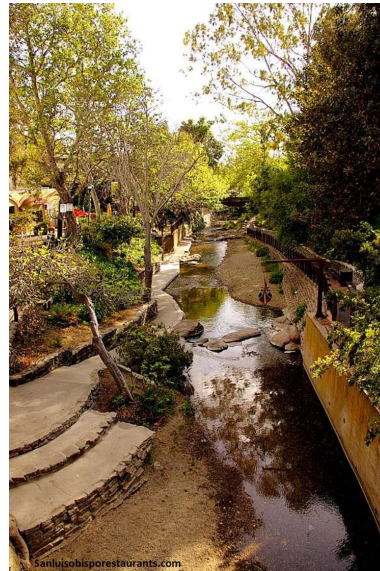




Grape Day Park : Park in the Park Concept

1

Grape Day Park: Park in the Park Vision



2

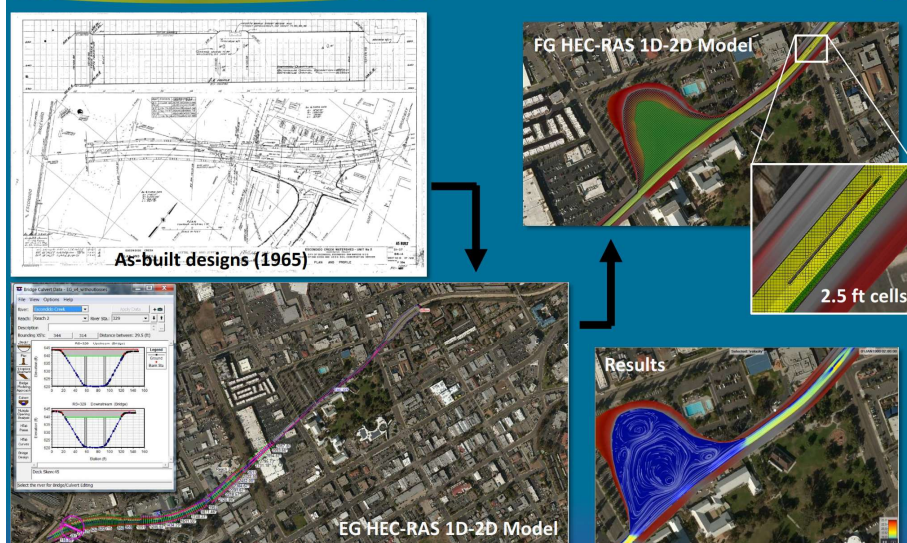
Park in the Park~Economic

- Park in the Park ~Cost \$4-6 million
- **W/ current zoning** – annual revenues of \$1.9 million to \$3.8 million. Capitalized (Bonded) value of \$20.7M to \$41.3 million.
- **W/expanded residential zoning** – annual revenues \$3.5 million to \$7 million. Bonded value of \$37.9 million to \$75.7 million

3

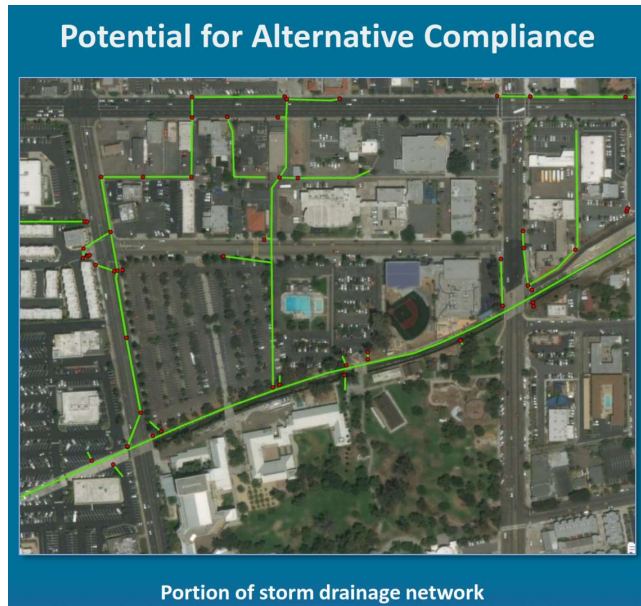
Grape Day Park: Park in the Park Modeling

Inset Floodplain Concept – Hydraulic Modeling



4

Grape Day Park: Park within a Park, 1st concept

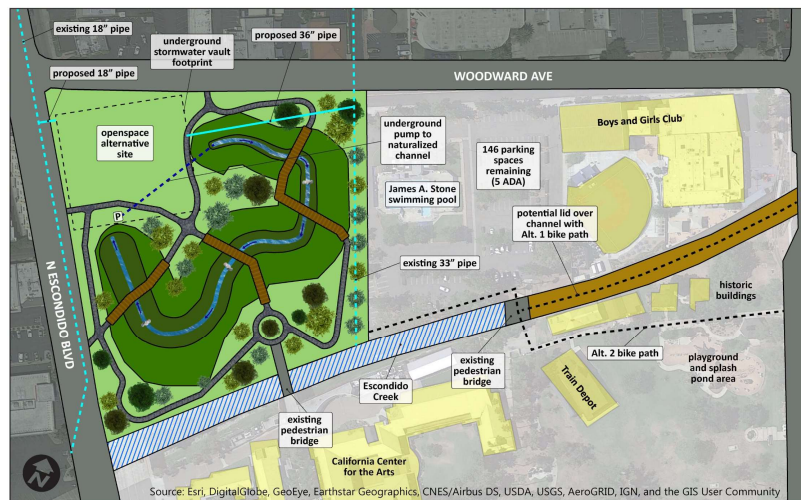


5

Grape Day Park : Park in the Park Project Area

Revised Concept:

- Opportunity to divert and treat dry-weather flow from stormdrain pipes through a created creek system
- Provides year-round water to a Creek channel through the park
- Provides additional passive parkland and trail system
- Trails, overlooks, and gathering areas could be integrated

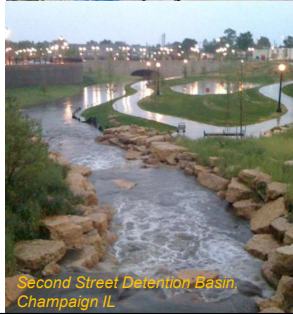


6

Inspiration – Projects from elsewhere

How have water quality improvement projects been integrated with public use spaces around the country.

Can these design approaches be implemented in Escondido?

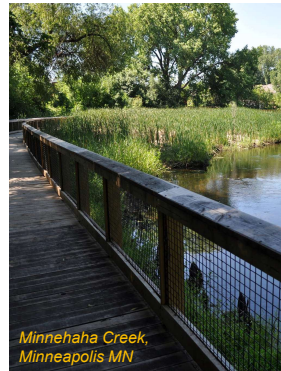


7

Inspiration – Projects from elsewhere

How have water quality improvement projects been integrated with public use spaces around the country.

Can these design approaches be implemented in Escondido?



8

Inspiration – Projects in San Diego County

Are there examples here in San Diego County?



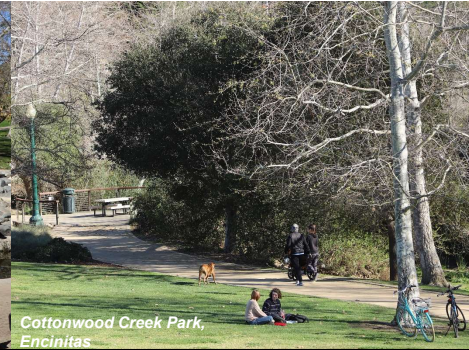
Paradise Creek Educational Park, National City



Southcrest Trails Park, San Diego



Vista Village Creek Walk, Vista



Cottonwood Creek Park, Encinitas

9

Inspiration – Features / Elements

- Visual access to water
- Gathering spaces for different size groups
- Seating in sun / shade
- Native gardens
- Educational / Interpretive Panels



10

Inspiration – Features / Elements

- Visual access to water
- Gathering spaces for different size groups
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11

Inspiration – Features / Elements

- Visual access to water
- Gathering spaces for different size groups
- Seating in sun / shade
- Native gardens
- Educational / Interpretive Panels



12

Inspiration – Art

Art:

- Public Art
- Artful Design



13

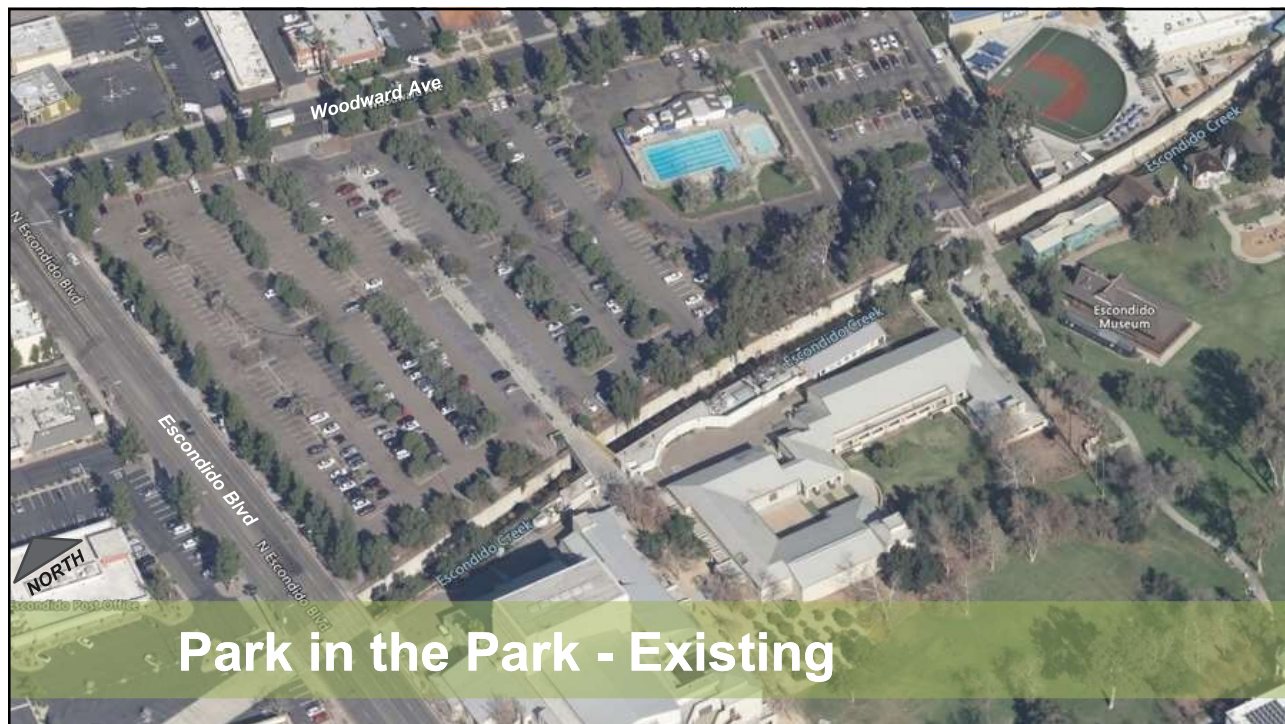
Inspiration – Plant Material

Native Plants:

- Trees
- Shrubs
- Grasses / Wildflowers



14



15



16

Visualization



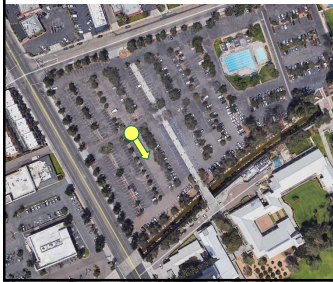
17

Visualization



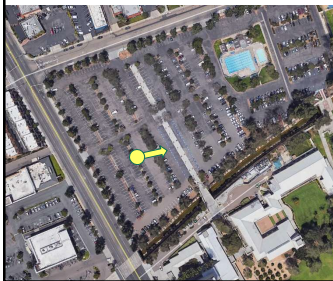
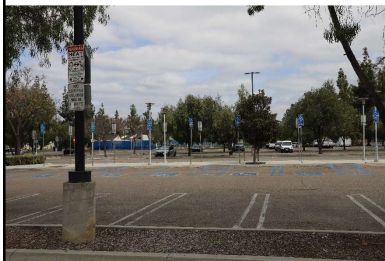
18

Visualization



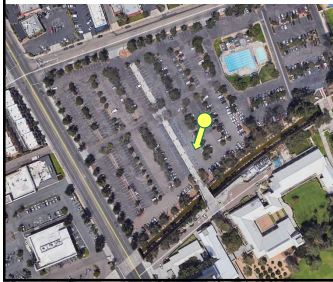
19

Visualization



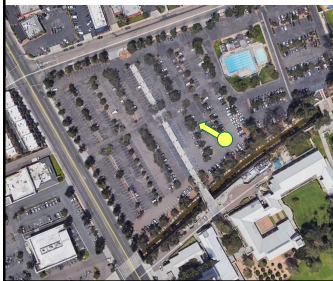
20

Visualization



21

Visualization

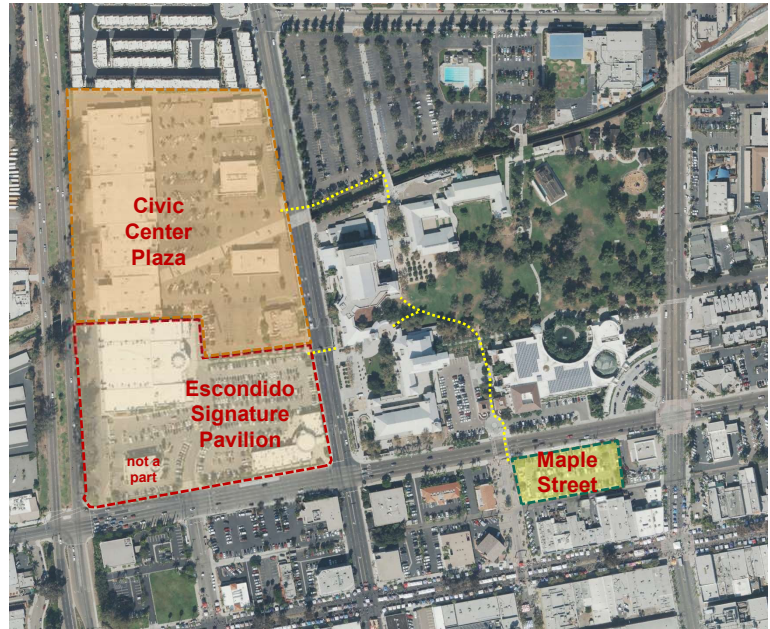


22

Adjacent Redevelopment Opportunities: Parking

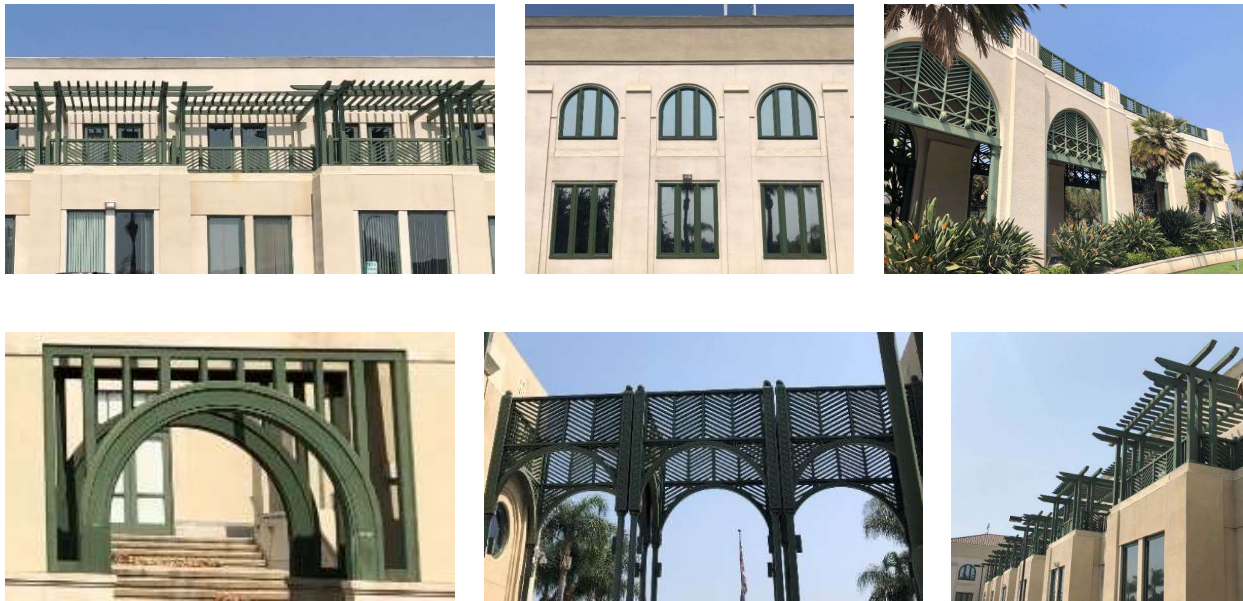
Parking Replacement:

- Formalize shared parking at Civic Center Plaza and Escondido Signature Pavilion
- Convert surface lot at Maple Street into structured parking
- Integrate shared parking into structured parking as part of Civic Center Plaza and Escondido Signature Pavilion redevelopment



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Inspiration - Civic Center



24

Revised Concept: 4-story



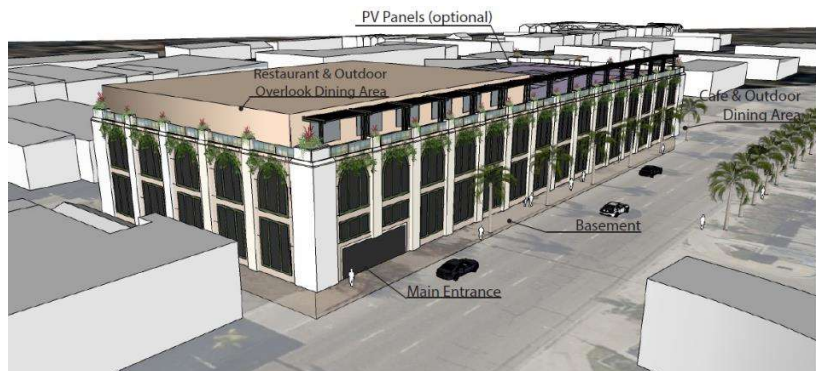
Parking:

1st: 120 spaces each
 Basement, 2nd, & 3rd floor: 125 spaces each
 5th floor: 40 spaces
 TOTAL: 535 spaces

Restaurant:

Indoor space:
 1st floor: 1,439 square feet
 5th floor: 14,816 square feet
 Outdoor space:
 5th floor: 1,260 square feet
 TOTAL: 17,515 square feet

Grape Day Spaces Lost:	612
Existing Surface Spaces:	121
Total Space to Replace:	733
4-story Concept	535
Shortfall	195



25

Revised Concept: 6-story



Parking:

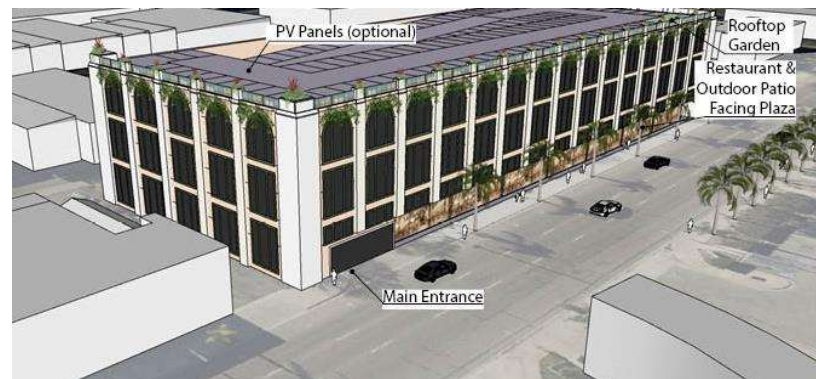
1st: 52 spaces each
 2nd-6th floor: 125 spaces each
 7th floor: 122 spaces
 TOTAL: 799 spaces

Restaurant:

Indoor space: 18,126 square feet
 Outdoor space: 2,052 square feet
 TOTAL: 20,178 square feet

Additional Amenities:
 Rooftop garden: 891 square feet

Grape Day Spaces Lost:	641
Existing Surface Spaces:	121
Total Space to Replace:	735
6-story Concept	799
Surplus	66



26

Inspiration – Rooftop Gardens / Public Spaces



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Visualizations: 4-story



28

Visualizations: 4-story



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Visualizations: 4-story



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Visualizations: 6-story

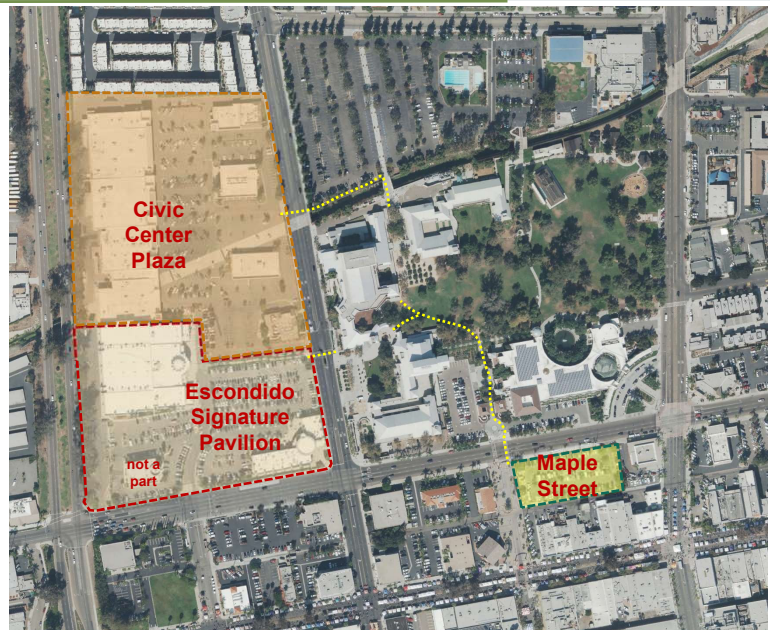


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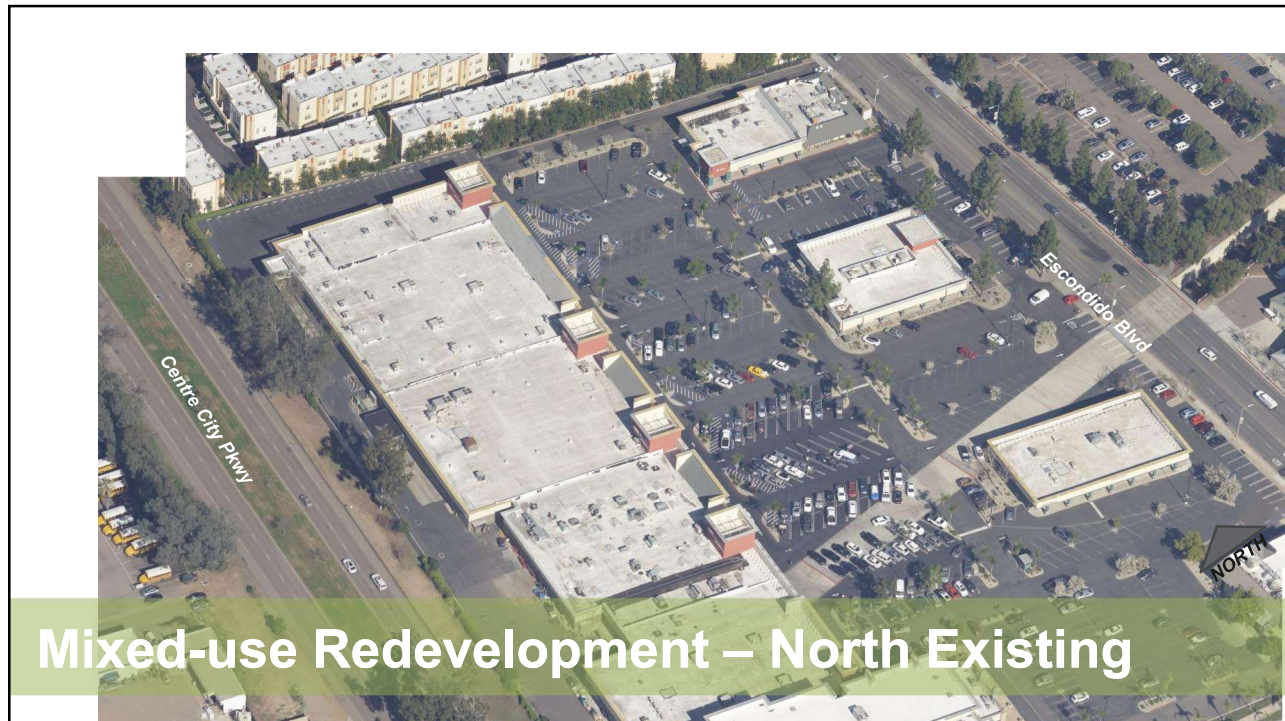
Adjacent Redevelopment Opportunities: Parking

Parking Replacement:

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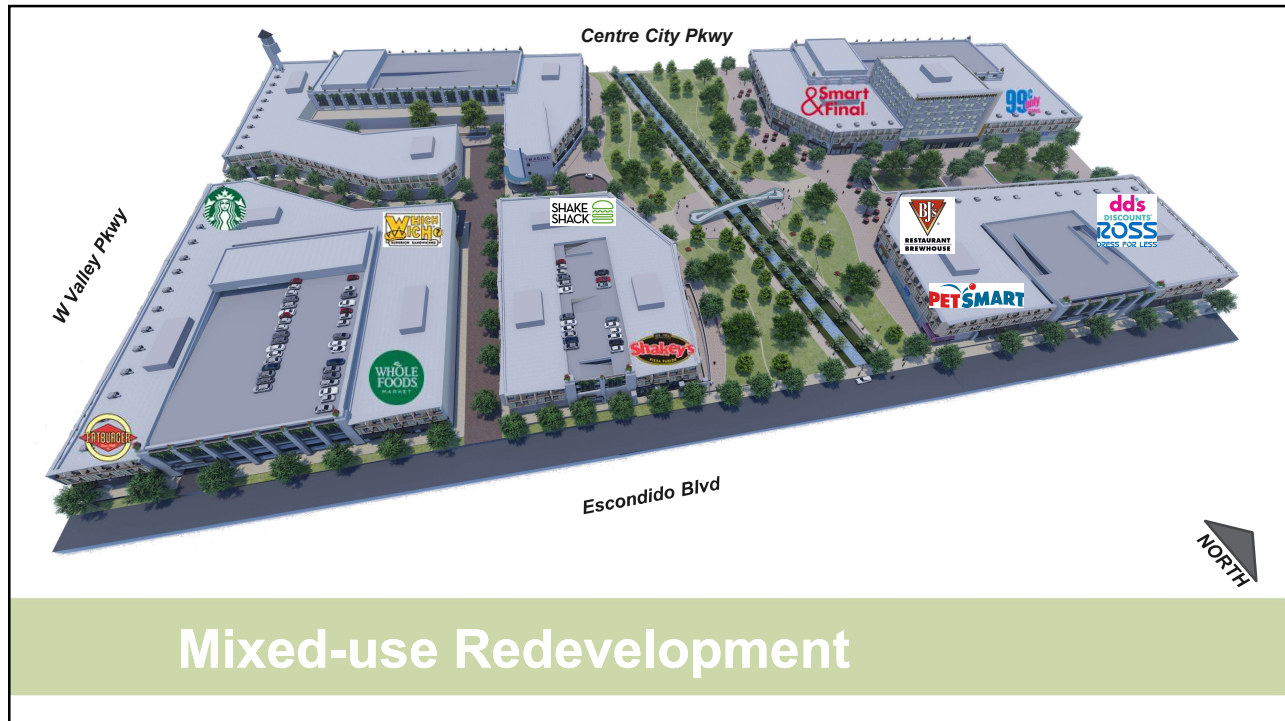
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Inspiration

Gathering Space:

- Outdoor events
- Activity hubs
- Plazas / Patios

36

Inspiration

Creek as amenity:

- Access along / within creek
- Plaza / Patio overlooks to creek



37

Inspiration

Residential / Mixed Use:

- Townhomes
- Rowhomes
- Condos
- Apartments
- Housing above Commercial



38

Inspiration

Boutique Hotel:

- 80-120 rooms
- 3-5 stories



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Escondido
Creek
Conservancy



Questions? We want to hear from you!

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