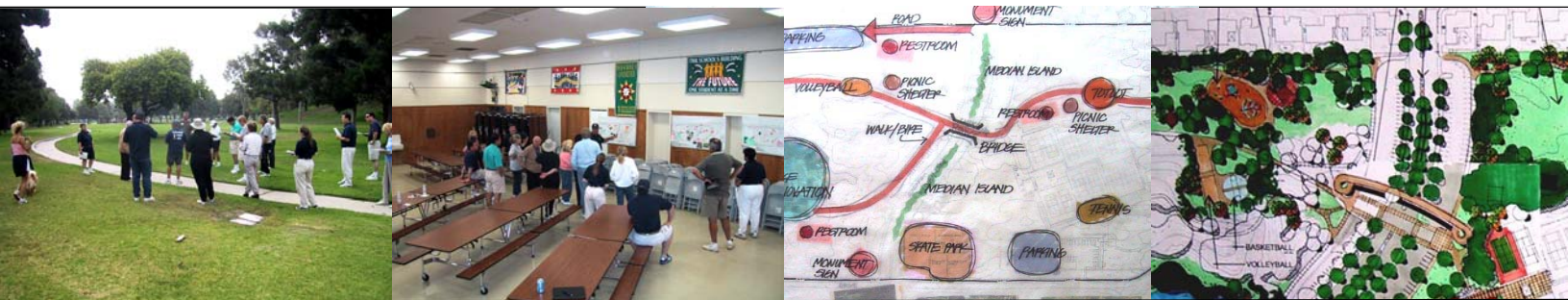


TEWINKLE PARK MASTER PLAN REPORT



COMMUNITY WORKSHOP

CONSENSUS PLAN

MASTER PLAN ILLUSTRATIVE

TEWINKLE PARK MASTER PLAN REPORT

November 2002

Prepared For:

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EXECUTIVE SUMMARY

This report describes the existing park site, proposed renovations and improvements, and the process used to reach the recommendations for TeWinkle Park, a community park in the northeast portion of the City of Costa Mesa.

DESIGN PRINCIPLES

The Design Team has identified the following design principles to guide the design studies and master plan concept:

- Provide functional, aesthetic design. The aesthetics and amenities provided in the park renovation/design should respond to community input, and city standards.
- Create unique park character appropriate to the setting.
- Utilize existing site resources where feasible
- Improvement / renovation of existing amenities

SELECTION OF PARK AMENITIES

The selection of amenities for the park was based on the compilation of data from the Update of Open Space Master Plan of Parks and Recreation, Community Workshop, City Staff, Park Project Reports, and existing park amenities. During the Community Workshop held on June 29, 2002, background information about the park was reviewed. Other existing and proposed City parks, recreation centers, and amenities were identified based on the Update of Open Space Master Plan of Parks and Recreation and the General Plan. A detailed description of final park recommendations is described in Section 4 of this report.

In general, the park will include improvements/renovation of the turf/open play areas, tot lot/children's play areas, restrooms, parking, shade structures/picnic areas, lake, and the small amphitheatre. New/additional amenities that are recommended include: a skate park and a community center.

EXECUTIVE SUMMARY

DESIGN RECOMMENDATIONS

The following design recommendations with respect to general park planning principles, and site-specific factors were developed:

- The park facilities should be tailored to the needs of the community as indicated by the Design Workshop/Community Input process.
- The existing site character should be preserved and enhanced as the park is renovated. The parks design should be particularly responsive to the existing topography, views, etc.
- The architectural theme of the restroom buildings and other park structures should be a unifying element.
- Parking, vehicular and pedestrian circulation should be designed to City standards. Sight distance should be maintained pursuant to City standards.
- Outdoor furniture, fencing, light standards, etc., should be carefully selected to be vandal resistant, low maintenance, and compliment the park character.
- Landscaping and lighting fixture design and placement should mitigate light spill onto adjacent residential property. Security lighting for parking lot and walkways will be designed to meet the Illuminating Engineering Society minimum standards.
- Landscape treatment should be appropriate to the Costa Mesa region.
- Emergency vehicular access should be accommodated.

EXHIBIT A - SITE PHOTOS



Existing Lake



Existing Gazebo



Tennis Court Complex



Existing Shade Structure /Picnic Area

AUTHORITY

On December 3, 2001, the City of Costa Mesa entered into an agreement with RJM Design Group, Inc. to furnish Master Planning services for TeWinkle Park. The scope of work for the project included the preparation of a Conceptual Master Plan to establish the extent and nature of the renovation/improvements for the park to meet the needs of the community.

PURPOSE

The Master Plan Report is a summary narrative of the site functions composed specifically to meet the needs of the community and the TeWinkle Park neighborhood. It's purpose is to establish a Master Plan that depicts the ultimate development of the proposed park through a planning process that encourages citizens, user groups, city officials and staff to participate effectively in the decisions on scope, function, and phasing priorities. The Master Plan Report investigates site constraints and opportunities, and promotes community understanding and support for the development program.

A primary purpose of this report is to review basic recreation needs; study alternative solutions to facility requirements; and recommend actions that will protect the integrity of diverse recreation activities while preserving the quality of the experiences within all interest areas.

SITE ASSESSMENT

The park is located on over 44 acres adjacent to Arlington Drive in the northeast portion of the City of Costa Mesa. Davis School is located to the west, residential land uses exist to the north, and to the immediate east the park is bordered by the Armory site. The Orange County Fairground property is located to the south. Other significant open space and recreation opportunities exist nearby at the Farm Sports Complex, Costa Mesa High School, and Orange Coast College, all located to the west of TeWinkle Park. The proximity of the school and Armory was presented to the community for their consideration and design recommendations regarding potential integration and shared/joint use of facilities including parking and play areas. Off-site conditions to the east also includes a frontage road on Newport Boulevard and the adjacent 55 Freeway. The Farm Sports Complex to the northwest is the nearest existing park site.

EXHIBIT B – VICINITY MAP



The park's principle resources include the botanical diversity of the specimen plant material and its diverse landscape quality and character.

The primary 'organizer' for the park's various amenities is the central "hill" landform. A loop walkway provides for a circular route around the hill. To the perimeter of the central loop walkway, along its northern edge, is the children's play or tot lot area. This area was recently updated to provide for ADA accessible play equipment. This area is the destination for many families as it provides for active children's play within the park. A covered picnic area nearby provides a base for day camp activities.

The restroom facilities are located in this same portion of the park. The structures are somewhat tired in appearance and have outdated interior provisions. Its building materials include concrete block, and a flat roof.

EXHIBIT C – SITE ANALYSIS



VEHICULAR CIRCULATION AND ACCESS

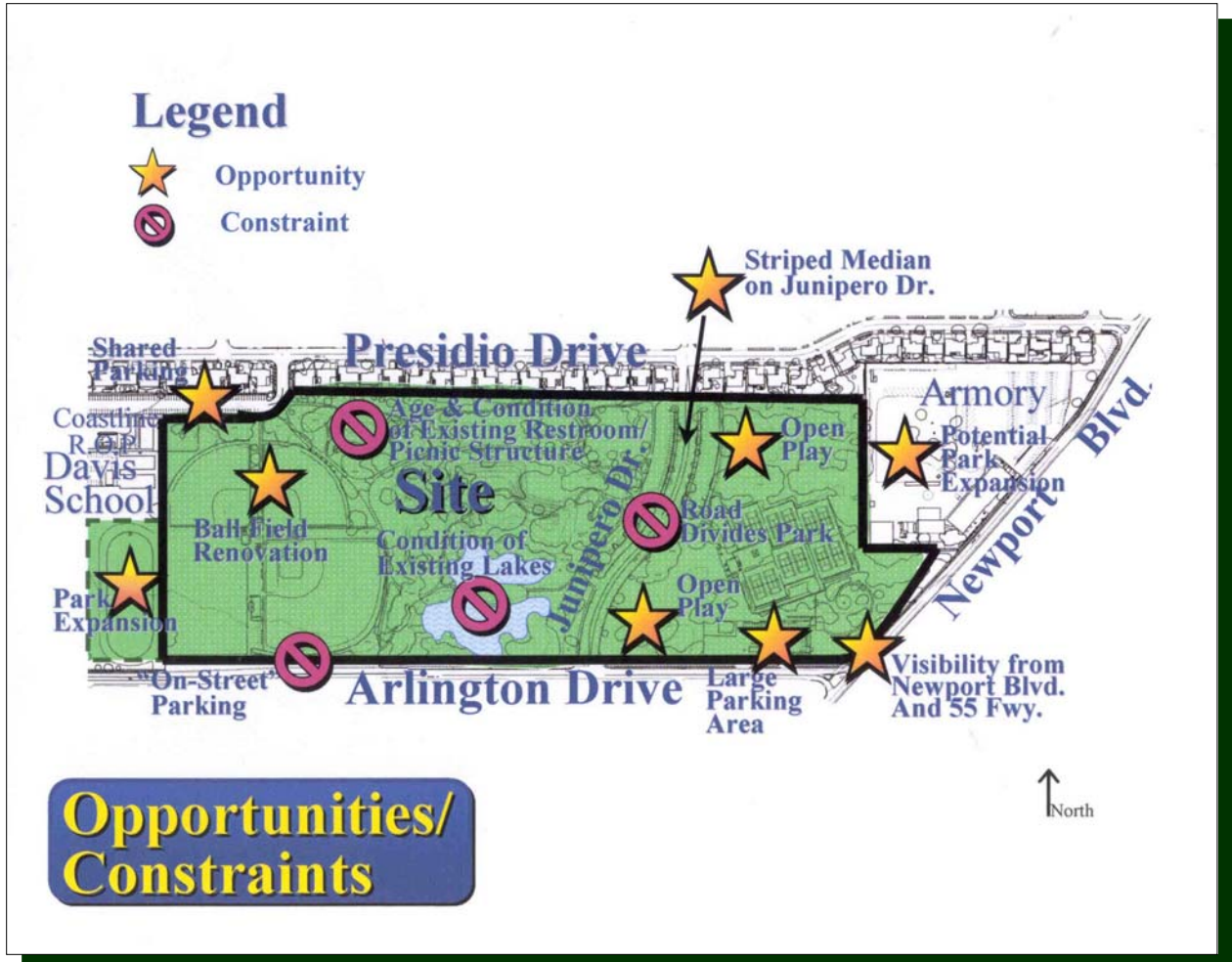
Vehicular access to the site occurs from Arlington Drive and Junipero Way. The park's main entrance is to the south, off of Arlington Drive. On-site parking along Arlington includes 67 stalls which require backing in to the street Right-Of-Way. In addition, a large parking area with approximately 30 stalls serves the dog park area at the southeast corner of the park. A historic house is currently stored in this parking area. Two parking areas along Junipero Drive provides an additional 100 stalls. Finally, a parking area in the northwest portion of the park is shared with Coastline R.O.P. providing approximately 140 stalls.

To the east, there are two parking areas along Junipero Drive. One serves the central portion of the park. The other provides for parking and access to the eastern portion of the park and the adjacent tennis complex.

The tennis complex was recently voted the #1 public tennis facility in Orange County by the Orange County Community Tennis Association. Twelve (12) tennis courts and a small pro-shop with restroom provide a well-used recreation amenity in the park. The court area is reasonably screened from the remainder of the park site. Most users arrive via the entrance off of Junipero Drive.

At the base of the "hill" on the south side is a well-loved lake element sadly in need of extensive renovation. To the west lies a lighted ball field complex with current plans for renovation and a new restroom/concession building.

EXHIBIT D – OPPORTUNITIES / CONSTRAINTS



This Master Plan process began with research and fact finding. The project team, consisting of City staff and consultants, met first to review the approach and methodology. Data collection began to establish a comprehensive database through a thorough review and analysis of existing pertinent information.

A detailed Site Analysis analyzed the existing site and adjoining land uses. The critical region of investigation focused upon the immediate site and those sites physically adjacent to TeWinkle Park.

In addition, an aerial photograph was obtained for an expanded site area to include Costa Mesa High School, Orange Coast College, the Farm Sports Complex, and Orange County Fairgrounds.

Following the initial data collection, review and site analysis, a site awareness tour/workshop was conducted on June 29, 2002. The objective of the Community Workshop was to meet with members of the community, to discuss the Master Plan process, site analysis, and to solicit input through a project questionnaire (project workbook) and conduct a "hands-on" design workshop as to their goals regarding the renovation of TeWinkle Park.

WORKSHOP ACTIVITIES

After completing a site awareness walk, the workshop participants were divided into several small groups to develop a list of additional elements that could be considered for inclusion, as well as a list of concerns that might influence the park's renovation and development. Both individually and within each group, the participants answered questions related to the site, and collectively were asked to indicate their major concerns and design ideas related to "Likes/Dislikes", "Issues", "Facilities", and "Park Design Ideas".

The following is a brief summary of workshop exercises (see Appendix - Section 6 for detail workshop information):

S1 Workshop participants were asked what they liked about the site:

- Size
- Lakes
- Variety of Uses
- Trees

3

PLANNING PROCESS

S1 Participants were also asked what they disliked about the site:

- Maintenance / Condition of Park
- Parking
- Lack of Signage

S2 Participants identified the following most important issues related to the renovation of TeWinkle Park:

- Cost
- Community Consensus

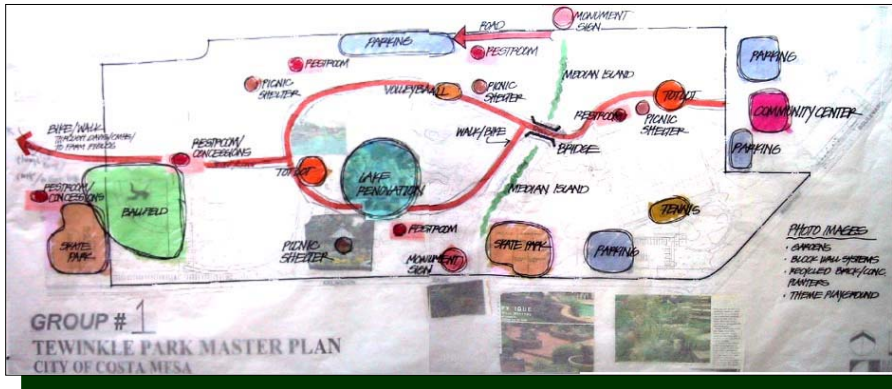
S3 Participants identified the following new or renovated amenities they would like to see at TeWinkle Park:

- Lakes
- Community Center
- Skate Park
- Restrooms

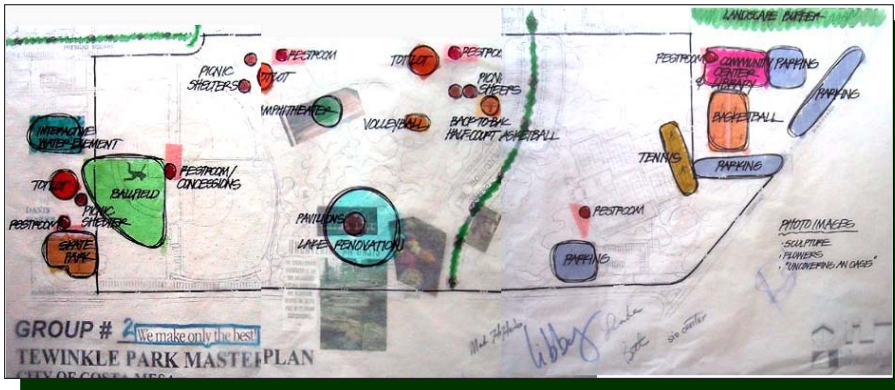


ALTERNATE PLANS

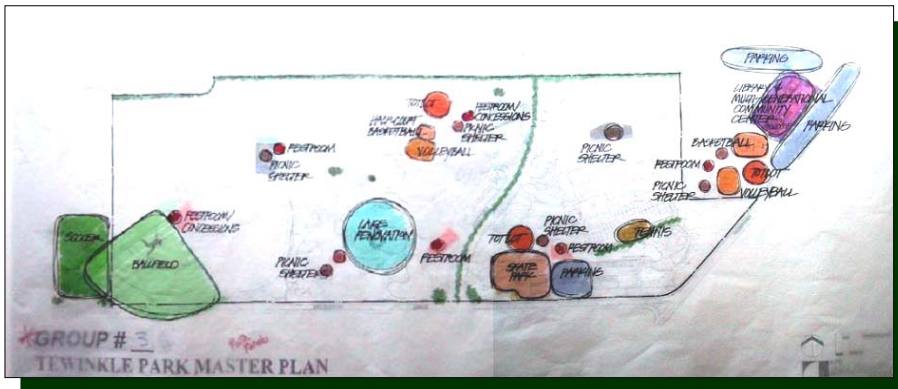
Each group was asked to take the consensus ideas and issues and utilize their creative energy, to develop a plan for the park. Based upon community and staff input, three (3) alternatives were prepared by the participants of the workshop.



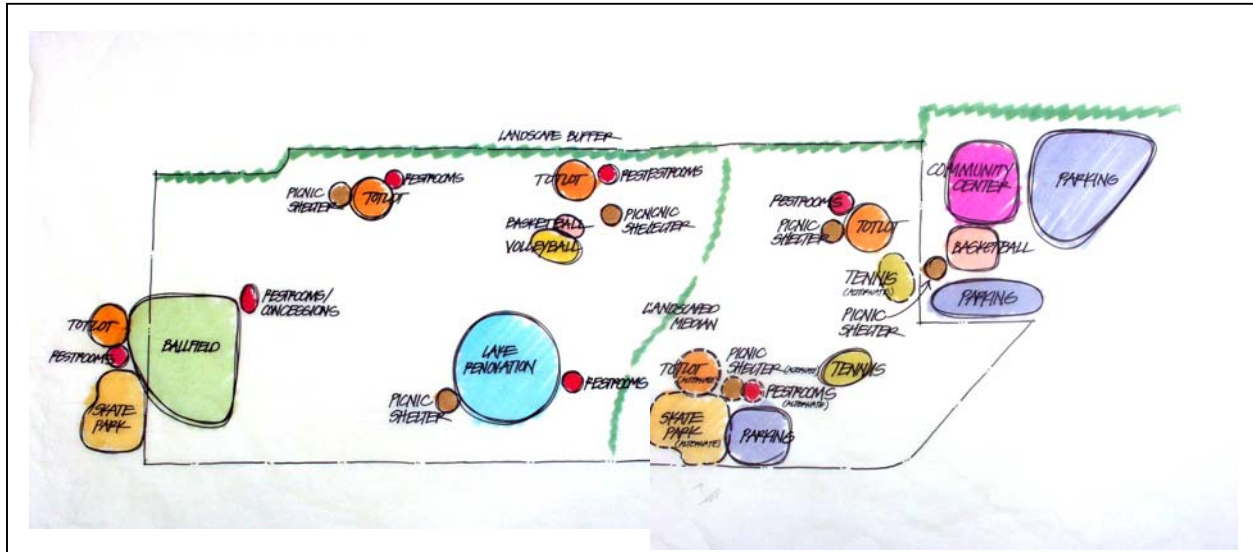
Alternative #1



Alternative #2



Alternative #3



Consensus Schematic Plan

Plan alternatives were drawn based upon the design concepts developed by each group participating at the workshop indicating proposed facilities to include: renovated ball fields, renovated lakes, new skate park, parking, tot lot, restroom, and shade structure/picnic facilities, a new community center, basketball, volleyball, and two (2) additional tennis courts.

The design consensus plan was presented to and reviewed by the City Staff. The Master Plan concepts were refined with continual evaluation of what uses are best suited for TeWinkle Park and what uses could be accommodated at the park site. A preliminary Master Plan was prepared and submitted to the City for review and comment. At that time staff informed the design team that the Armory site may not become available for an indefinite period of time and to look at alternative sites for a smaller scale community center facility at TeWinkle Park.

A Master Plan, with refinements incorporating the input from staff, was developed to include phasing opportunities and an opinion of probable construction costs. A draft of the Master Plan Report was produced. The preliminary Master Plan was reviewed by Recreation Department Staff. The refined preliminary Master Plan Design was presented to the Parks Commission on October 25, 2002.

The design concepts developed and included in this report are based on the principles and recommendations identified in the Executive Summary and elsewhere in this report. They incorporate the turf/open play area, parking, restroom, tot lots, shade structures/picnic areas, half court basketball, and landscape.

PRELIMINARY MASTER PLAN ELEMENTS

Sports Facilities

Three Softball fields (275')*
 One Baseball field (320' right/left field, 420' center field)*
 Two Basketball Half-Courts
 Two Sand Volleyball Courts
 Two Additional Tennis Courts

*Current plans call for three (3) softball fields and one baseball field. We suggest this complex becomes a four (4) field softball facility and baseball be accommodated at nearby Costa Mesa High School by lighting the existing varsity baseball field.

Skate Park

15-20,000 SF of skate facility with extreme and street skateboard areas



Skate Park, Small Community Center, Tot Lot, and Restrooms at Davis School site



Alternate Skate Park site, Small Community Center, Tot Lot, and Restrooms near Tennis Complex

Community Center

A small “interim”* (7-10,000 SF) community/teen center could be accommodated near the skate park area at the Davis School site or the alternate skate park site near the Tennis Complex

Meeting rooms

Classrooms

Recreational programs and offices

Multi-purpose area

*The workshop participants suggested a much larger community center (\pm 40,000 SF) at the Armory site.



Workshop Participant's Suggestion for a Community Center, Basketball Courts and Parking at the Armory Site

Turf/Open Play

Informal 'open' lawn area accommodating free play and unstructured recreation

Tot Lot/Children's Play Areas

Four (4) different locations with nearby covered picnic areas and updated restroom facilities will be provided throughout the park site.

The play areas will contain play equipment to encourage independent and interactive play and be physically challenging.

Tot Lot for Pre-School

Existing/renovated restroom
Variety of play experiences
Pedestrian accessible surface
Adjacent seating/picnic shelters for supervision

Tot Lot for School Age

Existing/renovated restroom
Variety of play experiences
Pedestrian accessible surface
Adjacent seating/picnic shelters for supervision

Landscape

Additional trees at existing parking lot
Thematic landscape screen along the adjacent residential area to the north

Lake

Reconstructed/renovated lake
Restroom
Lakeside Pavilion/Gazebo

Parking

Expanded/Reconfigured parking at ball fields along Arlington and at Junipero Drive
Enhanced pedestrian crosswalk at Arlington and Junipero Drive
Landscape median on Junipero Drive

Entry

Park signage/monumentation
Thematic landscape areas along Arlington and Newport with perennial flower beds and pilasters/fencing

EXHIBIT E – PRELIMINARY MASTER PLAN



MASTER PLAN /SITE PLAN NARRATIVE

Central to the development of the park's Master Plan was the integration of new park elements with the existing park character and imagery. As an existing park with established resources, the park's plan sought to enhance those existing amenities, as well as provide for new park elements which will be complementary to the existing site.

In reviewing the site Master Plan from east to west, several facilities have been proposed for the property west of the existing ball fields on Davis School property. This area, currently utilized as a track and field site for the Davis School, has been Master Planned for the future installation of a tot lot, small-scale community center, and a skate park. Additional parking has been provided along Arlington Drive to meet the increased use in this area of the site. Benches and shade structures have been provided at the perimeter of the skate park and tot lot to allow for rest and viewing areas along these edges. A landscape and fence screen has been proposed to buffer the ball field complex to the east.

Moving to the east, additional parking has been provided along Arlington Drive, south of the proposed improvements at the softball complex. At the core of the park's plan the ball field complex should provide for protective screening along its sideline and outfield edges. This screening should protect all adjacent activities within 400' of each of the four (4) home plates. While landscape planting can augment this screening it would be most securely provided for via protective fencing or windscreens at the edge of the field of play.

The existing lake to the east of the softball complex was the focus of much of the park planning and renovation. As a centerpiece of the existing park, the lake has been master planned to undergo extensive renovation and reconstruction. This effort is intended to greatly improve the lakes water quality and appearance through an improved filtration system and ecology. Walkways and rest areas at the lake's perimeter are to be improved with the installation of new landscape and garden seating areas around the lake. Opportunities for fishing will be provided at selected locations around the lake. These areas will be enhanced with informal boulders and paving of decomposed granite with random stone pavers.

A restroom has been proposed along the lake's eastern edge. Informal gathering areas and seat walls will define this area as a main element along the lake's edge.

The park's streetscape character and entry along Arlington Avenue have been included in the park's Master Plan. As this edge is a primary 'window' into the park, thematic elements have been proposed to enhance the park's imagery and appeal from this edge. Lodgepole fencing with stone veneered pilasters and additional landscape

planting have been proposed along the Arlington and Newport Boulevard edges. Junipero Drive will be improved with new thematic park signage, enriched paving within the roadway, and a new landscaped median with additional trees and flowering groundcovers.

East of Junipero Drive, along Arlington Avenue, the Master Plan provides for an alternate site for a skate park, tot lot, and a restroom. Benches and shade structures have been planned for in this area to allow for passive overview and rest areas. This area is also the potential site for a small (7-10,000 SF) community center, in the event that a community center is not provided for as part of the improvements described earlier occurring west of the existing ball fields. Parking and access to the new skate park / tot lot, east of Junipero, will be provided for in the existing and expanded parking area north of Arlington Avenue. This existing parking lot is host to a structure which is being relocated and is currently on scaffolding within the existing lot. As part of the TeWinkle Park Master Plan, these structures are to be relocated off-site and the parking lot will be reconfigured to maximize its yield and provide easy access to the proposed restroom, skate park, and tot lot. This improved parking facility will also accommodate access to the existing tennis courts in this area.

The existing tennis courts and adjacent clubhouse were reviewed in the master plan process. Expansion of this existing twelve (12) court facility is proposed with the addition of two (2) new courts along the southern and eastern edge of the complex.

The existing Armory was reviewed throughout the workshop process and has been master planned to be the site of a future \pm 40,000 SF community center with adjacent recreation facilities. Four (4) full-court outdoor basketball courts with adjacent picnic shelters and benches have been provided to the south of the community center. A new parking lot in this area will provide approximately 250 stalls.

The existing open play area, west of the Armory site, has been preserved through the master planning process. Picnic shelters have been proposed beneath the existing trees which occur along the areas southern edge. Additionally, a children's tot lot with restroom has been proposed for the southwest corner of this area.

The northern property line of the park site borders existing residential properties. This edge has been proposed to receive additional landscape buffer to screen the existing block wall which separates the park from the residences, as well as providing a more park-like landscape character along the edge. A drainage swale is additionally proposed in this area to accommodate drainage from the northern portion of the site. This drainage course and landscape buffer will occur along the park's entire northern edge.

The pedestrian crossing of Junipero Drive has been master planned to allow for a well-defined crosswalk of enriched pedestrian pavers. In addition, a bridge has been planned to allow for pedestrian crossing above the vehicular traffic on Junipero. West of Junipero, along the park's northern portion the existing tot lot has been recently upgraded to be more accessible and to provide a wider range of activities. The existing restroom in this area was reviewed in the course of the workshop process and has been targeted for extensive renovation to improve its appearance and function. The existing picnic shelter in this area is also identified for renovation or removal to allow for a structure which is more compatible with the overall park character.

Sand volleyball and two (2) half-court basketball courts are planned as an adjacent use in the vicinity of the existing tot lot. They are proposed to be built in an informal turf area surrounded by the existing tree canopy.

Farther to the west along this northern edge an additional tot lot has been proposed to accommodate play for school age children. This facility is sited approximately 500' west of the existing tot lot which primarily serves pre-school children.

The tot lot to the west is also adjacent to an existing restroom which is to be renovated to improve its appearance and use. Picnic shelters have also been planned for the area along the tot lot's southern edge.

LANDSCAPE AND IRRIGATION

The intent of the overall landscape design is to expand upon the existing landscape character presently occurring in the park. These influences include a variety of mature specimen canopy and accent trees. The existing palette of material is a healthy mix of evergreen and deciduous trees. New plant material selections will promote water conservation and minimize maintenance requirements. Plant material will be compatible with the character of the area and create focal point opportunities with the use of specimen trees.

Care will be taken to maintain good visibility to the park from the street for security as well as for general aesthetic appreciation of the park. Where possible, trees at the perimeter will be planted to mitigate the effect of any proposed park lighting and preserve filtered views into the park site from Arlington and Junipero Drive.

New irrigation infrastructure will be provided to maximize water efficiency and promote a healthy landscape fabric.

PARK LIGHTING & PUBLIC SAFETY

Parking lot and walkway lighting will be designed to meet Illuminating Engineering Society recommended minimum standards for safety and security. Lighting of ball fields, parking lot, and security lighting, needs to be sensitively designed to minimize impact to the adjacent residences. In addition to the parking lot and security lighting, lighting will also be provided along the park's interior walkways and picnic areas. Mitigating measures should include directing light away from neighboring development toward the park and utilize cut-off type fixtures. The placement of trees at the north perimeter of the park should also help to filter light.

Adequate visibility will be required throughout the park for safety and security by maintaining open sight lines from the parking lot. Careful landscape planting and on-going maintenance must be considered in order to maintain site visibility.

GENERAL REQUIREMENTS**Design Criteria**

- Park development to be consistent with Costa Mesa General Plan, City Zoning Ordinance, and Update of Open Space Master Plan of Parks and Recreation.

Lighting

- Equipment should be coordinated with the City to ensure compatibility and compliance with City requirements.
- Selected equipment should shield adjacent property from ballfields, parking lot, and ballfield walkways.
- Foot candle levels may vary according to function and shall comply with Illuminating Engineering society minimum recommendations.

Park Access and Access for the Disabled

- Park facilities will be designed to comply with ADA and Title 24 requirements.
- Park access for vehicular and pedestrian traffic will be provided.
- Access to park facilities beyond posted park hours and City standards in this regard will be controlled by the appropriate authorities.

Grading / Drainage

- Project grading will be balanced on site to the extent possible.
- New turf areas will be graded with two percent minimum with a 3:1 maximum slope gradient.
- New shrub/groundcover areas will be graded at a 2:1 maximum slope gradient.
- All paved areas will have a one percent minimum and less than 5 percent maximum for handicap accessibility (non-ramp condition).
- Site grading will respect the existing site topography.
- Any proposed grading to accommodate master plan improvements should provide for appropriate transitional grading to 'feather' into existing/adjacent conditions.

Architectural

- A unifying architectural character may utilize:
- Use of arbors and shade structures as visual features that direct pedestrian traffic and tie elements together.
- Renovation or replacement of existing restrooms and picnic shelters to provide for a consistent architectural style appropriate to the park site and the City of Costa Mesa.

Signage and Monumentation

- Park entry monumentation has been proposed at the intersection of Arlington and Junipero Drive. These improvements will include new park signage which will be integrated with parkway improvements along Arlington Drive. These improvements include lodgepole fencing, thematic stone-veneered pilasters and additional landscape plantings.
- Enriched paving within the right-of-way on Junipero Drive will contribute to the park entry and arrival experience.

- Group Workshop Consensus Charts
- Site Awareness Tour – Workbook Summary