

City Park Revitalization Project

City of Corona
October 17, 2023



Grand Park

RIOS



Agenda

- ① About Us
- ② Our Approach
- ③ Work Plan & Next Steps
- ④ Q&A

Project Team



Mark Rios
Creative Director,
Partner

- Gloria Molina Grand Park
- Palm Springs Downtown Park
- East Valley Community Center



Bob Hale
Creative Director,
Partner

- East Valley Community Center
- Playa Vista Community Center
 - Music Center Plaza



Sabina Cheng
Studio Director

- Lulu's Place Youth Center
- Community Space for Watts
- The Growing Place Lower Yard



Elizabeth Wendell
Senior Project Designer

- Community Space for Watts
- Mills Crossing Civic Center
- Lulu's Place Youth Center



Brett Miller
Senior Project Director

- Griffin Park, Corona
- Ridgeline Park, Corona
- Cortana Community Center, Meniffee

Multidisciplinary Practice



Task 1: Project Management

- ① Project Management
- ② Scheduling
- ③ Agendas / Meeting Minutes
- ④ File Organization
- ⑤ Consultant Coordination
- ⑥ QAQC

QA | QC
Project Number: _____
Creative Director / Studio Director: _____
Senior Project D / Project D: _____

Please schedule an appropriate window of time for review that is suitable for the scale of the project.

	DESIGN REVIEW	CODE REVIEW
NO N SD		
SD N SD		
NO N SD		
SD N SD		
Transition to Rev A/B:		Verify that team will provide code review
NO N CD		
SD N CD / PC		

Filling in the blanks:

- NO N SD - Both boxes can be signed off by top level technical oversight.
- SD N SD - The CR can be signed by the CD, SD or SPD on the project team (there would be a good time to share the project in a design open forum). The CR should be signed off by a CD, SD or SPD and on the project team or by the person responsible for top level technical oversight.
- NO N CD - Both boxes can be signed off by the CD, SD or SPD on the project team who is overseeing the project.
- SD N CD - The CR should be signed by a CD, SD or SPD and on the project team (there would be a good time to share the project in a design open forum). The CR should be signed off by a CD, SD or SPD and on the project team.
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- All boxes are to be signed and dated. Any open boxes or boxes marked NO are to be verified by the final CR signer. The final CR should be performed by someone with an appropriate level of experience for the type of project being reviewed.

Goals:

- A comprehensive project review from both project team members and non-project team members.
- To ensure that projects achieve a standard of consistency.
- To review the project throughout the design and delivery process for design quality and code compliance.
- To provide a consistent set.

QAQC Peer Review Form

Goals:
A comprehensive project review from both project team members and non-project team members.
To ensure that projects achieve a standard of consistency.
To review the project throughout the design and delivery process for design quality and code compliance.
To provide a consistent set.

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Project Name: _____
Studio Director: _____
Project Director: _____
Date: _____

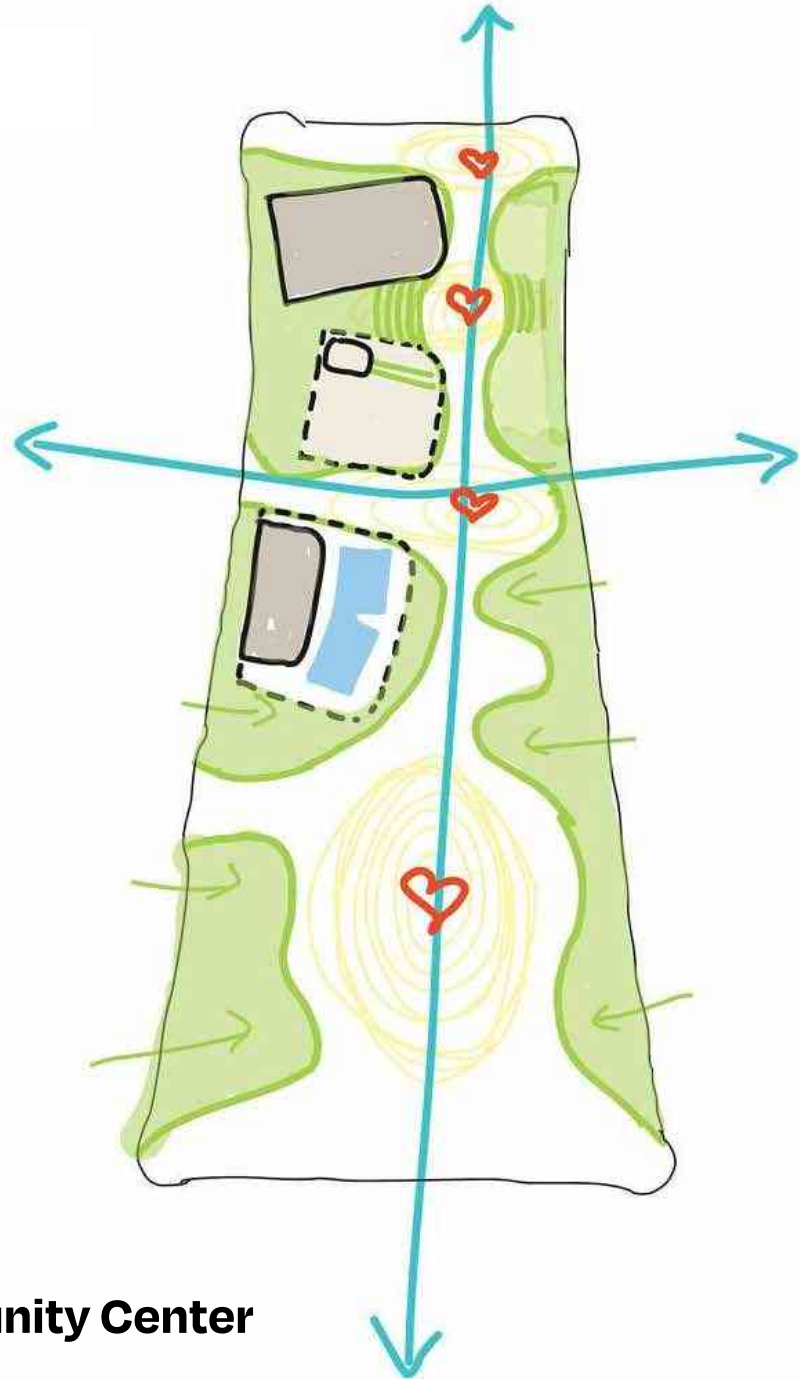
LAAM Los Angeles Architecture **RIOS**

Task 3: Pre Design Site Research



- ① Establish Goals and Guiding Principles
- ② Establish Technical Criteria
- ③ City, Stakeholder, and Historic Meetings
- ④ Site Visit
- ⑤ Site Analysis
- ⑥ Traffic and Circulation Analysis
- ⑦ Context and Design Briefs

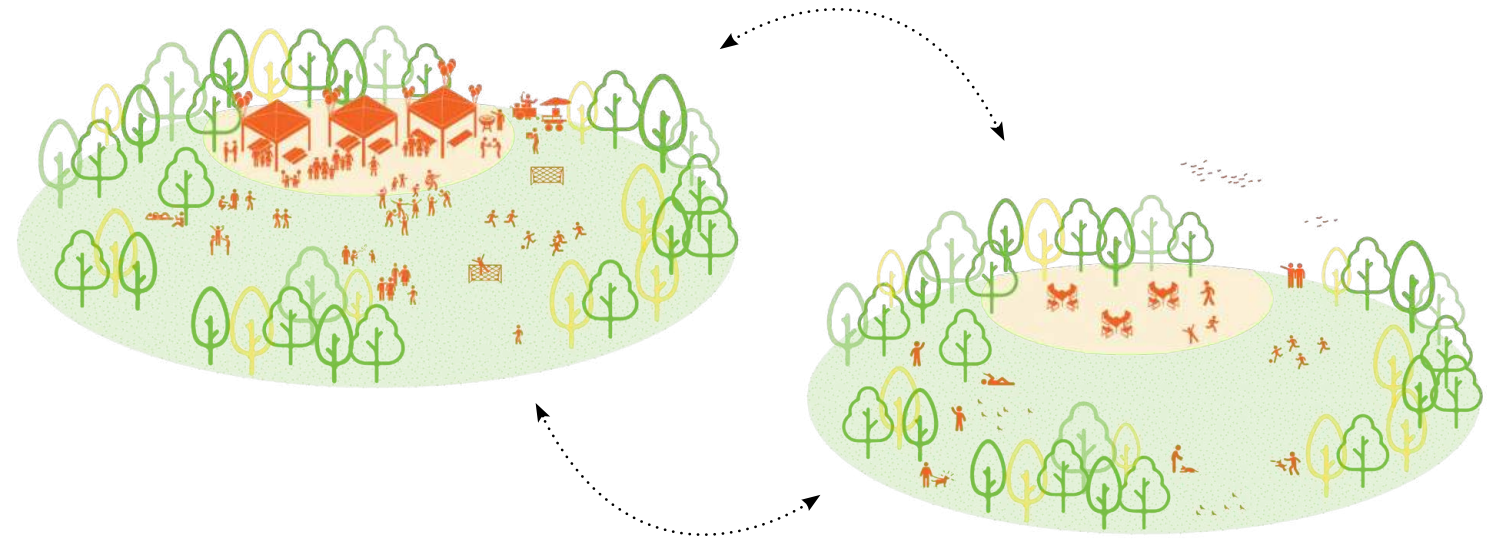
Task 4: Site Layout



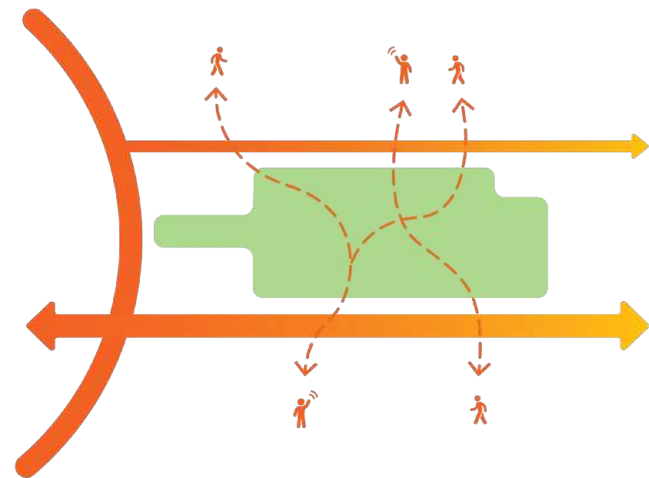
- ① Confirm Program
- ② Develop 3 Site Options
 - a. Multidisciplinary Design Charettes
- ③ Meet with City and Stakeholders
- ④ Develop 1 Option
- ⑤ Develop Complete Schedule with all Critical Path Issues



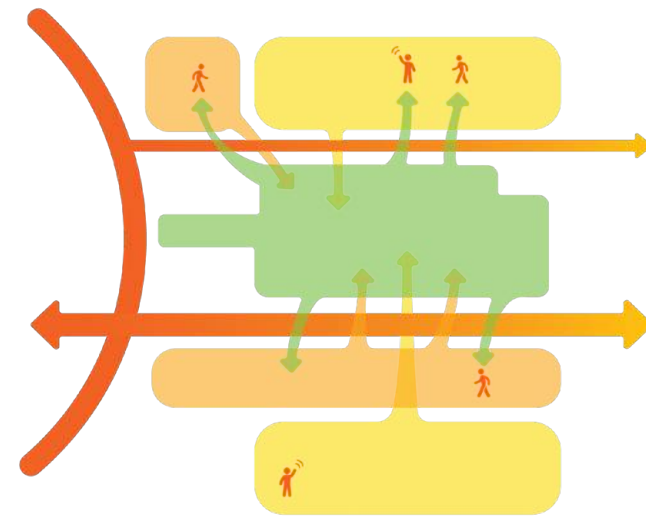
A NEW GREEN ANCHOR



FUTURE FORWARD PLACEMAKING

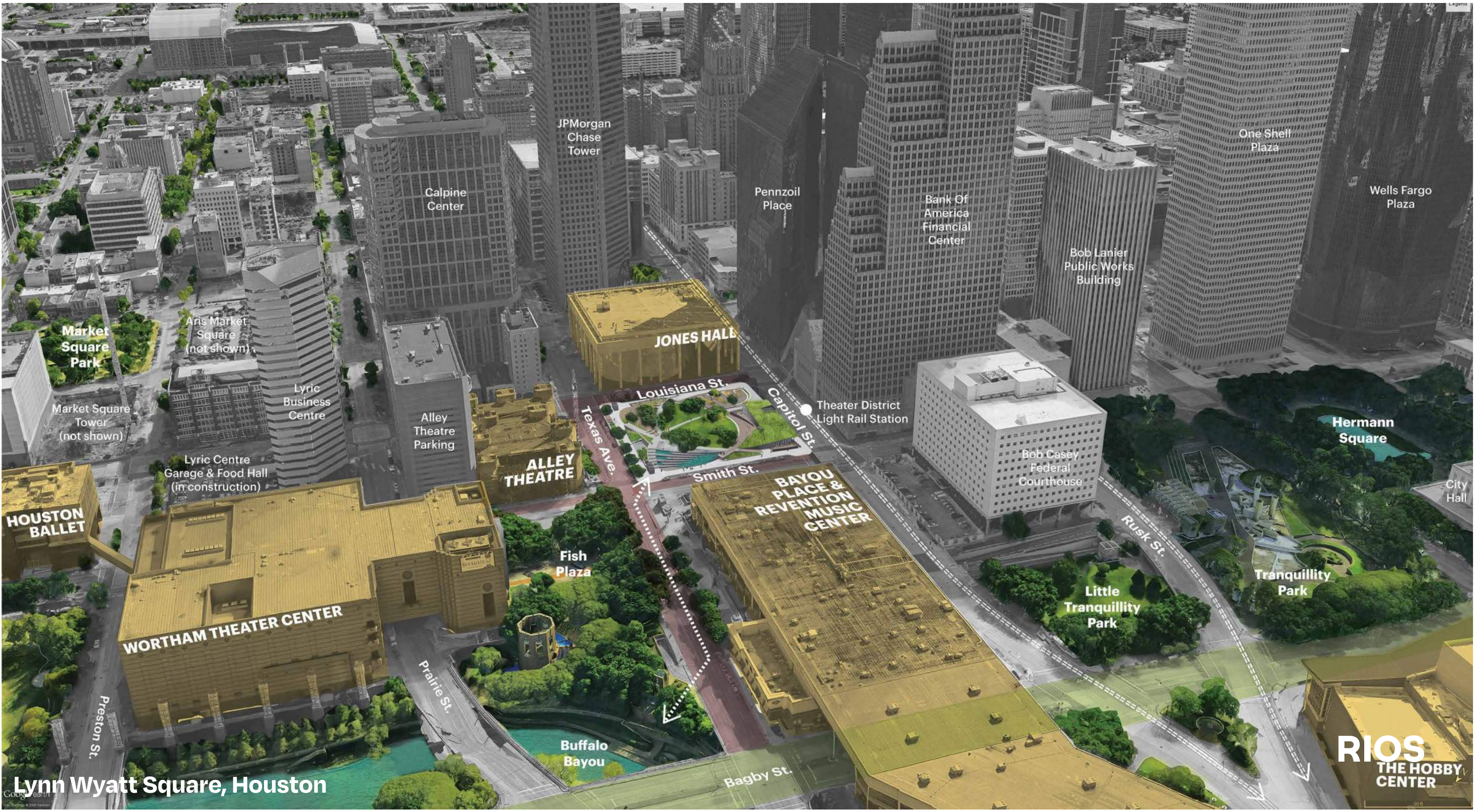


A WELCOMING PLACE



AN ECONOMIC CATALYST

RIOS



Lynn Wyatt Square, Houston

RIOS
THE HOBBY CENTER

Market Square Park
Market Square Tower (not shown)
Aris Market Square (not shown)
Lyric Business Centre
Lyric Centre Garage & Food Hall (in construction)
HOUSTON BALLET
WORTHAM THEATER CENTER
Preston St.
Prairie St.
Buffalo Bayou
Bagby St.

Calpine Center
Alley Theatre Parking
ALLEY THEATRE
Fish Plaza

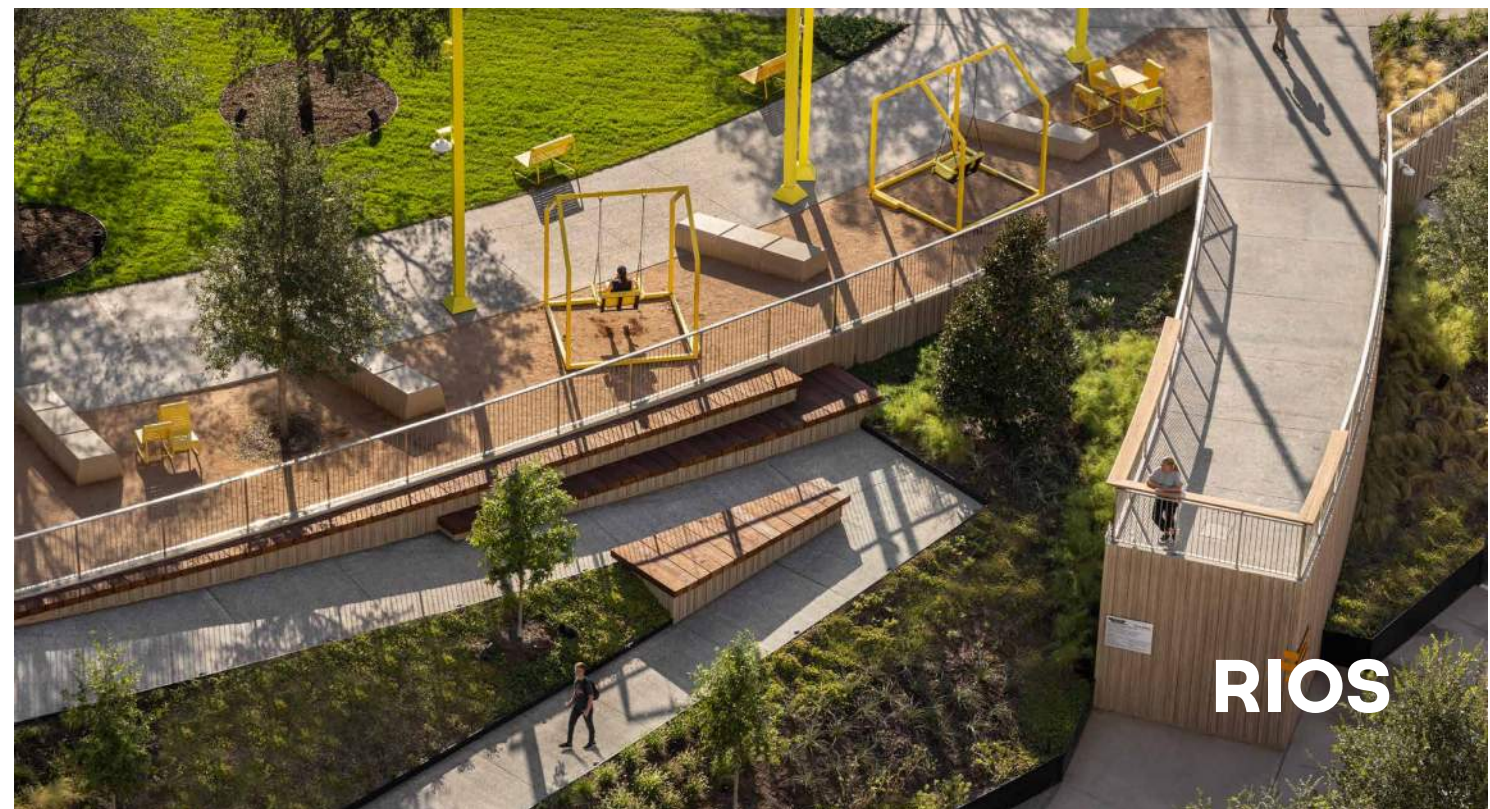
JPMorgan Chase Tower
Pennzoil Place
Bank Of America Financial Center
Bob Lanier Public Works Building
One Shell Plaza
Wells Fargo Plaza

JONES HALL
Louisiana St.
Texas Ave.
Smith St.
Capitol St.
Theater District Light Rail Station
BOYAU PLACE & REVENTION MUSIC CENTER

Bob Casey Federal Courthouse
Rusk St.
Little Tranquillity Park
Tranquillity Park
Hermann Square
City Hall



Lynn Wyatt Square, Houston



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Task 5: Final Concept Design



Playa Vista Community Center

- ① Develop 2 design options for all buildings and amenities
 - a. Multidisciplinary Design Charettes
 - b. Design Director and Technical Director Review
- ② Workshop with City and Stakeholders
- ③ Narrow to 1 option
- ④ Review with city agencies
- ⑤ Develop complete schedule with design, environmental, bidding, approvals, and construction
- ⑥ Prepare Cost Estimate



East Valley Community Center



Grand Park



Grand Park Playground



Playa Vista Community Center

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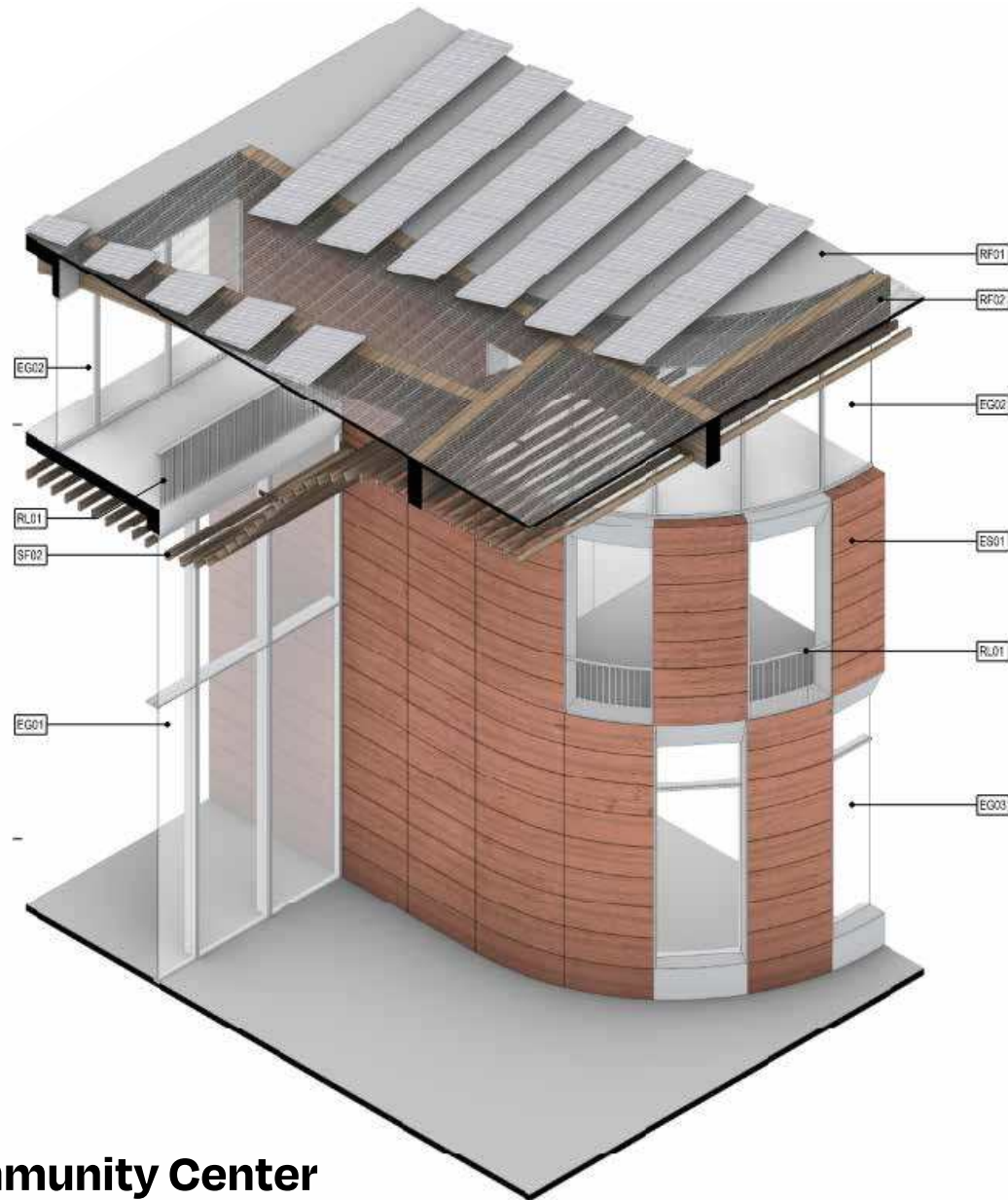
Task 6: Environmental Analysis

CEQA, NEPA

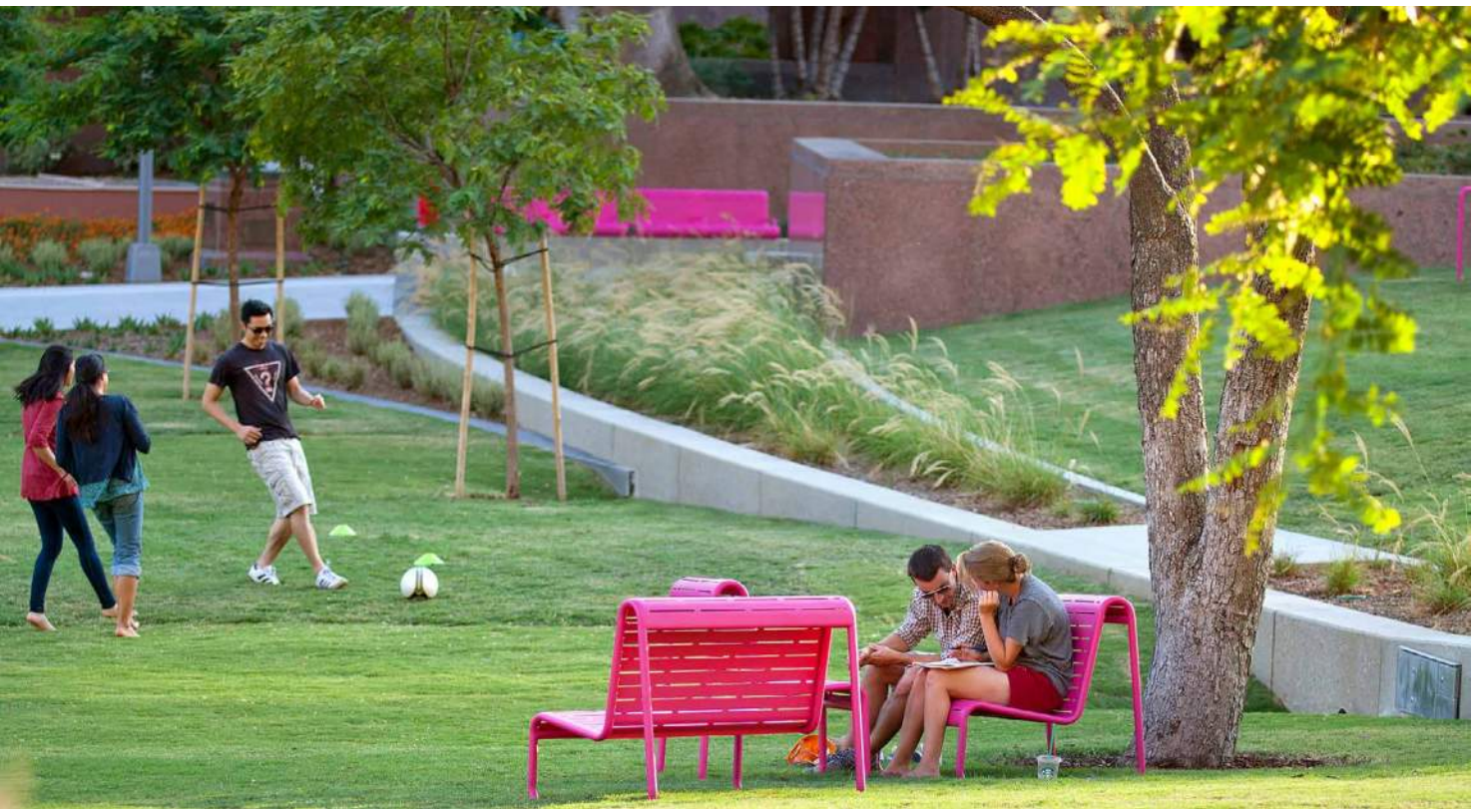


- 1 Prepare CEQA Initial Study for the Project
- 2 Provide Environmental Analysis and Technical Studies
- 3 Public Outreach as required, including Native American Tribes

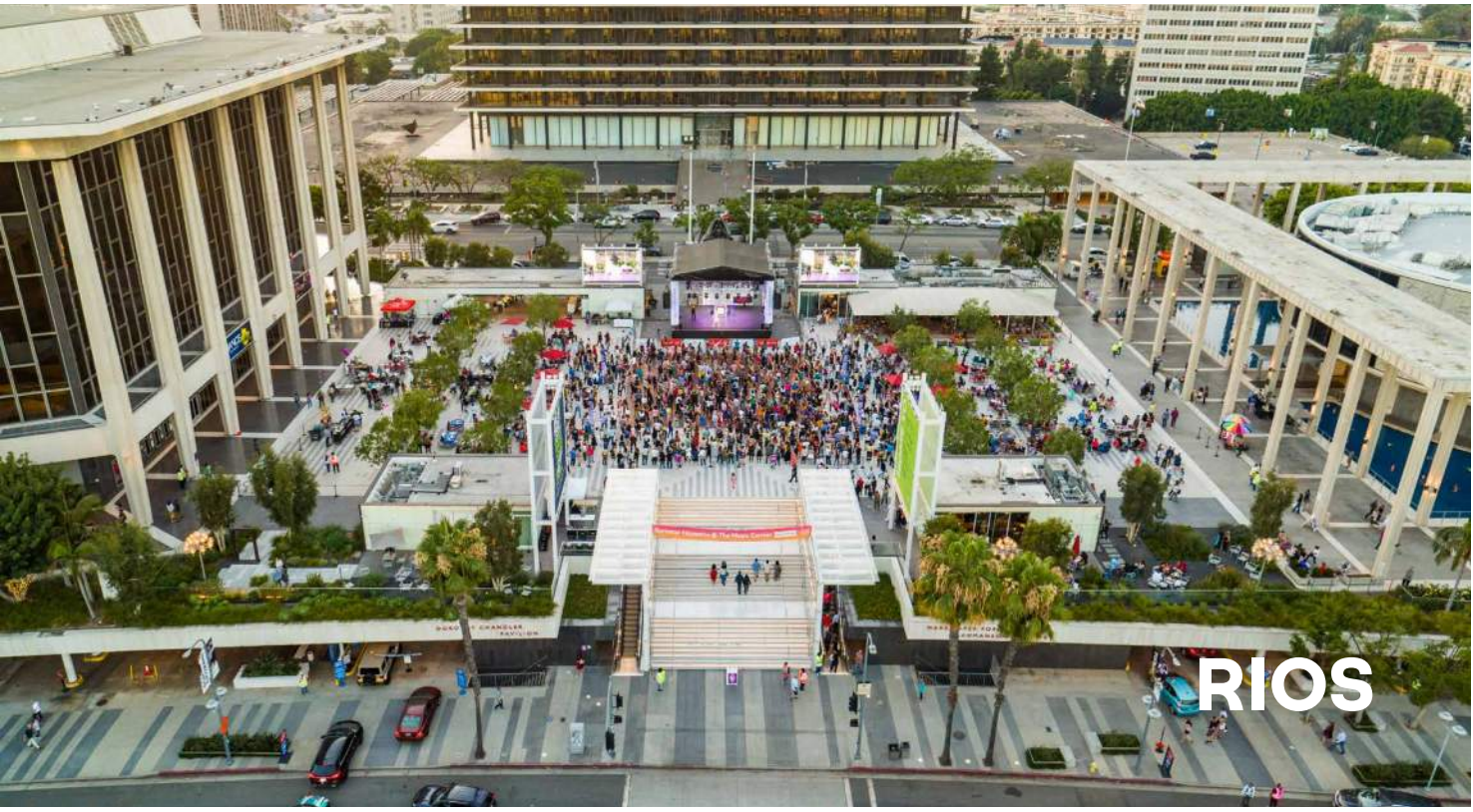
Task 7: Construction Documents



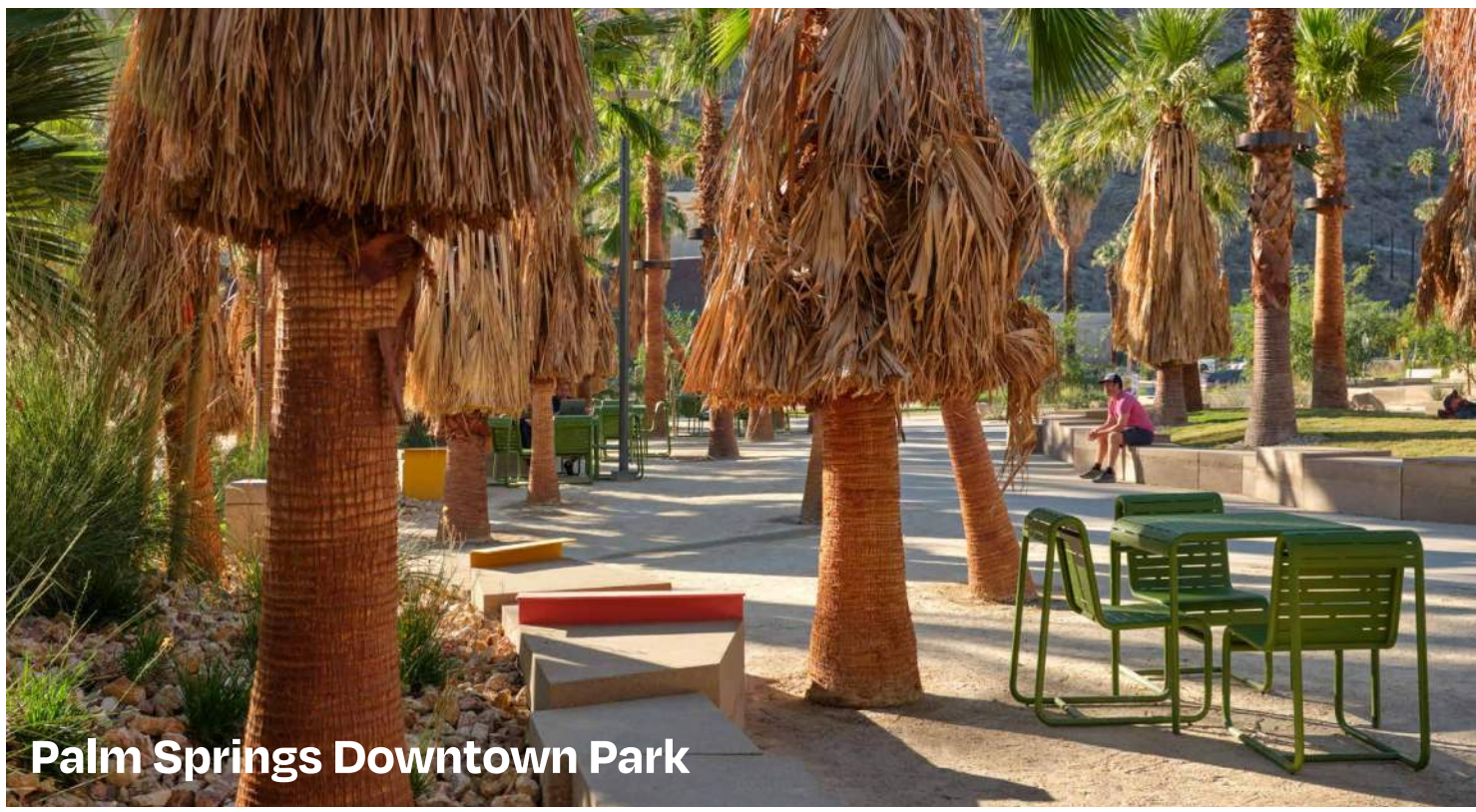
- ① Prepare 30%, 60%, 90%, and 100% CDs
 - a. Revit
 - b. QAQC
- ② Permit and Bidding sets
- ③ Specifications
- ④ Cost Estimates & Value Engineering
- ⑤ Consultant Coordination



The Music Center and Grand Park



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Palm Springs Downtown Park

RIOS

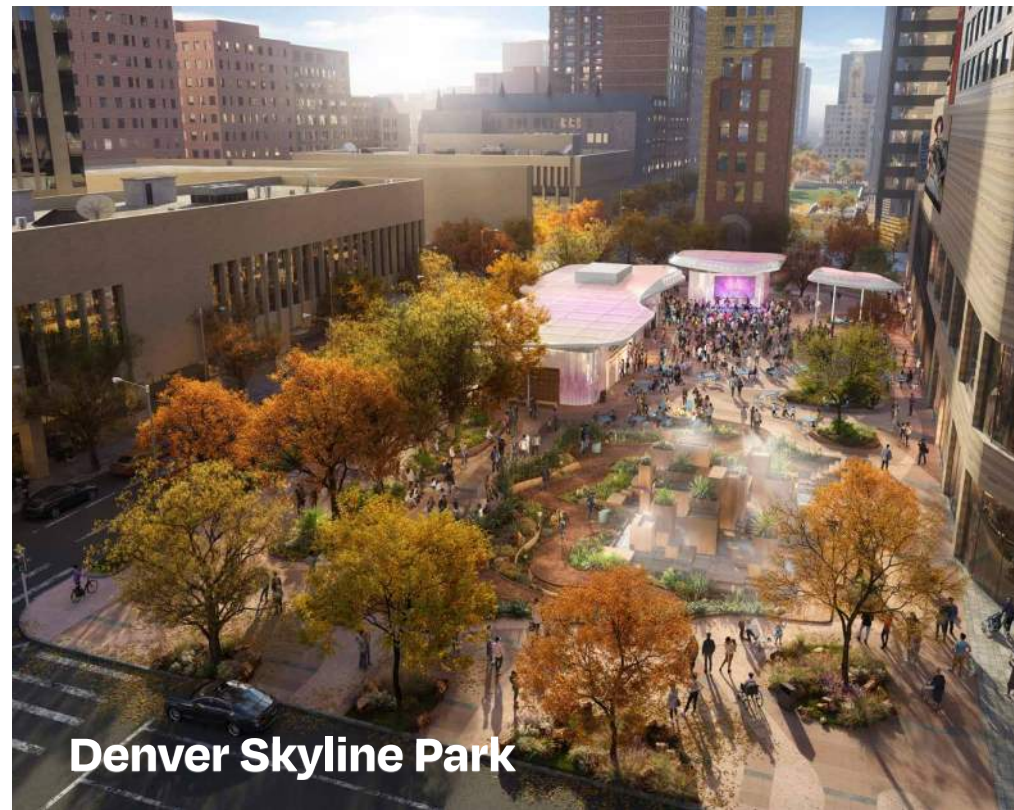
Task 8: Construction Services



- ① Active Site Presence
- ② Assist in resolving construction issues
- ③ Weekly OAC meetings
- ④ RFIs
- ⑤ Submittals
- ⑥ Change Orders
- ⑦ Punch Lists



Grand Park



Denver Skyline Park



LYNN WYATT SQUARE
Lynn Wyatt Square, Houston



Palm Springs Downtown Park



Playa Vista Community / Aquatic Center

Selected Awards

Palm Springs Downtown Park

ASLA Professional Awards, Award of Excellence
in General Design, 2022

World Landscape Architecture Awards, Honor Award, 2022

Gloria Molina Grand Park

ASLA Southern California Council, Honor Award
for Design, 2012

Fast Company Innovation By Design Award for
Timeless Design, 2018

AIALA Best of Millennium Honor Award, 2020

Playa Vista Community Center (The Resort)

AIA Los Angeles Chapter, Merit Award, COTE,
Commercial, 2016

US Green Building Council, Los Angeles Chapter, Honor
Award for Innovation in Design, 2016



Grand Park

Thank You!

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Grand Park

Appendix

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Our Disciplines



RIOS

Active Community Engagement

RIOS actively solicits the input and perspectives of community stakeholders, including residents, neighbors, and community organizations, and firmly believes that great architecture and design comes from an integrated process with the community and context within which it is situated.

Our Toolkit:

- Facilitated focus groups
- Public workshops
- Online surveys + paper questionnaires
- Pop-up activities
- Social media blasts + website updates
- Community flyering + posters
- Stakeholder interviews
- Local hires
- Community advisory committees





Gloria Molina Grand Park

Los Angeles, CA

Services Provided
Landscape Architecture
Architecture
Master Planning
Urban Design
Furniture Design

Gloria Molina Grand Park turned a neglected 5-acre parcel in the heart of Los Angeles' civic and arts center into an adaptable community gathering space that redefines downtown Los Angeles.

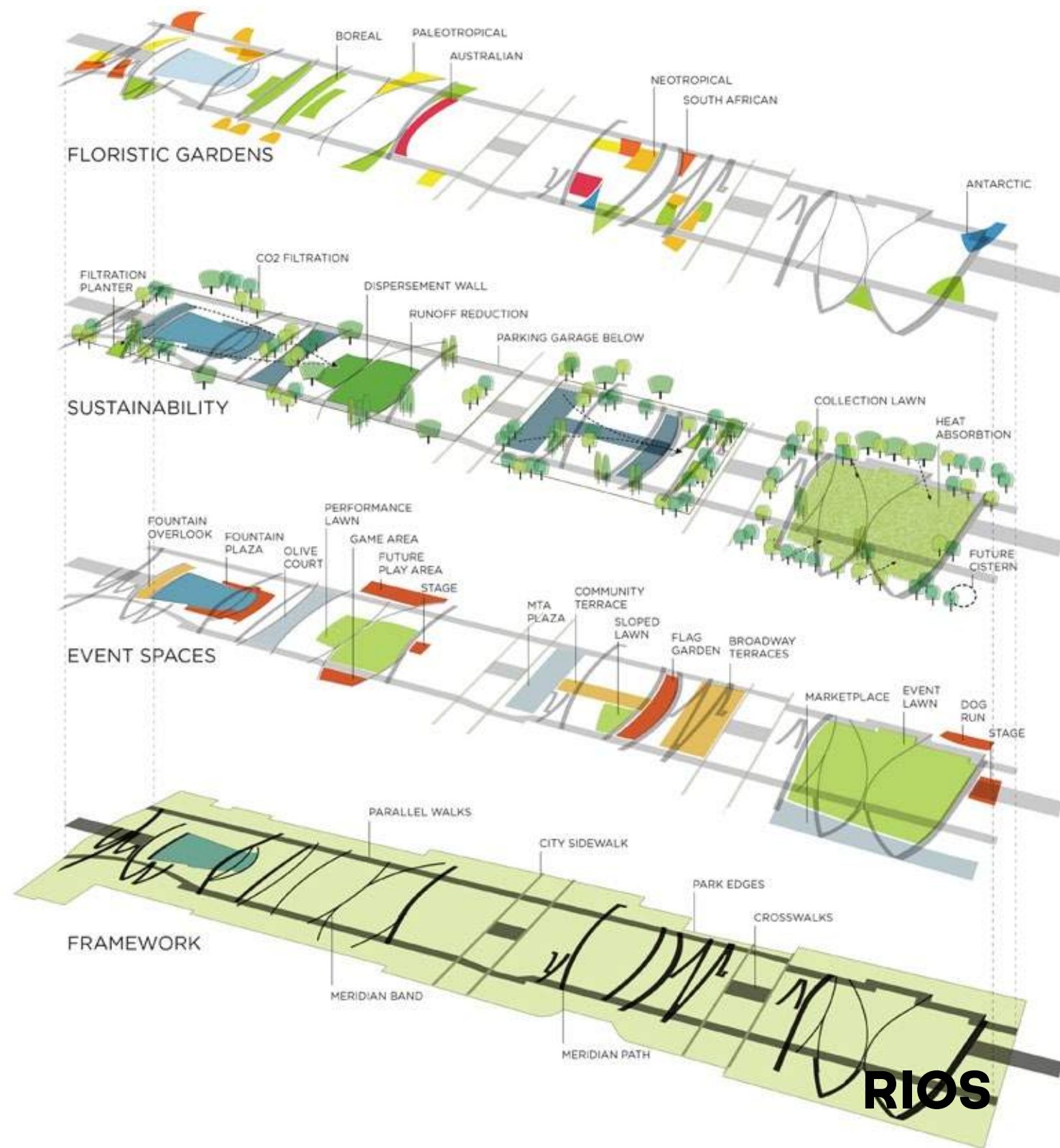
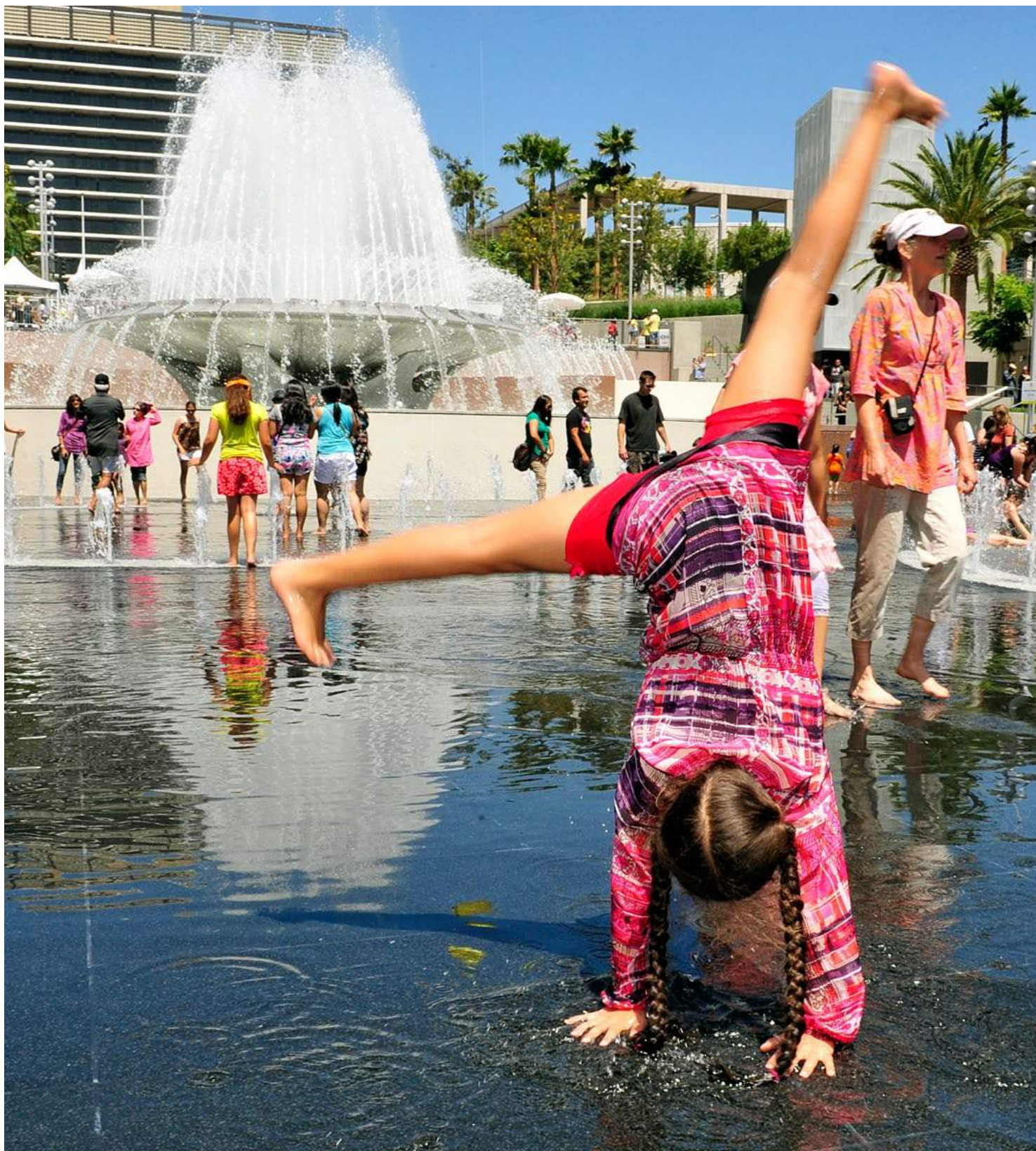
RIOS



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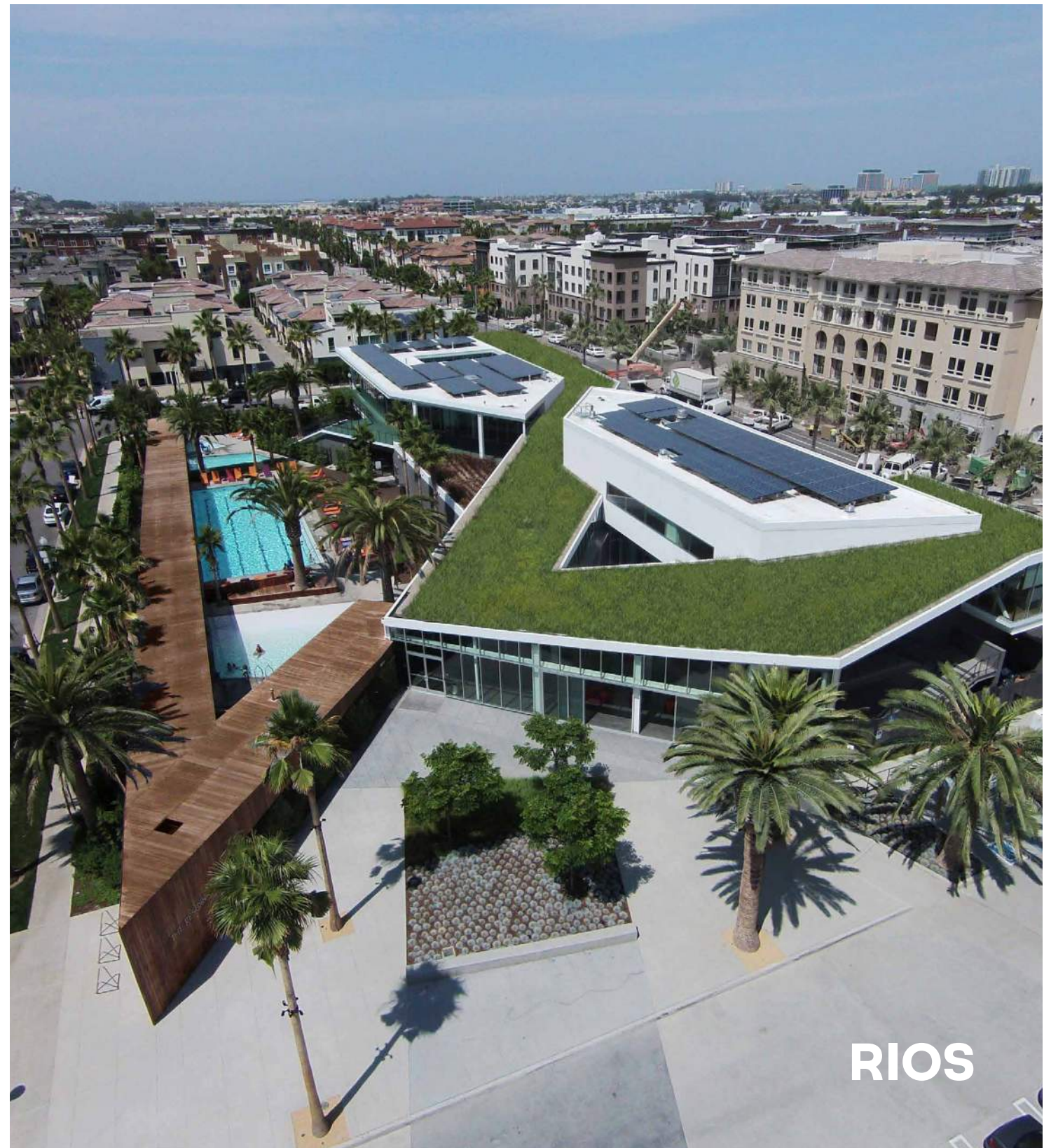
Playa Vista Community Center

Los Angeles, CA

Services Provided
Planning
Architecture
Landscape Architecture
Interior Architecture
Experiential Graphic Design

The Playa Vista Community Center / Aquatic Center takes advantage of the prevailing coastal breezes to implement natural ventilation, reducing mechanical HVAC systems by more than 75%. Indirect daylighting strategies reduce energy consumption and overall heat gain.

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Watts Community Center

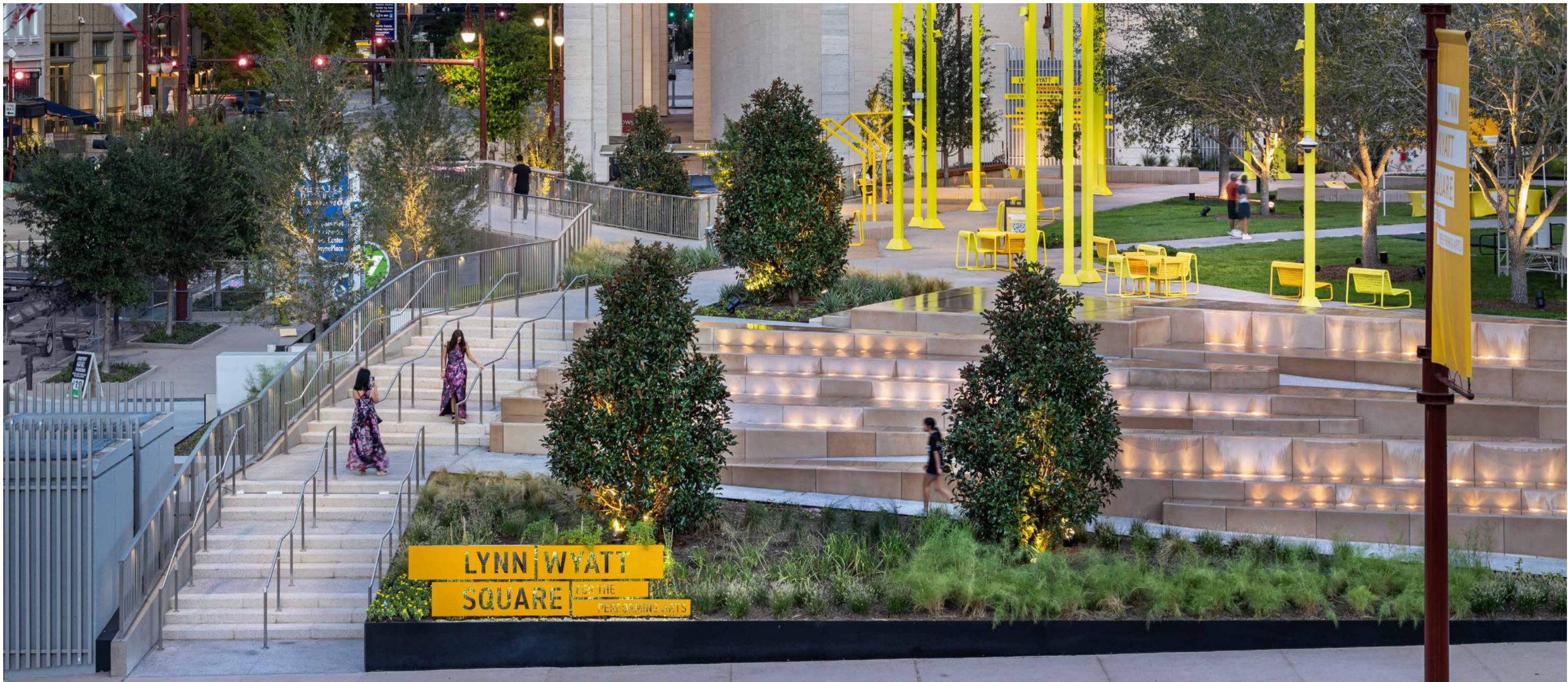
Watts, CA

Services Provided
Community Engagement
Programming
Architecture
Landscape Architecture

Working closely with the community, the new Watts Community Center is situated on a 6-acre landscaped site and designed as a place that reflects the local culture and provides multiple opportunities for people of all ages and interests.

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Lynn Wyatt Square for the Performing Arts

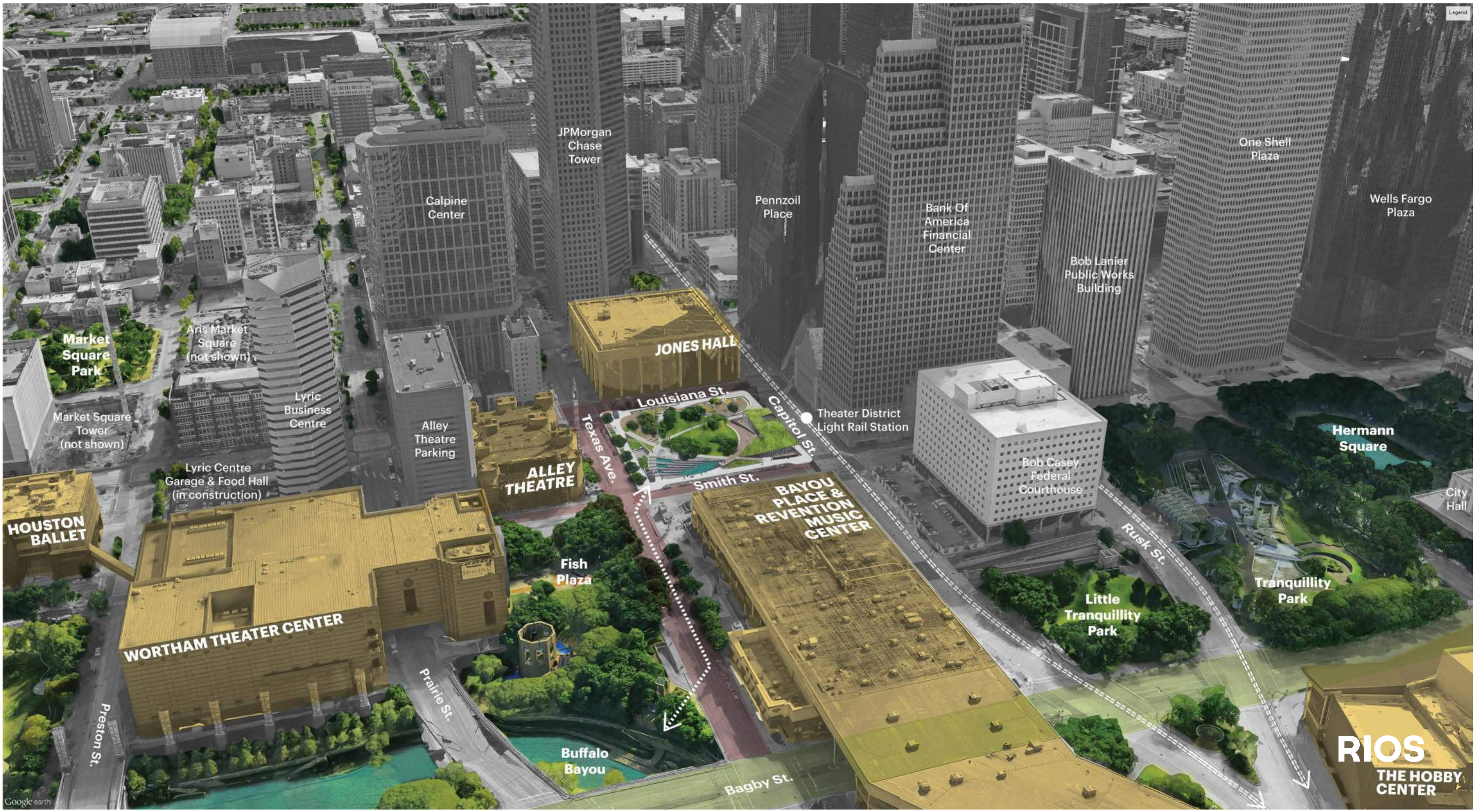
Houston, TX

Services Provided

Landscape Architecture
Urban Design
Architecture
Environmental Graphics
Water Feature Design

Set between Discovery Green, a powerful anchor on the east edge of Downtown, and Buffalo Bayou, a complementary force on the west edge, Wyatt Square bridges its surrounding institutions and channels them into shaping and programming the Plaza for a new generation.

RIOS



JPMorgan Chase Tower

Calpine Center

Pennzoil Place

Bank Of America Financial Center

Bob Lanier Public Works Building

One Shell Plaza

Wells Fargo Plaza

Market Square Park

Arts Market Square (not shown)

Market Square Tower (not shown)

Lyric Business Centre

Alley Theatre Parking

Lyric Centre Garage & Food Hall (in construction)

JONES HALL

Louisiana St.

Texas Ave.

Capitol St.

Theater District Light Rail Station

ALLEY THEATRE

Smith St.

Bob Casey Federal Courthouse

Hermann Square

HOUSTON BALLET

WORTHAM THEATER CENTER

BAYOU PLACE & REVENTION MUSIC CENTER

Fish Plaza

Little Tranquillity Park

Tranquillity Park

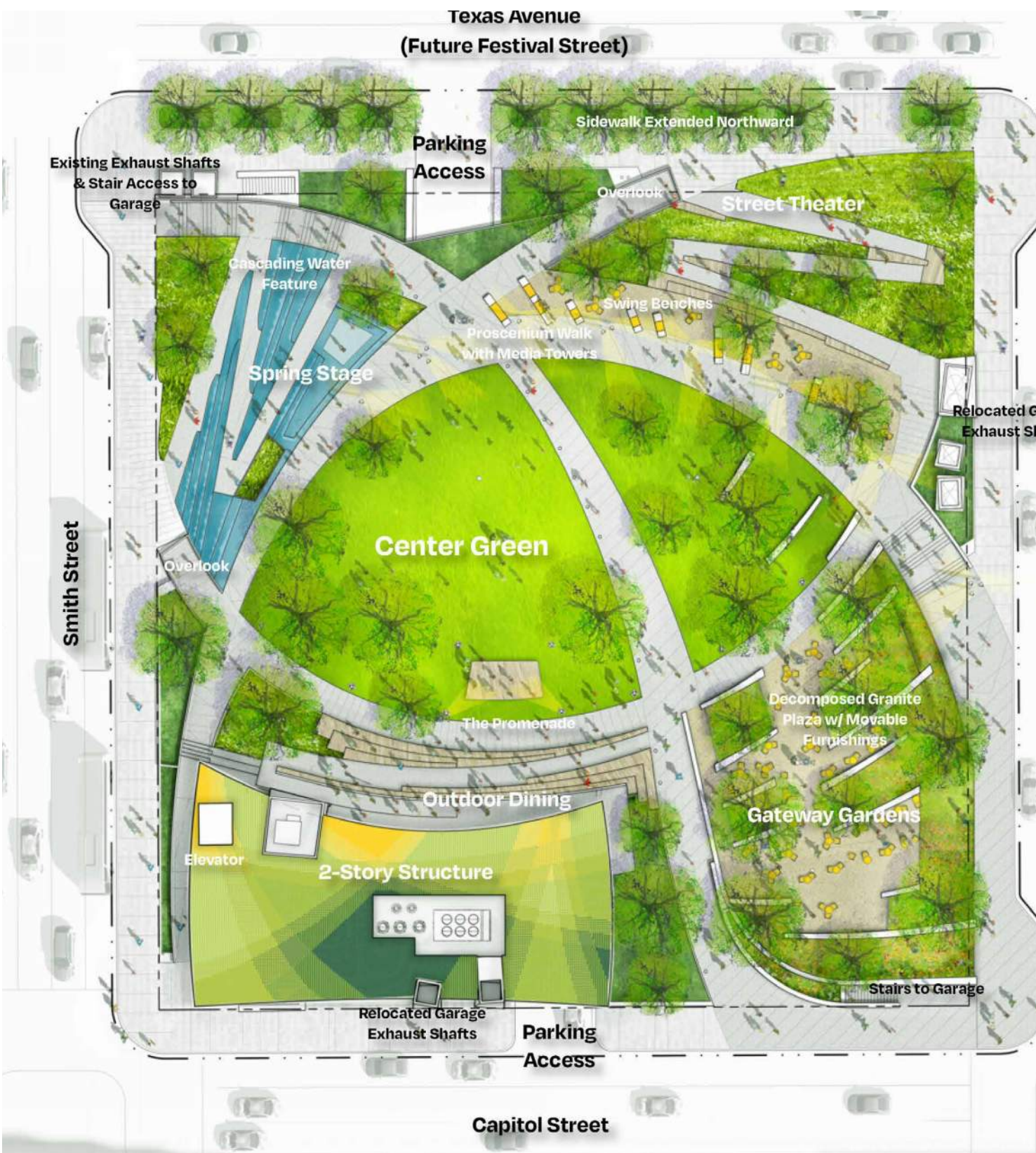
Rusk St.

Prairie St.

Buffalo Bayou

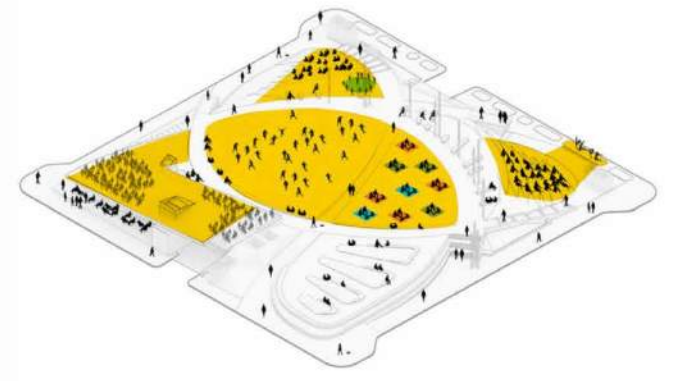
Bagby St.

RIOS
THE HOBBY CENTER





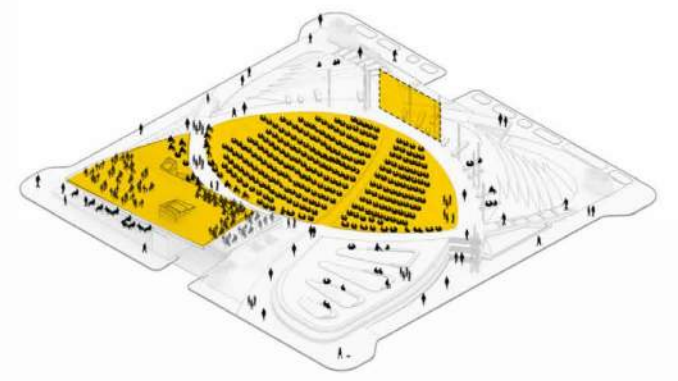
Weekday Lunch Hour



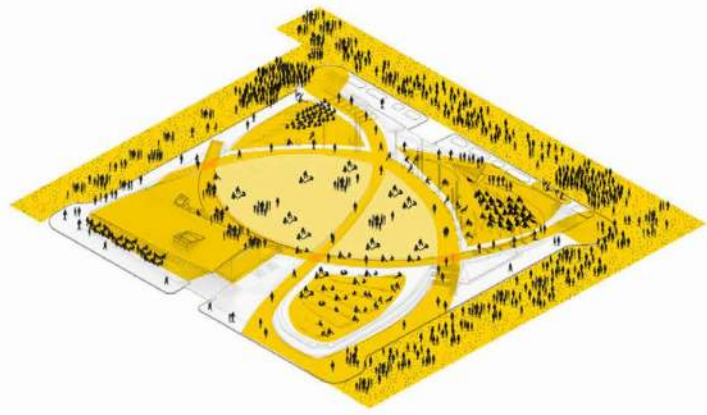
Saturday in the Plaza



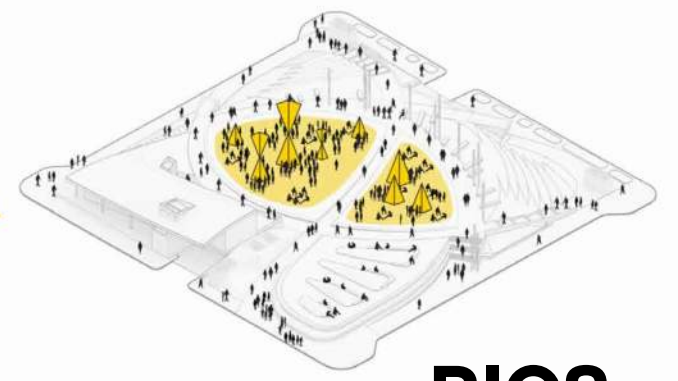
Pre-Show Cocktail Hour



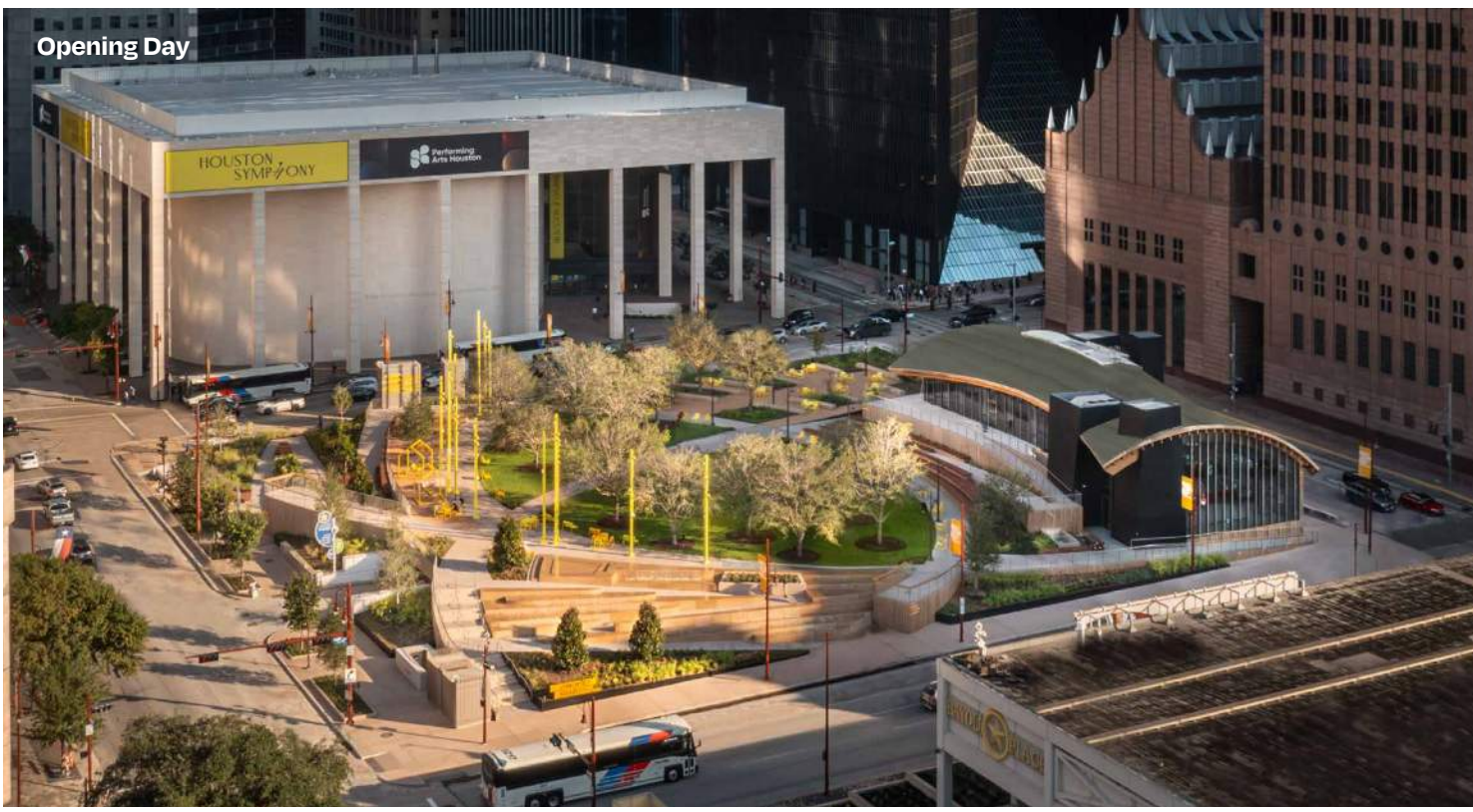
Simulcast Performances



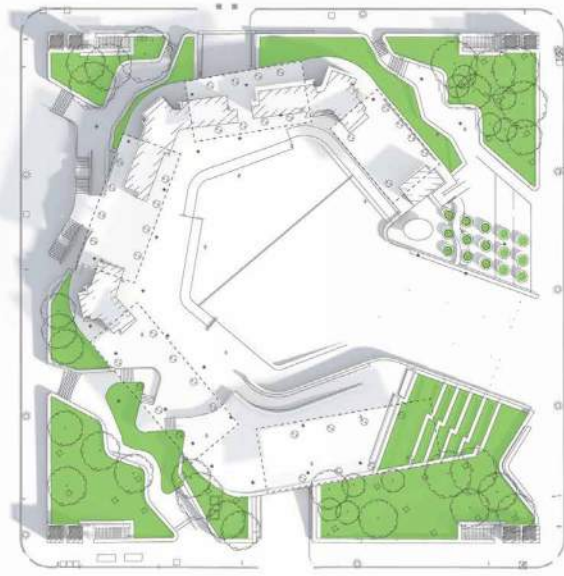
Festivals & Markets



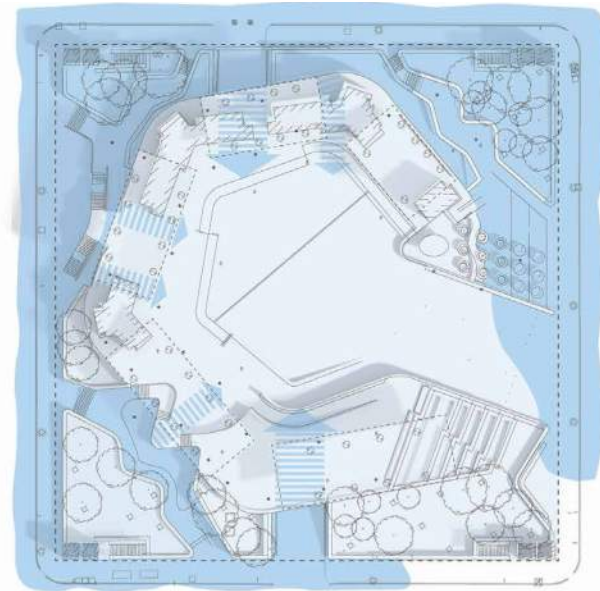
Seasonal Art Installation



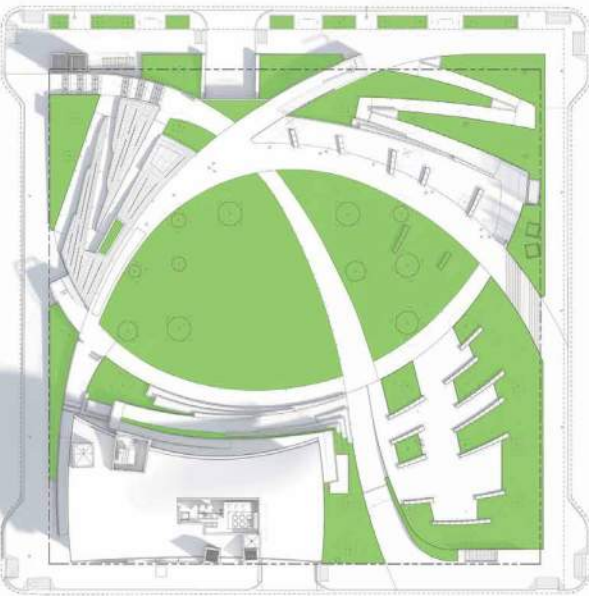
RIOS



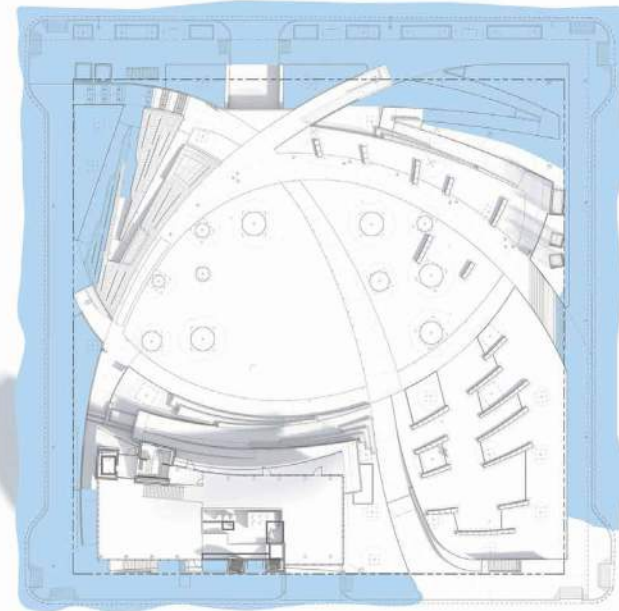
Planted Area - Existing Site



Flooding - Existing Site



Planted Area - Our Approach



Flooding - Our Approach

Climate + Resiliency



RIOS



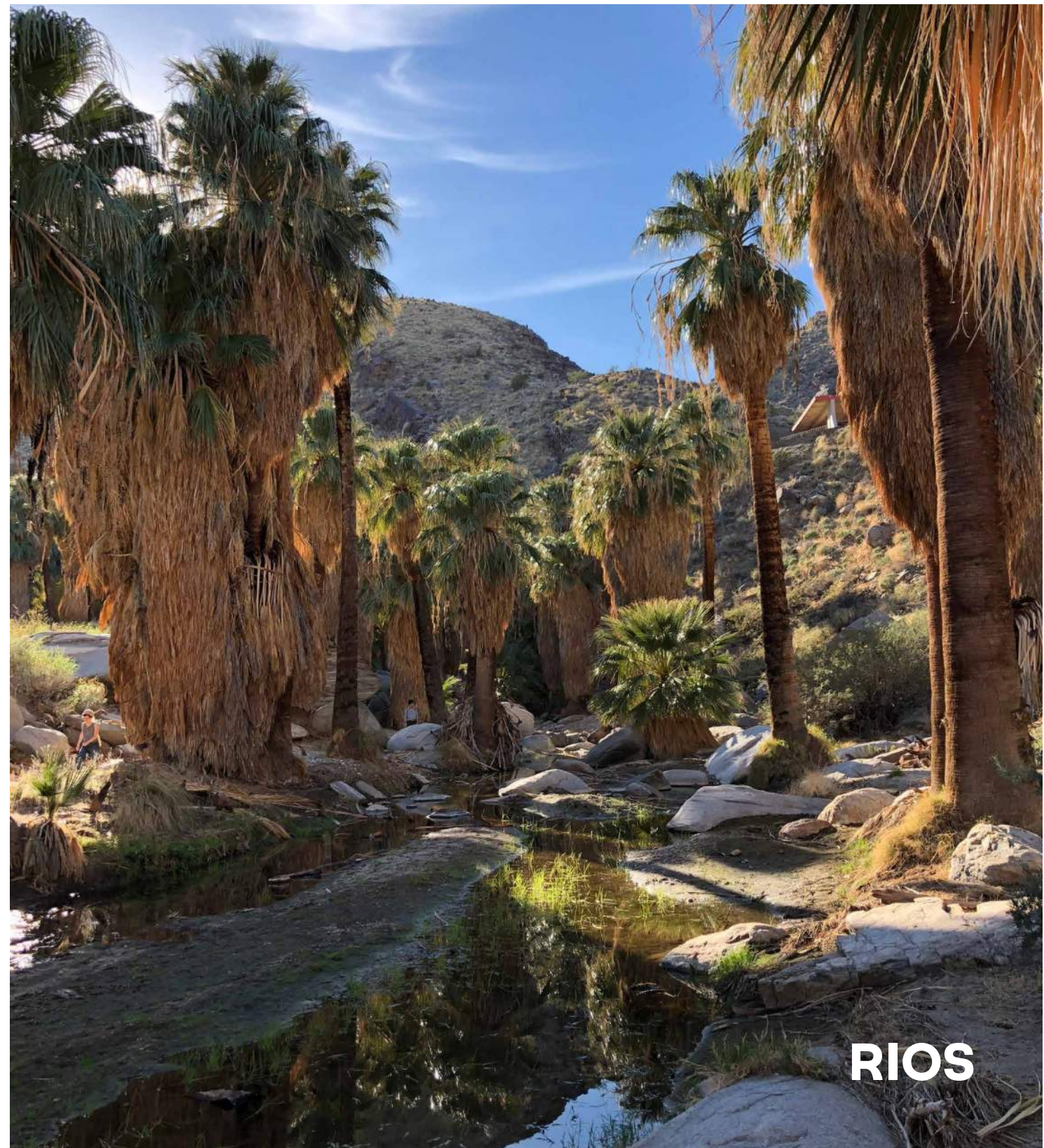
Palm Springs Downtown Park

Palm Springs, CA

Services Provided
Architecture
Landscape Architecture
Master Planning
Urban Design
Experiential Graphic Design

Since 2017, RIOS has been helping the City of Palm Springs, the Palm Springs Art Museum, and community stakeholders imagine a new 8,093-square-meter central park where residents and visitors can come together.

RIOS



Existing Parking Structure

Future Development

The Outcrop

Public Restrooms

Police Substation

Amphitheater Seating

Waterfall and Water Feature

Future Arts Plaza

The Theater

Event Lawn

Shade Lawn

MUSEUM DRIVE

BELARDO WAY

Event Stage & Palm Canopy

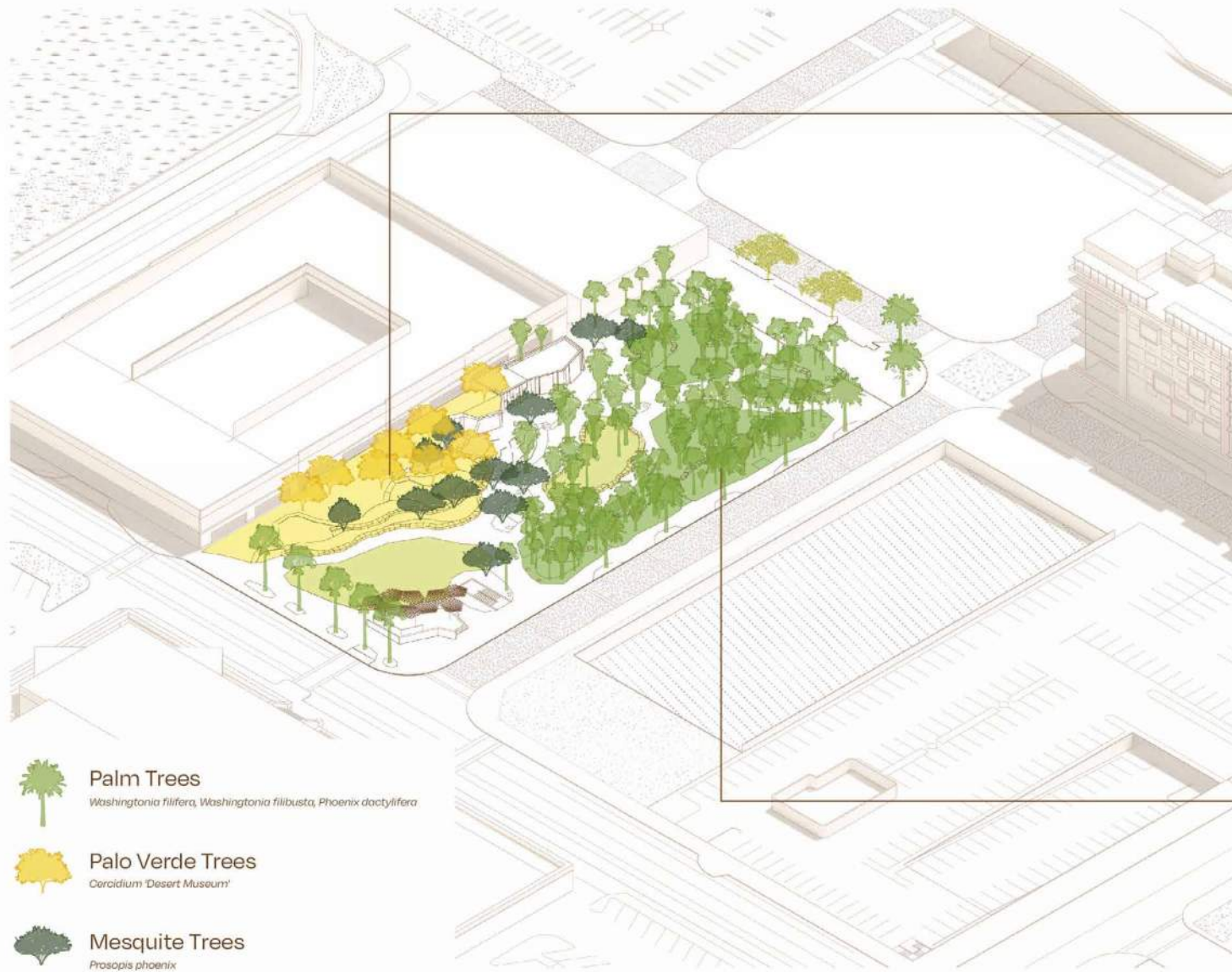
Parking Stairwell

The Palm Grove

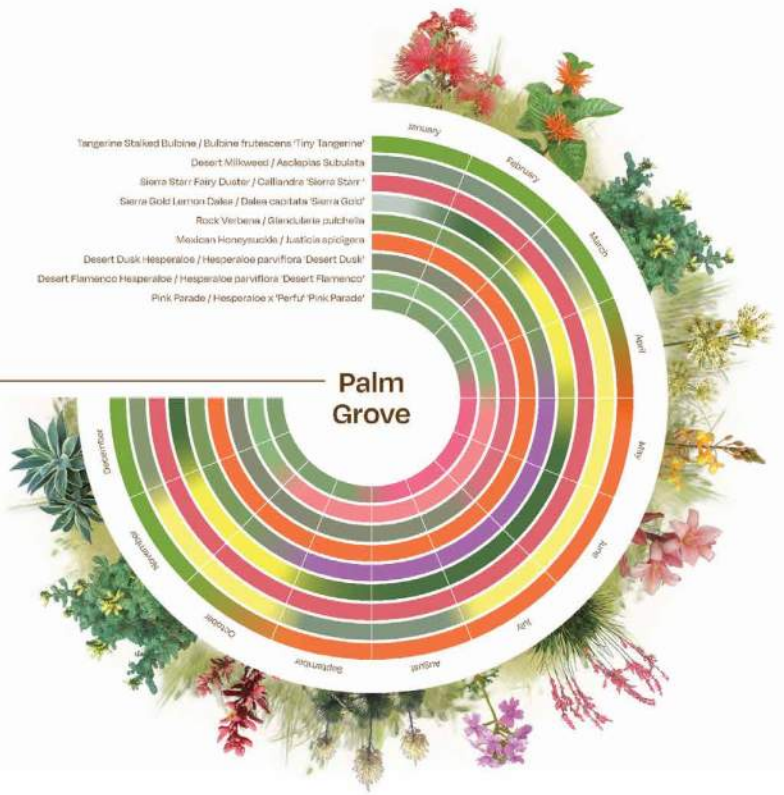
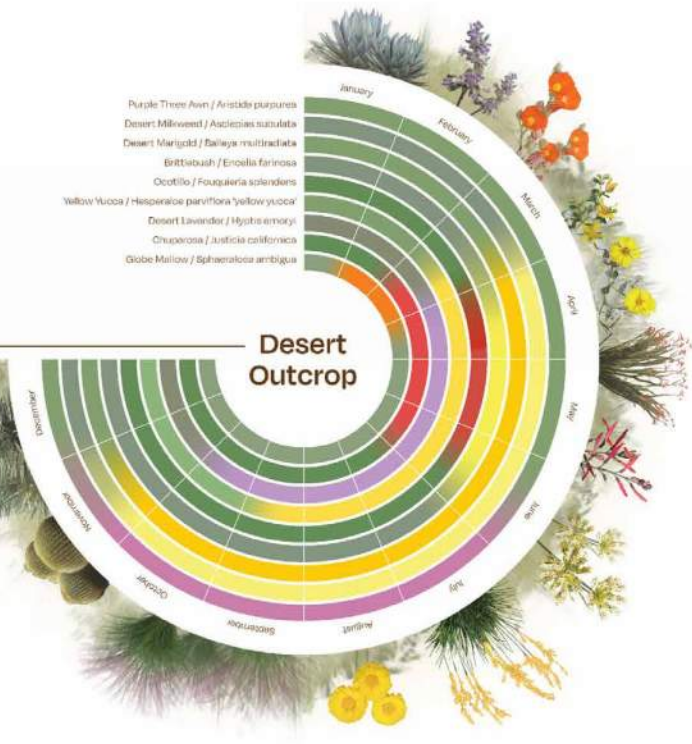
MUSEUM WAY

'Forever Marilyn'

RIOS ^N

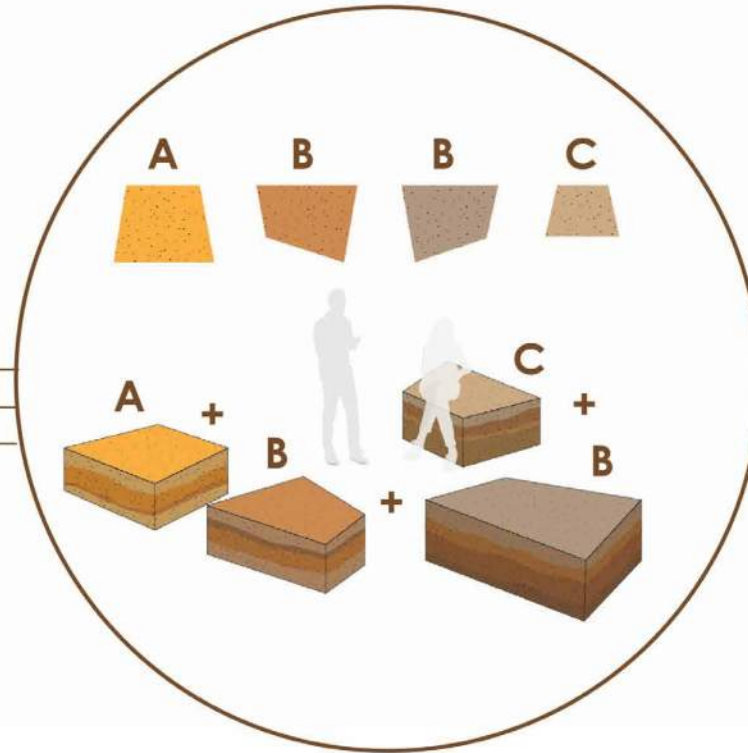
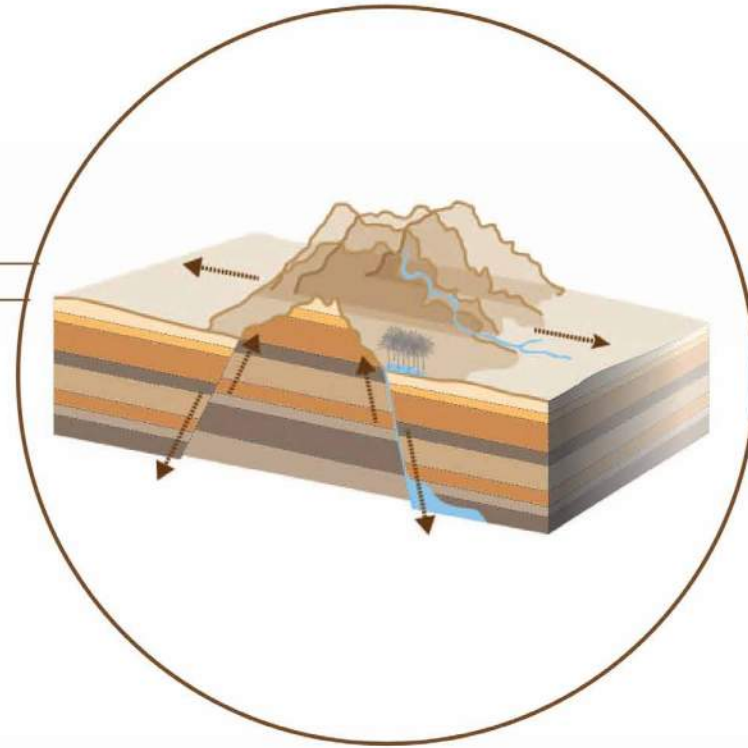
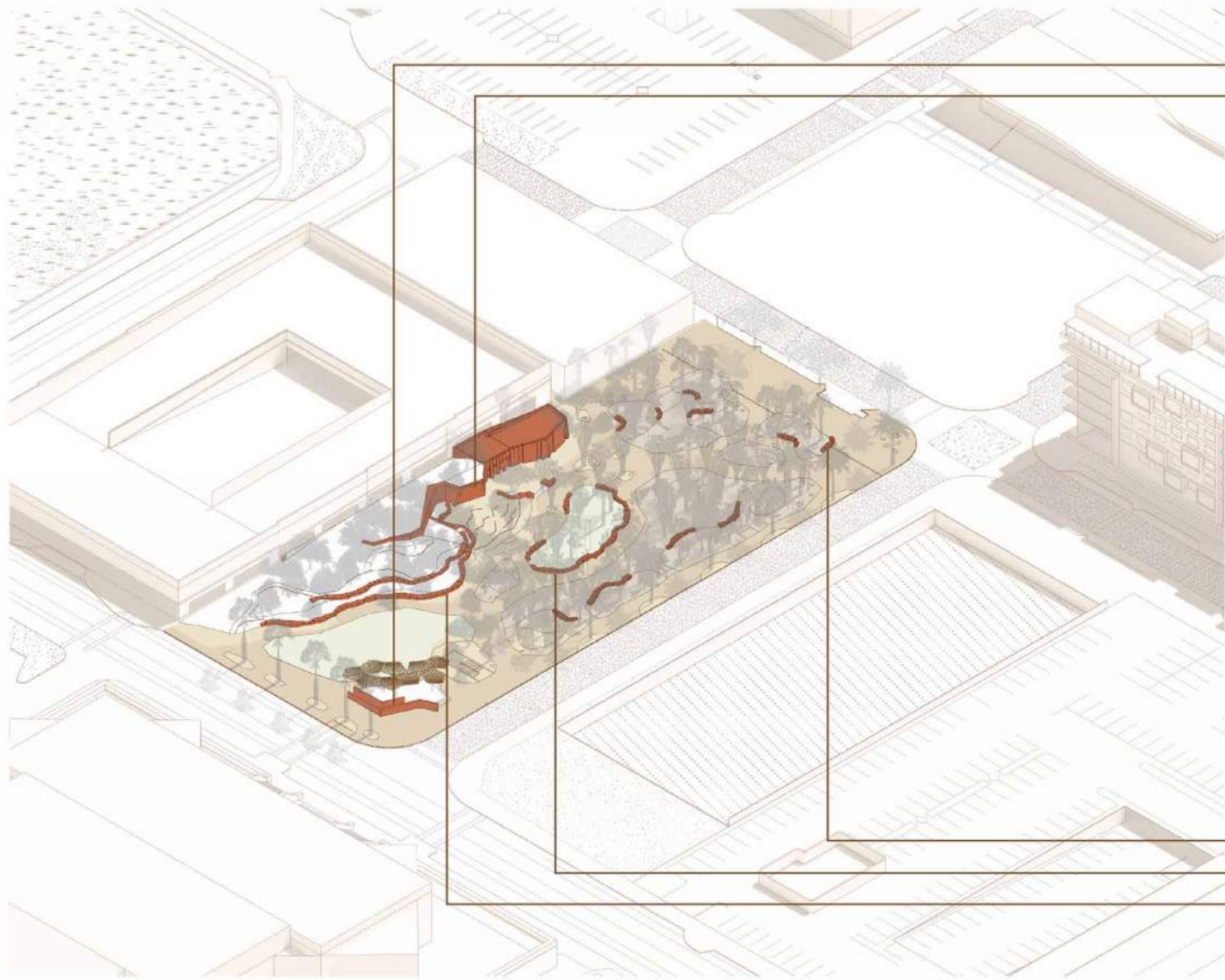


- 
Palm Trees
Washingtonia filifera, Washingtonia filibusta, Phoenix dactylifera
- 
Palo Verde Trees
Cercidium 'Desert Museum'
- 
Mesquite Trees
Prosopis phoenix





RIOS



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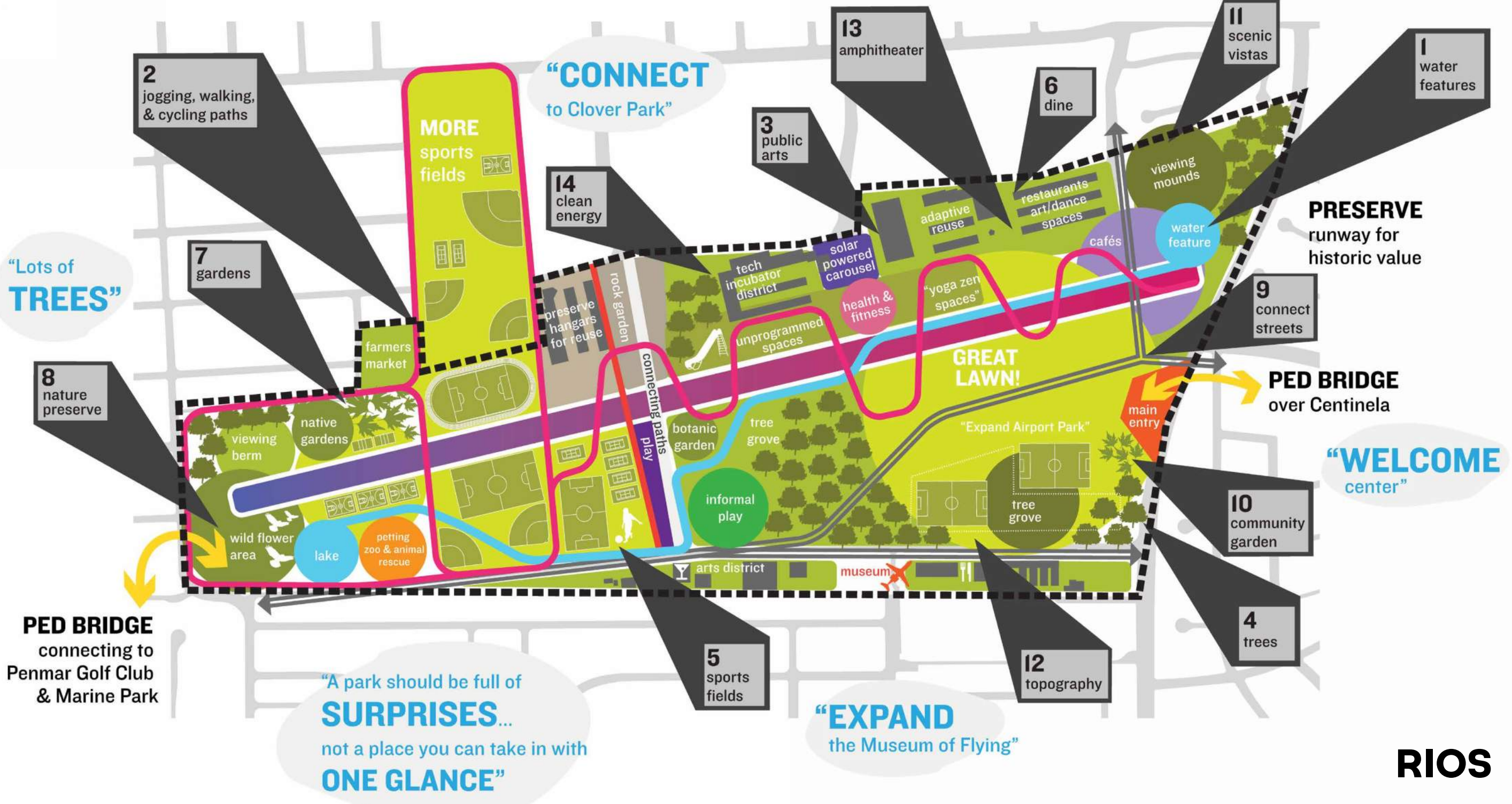
Santa Monica Airport Park

Santa Monica, CA

Services Provided
Architecture
Landscape Architecture
Experiential Graphic Design

The City of Santa Monica's plan to close its municipal airport and replace it with parkland would more than double the city's amount of green space. The resulting 71-hectare greenbelt would be large enough to accommodate a long list of programs to satisfy all members of the community.

RIOS



2
jogging, walking,
& cycling paths

MORE
sports
fields

“CONNECT
to Clover Park”

13
amphitheater

6
dine

11
scenic
vistas

1
water
features

3
public
arts

14
clean
energy

PRESERVE
runway for
historic value

“Lots of
TREES”

7
gardens

8
nature
preserve

9
connect
streets

farmers
market

preserve
hangars
for reuse

rock garden

tech
incubator
district

solar
powered
carousel

health &
fitness

“yoga zen
spaces”

**GREAT
LAWN!**

PED BRIDGE
over Centinela

viewing
berm

native
gardens

botanic
garden

tree
grove

“Expand Airport Park”

“WELCOME
center”

wild flower
area

lake

petting
zoo & animal
rescue

informal
play

tree
grove

tree
grove

10
community
garden

PED BRIDGE
connecting to
Penmar Golf Club
& Marine Park

5
sports
fields

“A park should be full of
SURPRISES...
not a place you can take in with
ONE GLANCE”

“EXPAND
the Museum of Flying”

12
topography

4
trees

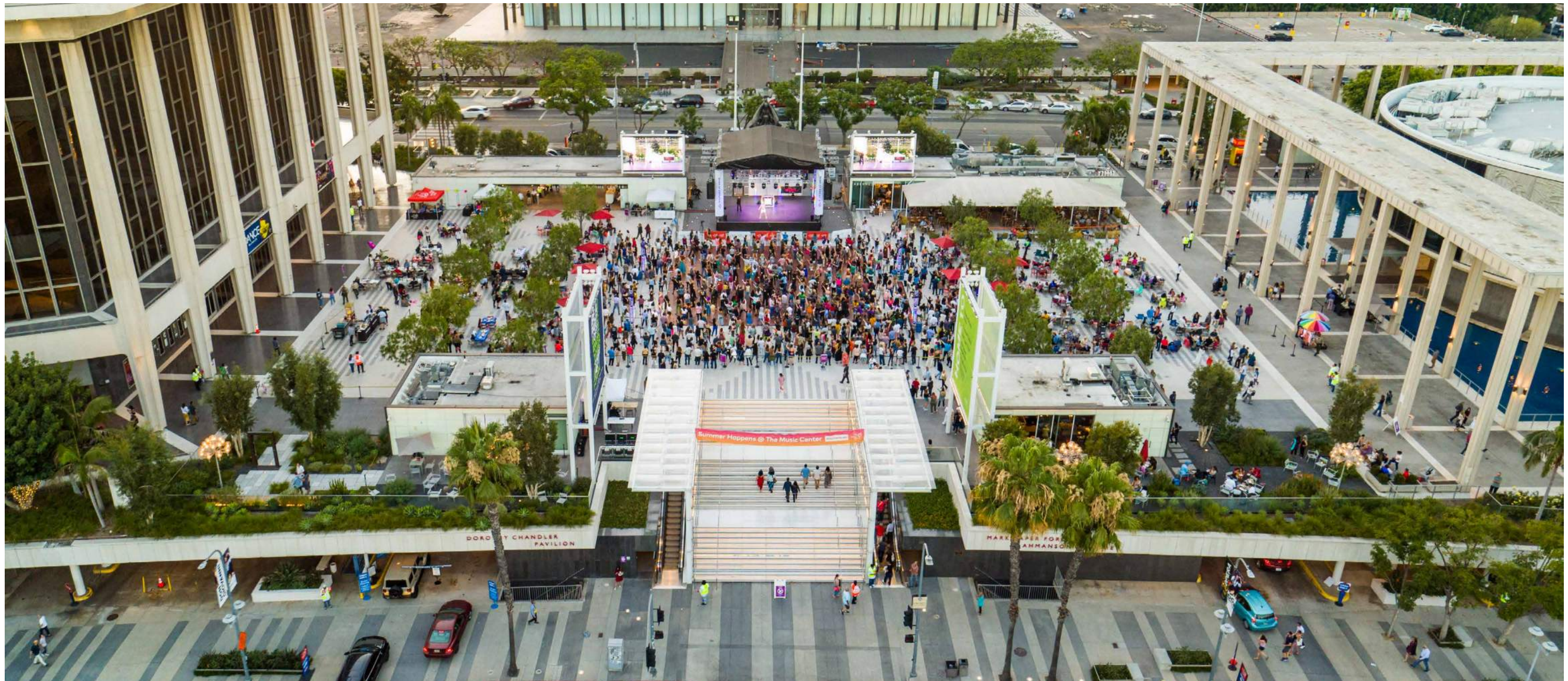
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Jerry Moss Plaza at the Music Center

Los Angeles, CA

Services Provided
Architecture
Interior Design
Landscape Architecture
Urban Design

Our renovation of Jerry Moss Plaza at the Music Center enhances its connection to the community by making it more accessible to the public.

RIOS

REBUILDING CONNECTIONS WITH LA'S CULTURAL DISTRICT

- 1 New leveled out plaza, improving ADA accessibility, and flexible programming
- 2 New escalators
- 3 Grand stair rebuilt to a shallower slope, allowing easier access, and a visual connection deep into the plaza
- 4 New amenity pavilions
- 5 New climate-appropriate planting at gardens and dining terraces
- 6 New shade tree groves
- 7 Grand Park Programming & activations by the Music Center
- 8 Digital art & experience program

