2002

*Prepared by:*  
**Schmidt Design Group, Inc.**  
2655 Fourth Avenue  
San Diego, CA 92103

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A: Alternative Master Plan Concept

B: Table for Required Parking Spaces

C: Pubic Meeting Analysis Chart (from Workshop #2) and seven boards

D: Opinion of Probable Cost

## Consultants

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**Schmidt Design Group, Inc.** Prime Consultant  
Glen Schmidt, L.A., Principal-in-Charge  
Chris Chockley, Landscape Architect  
Karen Constante, Assistant Landscape Architect

**Manuel Oncina Architects, Inc.** Architecture  
Manuel Oncina, Principal-in-Charge  
Pedro Garcia, Architect  
Peggy Mazzella, Architect

**Flores Lund Consultants** Civil Engineering  
William R. Lund, C.E, Principal-in-Charge  
Raymond H. Flores, S.E., Principal-in-Charge  
Jose Raul Gomez

**Turpin & Rattan Engineering, Inc.** Electrical Engineering  
Bill Rattan, Principal-in-Charge

**Ninyo & Moore** Geotechnical Engineering  
Randal L. Irwin, C.E.G., Chief Engineering Geologist  
Charles G. "Mike" Bemis, Principal Geologist

Kim Emerson, **Artist**

**LEGEND:**

- 1 COMMUNITY BUILDING
- 2 TOT LOT
- 3 CHESTNUT AVENUE, TWO-WAY
- 4 SHADE STRUCTURE
- 5 INFORMAL AMPHITHEATER
- 6 1/2 BASKETBALL COURT (2)
- 7 ART NODES, TYP.
- 8 MULTI PURPOSE FIELD
- 9 OPEN SPACE
- 10 BUFFER ZONE
- 11 BATTING CAGES
- 12 PARKING LOT
- 13 PICNIC AREAS
- 14 SKATE PARK
- 15 COMMUNITY GARDENS
- 16 TRAFFIC CIRCLE



**PRELIMINARY PLANT MATERIALS:**

- PARK TREES**
- Chamaecyparis humilis / New Zealand Fan Palm
  - Casuarina sowerbiana / Italian Cypress
  - Heteromeles arbutifolia / Toyon
  - Jacaranda mimosifolia / Jacaranda
  - Lagotis indica / Grape Myrtle
  - Olea europaea / Olive (fruitless)
  - Phoenix canariensis / Canary Island Date Palm
  - Pinus canariensis / Canary Island Pine
  - Quercus ilex / Holly Oak

**EXISTING TREE**

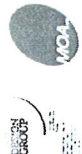
- Turf Area
- Turf Bermuda hybrid Perennial Rye Tall Fescue blend
- Quercus ilex / Holly Oak

**SHRUBS AND ACCENTS**

- Abutilon ibamburda / Mexican Abutilon
- Agapanthus 'Peter Piper' / Lily of the Nile
- Aster multiflorus / Thrift
- Delphinium / Delphinium
- Centium nocturnum / Night Blooming Jasmine
- Cistus purpureus / Orchid Rockrose
- Coreopsis grandiflora / Coreopsis

- Hydrangea coccinea / White Ginger Lily
- Leucantheum / Lantana
- Lavandula / Lavender
- Mullein / Mullein
- Polemonium speciosum / Deer Grass
- Phlox paniculata / Phlox
- Phlox paniculata / Phlox
- Pittosporum tobira / Japanese Mock Orange

- Rosa hybrida / Rose
- Rosemarinus officinalis / Rosemary
- Salvia leucantha / Mexican Bush Sage
- Salvia greggii / Autumn Sage
- Trachelospermum jasminoides / Star Jasmine
- Vincetoxicum / Minor Penwink
- Wisteria venusta Alba / Wisteria



**MASTER PLAN**  
The Northwest Quadrant Park  
City of Carlsbad, California

October 28, 2002  
Project Number: 02-403.00



## Executive Summary

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The Northwest Quadrant Park will provide the citizens of the Northwest Quadrant, as well as the City as a whole, a new community park to enjoy a wide range of recreational activities. Located in the most densely populated area of the City, the downtown Village, this park will afford the residents needed open space for passive and active recreation, as well as a place for the community to gather, socialize, and participate in life long learning. This park will be an important piece in the puzzle to help fulfill the City's overall park master plan that contributes in a significant way, to the overall quality of life in Carlsbad.

The final Northwest Quadrant Community Park Master Plan is a product and result of the many public workshops (four in total); the most extensive public outreach process for a park project to date. In addition, the master plan team sought out specific stakeholder input (e.g. seniors, sports organizations, social services groups) and produced exhaustive project studies for alternative designs.

While complying with the many constraints of the project, the master plan team feels that the proposed plan reflects a solution for the park design that will best serve the majority of needs for the community. The plan proposes both active and passive recreational elements.

The proposed Master Plan includes:

1. Community Center / Gymnasium with lobby, offices, teen room, fitness room, activity room, restrooms and storage (19,500 square feet)
2. Multi-purpose Sports Field (one baseball/adult softball field and one soccer overlay field).
3. ½ Court Basketball (two)
4. Skate Park (8,000 square feet--about ½ the size of the current skate park at the Safety Center)
5. Tot lot
6. Picnic Areas
7. Open Play Area
8. Community Gardens (at the "Madison Properties)
9. Parking

The following report documents the park development process that resulted in the Northwest Quadrant Park Master Plan.

## Introduction

---

This report documents the design process, the alternatives considered, and the Preferred Master Plan for the Northwest Quadrant Park in Carlsbad, California. The master plan was prepared and reviewed by a team of City staff and a consultant team comprised of landscape architects, park planners, engineers, architects and a public artist. The design process included progress presentations for all City departments responsible for the future construction, ongoing operation and maintenance of the park. The general public had an opportunity to provide feedback into the park planning process. A series of public workshops were held to gather public input.

The consultant team's evaluation of public comments resulted in a finalized program, which was incorporated into the Master Plan. The program includes a community building as well as a variety of outdoor activities including field sports, a skate park, a tot lot and picnic areas. This report contains the preliminary design concepts and preferred master plan. An alternative master plan was also considered early in the process and is included in Appendix A. All the park facilities are expected to be built in one phase.



## Background

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For the past 20 years, the Parks and Recreation Element of the General Plan has acknowledged the need for a community park to serve the Northwest Quadrant of the City. While the Northwest Quadrant is not lacking in park acreage, at least in relation to the adopted City park standard for acres per population, many of the parks are older and don't provide some of the facilities that the newer community parks in other Quadrants have. Because of this, the City Council has made it a priority to find a site and provide a new community park in the Northwest Quadrant. Finding a site provided challenging because Northwest Quadrant is essentially "built-out", with none of the new master planned developments occurring that typically provide park space within the residential project boundaries.

When the Carlsbad Unified School District vacated Pine Elementary School, and the relocated students to Jefferson Elementary School, a potential site for this proposed park became available. The site was desirable because of its location in the highly populated downtown area, and being the location of the Carlsbad Senior Center. In 2000, the City completed the purchase of the 7.2 acre Pine School site from the Carlsbad Unified School District. Soon after, the City purchased 3 adjoining residential properties on Madison Ave. to add another .5 acres to the park site for a total of 7.7 acres.

With the acquisition of this new site, the Northwest Quadrant Park development became a priority of the City Council. In the 2001-2002 Capital Improvement Budget, the Council appropriated funds to begin the planning of the park. This document, the Northwest Quadrant Park Master Plan, is the first step in bringing this future park to fruition.

# Site Location Map



EXHIBIT A-Site Location Map

## Location & Existing Conditions

The Northwest Quadrant Park (NWQP) is located along Harding Street between Pine Avenue and Chestnut Avenue (see Exhibits A, B, C). It is located in close proximity to Holiday Park, a very popular community park featuring mostly passive recreation uses. The Harding Center, a community center located one block north of the NWQP site, is also a consideration for the park's programming.

The 7.7-acre site (outlined in solid red) will be cleared of existing structures and parking lots, part of which was once Pine School Elementary and residential lots referred to as "the Madison Properties" (See Exhibit B below).



Harding Street Sidewalk, typical.



Existing Harding Community Center



Existing Senior Center

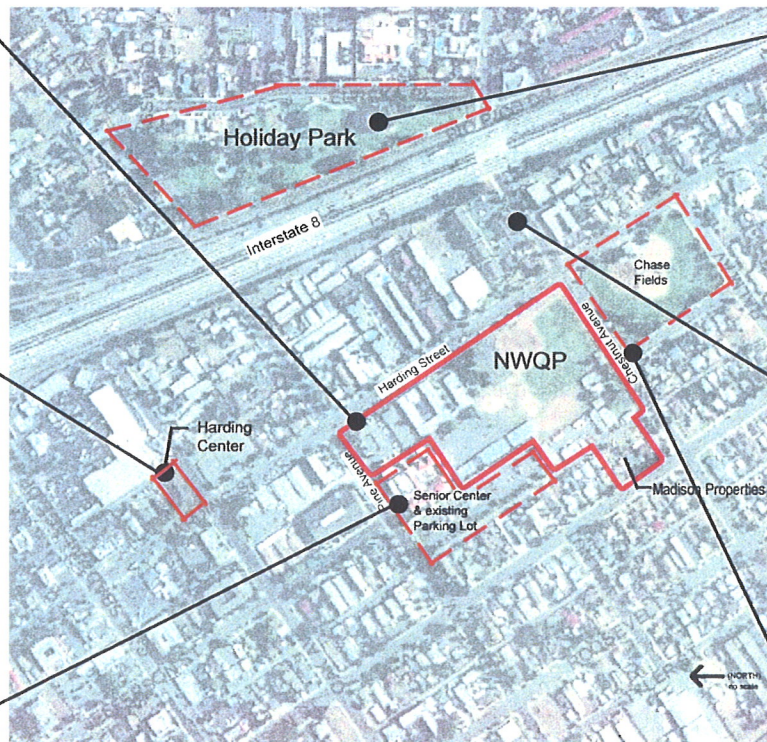


Exhibit B

### VICINITY MAP

City of Carlsbad- Site of the Northwest Quadrant Park  
(Photos of Surrounding Influence to Site)



Existing Holiday Park



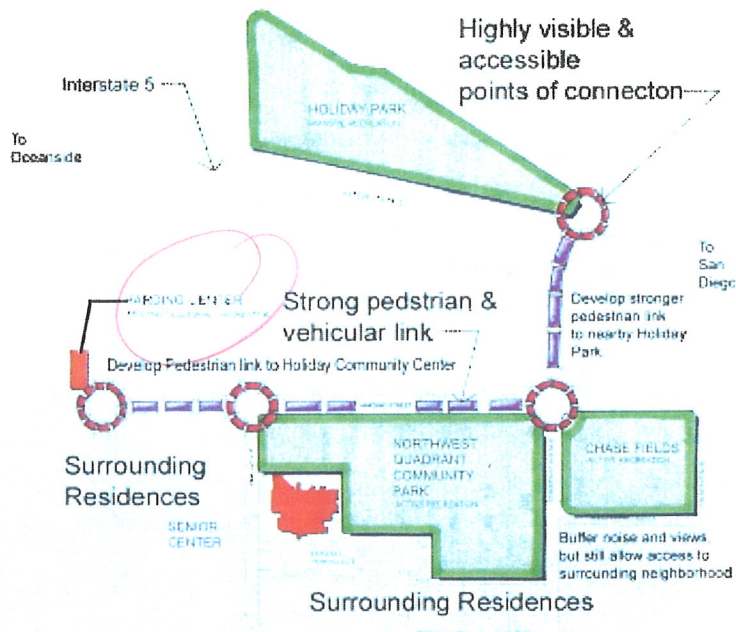
View Towards Underpass and Holiday Park Beyond



Existing Chase Field Complex

Surrounding Influences (See Exhibit B):

- Harding Street is the main (vehicular) access to the park for the surrounding neighborhood communities. Sidewalks lining Harding Street also offer a strong pedestrian connection to the park.
- The Harding Community Center is one block north of the NWQP along Harding Street. In the preliminary design stages of the park, the Harding Community Center was considered in analysis of the park program to accommodate the social needs of the community.
- The Carlsbad Senior Center is along the northern side of the Northwest Quadrant Park. The relationship with the Senior Center is important with regards to placement of the active versus passive recreational amenities. Furthermore, the parking lot currently used by the Senior Center will also be utilized in part to accommodate parking for the park.
- Holiday Park is also approximately one block from the Northwest Quadrant Park. This park offers the community a recreational site for passive use, such as walks, picnics, and social gatherings. Located on the opposite side of Interstate 5, Holiday Park could be linked to the NWQP by use of a stronger pedestrian connection.
- Chase (Baseball) Field is located south of the NWQP, on the opposite side of Chestnut Avenue. As the current field configuration does provide for adult softball or larger children's baseball leagues, the NWQP is projected to provide these opportunities.



INTER-CONNECTIONS ANALYSIS MAP

- Interstate 5 is the major vehicular access that connects the City of Carlsbad with greater San Diego. I-5 is located within a quarter mile of NWQP. Exiting I-5 at Carlsbad Village Drive is the closest access to the park from I-5 (See Exhibit A). Views and noise from I-5 are buffered by surrounding residential and commercial development. There is a proposed pedestrian and vehicular connection between Holiday Park and NWQP along Chestnut Avenue, which passes beneath the Interstate.

Views of Existing Conditions on NWQP Site:



1) Interior View of Site:  
Existing Ball Field (still used)



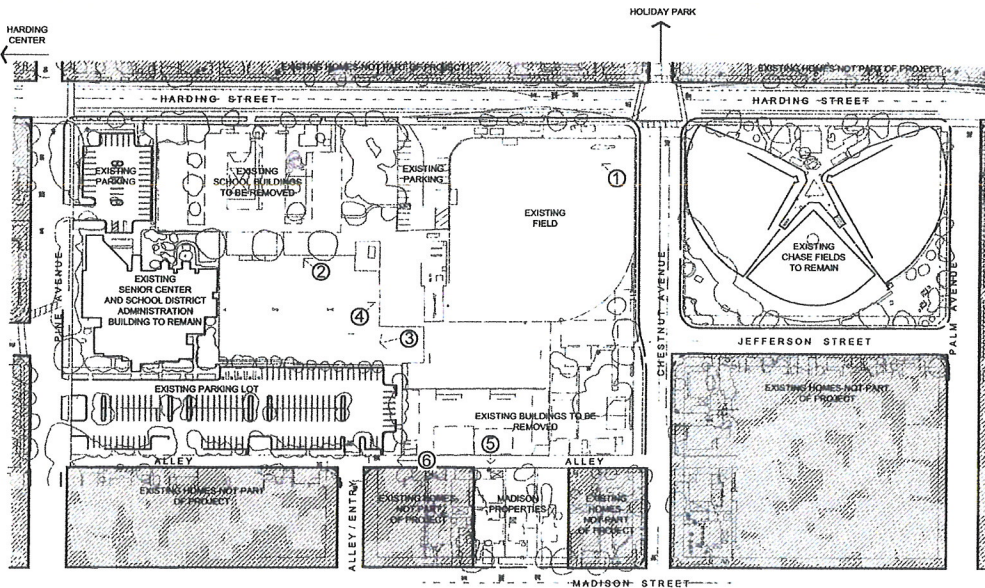
2) Interior View of Site:  
Former School Grounds



3) Interior View of Site:  
Temporary Buildings



4) View Across Site  
Towards Ball Field



(numbers correspond to pictures)

**SITE OVERVIEW MAP**

City of Carlsbad- Site of Northwest Quadrant Park

Exhibit C



5) View of Madison  
Property Lot to be incorporated into Park Design.



6) View of Vehicular Alley  
Access between Madison  
Property and Park Site

**Existing Grading Conditions:**

The site is generally flat, therefore there is a need to address positive drainage away from structures and channel flow from parking areas.

**Lighting:**

Current lighting of the existing sports field spills onto the neighborhood. Proposed lighting should consider the surrounding neighborhood as well as provide lighting for security.

Local ball teams currently utilize the existing baseball field (Brierly Field) on the old Pine School Site. Along the southwest boundary of the site runs an alley and the Madison Properties, which are approximately 23,000 S.F.

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## Park Development Process

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In February 2002, the Schmidt Design Group, Inc. (SDG) was retained to prepare a park master plan for the Northwest Quadrant Community Park. The goal was to create community consensus for the park design through a series of public workshops, supplemented by staff and consultant input. The information would be synthesized into a master plan, which would be the foundation for the development of the 7.7-acre property on Harding Street (formerly known as Pine School).

### City Council Workshop #1

On May 28th 2002, the City held the first master plan workshop in the form of a Special City Council meeting with the Council acting in the role of a steering committee. At the meeting, City staff presented some preliminary issues to Council for clarification, which was followed by an opportunity for public testimony. Council then provided staff with guidance for the park emphasis and design parameters. *The issues and decisions were:*

- *Should an aquatic facility be included within this park site?*  
No.
- *Should the Park Master Plan incorporate the recently acquired Madison Street properties within its boundaries?*  
Yes, but with sensitivity to surrounding neighbors.
- *Should the Park Master Plan consider incorporating the Chase Field property?*  
Yes, but there must be a definition of how it would fit in, and any new development must maintain a sensitivity to its previous use as a ballfield complex.
- *What form should the community facility take (e.g. Community Center/Gym, Cultural Orientation, Auditorium)?*  
It should be similar to the community centers and gymnasiums at other Carlsbad community parks.
- *Should the Centro De Informacion be included as part of the park site?*  
No, but a permanent location should be established in the area.
- *In addition to providing typical recreational amenities and program opportunities, should the park site include cultural and/or social services components?*  
Yes, similar to those found in other Carlsbad community parks.

## Design Workshop #2

On June 18th 2002, a second park development workshop was held at the Carlsbad Senior Center. Staff summarized the results of the first workshop and then introduced SDG, who led the community attendees in a design exercise. For the exercise, seven groups of citizens were asked to design a concept plan for their vision for the Northwest Quadrant Park. The meeting concluded with a representative from each group presenting their team's design concept (see Appendix C for group boards and meeting analysis chart).



## Summary Workshop #3

On August 28th 2002, the third public workshop was held at the Senior Center. SDG presented three conceptual design alternatives. Each alternative was developed as a direct result of compiling the information collected from the seven designs produced at the second workshop. Alternatives for the community building design and the public art elements were also presented. The public attendees completed questionnaires providing commentary for the three alternatives, the architecture, and the art element.



## Children's Workshop #4

The fourth and final public workshop, a "Children's Workshop" was organized with a recreation department day camp in order to gain design insight from the children in the community (something that was noticeably absent from the three previous public workshops). Most of the children's designs included a skate park, and all designs indicated a multi-use turf area and some version of a playground.



## Additional Public Input

In addition to the above workshops, a number of discussions were held with the City Staff, Carlsbad Senior Commission, Carlsbad Youth Baseball, Youth Enrichment Services, and City staff from various departments in order to achieve input from all of the park stakeholders. One of the presentations took place at a Senior Commission meeting to inform seniors of the intentions for the proposed park and community building.

Due to the complexity of this project, in order to adequately develop the park program, the consultants and City staff conducted a number of studies including: an analysis of parking demand and supply, an inventory of relative existing parks and facilities, an analysis of field use and layout, and an analysis of future Senior Center and community building space requirements.



## Early Preliminary Design Concepts

### Preliminary Program:

Design workshops that included the design consultant team, City staff, and the general public led to the development of three preliminary design concepts, which in turn resulted in the determination of a park program for the final master plan. The following preliminary program elements were discussed in the early planning stages:



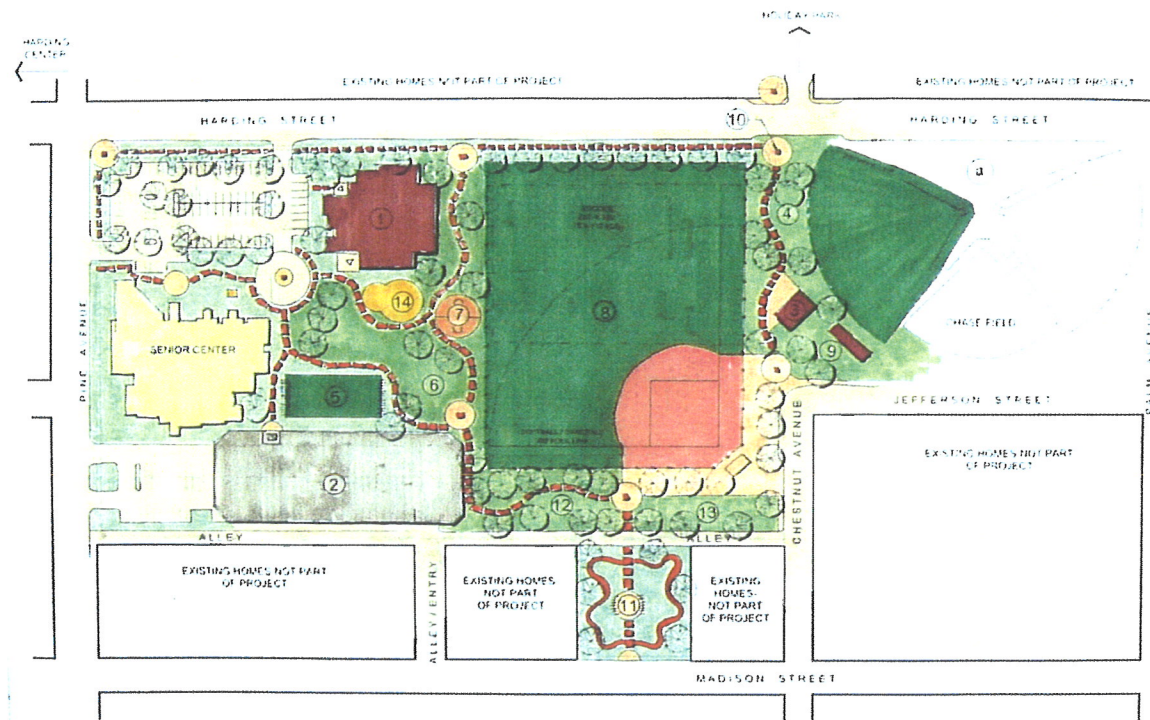
#### Preliminary Program Elements:

- Community Center (Sizes examined: 18,000 sf, 16,500 sf, and 14,700 sf)
- Adult Softball / Bronco Field w/ Lighting
- Multi-purpose Field
- ½ Court Basket Ball (two)
- Minimal Tot Lot Playground
- Lawn Bowling Courts
- Informal Picnic Areas
- Additional Parking Lot / 150 spaces
- Restroom / Concession Building
- Skateboard Park
- Batting Cages
- Off-leash Dog Area
- Amphitheater
- Community Garden
- Chestnut Street (Close, make one way, and or develop parking along street)
- Bike and Pedestrian Pathway(s)
- Developing Existing Building Harding Center
- Buffer Zones (Either through landscape or Fences /Gated Areas)
- Developing Links to Holiday Park and Harding Center utilizing Public Art Work (Artist Kim Emerson)

## Three Preliminary Design Concepts:

### Preliminary Design Concept One

### Exhibit D



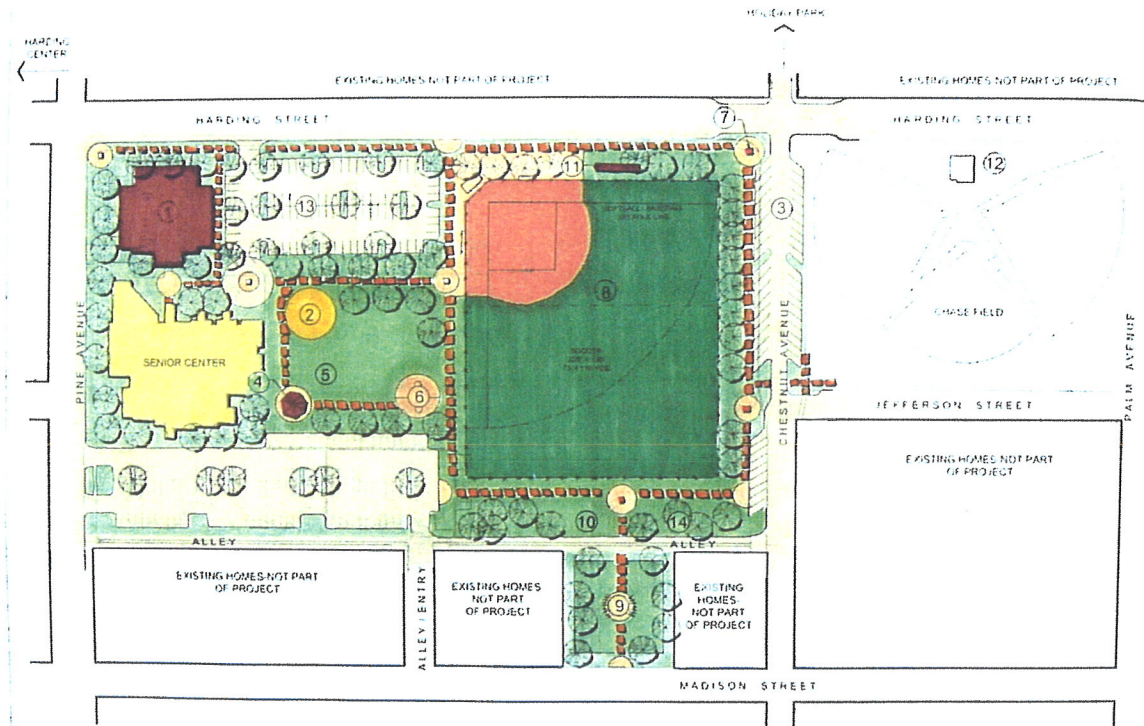
The Program for Preliminary Design Concept One depicts an 18,000 s.f. Community Center (1) located along Harding Street, retaining and expanding the existing parking lot north of the Senior Center. A Parking Structure (2) is shown to be built over the existing Senior Center parking lot. The expanded parking lot in combination with the parking structure will result in an increase of approximately 103 parking spaces. Chestnut Avenue (4) is closed, and a new concession stand / restroom building with a small plaza (3) is placed between Chase Field and the Multi-Purpose Field (8). Closing the street allows the expansion of Chase Field and offers a venue for adult play, eliminates the separation between Chase Field and the new park site, and allows for the placement of batting cages (9) west of the Chase Field. Pedestrian pathways (dashed line) can be developed with Art Node focal points (10) drawing linkages throughout the park, along Harding, and to Holiday Park.

A three-lane Lawn Bowling court (5) is located near the Senior Center. The open space between the bowling court and the multi-purpose field allows for the proposed placement of an informal amphitheater (6). Further away from the Senior Center, and closer to the Community Center are locations for both the Tot Lot (14) and Basketball Court (7). A Community Garden Area (11) is placed between the residential lots along Madison Street. Park Trees and open space provide both Picnic Areas (13) and a Buffer Zone (12) between the residential neighborhood and the Park.

## Preliminary Design Concepts:

### Preliminary Design Concept Two

### Exhibit E



The Program for Preliminary Design Concept Two depicts a 16,500 s.f. Community Center (1) placed at the corner of Harding Street and Pine Avenue over the existing parking lots north of the Senior Center. A Parking Lot (13) is located between the community center and the Multi-purpose Field (8) along Harding Street. Chestnut Avenue will remain open but will be converted into a one-way street with Angled Parking (3). Combining removed and proposed parking; this alternative plan offers approximately 76 additional spaces.

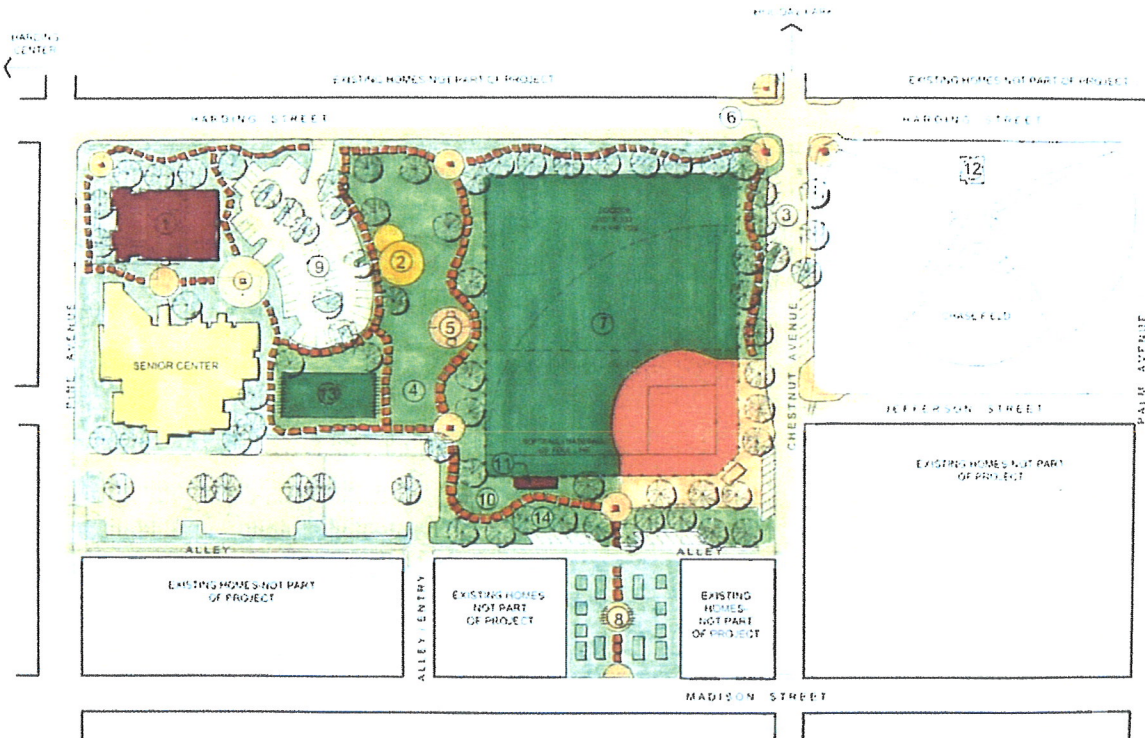
Located near the Community Center and the new parking lot is a Tot Lot (2), which is surrounded by ample open space and is centrally located in the plan. Along the Senior Center edge of this open space, a Gazebo (4) and an informal amphitheater (5) are planned. Basketball courts (6) are located near the Multi-purpose field.

Landscaped open space (9) is placed between the residential lots and along the southern boundary of the park to provide a Buffer Zone (10). Linking these areas to the remainder of the park are pathways (dashed line) with (typical) art nodes (7) placed at focal points. A batting cage (11) is located east of the Multi-purpose field. Chase Field remains unchanged, with the suggestion of renovating the existing concession stand / restroom in its current location (12).

## Preliminary Design Concepts:

### Preliminary Design Concept Three

### Exhibit F



The Program for Preliminary Design Concept Three depicts a 14,700 s.f. Community Center (1) placed at the corner of Harding Street and Pine Avenue over the existing parking lot north of the Senior Center. A Parking Lot (9) is located next to the Community Center. Chestnut Avenue will remain a two way street, but will be developed to allow Angled Parking (3) and a Drop-Off Zone. Combining removed and proposed parking, Alternative Plan Three offers approximately 57 additional parking spaces.

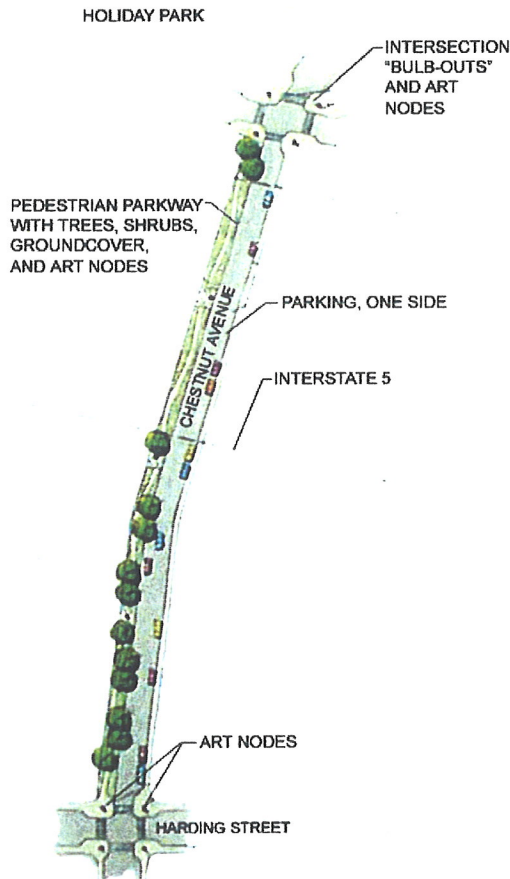
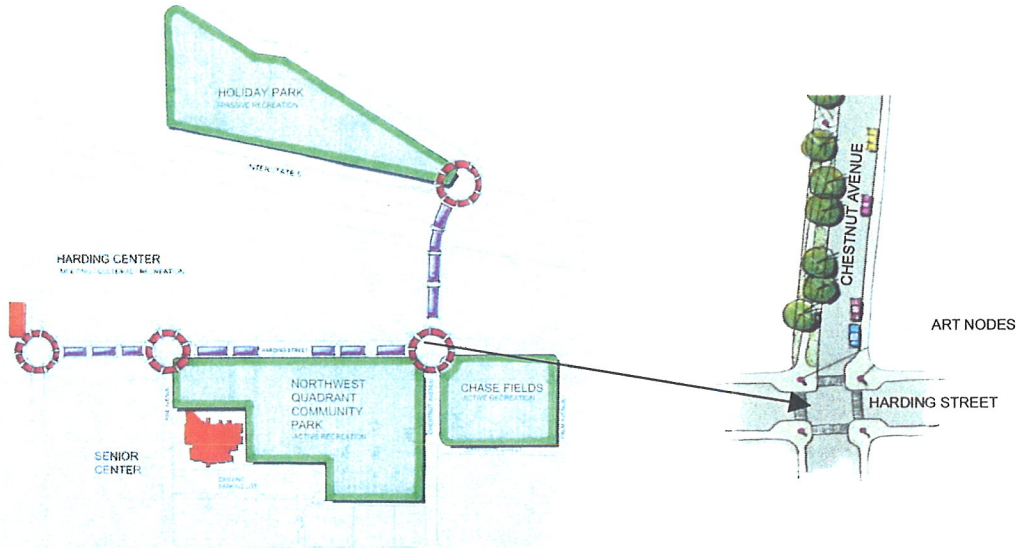
Located next to the Senior Center and the new parking lot is a three-lane lawn bowling court (13). Centrally located open space allows for the inclusion of an informal amphitheater (4) which buffers the lawn bowling court from the activity at the Multi-purpose Field (7) and the Batting Cages (11).

Landscaped open space continues and wraps around the Multi-purpose field and provides a Buffer Zone (10) between the park and the residential neighborhood. Picnic Areas (14) are located within this open space. A Community Garden Area (8) is located next to the residential lots along Madison Street.

Chase Field remains unchanged, with the suggestion of renovating the existing concession stand / restroom in its current location (12).

Connections Identified to Unify Park with Surroundings:

Exhibit G



The above left diagram identifies areas along Harding and Chestnut where the placement of Public Art Nodes (red circle) can help to visually connect the Northwest Quadrant Community Park with the nearby public buildings and parks. The dashed purple line indicates both a pedestrian and vehicular link among the key surrounding elements of the buildings (in orange) and park amenities (in green).

The diagram to the left illustrates the possible street connection for the Northwest Quadrant Park to Holiday Park along Chestnut Avenue. The design proposes the elimination of parking on the north side of Chestnut Avenue and a widened pedestrian pathway, landscaped with plants and accented with public art nodes.

## Park Program

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As a result of the Community Design Workshops, input from City staff and the consultants, the park program for the Master Plan was developed.

Column One of the chart outlines the Program Elements and indicates how these elements will be depicted on the Master Plan. Column two indicates design insights regarding location and/or size offered by the consultants and City staff.

## Program for Master Plan:

NWQP Program Elements:	Comments:
<p><b>1) Community Center</b></p> <p><i>19,492 s.f. Building w/</i></p> <ul style="list-style-type: none"> <li>• <i>Gymnasium</i></li> <li>• <i>Lobby / hallway</i></li> <li>• <i>Storage</i></li> <li>• <i>Staff offices</i></li> <li>• <i>Restrooms</i></li> <li>• <i>Teen Room</i></li> <li>• <i>Fitness Room</i></li> </ul>	
<p><b>2) Chestnut Avenue Modified</b></p> <p><i>Chestnut Avenue remains a two-way street, but modified with textured pavement, bulb-outs, traffic islands, parallel parking and a turning circle.</i></p>	<p><i>The goal is to slow traffic and direct pedestrians to safe crossing zones along Chestnut. Intersection bulb-outs narrow the street, creating shorter crossing zones. Textured pavement between the bulb-outs also signifies pedestrian crossing areas. Drivers are also forced to slow for the change in visual cues. Lining Chestnut Avenue are traffic islands and parallel parking, which directs pedestrians to designated crossings.</i></p> <p><i>A traffic circle placed at intersection of Chestnut Avenue and Jefferson Street will force drivers to slow in order to maneuver around the circle.</i></p>
<p><b>3) Multi-Purpose Field</b></p> <p><i>Little League baseball field ("Bronco" size / adult softball field) with 275' foul line minimum. Overlay adult / youth soccer field.</i></p>	<p><i>Staff concluded two ball fields not an option due to constraint of size and inability to provide adequate buffering from adjacent residential properties.</i></p>
<p><b>4) Informal Amphitheater</b></p> <p><i>Shade structure located near open space.</i></p>	<p><i>This option allows flexibility for multiple uses to serve as picnic area, open space play area, and/or informal performances area.</i></p>
<p><b>5) Basketball Court</b></p> <p><i>Two ½ court basketball courts back to back.</i></p>	<p><i>Determined that two ½ courts appropriate number.</i></p>

<p><b>6) Community Gardens</b></p> <p><i>Community Gardens at Madison properties.</i></p>	<p><i>Location of three lots is flanked by residential properties. In consideration of the adjacent residences, passive uses such as community gardens were determined to be the most appropriate.</i></p>
<p><b>7) Skate Park</b></p> <p><i>8,000 s.f. Skate park</i></p>	<p><i>Determined further into the planning process the need for a skateboard park. Currently, no skate park exists within neighborhood. Skate park offered in program to alleviate damages caused by boards on sidewalks and commercial hardscape in the village area.</i></p>
<p><b>8) Tot Lot</b></p> <p><i>Small Tot Lot</i></p>	<p><i>A provided activity for siblings of children involved with field sport activity and to provide a convenient tot lot for the local neighborhood.</i></p>
<p><b>9) Batting Cage(s)</b></p> <p><i>Include at least one batting cage.</i></p>	<p><i>At least one batting cage is planned in conjunction with ballfield use. Requires minimal space.</i></p>



**Note:**

The Master Plan made the following exclusions previously discussed during the alternative concept planning stage. The reason for the exclusion is briefly given.

<b>Program Element Excluded</b>	<b>Reason</b>
Aquatic Complex	City Council's direction was not to include Aquatic Center at the Northwest Quadrant Park.
Centro de Information	Council recommended a permanent location other than N.W.Q.P.
Chase Field Modification	Inclusion of Chase Field would require the property modifications meet code, and inclusion of additional parking, where availability of land is already limited.
Concession Stand / Restroom	Renovation plans are currently in a separate project.
Lawn Bowling	Early preliminary concept designs included three lawn bowling courts. Lawn bowling representatives from the public responded that they would require eight courts (130' x 130'). Requirements for this large of a fenced in area would severely limit the space for other planned uses in the park. Furthermore, this activity provides no multiple use opportunities or flexibility.
Volleyball Court	With limited space available it was determined that a sand volleyball court was not needed, or the activity could occur in the open turf area.

## Master Plan Concept

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The final Northwest Quadrant Community Park Master Plan is a result of all these public workshops, project studies, and stakeholder input.

The Master Plan is the recommended park design that will best serve the needs of the community from the perspective of staff and the park design consultants. While complying with the many constraints of the project, it is the staff's and the consultant's recommendation to implement this inclusive design. This Master Plan offers a variety of park uses and, at the same time, closely meets the construction budget requirements.

An Alternative Plan (see Appendix A) was also prepared early in the design process to represent some of the creative community input ideas that were received. The Alternative Plan included: a larger community building, a parking structure, the closure of Chestnut Avenue to increase open space area, and new restroom/concession building. The Alternative Plan was not pursued based on budgetary constraints, the issues related to the closing of Chestnut Avenue, and the overall determination that this plan would over-develop this small site.

The following foldout contains the Master Plan Concept. The design layout is explained in the following section 'Master Plan Components.'

HARDING CENTER

HOLIDAY PARK

- LEGEND:**
- ① COMMUNITY BUILDING
  - ② TOT LOT
  - ③ CHESTNUT AVENUE, TWO-WAY
  - ④ SHADE STRUCTURE
  - ⑤ INFORMAL AMPHITHEATER
  - ⑥ 1/2 BASKETBALL COURT (2)
  - ⑦ ART NODES, TYP.
  - ⑧ MULTI PURPOSE FIELD
  - ⑨ OPEN SPACE
  - ⑩ BUFFER ZONE
  - ⑪ BATTING CAGES
  - ⑫ PARKING LOT
  - ⑬ PICNIC AREAS
  - ⑭ SKATE PARK
  - ⑮ COMMUNITY GARDENS
  - ⑯ TRAFFIC CIRCLE

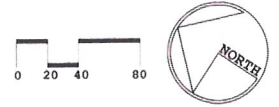


**PRELIMINARY PLANT MATERIALS:**

- PARK TREES:**
- Chamaerops humilis* / Mediterranean Fan Palm
  - Cupressus sempervirens* / Italian Cypress
  - Heteromeles arbutifolia* / Toyon
  - Jacaranda mimosifolia* / Jacaranda
  - Lagerstroemia Indica* / Crape Myrtle
  - Olea europaea* / Olive (fruitless)
  - Phoenix canariensis* / Canary Island Date Palm
  - Pinus canariensis* / Canary Island Pine
  - Quercus ilex* / Holly Oak

- SHRUBS AND ACCENTS:**
- Albela floribunda* / Mexican Abelia
  - Agapanthus 'Peter Pan'* / Lily of the Nile
  - Armeria alliacea* / Thrift
  - Diets* / Fornight Lily
  - Cestrum nocturnum* / Night Blooming Jasmine
  - Cistus purpureus* / Orchid Rockrose
  - Coreopsis grandiflora* / Coreopsis
- TURF AREA:**
- Turf: Bermuda hybrid, Perennial Rye, Tall Fescue blend

- Hedychinum covonarium* / White Ginger Lily
- Lantana montevidensis* / Lantana
- Lavandula* / lavender
- Muhlenbergia Rigens* / Deer Grass
- Pelargonium species* / Geraniums
- Phormium tenax* / New Zealand Flax
- Pittosporum tobira* / Japanese Mock Orange
- Rosa hybrid* / Rose
- Rosemarinus officialis* / Rosemary
- Salvia leucantha* / Mexican Bush sage
- Salvia greggii* / Autumn Sage
- Trachelospermum jasminoides* / Star Jasmine
- Vinca minor* / Minor Periwinkle
- Wisteria venusta 'Alba'* / Wisteria



**K I M EMERSON**  
 3034 Alexa Place  
 San Diego CA 92116  
 (619) 280-1107

**MASTER PLAN**  
 The Northwest Quadrant Park  
 City of Carlsbad, California

October 28, 2002  
 Project Number:02- 403.00

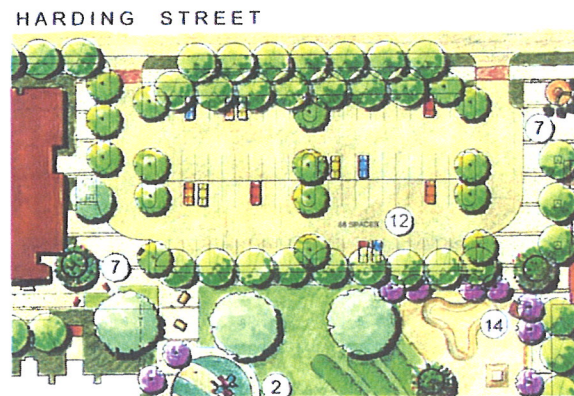
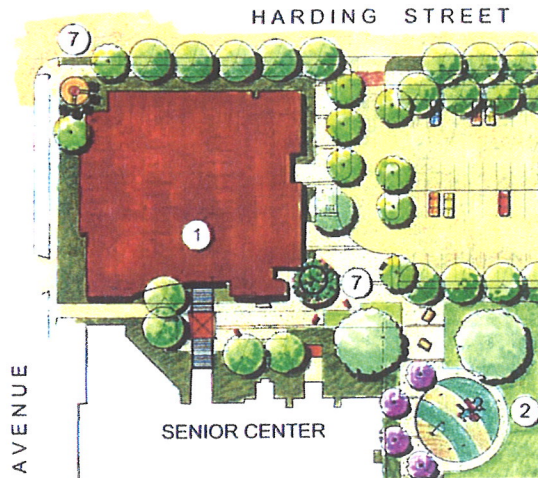
## Master Plan Components

### A) Community Center

Locating the Community Center (1) at the corner of Pine Avenue and Harding Street provides the community a highly visible and easily accessible building. This location is also close in proximity to the existing Senior Center.

A shade structure is planned between the two buildings to link them physically and to provide a more dramatic entry into both the Community Center and the existing Senior Center.

A parking lot (12), offering 88 spaces, is proposed near the new Community Center along Harding Street. On either end of the lot is a drop off zone, which allows for safe unloading and loading onto pedestrian plazas.

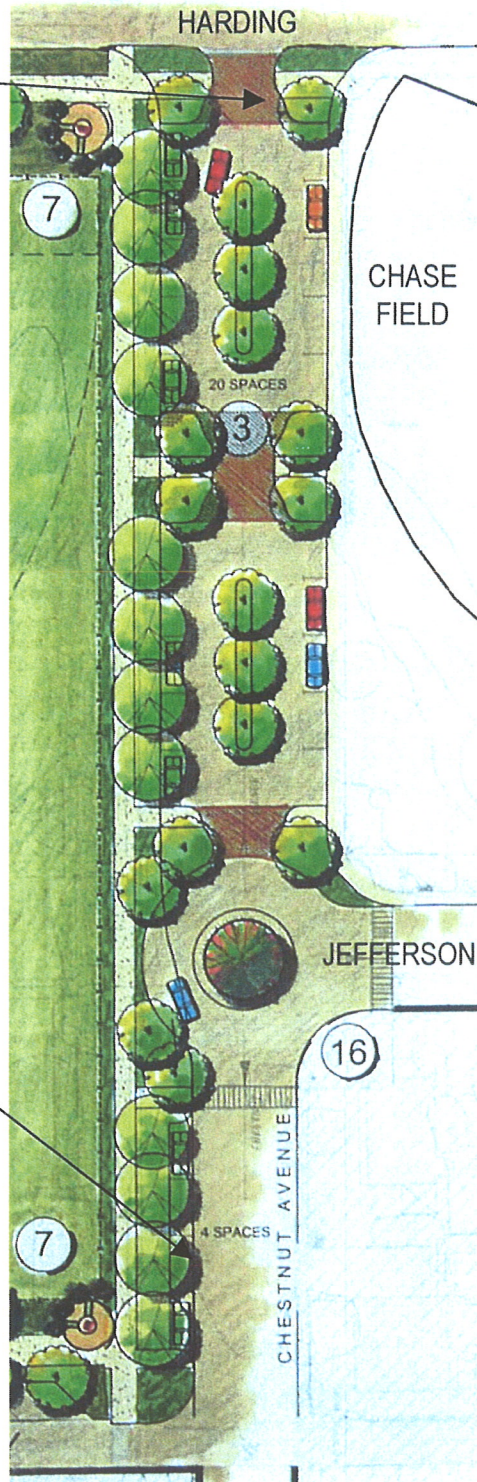
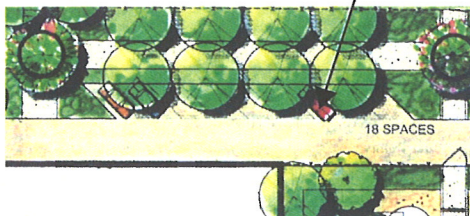


## B) Chestnut Avenue Modified

Chestnut Avenue (3) remains a two-way street, but modified with textured pavement at the pedestrian crossings, bulb-outs, landscaped islands, and a turning circle (16). Parallel parking provides 20 spaces lining Chestnut Avenue. Additional parallel spaces are developed along lower Chestnut beyond the turning circle.

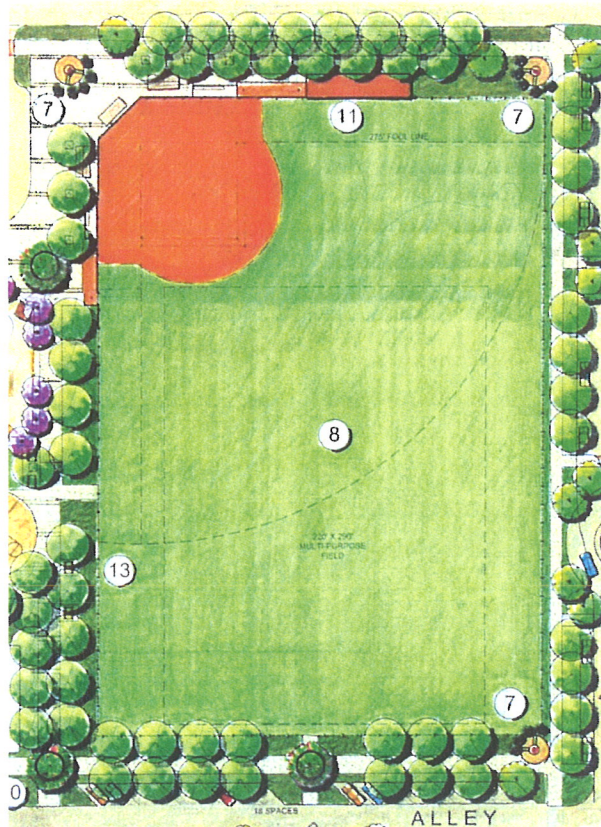
The modifications are a means of traffic calming (slowing), and also to direct pedestrians to cross Chestnut Avenue safely. (See Appendix D for further information on traffic circles, and textured pavement)

Parking opportunities are included where available. As shown: Parallel parking along Chestnut (right) and angled parking within the Alley (below).



### C) Multi-Purpose Field

In approximately the same location and orientation of the existing baseball field (Brierly Field), a new youth baseball / adult softball field (8), with a 275' foul line is proposed. 65' and 70' base lengths will be included. The outfield is overlaid with an adult size soccer field (approximately 220 feet x 290 feet). Included in this renovation is the placement of a batting cage (11) outside the left-field line fencing.



### D) Informal Open Space

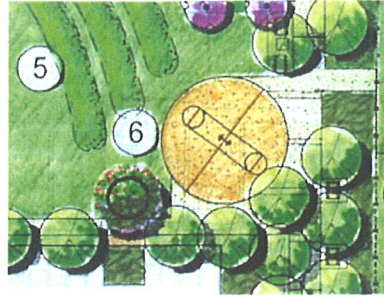
The Master Plan depicts a small concrete plaza (4) placed near the Senior Center and by existing parking. A Trellis Structure is provided for shade and visual interest.

Incorporated into a large open space area (9) that can be used for informal seating, are grass mounds (5) in the shape of waves in graduated heights rising toward the Skate Park.



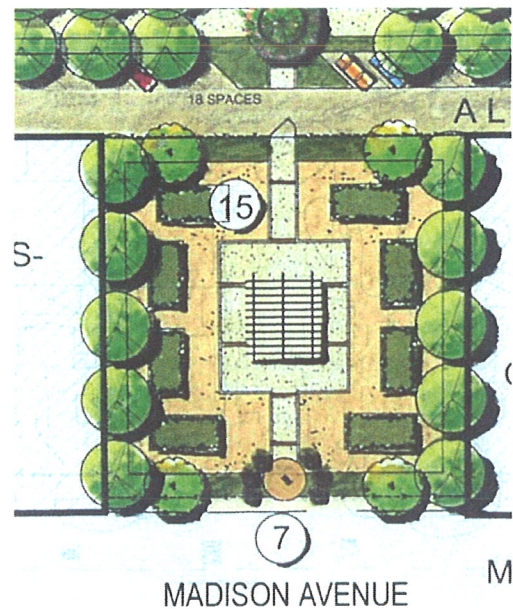
## E) Basketball Court

The Master Plan locates two 60' diameter ½ court basketball courts (back to back) near the Multi Purpose Field (6).



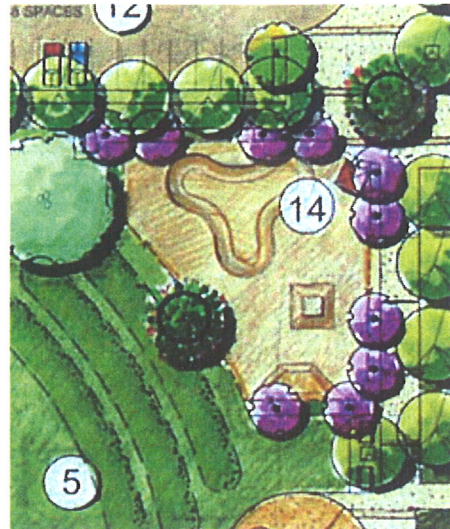
## F) Community Gardens

Community Gardens (15) serve as a gentle entryway into the park between the Madison properties. A number of raised planters for the community's use surround a large central shade structure. The perimeter is lined with trees and shrubs. An Art Node (7) welcomes pedestrians into the park from Madison Avenue.



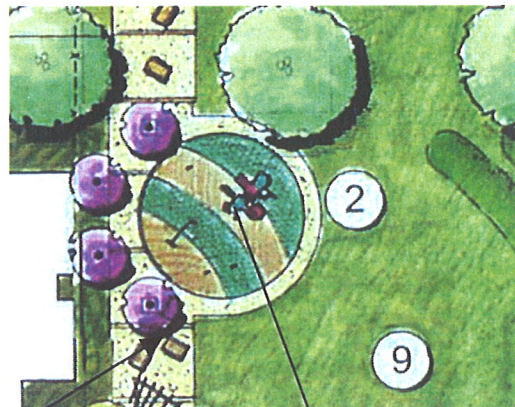
### G) Skate Park

Located central to the park is a 8,000 square foot Skate Park (14). It is located close to multi-purpose fields, basketball courts, and the parking lot (12) for convenient drop-off. The skate park is buffered from the Senior Center with grassy wave mounds and open space.



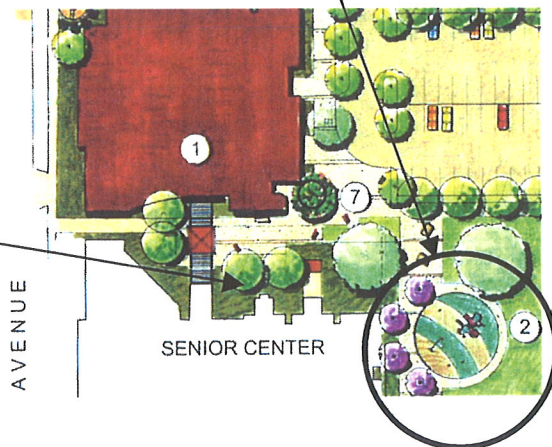
### H) Tot Lot

A small Tot Lot (2) is located near the Community Center (1) (and restrooms). The Tot Lot is approximately 60 feet in diameter. A seat wall is shown between the play area and the Senior Center to limit child wandering, provide an opportunity for artwork on the wall, and to provide seating so parents can monitor play. Trees are provided for adequate shade.



Placed near the tot lot and open space are picnic tables.

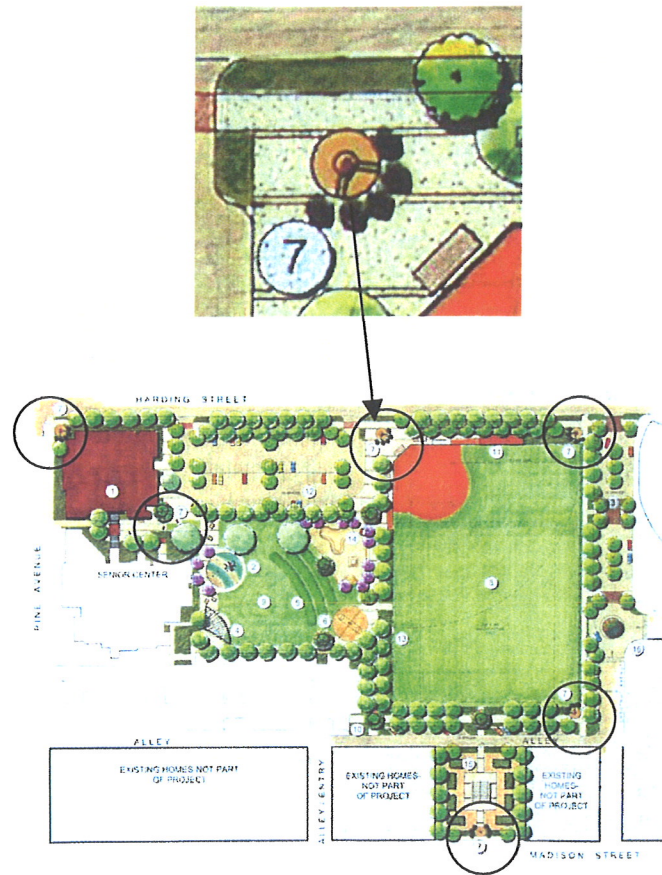
There will be restroom facilities located in close proximity to the tot lot. These restrooms are located within the southwest corner of the proposed Community Center.



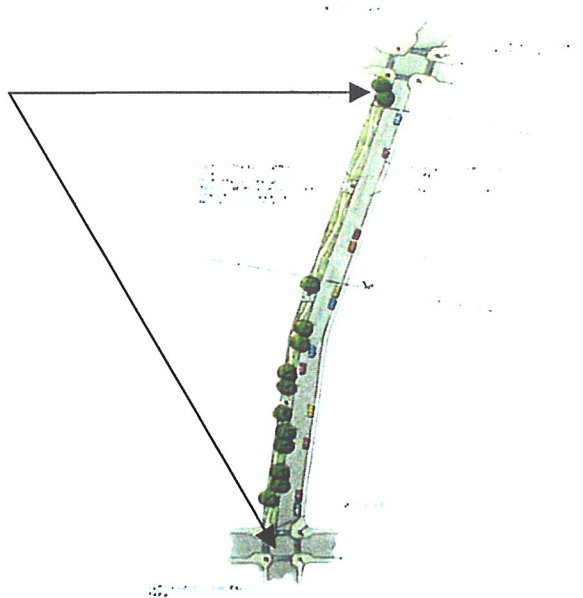


## I) Art Nodes & Pedestrian Pathways

The park's activities are linked by pathways, which have art nodes (7) placed at access / focal points throughout the park. These art nodes serve to unify the park by providing a continuing platform for public art. The score pattern of the pedestrian pathways represents the linear rows typical of agricultural lands in Carlsbad.



To connect the Park with the surrounding neighborhood, the art nodes are also proposed along Harding Street. This creates a visual connection to the Harding Center, and up Chestnut Avenue (shown) to draw a connection to nearby Holiday Park.



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## Architectural Design Concept

### Preferred Plan – Master Plan

---

Careful consideration, extensive community participation, and concern for the surrounding context directed the design approach for the NWQ Park Community Center. Drawing cues from the Senior Center building, the new Community Center incorporates a perimeter trellis that provides an approachable scale with its playful display of light & shade projected onto the building's façade. The trellis aesthetically ties both buildings in a symbolic marriage of old and new, while still allowing them to function as separate entities. The new NWQ Park design provides access to both the seniors and the young users of the center through a courtyard.

#### Character

The use of sensitive materials provides for a space where buildings and landscape become one, where the metal roofing will reflect the hues of the blue sky and the glazing merges landscape and building. The new Community Center incorporates the traditional warm colors of the Senior Center's roof tiles and contemporary standing seam metal roofs. Smooth-texture & light color cement plaster provides a pleasant backdrop for the surrounding landscape and is enriched by the shadows cast from the perimeter trellis. Large expanses of glass facing the park and courtyard areas blur the line between outdoors and indoors. Natural and colored concrete paving set the building into the landscape.

#### Program

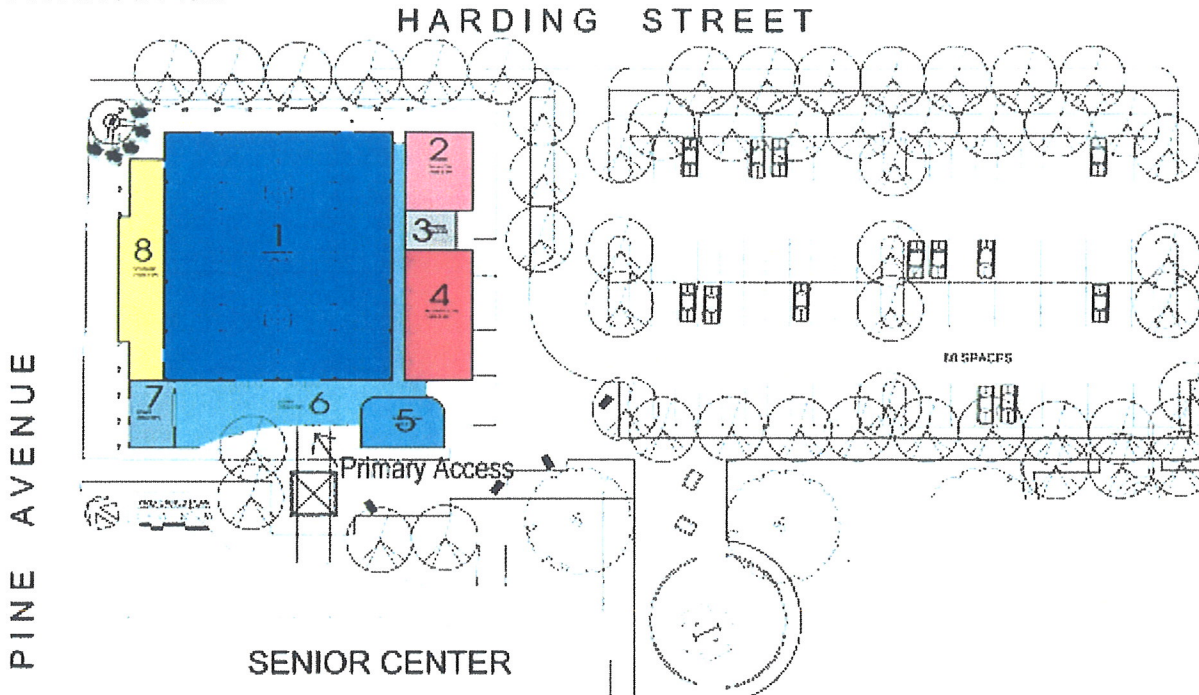
The program is derived from dialogue with the Recreation Department and other departments to incorporate recreational and cultural activities in one facility.

#### Preferred Plan Program

• Gymnasium	11,000 S.F.
• Activity Center	1,800 S.F.
• Teen Center	1,050 S.F.
• Restroom (2)	600 S.F.
• Fitness Center	400 S.F.
• Staff	560 S.F.
• Storage	1,180 S.F.
• Lobby & Circulation	1,592 S.F.
 Total	 19,492 S.F.

Following are descriptions of the spaces supported by graphics depicting both the preferred and alternative floor plans, elevations and partial site sections.

**Preferred Plan**



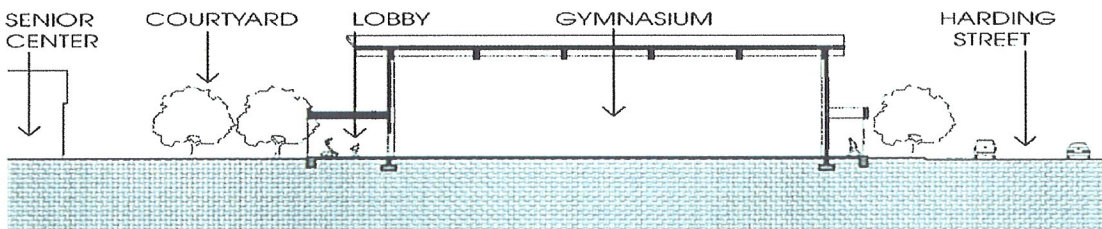
**Legend**

- |             |                       |
|-------------|-----------------------|
| 1 Gymnasium | 2 Teen Center         |
| 3 Fitness   | 4 Activity Center     |
| 5 Restrooms | 6 Lobby & Circulation |
| 7 Staff     | 8 Storage             |

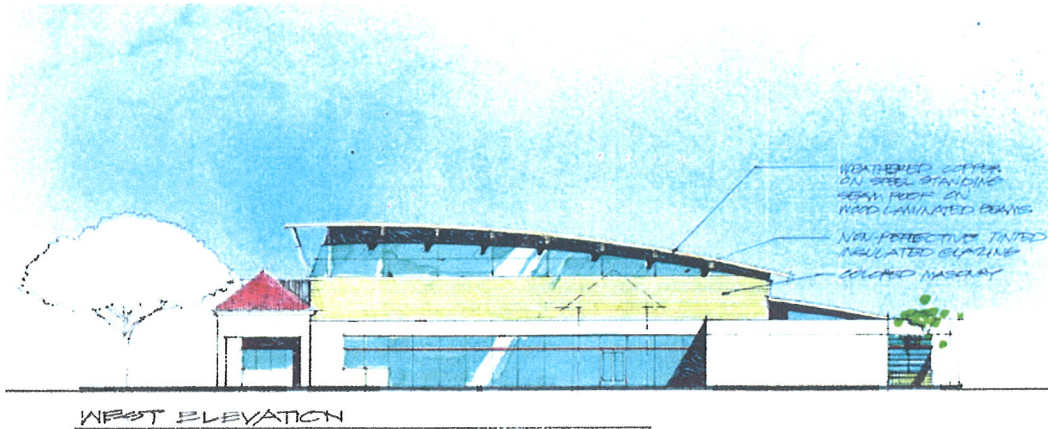
**Community Center**

The Community Center is a one-story structure. Several functions are contained within its envelope, including a gymnasium with room for two basketball courts, an activity center, a teen center, restrooms, a fitness center, a storage room and staff area. All rooms are accessible through a main lobby with a secondary circulation link.

The adjacent courtyard to the west, serves as a hub, connecting the Senior and Community Centers. The courtyard allows easy access from the parking areas, while providing pedestrian access from Pine Avenue (See section below). The Community Center's main entry is sheltered under a trellis, leading to glass doors on the west side of the building. A secondary access is provided on the South elevation through glass doors that open directly into the lobby.



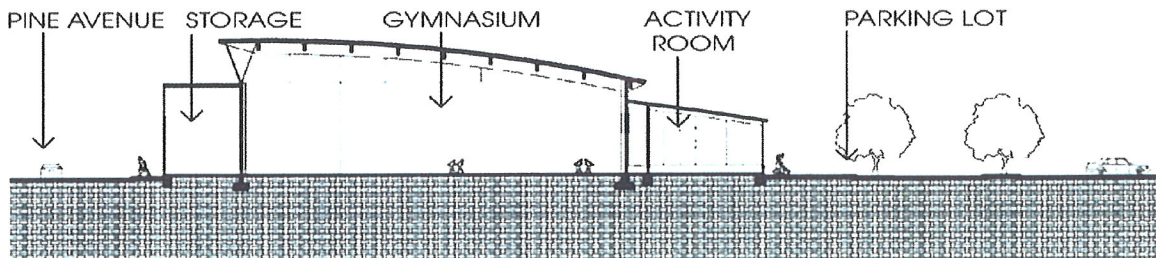
**Transverse section (West - East)**



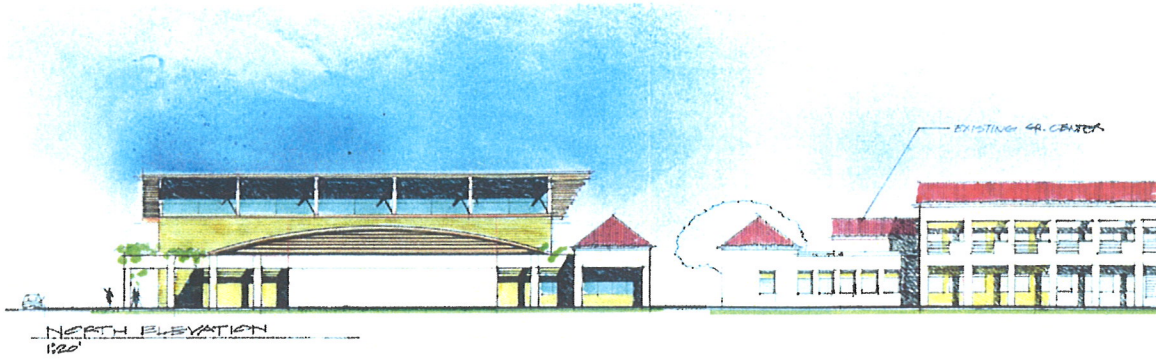
10/22/02  
**West Elevation**

At the core of the building is the Gymnasium, with the Storage Room and Staff offices to the north and northwest. The teen and activity centers and the fitness room, open to a southern exposure, with direct access from the parking area. A large lobby and secondary circulation link, connect all of the spaces. The facility's restrooms are located off the lobby, in the southwest corner of the complex, allowing accessibility from outdoor activities.

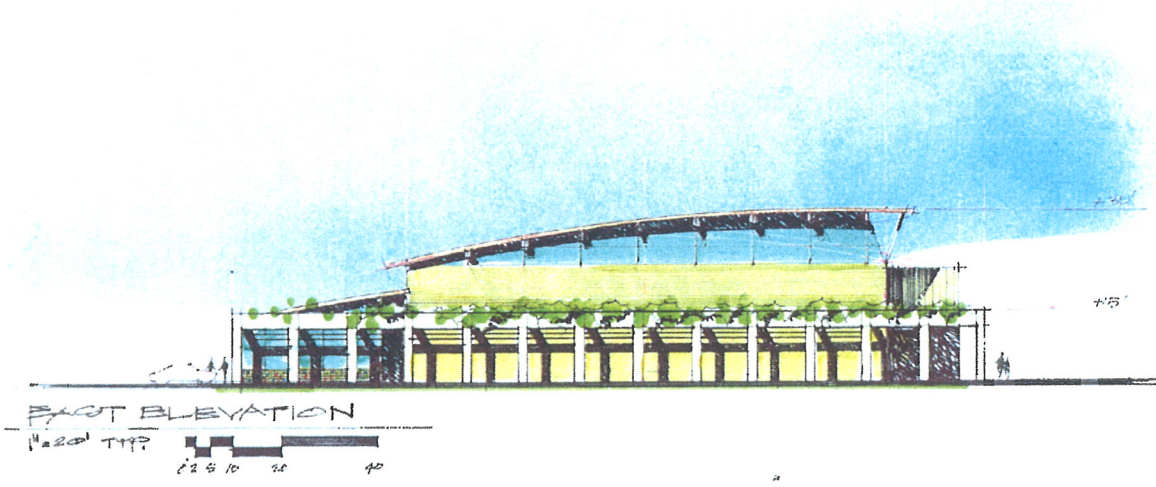
The Community Center opens to the park through glazing on the south elevation. A wide landscape trellis area buffers between the building and the parking lot to the south. It also acts as a shelter from direct sunlight, while allowing for views of the park and baseball fields beyond (See Section below). The trellis offers a transition from the parking area into the fitness, activity and teen centers. At the same time, the arcade repeats the architectural style of the existing Senior Center, providing a simulated connection between the two buildings, emphasized by the use of similar materials and finishes (See north, east and south elevations on following page).



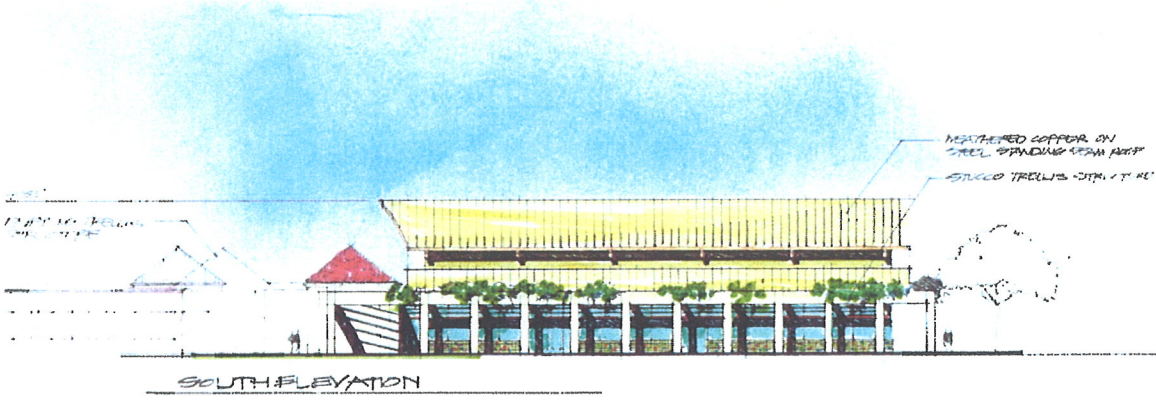
**Longitudinal Section (North - South)**



1/20/02  
**North Elevation**



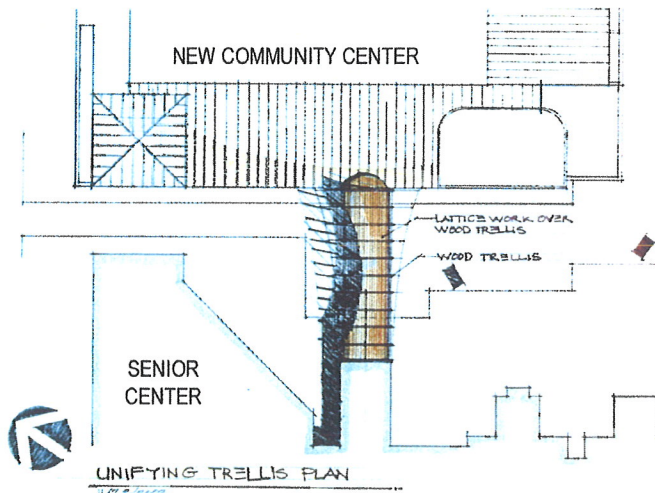
1/24/02  
**East Elevation**



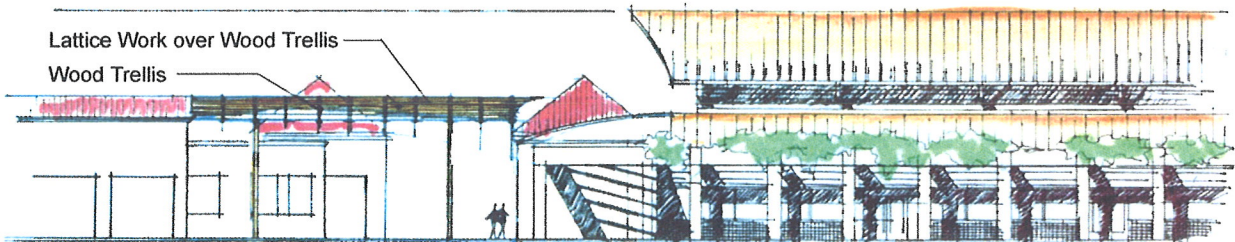
1/24/02  
**South Elevation**

### Unifying Trellis

The gable roof of the existing Senior Center’s covered eastern entry provides the inspiration for the Unifying Trellis. At the west end, the trellis mimics the linear shape of the entry’s gabled roof. The gable’s angle gradually increases until it becomes a flat structure, at which point it begins the transformation to the softer lines of the Gymnasium building’s curved roof. The trellis is then covered with a lattice that has a scallop shape cut-out on the north end, this shape projects its shadow onto the hardscape below, further emphasizing the soft curves of the Community Center’s roofline and providing shelter to those accessing both the Community and Senior Centers (See plan and elevation below).



Plan View – Unifying Trellis



South Elevation – Unifying Trellis

### Summary

The new Community Center responds to the needs of young and old alike, while providing its users with a restful and harmonious environment and one that is respectful of culture and community values. The use of sensitive materials and colors emphasize the building’s connection to its surroundings, incorporating the warm hues used in the Senior Center building. A dramatic play of light and shade, solid and void, reinforce the overall aesthetic of the marriage between both buildings.

Overall, the Community Center offers a welcome mat for old-time residents and those new to the area.

## Landscape Concept

---

### **Landscape Concept:**

The landscape concept and public artwork reflect the theme of the Northwest Quadrant Park. Drawing influences from Carlsbad's historical flower fields and the ocean, the theme is played out in the planting palette, the score patterns of the pavement (resembling the rows of flowers), the rolling turf mounds, and the sculptural elements.

Located within a neighborhood of the community, the landscape design will enhance the visual aesthetics of the area, define areas of the various amenities proposed, and help buffer the noise and screen views to neighborhood residences. Run-off will be utilized for planting areas, with positive drainage being directed away from structures.

Plant species like Jacaranda will line Harding Street and will provide much needed shade, texture, and visual unity. These trees also line the major pathways into the park. The singular species will draw the eye from the street into the site and unify the area.

Trees will also be located along the boundary of the property to provide a noise buffer and to screen views. A tree boundary will offer a natural appeal and promote security by enabling visibility into the park. The three existing Ficus trees located near the Senior Center will be protected in place to provide shade.

Grass mounds are located within the large open space defined by the surrounding pathways. The open space begins as a 'calm' flat area near the amphitheater, and like the ocean, begins to roll into mounded waves. These mounds provide visual interest by allowing views to a performance from the amphitheater, to watch children to play, or to observe the activity within the proposed skateboard park.

### **Irrigation and Water Use:**

All planting areas will be irrigated according to plant type and environmental exposure. They will receive uniform irrigation coverage by means of an automatically controlled, electrically activated, underground piped irrigation system for water conservation and to minimize erosion. A state of the art automatic controller with master valve capabilities providing low precipitation rates will be used.

## Preliminary Plant Materials

---

The following is a list of suggested plants for the Northwest Quadrant Park to provide shade, color, and texture, and to generally enhance the visual aesthetics of the area.

### **Suggested Trees:**

Chamaerops humilis / Mediterranean Fan Palm  
Cupressus sempervirens / Italian Cypress  
Heteromeles arbutifolia / Toyon  
Jacaranda mimosifolia / Jacaranda  
Lagerstoemia indica / Crape Myrtle  
Olea europaea / Olive (fruitless)  
Phoenix canariensis / Canary Island Date Palm  
Pinus canariensis / Canary Island Pine  
Quercus ilex / Holly Oak

### **Turf:**

Bermuda hybrid  
Perennial rye  
Tall fescue blend

### **Shrubs and Accents:**

Abelia floribunda / Mexican Abelia  
Agapanthus 'peter pan' / Lily of the Nile  
Dietes / Fornight Lily  
Cestrum nocturnum / Night Blooming Jasmine  
Cistus purpureus / Orchid Rockrose  
Coreopsis grandiflora / Coreopsis  
Hedychium covonarium / White Ginger Lily  
Lantana montevidensis / Lantana  
Lavandula / Lavender  
Muhlenbergia rigens / Deer Grass  
Pelargonium species / Geraniums  
Phormium tenax / New Zealand Flax  
Pittosporum tobira / Japanese Mock Orange  
Rosa hybrid / Rose  
Rosmarinus officinalis / Rosemary  
Salvia leucantha / Mexican Bush Sage  
Salvia greggii / Autumn Sage  
Strelitzia reginae / Bird of Paradise  
Trachelospermum jasminoides / Star Jasmine  
Vinca minor / Minor Periwinkle  
Wisteria venusta 'alba' / Wisteria



## Engineering Concepts

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### **Lighting Concept:**

Lighting of the Northwest Quadrant Park will take into consideration the need for visibility, security, and sensitivity to surrounding neighbors. The following descriptions define the different types of lighting proposed for this park.

### **Sign and Art Node Lighting:**

Entry signage and the proposed art elements will be illuminated by weatherproof and vandal resistant up-lighting.

### **Pathway Lighting:**

For safety reasons, lighting will be spaced evenly, providing complete coverage without objectionable glare. Light standards will be designed to be resistant to vandalism.

### **Parking Lot Lighting:**

Following City standards, parking lots will be lit utilizing energy efficient lighting that provides maximum cutoff control and good uniformity.

### **Ball Field / Multi-Use Field Lighting:**

Ball field lighting will provide uniform lighting on all field areas determined for night play. All fixtures will be the latest in sports lighting technology designed to minimize light spill into the surrounding neighborhood. These fixtures will be energy efficient luminaires mounted on 60' to 90' steel poles.

### **Grading Concept:**

The existing grades at this project site gradually slope from north to the south with limited elevation change. Storm runoff and drainage from the site will be surface drainage directed toward inlets leading to the primary storm drain system along Harding Street, Chestnut Avenue and Pine Avenue.

The existing retaining wall along Harding Street and Chestnut will be removed. Grading will need to consider either the export of excess soil along those boundaries or whether this soil can be incorporated in the project site.

Decorative grading will be incorporated into the project to create the mounds located within the open space area. These mounds will be designed to resemble the ocean waves while providing an area for people to sit and watch the park activities, and an area for children to play.

## Public Art

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Model depicted at human scale.

### Artist's Description, Kim Emerson

The proposed artwork for the Northwest Quadrant Park, located on Harding between Pine and Chestnut, consists of freestanding cast concrete sculptures. Each sculpture depicts a certain flower or plant that is significant to the history of the City of Carlsbad. They stand eight feet high, two feet wide at the base, three feet wide at the top, and fourteen inches in depth at the base that tapers to 12 inches in depth at the top. Ceramic tile mosaic inlaid into the cast concrete, front and back, will illustrate the design of each plant in a colorful and whimsical fashion. There will also be written facts incorporated into the tile mosaic about the fascinating agricultural history that put Carlsbad on the map around the early years of the 20<sup>th</sup> Century.



Avocado

Ranunculus

Bird of Paradise

## **Avocado**

Places of origin: Mexico & Guatemala

“The first avocado grove, begun by Sam Thompson in 1916, was followed by many more. Avocado groves spawned an entirely new industry for Carlsbad. In 1922, the avocado growers began an annual Avocado Day Festival downtown to introduce the public to the many ways one could prepare the fruit. By 1928, Carlsbad promoted itself as the “Home of the Avocado.” Susan Schnebelen Gutierrez, “Windows on the Past: An Illustrated History of Carlsbad, California.”

## **Ranunculus**

Also called Persian Buttercup and Persian Ranunculus. Family name is Ranunculaceae, from the Latin word rana, frog. Many of the species, like the frog, inhabit damp places. Place of origin: Asia Minor.

“Tourism expanded outside of the downtown area in 1993, when the flower fields along Interstate 5 were converted from an agricultural endeavor to a business, where growing flowers was just one element. The Carlitas Company, the land management division of

the Ecke family, secured a loan from the California Coastal Conservatory to establish the Flower Fields at Carlsbad Ranch. The Flower Fields, planted with ranunculi, draw two hundred thousand paying visitors a year to walk among the rows of flowers on sixty acres that overlook the ocean.” Susan Schnebelen Gutierrez, “Windows on the Past: An Illustrated History of Carlsbad, California”.

### **Bird of Paradise**

Named after Queen Charlotte of Mecklenburg-Sterlitz, wife of King George III of England who died in 1818. Place of Origin: South Africa; introduced to Europe since 1773.

“Clint Pedley had received some “bird” seeds in 1934 as partial payment of an old debt, and his brother had obtained additional plants from Kate Sessions, San Diego’s pioneer horticulturist. Local recognition of their product came shortly after Carlsbad was incorporated in 1952, and the bird of paradise was adopted as the official City flower”. Marje Howard Jones, “Seekers of the Spring: A History of Carlsbad”.



Zinnia

Poinsettia

Gladiolus

### **Zinnia**

Also called “Cut and Come Again” and “Youth and Old Age.” Named after Johann Gottfried Zinn (1727-1759), professor of botany, Gottingen, Germany. Place of origin: Mexico, introduced in Europe in 1796.

Beginning in 1934, "every summer Charles Ledgerwood's Seed Store on Carlsbad Blvd. is bordered by a vivid multi-colored band of giant zinnias, grown for seeds that are harvested in fall and for sale in his cozy ocean view store". Marje Howard-Jones, The Beach News, April 18, 1996.

## **Poinsettia**

Named after Dr. J.R. Poinsett. Place of origin: Mexico; introduced in 1830.

Paul Ecke brought this bright red "Christmas Flower" to Carlsbad in 1923. The first Poinsettia farm grew along the sea cliffs south of the Encina Power Plant until a devastating storm ruined the crops just one week before Christmas. Later the veteran Los Angeles nurseryman moved his poinsettia operation to Encinitas and grew them under covered acres ever since. Information from Carlsbad author and historian, Marje Howard-Jones.

## **Gladiolus**

Named from the Latin diminutive of gladius, sword, referring to the foliage. Place of origin: South Africa, introduced in 1823.

To the east, near Basswood and Monroe, several members of the Bratton family raised fields of gladiolas. The tall spikes were picked for shipping before the blooms were open, but the growers generously made "glads" available for local decorating projects. Spring Holiday and high school Homecoming parades featured floats covered with many of the pastel shades that had been brought to fullest bloom after standing in buckets of warm water for several days. "Glammelias," a truly artificial arrangement of gladiolus petals reassembled to look like camellias, were very popular during the 50's and 60's." Marje Howard-Jones, The Beach News, April 18, 1996.

## Acknowledgements

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### **Carlsbad City Council**

Claude "Bud" Lewis, Mayor  
Ann Kulchin, Mayor Pro Tem  
Ramona Finnilla, Council Member  
Matt Hall, Council Member  
Julie Nygaard, Council Member

### **Carlsbad Parks and Recreation Commission**

Scott Pieratt, Chairman  
Jim Comstock, Commissioner  
Dennis Cunningham, Commissioner  
Marlaine Hubbard, Commissioner  
Leo Pacheco, Commissioner  
Seth Schulberg, Commissioner

### **City Leadership**

Ray Patchett, City Manager  
Frank Mannen, Assistant City Manager  
Ken Price, Recreation Director

### **Park Development**

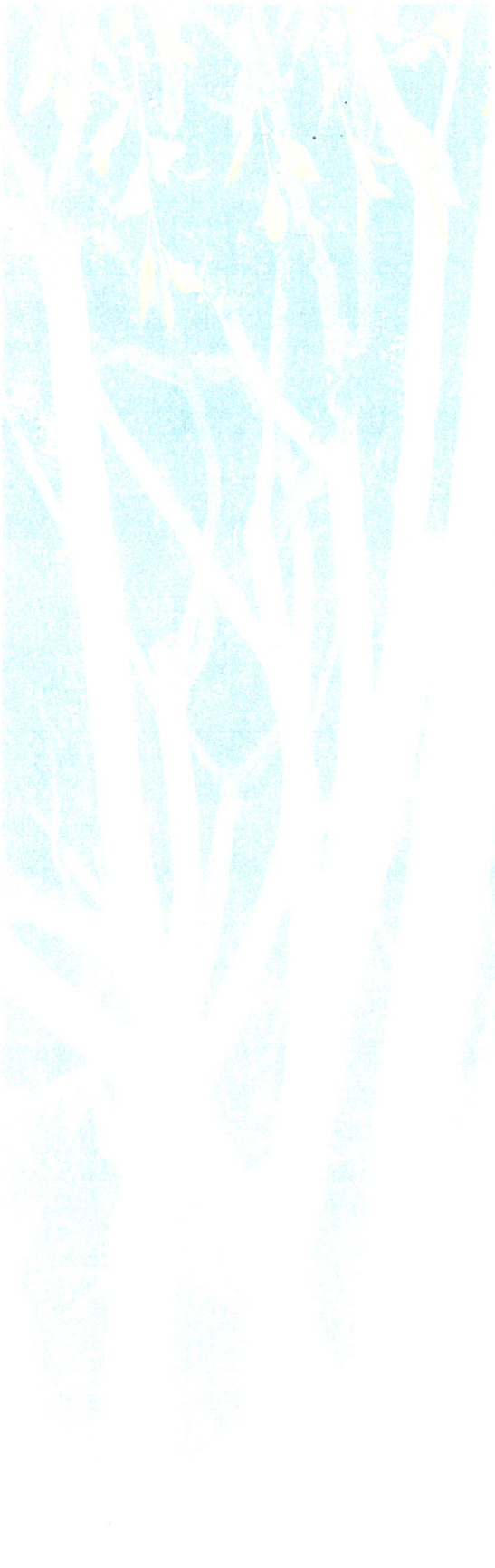
Mark Steyaert, Park Development Manager  
Keith Beverly, Senior Management Analyst  
Scott Bradstreet, Park Planner

### **Pine Goal Team**

Geoff Armour, Assistant Library Director  
Jennifer Cook, Management Intern  
Colleen Finnegan, Community Arts Coordinator  
Mike Grim, Associate Planner  
Don Metcalf, Police Captain  
Jeremy Riddle, Associate Engineer  
Sue Spickard, Recreation Services Manager  
Lori Swenck, Recreation Area Manager  
Gary Wayne, Assistant Planning Director

### **Additional City Staff**

Connie Ashby, Recreation Administrative Secretary  
Sheila Cobian, Recreation Senior Office Specialist  
Doug Duncanson, Public Works Manager  
Steve Herrera, Recreation Specialist  
Bob Johnson, Traffic Engineer  
Gian Lauro, Recreation Area Manager  
Gail Lynn, Recreation Area Manager  
Richard Navarro, Recreation Specialist  
Marshall Plantz, Senior Civil Engineer  
Jerry Rodriguez, Parks Supervisor



# Northwest Quadrant Park

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## **Appendices**

*Prepared for:*  
**City of Carlsbad, California**

December 3, 2002

## **Appendix A: Alternative Master Plan Concept**

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Program for Alternative Master Plan Concept

Alternative Master Plan Concept

Alternative Master Plan Components

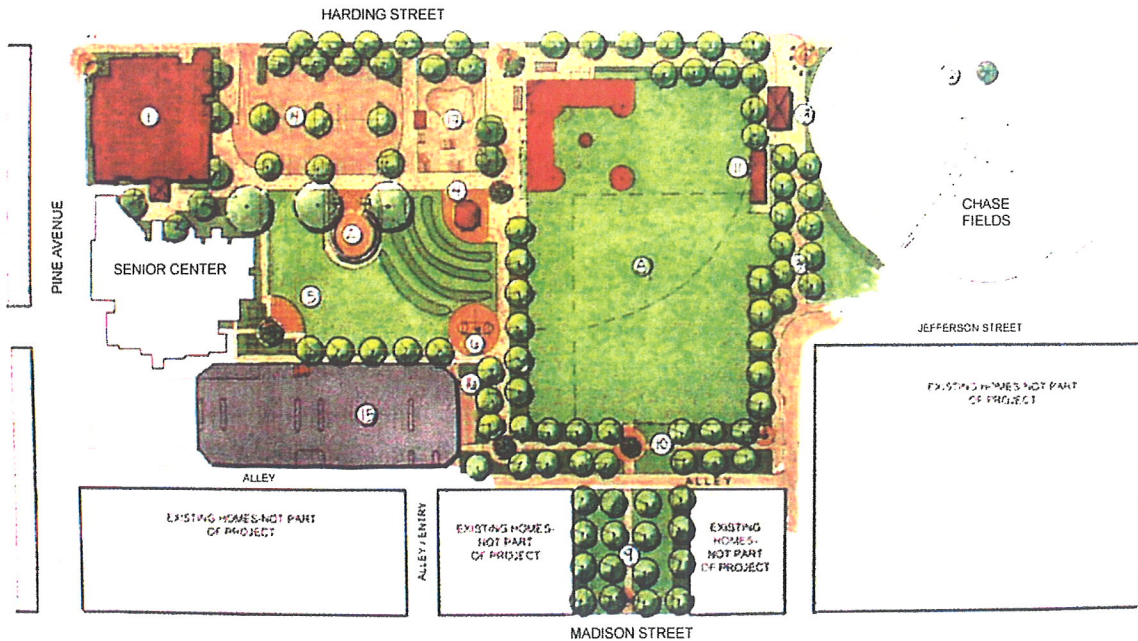
Architectural Concept- Alternative Master Plan Concept



Program for Alternative Master Plan Concept:

NWQP <i>Alternative</i> Program Elements:	Comments:
<p>1) Community Center</p> <p><i>16,700 s.f. Building w/</i></p> <ul style="list-style-type: none"> <li>• <i>Gymnasium</i></li> <li>• <i>Lobby / hallway</i></li> <li>• <i>Storage</i></li> <li>• <i>Staff offices</i></li> <li>• <i>Break room</i></li> <li>• <i>Restrooms</i></li> <li>• <i>Teen Center</i></li> <li>• <i>Fitness Room</i></li> </ul>	<p><i>Separate building located away from the Senior Center.</i></p>
<p>2) Chestnut Avenue Modified</p> <p>Close Chestnut Avenue and develop park open space.</p>	<p><i>Closing Chestnut would require additional parking to meet code requirements for Chase Field.</i></p>
<p>3) Multi-Purpose Field</p> <p><i>Same as Master Plan Concept</i></p>	
<p>4) Informal Amphitheater</p> <p><i>Locate concrete pad near open space and provide a group picnic pavilion.</i></p>	<p><i>This option allows flexibility for multiple uses to serve as picnic area, open space play area, and/or performance area.</i></p>
<p>5) Basketball Court</p> <p><i>Same as Master Plan</i></p>	
<p>6) Community Gardens</p> <p><i>Passive Park open space.</i></p>	<p><i>Location of three lots is flanked by residential properties. In consideration of location, passive use, such as community gardens and or open space for this area.</i></p>
<p>7) Skate Park</p> <p><i>Same as Master Plan</i></p>	
<p>8) Tot Lot</p> <p><i>Same as Master Plan</i></p>	
<p>9) Batting Cage(s)</p> <p><i>Same as Master Plan</i></p>	

## Alternative Master Plan Concept



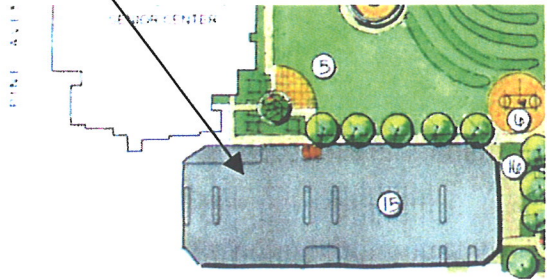
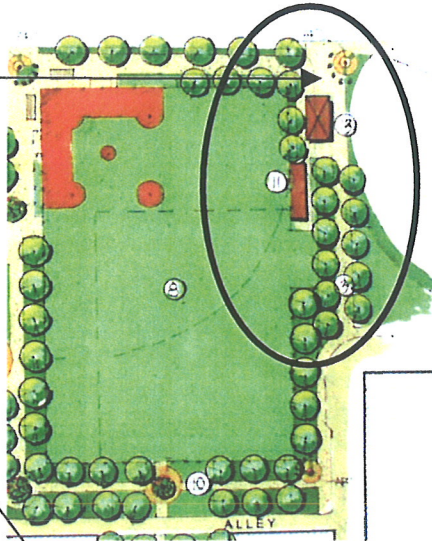
The following chapter illustrates the Alternative Master Plan Concept. Similar to the Preferred Master Plan Concept, the layout still shows the Community Center, the Multi-purpose Field, and the Open Space in the same location. The major differences are due to parking. Suggested is a Parking Structure to be built at the current Senior Center parking lot, and Chestnut Avenue is closed to develop a pedestrian plaza and connect Chase Fields with NWQP.

# Alternative Master Plan Components:

## Chestnut Avenue Modified

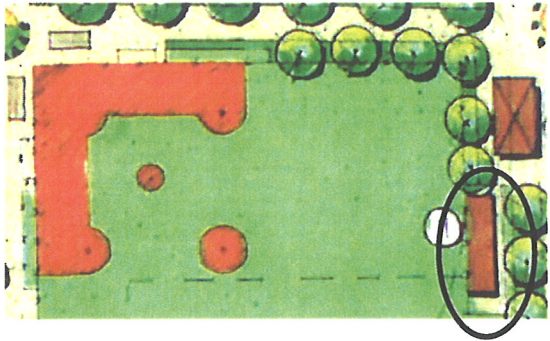
*Chestnut Avenue is Closed, allowing for the expansion of the ball field, a new concession / restroom building, and a pedestrian plaza.*

*To accommodate the increased parking demand on-site due to the development of park amenities and parking lost at Chestnut Avenue, a parking structure is suggested over the existing Senior Center Parking.*



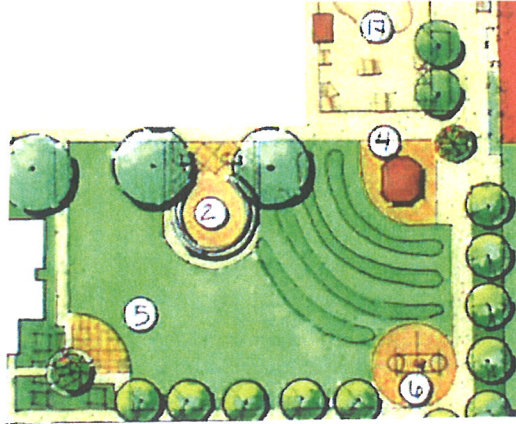
## C) Multi-Purpose Field

*The field location is shown in the same position as the Preferred Master Plan, with exception that the Batting Cage (11) is placed at the Pedestrian Plaza.*



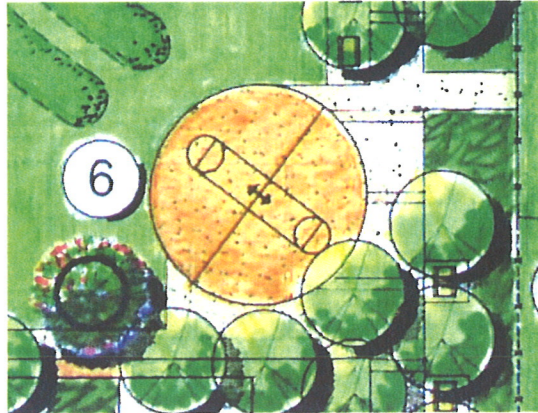
## D) Informal Amphitheater

*Like the preferred Master Plan, the Alternative Plan shows a concrete pad (5) is placed near the Senior Center. However, a group picnic pavilion (4) is provided at the opposite corner for large group gatherings. The Pavilion is centrally located in relation to the Basketball Court (6), the Skate Park (17), and the Tot Lot (2).*



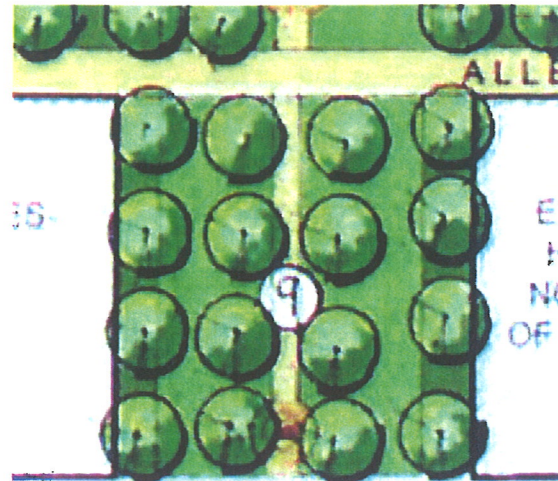
## E) Basketball Court

The Alternative Master Plan locates two ½ court basketball courts (back to back) near the Multi Purpose Field (6). This is the same on the preferred Master Plan.



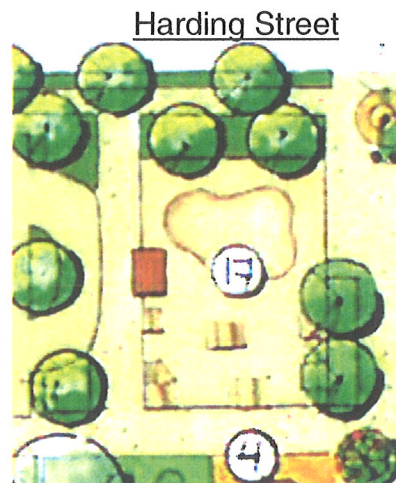
## F) Community Gardens

*The Alternative Plan proposes simple passive open space (9) rather than community gardens. A 10-foot bed of trees and shrubs lines the boundary shared by the residential lots along either side. From the shrub bed towards the central path, the area is turf with shade trees. A central pathway draws the neighborhood visitor into the park.*



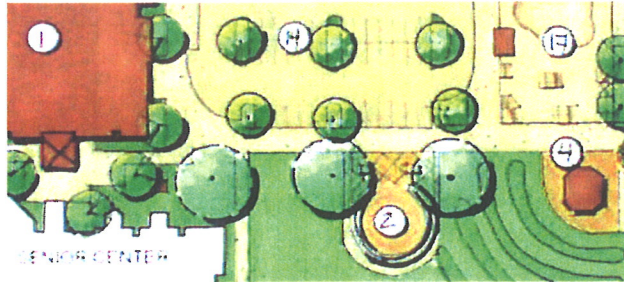
## G) Skate Park

*The location of the Skate Park (17) is off Harding Street, surrounded by a pedestrian plaza. This location offers accessibility to the nearby group pavilion (4), tot lot, multi-purpose field, and basketball court. This location is also a comfortable distance from the Senior Center.*



## H) Tot Lot

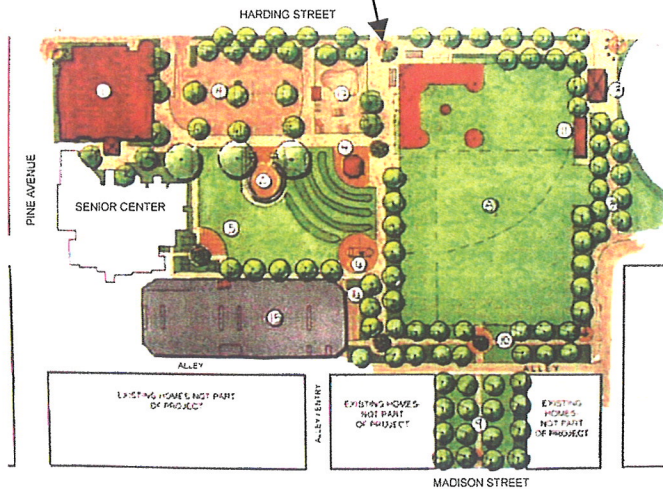
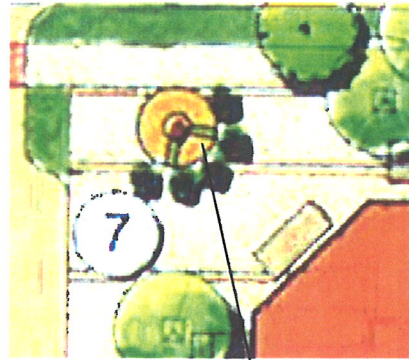
*Like the preferred Master Plan, the Tot Lot (2) is surrounded by trees and a seat wall. Being closer to the Group Pavilion (4), and the Skate Park (17), this location is still close enough to the Community Center (1) for restroom breaks.*



### I) Art Nodes & Pedestrian Pathways

*The park's activities are linked by pathways, which have art nodes (7) placed at access / focal points throughout the park. These art nodes serve to unify the park by providing a continuing platform for public art (and possibly a common theme). The score pattern of the pedestrian pathways represents the flower fields of Carlsbad.*

*To connect the Park with the surrounding neighborhood, the art nodes are also developed along Harding Street. This creates a visual connection to the Harding Center, and up Chestnut Avenue to draw a connection to nearby Holiday Park.*



## Appendix A

### Architectural Design Concept

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#### Alternative Master Plan

Careful consideration, extensive community participation, and concern for the surrounding context directed the design approach for the NWQ Park Community Center. Drawing cues from the Senior Center building, the new Community Center incorporates a perimeter trellis that provides an approachable scale with its playful display of light & shade projected onto the building's façade. The trellis aesthetically ties both buildings in a symbolic marriage of old and new, while still allowing them to function as separate entities. The new NWQ Park design provides access to both the seniors and the young users of the center through a courtyard.

#### Character

The use of sensitive materials provides for a space where buildings and landscape become one, where the metal roofing will reflect the hues of the blue sky and the glazing merges landscape and building. The new Community Center incorporates the traditional warm colors of the Senior Center's roof tiles and contemporary standing seam metal roofs. Smooth-texture & light color cement plaster provide a pleasant backdrop for the surrounding landscape and is enriched by the shadows cast from the perimeter trellis. Large expanses of glass facing the park and courtyard areas blur the line between outdoors and indoors. Natural and colored concrete paving set the building into the landscape.

#### Program

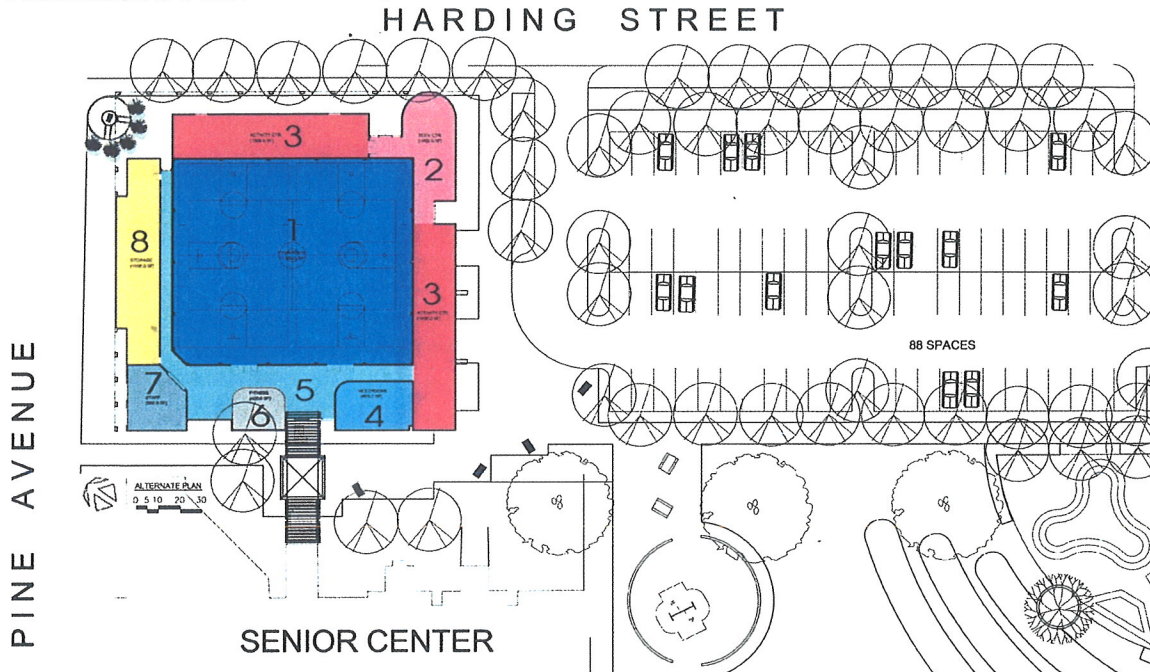
The program is derived from dialogue with the Recreation Department and other departments to incorporate recreational and cultural activities in one facility.

#### Alternative Plan Program

• Gymnasium	11,000 S.F.
• Activity Center (2)	3,600 S.F.
• Teen Center	1,000 S.F.
• Restroom (2)	600 S.F.
• Fitness Center	400 S.F.
• Staff	560 S.F.
• Storage	1,800 S.F.
• Lobby and circulation	2,732 S.F.
 Total	 21,692 S.F.



## Alternative Plan



## Legend

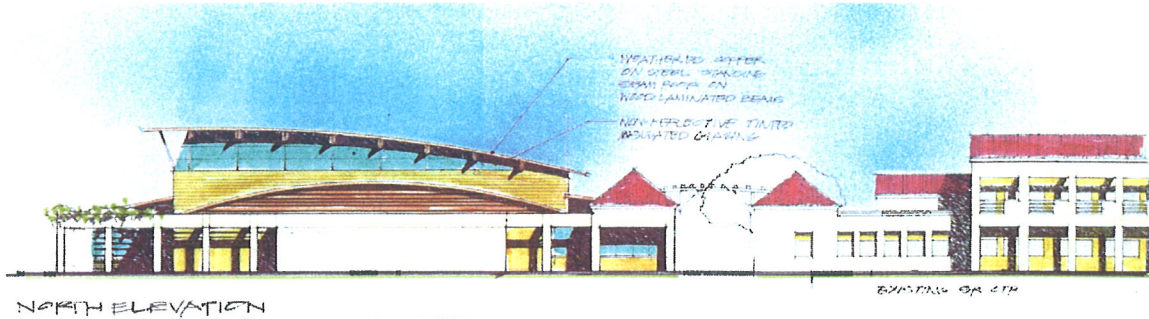
- |                         |               |
|-------------------------|---------------|
| 1 Gymnasium             | 2 Teen Center |
| 3 Activity Center       | 4 Restrooms   |
| 5 Lobby and circulation | 6 Fitness     |
| 7 Staff                 | 8 Storage     |

The programmatic composition of the alternative plan is identical to that of the Preferred Plan, except for the addition of a second 1,800 SF activity room.

The gymnasium is rotated 90 degrees on the site and the additional activity room is placed to the east end of the building. The fitness room is relocated to be accessible from the main lobby. In addition, the secondary access from the parking area into the lobby is removed. (See Alternative Floor plan above)

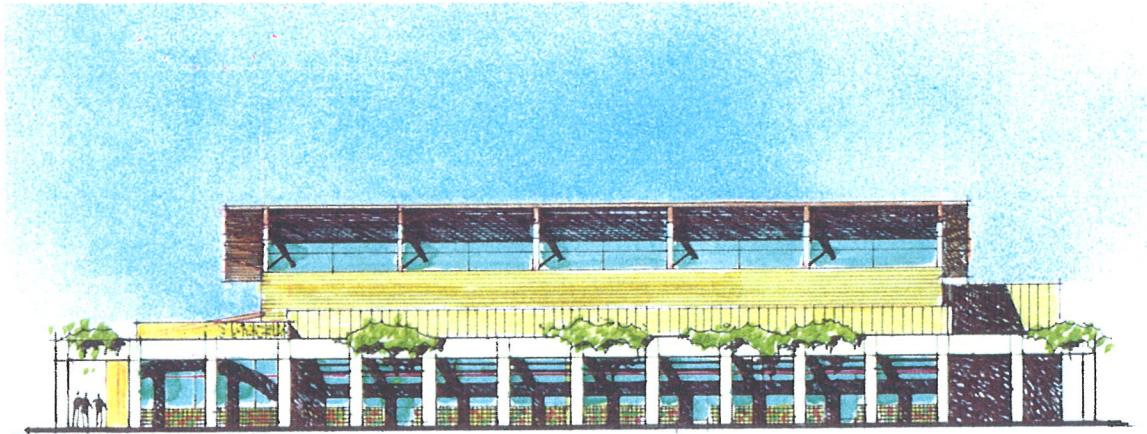
The character of the elevations remains as in the Preferred floor plan version (See following images).

The massing of the Community Center is arranged to complement the existing Senior Center, forming an entrance to the project. Clerestory windows, beginning on the east elevation of the Community Center, gradually decrease in height as they approach the entrance, respectfully maintaining a sense of scale.



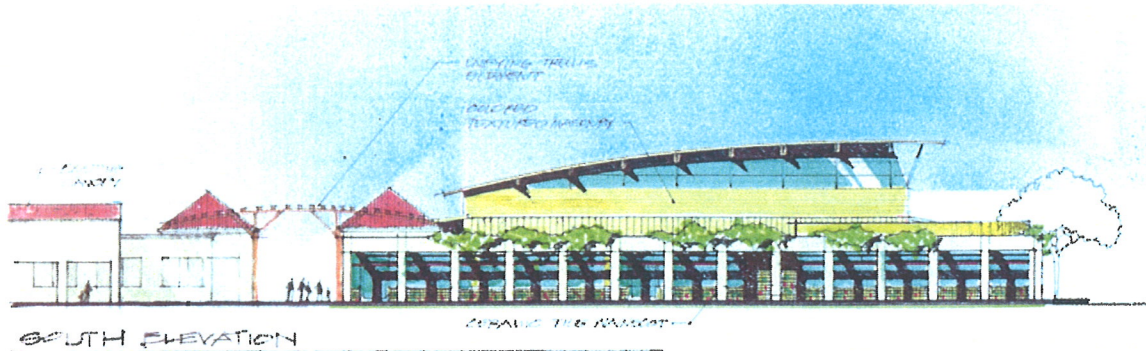
**North Elevation**

At the east elevation, the trellis provides shelter for an additional entrance. A low roof line over the Activity Center provides a transition to the taller form of the Gymnasium. The east-facing clerestory windows provide natural light for the Gymnasium.



**East Elevation**

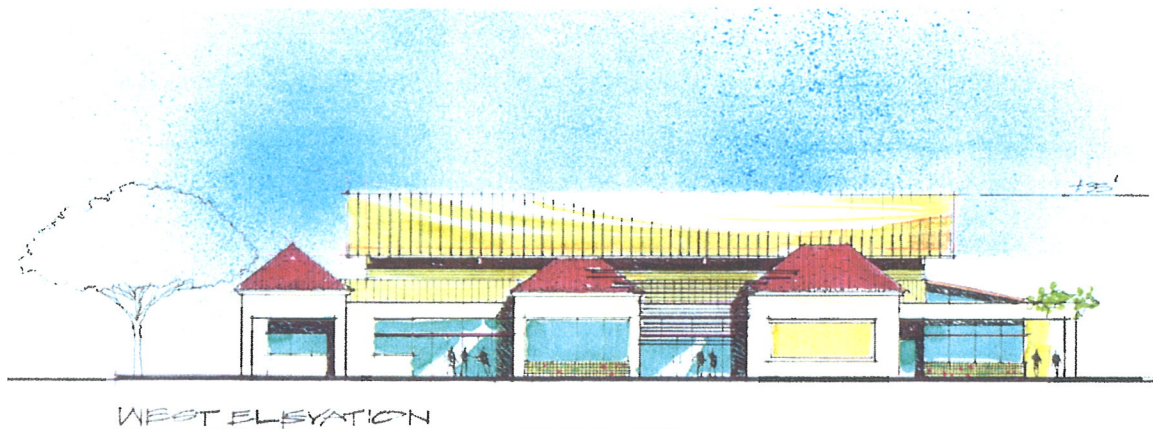
The trellis continues at the south elevation, offering a transitional space between exterior and interior. A ceramic tile wainscot along the base of the east wall celebrates the community's cultural color and offers architectural interest, while complementing the public art element.



**South Elevation**

The soft, undulating roofline on the gymnasium structure gradually decreases to embrace the lower roofline of the west elevation, wrapping around and continuing onto the south elevation, where it is further defined by the perimeter trellis.

Subtle changes in the roof plane and a trellis above, define the main entry to the Community Center. The main entry is located directly off of the courtyard and opposite the Senior Center's entry canopy (See west elevation below).



**West Elevation**

### Summary

The new Community Center responds to the needs of young and old alike while providing its users with a restful and harmonious environment and one that is respectful of culture and community values. The use of sensitive materials and colors emphasize the building's connection to its surroundings, incorporating the warm hues used in the Senior Center building. A dramatic play of light and shade, solid and void reinforce the overall aesthetic of the marriage between both buildings.

Overall, the Community Center offers a welcome mat for old-time residents and those new to the area.

## Appendix B: Table for Required Parking Spaces

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**Parking Calculations**  
**Parallel Parking on Chestnut Avenue**  
**Northwest Quadrant Community Park**  
**City of Carlsbad, California**  
11/22/2002

**Parking Demand**

<u>Park</u>	
Community Center	81
Multi-purpose Field	20
1/2 Basketball Court (2)	5
Tot Lot	7
Community Garden	3
Batting Cages	1
Skate Park	6
Picnic	4
Required # Stalls for Park	127
15% Credit for Common Facilities	19
<b>Required # Stalls for Park</b>	<b>108</b>
<u>Senior Center</u>	
Original CUP Senior Parking Lot Demand	173
15% Credit for Common Facilities - Senior Lot	26
<b>Required # Stalls for Senior Center</b>	<b>147</b>
<u>Removed Parking</u>	
<b>Chestnut Avenue Parallel Parking</b>	<b>0</b>
<b>Total Stalls Required</b>	<b>255</b>

**Parking Supply**

<u>Primary Parking Lot</u>	
Primary Parking Lot	88
Chestnut Street Parking - A	10
Chestnut Street Parking - B	4
Alley Parking	18
Existing Senior Stalls to Remain	132
Proposed Additional Senior Lot Stalls	6
<b>Total Stalls Provided</b>	<b>258</b> <sup>3</sup> <sub>255</sub>
<b>Stall Surplus (Deficit)</b>	<b>3</b> <sub>0</sub>

**Compact Parking Stall Credit (Not Included)**

25% Compact Stall Allowance for Proposed Development	4
25% Allowance for Restripe of 132 Stall Existing Sr. Parking Lot	4

Notes:

- 1) Parking demand is based stall per amenity study (completed in July 2002), with a 25% reduction, due to the site's setting in a densely urban area, having many pedestrian users.
- 2) Common facilities reduction is based upon Planning Ordinance #21.44.050.
- 3) Parking deduction for compact stall could be included if necessary.

**Parking Calculations**  
**Angled Parking on Chestnut Avenue**  
**Northwest Quadrant Community Park**  
**City of Carlsbad, California**  
11/22/2002

**Parking Demand**

<u>Park</u>	
Community Center	81
Multi-purpose Field	20
1/2 Basketball Court (2)	5
Tot Lot	7
Community Garden	3
Batting Cages	1
Skate Park	6
Picnic	4
Required # Stalls for Park	127
15% Credit for Common Facilities	19
<b>Required # Stalls for Park</b>	<b>108</b>
<u>Senior Center</u>	
Original CUP Senior Parking Lot Demand	173
15% Credit for Common Facilities - Senior Lot	26
<b>Required # Stalls for Senior Center</b>	<b>147</b>
<u>Removed Parking</u>	
<b>Chestnut Avenue Parallel Parking</b>	<b>10</b>
<b>Total Stalls Required</b>	<b>265</b>

**Parking Supply**

<u>Primary Parking Lot</u>	
Primary Parking Lot	88
Chestnut Street Parking - A	34
Chestnut Street Parking - B	6
Alley Parking	18
Existing Senior Stalls to Remain	132
Proposed Additional Senior Lot Stalls	6
<b>Total Stalls Provided</b>	<b>284</b>
<b>Stall Surplus (Deficit)</b>	<b>19</b>

**Compact Parking Stall Credit (Not Included)**

25% Compact Stall Allowance for Proposed Development	4
25% Allowance for Restripe of 132 Stall Existing Sr. Parking Lot	4

Notes:

- 1) Parking demand is based stall per amenity study (completed in July 2002), with a 25% reduction, due to the site's setting in a densely urban area, having many pedestrian users.
- 2) Common facilities reduction is based upon Planning Ordinance #21.44.050.
- 3) Parking deduction for compact stall could be included if necessary.

## Appendix C: Public Meeting Analysis Chart & Boards

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The Public Meeting Analysis Chart documents the results of a Public Workshop, which took place in June 2002. The public had the opportunity to examine a preliminary park program as listed in the column marked 'program elements.' The workshop involved dividing the audience up into seven groups, where each group took the program elements and planned a park. The results helped the design team to determine the final park programming.

**Pine School Park**  
**Public Meeting Analysis Chart**

Prepared by Schmidt Design Group, Inc.  
 Project Number: 02-403.00

Date: June 21, 2001

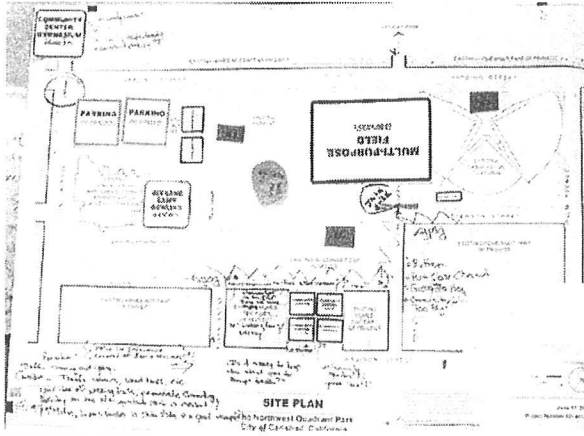
● Group Represented Program Element on Plan  
 X Suggested Location of Program Element on Site by Group

**Program Elements:**

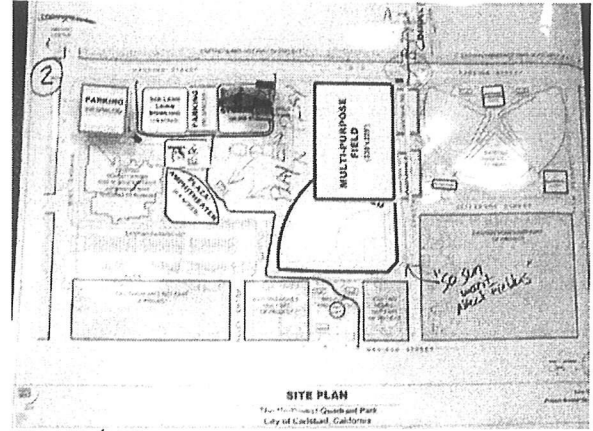
	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7	Consensus
<b>A. Community Center / Gymnasium</b>								
1-story building								
2-story building								
Divide into 2+ buildings								
Use Harding Building								
<b>B. Adult Softball / Bronco Field w/Lighting</b>								
Field Stays in Current (existing) Location								
Move Field to another location on site								
Add T-ball field								
<b>C. Multi Purpose Field (330x225')</b>								
Overlay Multi Purp. Field w/ B-field								
Separate from B-Ball: own location								
Multi Purp. Field on roof of undergrad. Parking								
<b>D. 1/2 Court Basketball</b>								
One 1/2 Court Basketball								
Two 1/2 Court Basketball								
Included as part of Comm. Ctr. (In Building)								
<b>E. Minimal Tot Lot Playground</b>								
Don't want Tot Lot								
Want one Tot Lot								
Two Tot Lots								
Location- at Madison Property								
Location- at Chase Fields								
Location- near Community Center								
Location- near ball field								
<b>F. Lawn Bowling Court</b>								
Don't want Lawn Bowling								
3 Lanes								
6 Lanes								
8 Lanes								
<b>G. Informal Picnic Areas</b>								
Don't want Picnic Areas								
Want Picnic Areas								
Locate Picnic Areas (scattered) throughout park								
Locate Picnic Areas at Tot Lot								
Locate Picnic Areas at new ballfield								
Locate Picnic Areas at Madison Property								
Locate Picnic Areas at (new) community center								
Locate Picnic Areas at Chase Field								
<b>H. Additional Parking Lot / 150 Spaces</b>								
Double Level Parking over Existing Senior Ctr. Lot								
Parking Garage NOT over (E) Sr. Ctr. Parking Lot								
Parking Along Chestnut								
Parking at Exist. Lot @ Pine & Harding								
Underground Parking Facility next to Sr. Ctr.								
3-Story Parking Garage								
<b>I. Restroom / Concession Building (3,600 s.f.) (RR = restroom)</b>								
Want One Restroom / Concession Building								
Want Two Restroom / Concession Buildings								
Also Want Additional (2+) Restrooms								
Keep RR/Conc. Bldg. at existing Chase Field location								
RR/Conc. Bldg. At Chase Field (not @ (e) location)								
RR/Conc. Bldg. @ Parking Garage								
Provide RR/Conc.. at new b-field / tot lot								
<b>J. Skateboard Park</b>								
Don't want Skateboard Park								
Want 19,900 s.f. Skateboard Park								
Smaller than 19,900 s.f. template size								
<b>K. Batting Cages</b>								
Location at Chase Field								
Location at New B-field								
<b>L. Off-leash Dog Area</b>								
Don't want Off-leash Dog Area								
Grass Park Along Harding Street								
<b>M. Amphitheater</b>								
Don't Want Amphitheater								
Want Amphitheater								
Locate near existing Sr. Ctr.								
Locate at Alley & Chestnut								
Centrally located on site								
<b>N. Community Garden</b>								
Don't Want Community Garden								
16,000 s.f.								
8,000 s.f.								
Locate at Madison Property								
Locate near Sr. Ctr.								
<b>O. Chestnut Street</b>								
Close ( between Harding and Jefferson)								
Convert to a one-way street								
Line street with diagonal parking								
Narrow and develop ped. path								
<b>P. Bike/Ped Path</b>								
Did Not Show Paths								
Chestnut as Art Corridor to Holiday Park								
Develop Paths Through Site								
Develop Paths to Circum around site								
<b>Q. Harding Center</b>								
Did Not Utilize / Plan for Harding Building								
Utilize as the Community Center								
Convert into Adult Learning Center								
<b>R. Want Fences/Gated Entry</b>								
Want fence / gates								
Want fence / gates								
Want buffer zone								
<b>T. Suggested Theme</b>								
Did Not Suggest Theme								
Ocean								
Flowers								
History of Carlsbad								
Color throughout park								
Latino								
<b>U. Other Program Elements Suggested:</b>								
Gazebo / Bandstand								
Tea House								
Sand Volleyball Court								
Big Open Space								
Roller Rink								
Incorporate Existing Large Trees								
Shuttle Bus								
Rock Climbing Wall								
Public Art Garden								
Fountains								
Drop-off Zone								



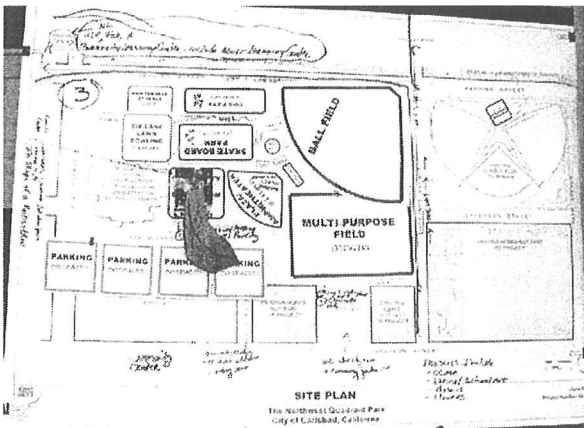
Seven Groups Represented Various Program Elements Proposed at Workshop Two:



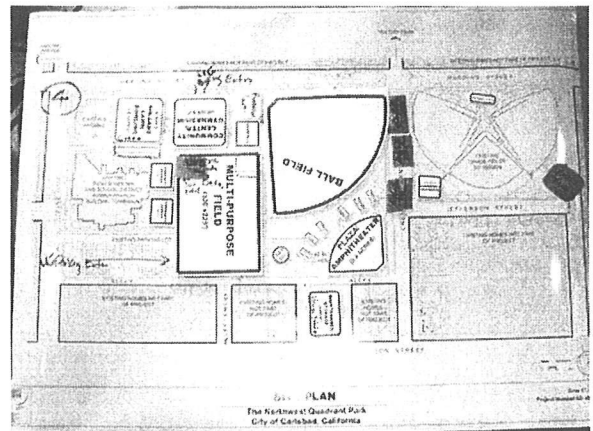
group one



group two



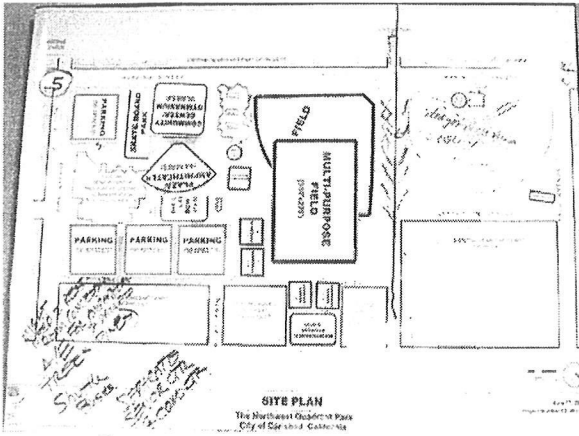
group three



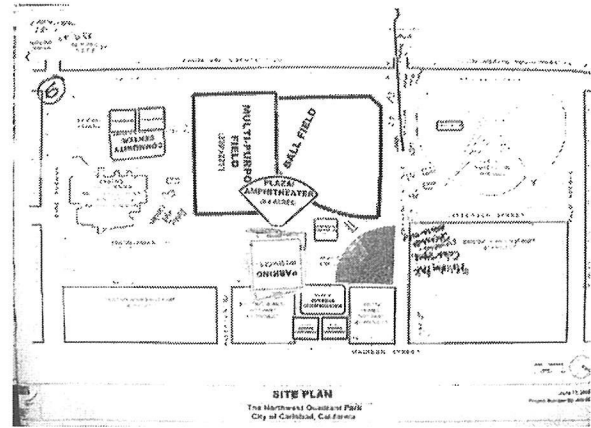
group four

(Continued next page)

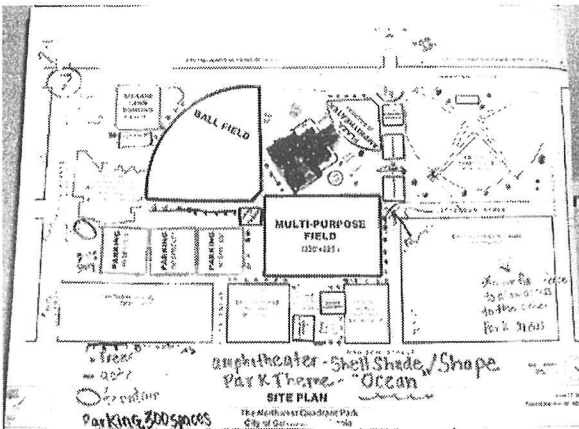
Seven Groups Represented Various Program Elements Proposed at Workshop Two:



group five



group six



group seven

## Appendix D: Opinion of Probable Cost

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## NORTHWEST QUADRANT PARK: OPINION OF PROBABLE COST for CONCEPT PLAN

Prepared by: Schmidt Design Group for the City of San Diego

Date: October 21, 2002

Project No. 02-403.00

### PREFERRED MASTER PLAN

ITEM DESCRIPTION	QTTY	UNITS	UNIT COST	EXTENSION
<u>DEMOLITION</u>				
Remove Asphalt Paving	85,900	Sq. Ft.	\$ 0.75	\$ 64,425.00
Remove Chain Link Fence	4626	Lin.Ft.	\$ 10.00	\$ 46,260.00
Remove Chain Link Backstop	100	Lin.Ft.	\$ 6.00	\$ 600.00
Saw Cut Existing Concrete Walk	80	Lin.Ft.	\$ 4.00	\$ 320.00
Saw Cut Existing Concrete Curb	80	Lin.Ft.	\$ 6.00	\$ 480.00
Remove Existing Block/Retaining Wall	943	Lin.Ft.	\$ 8.00	\$ 7,544.00
Remove Existing Concrete Paving	15,882	Sq.Ft.	\$ 3.00	\$ 47,646.00
Remove Existing Concrete Curb	2820	Lin.Ft.	\$ 10.00	\$ 28,200.00
Clearing and Grubbing	103,431	Sq. Ft.	\$ 0.30	\$ 31,029.30
Remove Bleachers	4	Each	\$ 500.00	\$ 2,000.00
Note: Buildings (to be removed) Account for 56,402 S.F. of Site				
		<b>SUBTOTAL</b>		<b>\$ 228,504.30</b>
<u>GRADING &amp; DRAINAGE</u>				
Grading (302,648 Sq. Ft.)	11,209	CY	\$ 10.00	\$ 112,090.00
Drainage	1	Lump Sum	\$ 50,000.00	\$ 50,000.00
		<b>SUBTOTAL</b>		<b>\$ 162,090.00</b>
<u>CONSTRUCTION</u>				
Temporary Construction Fencing	3,315	Lin.Ft.	\$ 3.50	\$ 11,602.50
Concrete Paving- 4" Thick	50,700	Sq.Ft.	\$ 5.00	\$ 253,500.00
Colored Concrete Paving 4" (Art Nodes)	1,500	Sq.Ft	\$ 6.50	\$ 9,750.00
Circular Planters w/ Tile or Mosaic	5	Each	\$ 15,000.00	\$ 75,000.00
Concrete Mow Curb	500	Lin. Ft.	\$ 16.00	\$ 8,000.00
3/4" Aggregate Sub-Base- 4" Thick	1,800	CY	\$ 35.00	\$ 63,000.00
3/4" Potable Water Line	550	Lin.Ft.	\$ 6.00	\$ 3,300.00
1" Potable Water Meter	1	Lump Sum	\$ 12,000.00	\$ 12,000.00
Drinking Fountain w/ Drain Inlet and Leach Field	2	Each	\$ 5,000.00	\$ 10,000.00
		<b>SUBTOTAL</b>		<b>\$ 446,152.50</b>
<u>PARKING</u>				
Asphalt Paving @ Parking Lots	46,495	Sq.Ft	\$ 2.25	\$ 104,613.75
Asphalt Paving @ Alley & Chestnut	41,731	Sq.Ft	\$ 2.25	\$ 93,894.75

Northwest Quadrant Park -  
Preferred Plan

6" Concrete Curb @ Parking Lots	1520	Lin.Ft.	\$	18.00	\$	27,360.00
6" Concrete Curb @ Alley & Chestnut	1616	Lin.Ft.	\$	18.00	\$	29,088.00
Electrical- general site lighting	1	Lump Sum	\$	100,000.00	\$	100,000.00
		<b>SUBTOTAL</b>			\$	<b>354,956.50</b>

MULTI-PURPOSE FIELD

Soil Prep and Fine Grading	122,400	Sq.Ft.	\$	0.12	\$	14,688.00
Turf Area	122,400	Sq.Ft.	\$	1.00	\$	122,400.00
Irrigation	122,400	Sq.Ft.	\$	1.50	\$	183,600.00
Backstop- Hooded, Permanent, 13' Ht.	1	Allowance	\$	6,000.00	\$	6,000.00
6' Chain Link Fence surrounds MultiPurp. Field	1460	Lin. Ft.	\$	35.00	\$	51,100.00
4' Temporary Chain Link Fence (Out Field)	490	Lin. Ft.	\$	4.00	\$	1,960.00
Outfield fence Cap / Top Fence Guard	1000	Lin. Ft.	\$	2.70	\$	2,700.00
Dugout / Player's Bench Permanent Foot Mount	2	Each	\$	500.00	\$	1,000.00
Infield Mix- 4"	8,600	Sq.Ft	\$	0.80	\$	6,880.00
Bleachers- 78 seat / 5 Row Permanent Mount	2	Each	\$	5,500.00	\$	11,000.00
Pitcher Mound & Rubber	1	Each	\$	625.00	\$	625.00
Bases w/ Anchor & Plug	3	Each	\$	250.00	\$	750.00
Home Plate w/ Anchor & Plug	1	Each	\$	100.00	\$	100.00
Permanent Bat Rack - 10 Bats	2	Each	\$	250.00	\$	500.00
8' Foul Line Pole	2	Each	\$	800.00	\$	1,600.00
Scoreboard Maual- 4' X 8' (No Ad Panel)	1	Each	\$	1,500.00	\$	1,500.00
Batting Cage- 70' L X 14' W X 12'H Standard	1	Each	\$	8,000.00	\$	8,000.00
Soccer Goals- Club Soccer w/ Ground Anchors and T	2	Each	\$	2,500.00	\$	5,000.00
21' Portable Player's Bench- (Soccer Field)	2	Each	\$	285.00	\$	570.00
20' Flag Pole	1	Each	\$	600.00	\$	600.00
		<b>SUBTOTAL</b>			\$	<b>420,573.00</b>

LANDSCAPE AND IRRIGATION

Soil Prep and Fine Grading	120,000	Sq.Ft	\$	0.12	\$	14,400.00
15 Gallon Tree	10	Each	\$	100.00	\$	1,000.00
24" Box Tree	149	Each	\$	375.00	\$	55,875.00
36" Box Tree	5	Each	\$	550.00	\$	2,750.00
Root Control Barrier	1640	Lin. Ft.	\$	35.00	\$	57,400.00
Turf Areas	34,800	Sq.Ft	\$	1.00	\$	34,800.00
Shrub Areas	52,000	Sq.Ft	\$	3.50	\$	182,000.00
Irrigation - Turf and Shrubs	86,800	Sq.Ft	\$	1.50	\$	130,200.00
2" Water Meter / Irrigation	2	Lump Sum	\$	20,000.00	\$	40,000.00
		<b>SUBTOTAL</b>			\$	<b>518,425.00</b>

COMMUNITY GARDEN

Raised Planters (cast-in-place concrete or block)	3,600	Sq.Ft	\$	20.00	\$	72,000.00
Amended Topsoil for Raised Planters	133	C.Y.	\$	20.00	\$	2,660.00
Concrete Paving- 4" Thick	750	Sq.Ft.	\$	5.00	\$	3,750.00
Colored Concrete Paving 4" (Trellis Area)	3,000	Sq.Ft	\$	6.50	\$	19,500.00
Concrete Mow Curb	515	Lin. Ft.	\$	16.00	\$	8,240.00
Stabilized Decomposed Granite	8,400	Sq.Ft	\$	3.00	\$	25,200.00
Shrub Areas	4,860	Sq.Ft	\$	3.00	\$	14,580.00
Hose Bibs	8	Each	\$	500.00	\$	4,000.00
Irrigation - shrub area	4,860	Sq.Ft	\$	1.50	\$	7,290.00

Northwest Quadrant Park -  
Preferred Plan

6' Chain Link Fence	260	Lin. Ft.	\$ 35.00	\$ 9,100.00
Gate	2	Each	\$ 400.00	\$ 800.00
Overhead Trellis	1	Allowance	\$ 25,000.00	\$ 25,000.00
		<b>SUBTOTAL</b>		<b>\$ 192,120.00</b>

BASKETBALL COURT

Concrete Paving- 4"	2,900	Sq. Ft.	\$ 5.50	\$ 15,950.00
Double Monument- 2 Polyethylene Backboard w/ Galv. Pole + Nets	1	Each	\$ 3,700.00	\$ 3,700.00
Striping	1	Allowance	\$ 750.00	\$ 750.00
		<b>SUBTOTAL</b>		<b>\$ 20,400.00</b>

SKATE PARK

Skate Park	7,000	Sq. Ft.	\$ 25.00	\$ 175,000.00
Building	1	Allowance	\$ 80,000.00	\$ 80,000.00
6' Chain Link Fence	335	Lin. Ft.	\$ 35.00	\$ 11,725.00
		<b>SUBTOTAL</b>		<b>\$ 266,725.00</b>

TOT LOT (2500 S.F.)

Concrete Seat Wall	160	Lin. Ft.	\$ 60.00	\$ 9,600.00
Drainage-4" Preforated, Solid PVC, Inlet	1	Allowance	\$ 4,500.00	\$ 4,500.00
Thickened Concrete Edge	178	Lin. Ft.	\$ 18.00	\$ 3,204.00
Resilient Rubberized Surfacing w/ Pattern	800	Sq. Ft.	\$ 25.00	\$ 20,000.00
Play Sand - #20 Silica	60	CY	\$ 80.00	\$ 4,800.00
Class 2 Aggregate	95	CY	\$ 35.00	\$ 3,325.00
Filter Fabric	1,600	Sq. Ft.	\$ 0.25	\$ 400.00
		<b>SUBTOTAL</b>		<b>\$ 45,829.00</b>

PLAY STRUCTURES

Play Equipment	1	Allowance	\$ 22,000.00	\$ 22,000.00
Age Appropriate Sign	2	Each	\$ 500.00	\$ 1,000.00
		<b>SUBTOTAL PLAY STR.</b>		<b>\$ 23,000.00</b>
Installation of Play Equipment @ 35%	1	Allowance	\$ 7,350.00	\$ 7,350.00
Freight @ 12%	1	Allowance	\$ 2,520.00	\$ 2,520.00
Contractor Markup @ 15%	1	Allowance	\$ 3,150.00	\$ 3,150.00
Tax @ 7.5%	1	Allowance	\$ 1,575.00	\$ 1,575.00
		<b>SUBTOTAL</b>		<b>\$ 37,595.00</b>

INFORMAL AMPHITHEATER

Colored Concrete Pad 4" (40' Diameter Stage)	1,260	Sq.Ft	\$ 6.50	\$ 8,190.00
Concrete Seat Wall	60	Lin. Ft.	\$ 75.00	\$ 4,500.00
Overhead Trellis	1	Allowance	\$ 50,000.00	\$ 50,000.00
		<b>SUBTOTAL</b>		<b>\$ 62,690.00</b>

ART WORK

Public Art Work	9	Each	\$ 10,000.00	\$ 90,000.00
		<b>SUBTOTAL</b>		<b>\$ 90,000.00</b>

SITE FURNISHING

Picnic Tables- 6' Recycled Plastic	10	Each	\$ 1,900.00	\$ 19,000.00
Benches- 6'	15	Each	\$ 950.00	\$ 14,250.00
Trash Receptacles	25	Each	\$ 550.00	\$ 13,750.00

Northwest Quadrant Park -  
Preferred Plan

Hot Coal Container	1	Each	\$ 750.00	\$ 750.00
Bike Rack	15	Each	\$ 200.00	\$ 3,000.00
		<b>SUBTOTAL</b>		<b>\$ 50,750.00</b>
 <u>SITE ELECTRICAL</u>				
Electrical	1	Allowance	\$ 375,000.00	\$ 375,000.00
		<b>SUBTOTAL</b>		<b>\$ 375,000.00</b>
DEMOLITION			\$	228,504.30
GRADING & DRAINAGE			\$	162,090.00
CONSTRUCTION			\$	446,152.50
PARKING			\$	354,956.50
MULTI-PURPOSE FIELD			\$	420,573.00
LANDSCAPE & IRRIGATION			\$	518,425.00
COMMUNITY GARDENS			\$	192,120.00
BASKETBALL COURT			\$	20,400.00
SKATE PARK			\$	266,725.00
TOT LOT CONSTRUCTION			\$	45,829.00
PLAY STRUCTURES			\$	37,595.00
AMPHITHEATER			\$	62,690.00
ART WORK			\$	90,000.00
SITE FURNISHINGS			\$	50,750.00
SITE ELECTRICAL			\$	375,000.00
		<b>SUBTOTAL</b>	\$	<b>3,271,810.30</b>
BONDING AND MOBILIZATION (5%)			\$	163,590.52
		<b>TOTAL</b>	\$	<b>3,435,400.82</b>
CONTINGENCY (5%)			\$	171,770.04
		<b>GRAND TOTAL</b>	\$	<b>3,607,170.86</b>
 <b>Community Center</b>			 \$	 <b>2,755,812.00</b>
			\$	<b>6,362,982.86</b>