

Exhibit 4 - City Park Master Plan

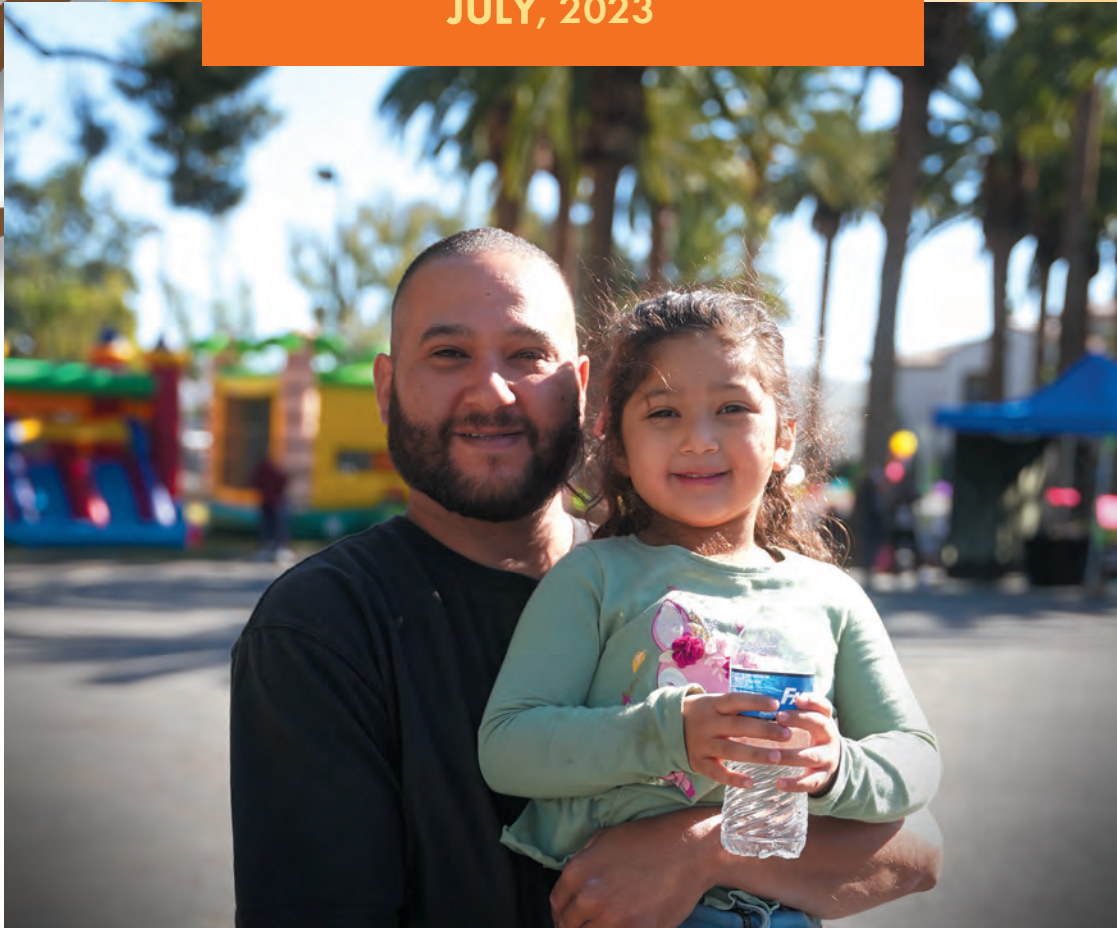
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CITY PARK

CORONA, CALIFORNIA

**CITY PARK
MASTER PLAN**

JULY, 2023



ACKNOWLEDGMENTS

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A Note of Special Thanks To Our Community

The City Park Master Planning process was developed in partnership with our local community who provided valuable input at various stages of the project's development. Thank you to the thousands of community members and park users who shared their input and ideas through on-line surveys and pop-up events. It is because of your help that the design team was able to prepare this Master Plan that reflects the history, needs, values, and priorities of Corona's residents.

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INTRODUCTION

Section 1



INTRODUCTION

Introduction

In July 2022, the landscape architecture firm RJM Design Group was retained by the City of Corona to develop the City Park Master Plan. This report captures the design process and contains the recommended City Park Master Plan which is the basis of design for construction documents and reflects the community's recreational desires.

Setting

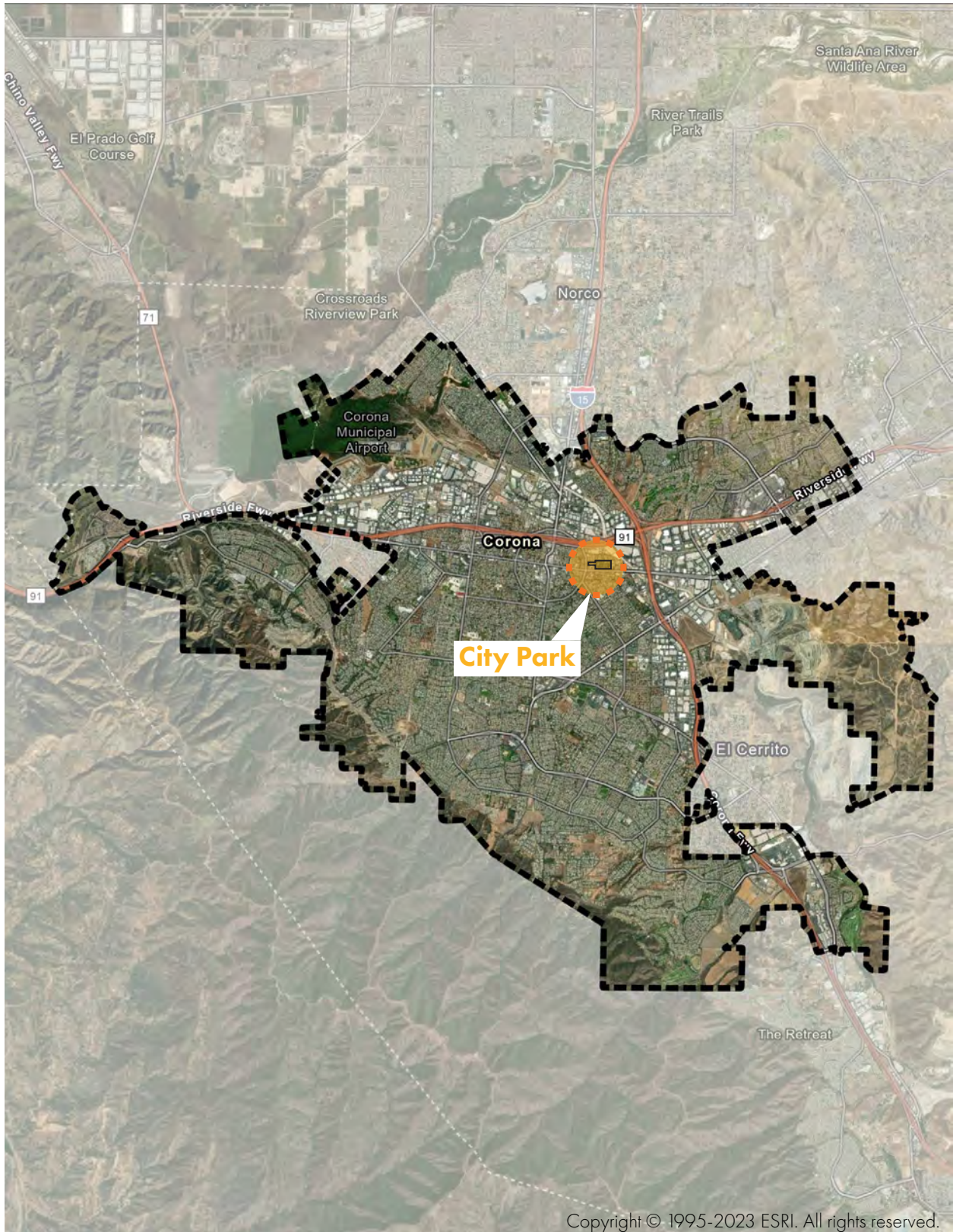
City Park is located in the City of Corona in northwestern Riverside County. This 21 acre park is bordered by the 91 freeway to the North and the 15 freeway to the East. It's prominent location just outside of Downtown Corona along Grand Boulevard and 6th Street, major commercial corridors, allows the park to serve as a gateway to the Downtown area. City Park serves as both a neighborhood park for surrounding residents as well as a community park that provides a wide range of amenities for visitors from across the City. Active and passive amenities include a lighted sports field, basketball courts, two playgrounds, a bandshell, skate park, historic elements, picnic

shelters, restroom buildings, walking paths, and mature trees. The park also contains several utility/pump buildings, an aquatics center that is to be demolished, and an armory building that has already been demolished.

While the park has a long history as a resource to the Community of Corona, some of its aging and disconnected elements have encouraged a growing transient population to establish at the park and has subsequently discouraged families from frequenting City Park because of safety concerns.

This Master Plan provides a vision for the future revitalization of City Park that honors its rich history, enhances the connection to the revitalized Downtown, and provides amenities and programming that will bring the community of Corona back to City Park for many generations to come.

SETTING



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City of Corona Setting

VISION

Vision

The vision for the future of City Park was driven by the valuable feedback collected through various community outreach methods and previous planning studies that were conducted. These efforts helped to identify and prioritize the current and future needs of City Park users, which the planning team then took into consideration in their analysis of the existing recreational opportunities that are available within the community.

The ultimate design intent is to create a family-oriented park with a variety of multi-generational and inclusive amenities that are incorporated into active and passive recreational elements. Park facilities and trails are interwoven with open space and a variety of park amenities to encourage participation by users of all ages and interests.

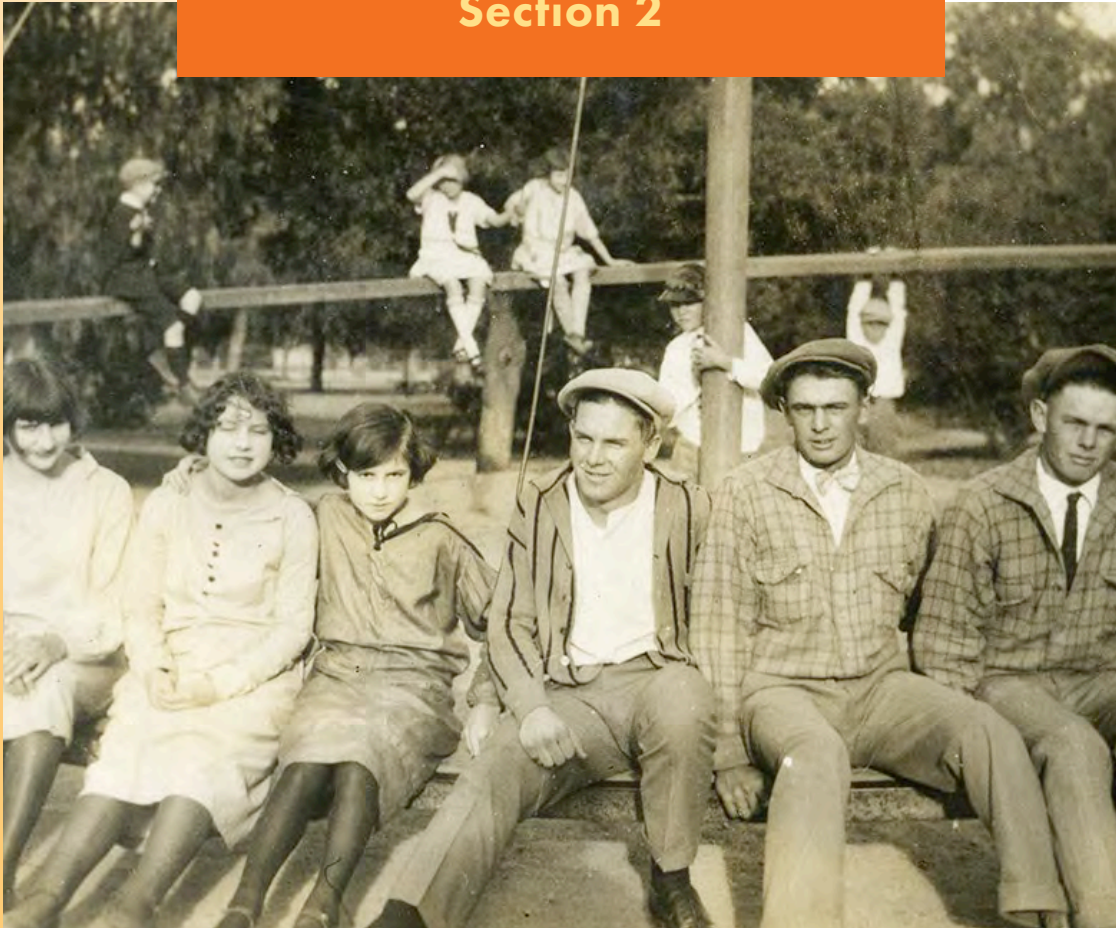
The park will be organized around a central Community Canvas, a large 150,000 SF. multi-purpose field for sporting events, concerts in the park, and community wide events. Surrounding the Community Canvas will be a 1/4 mile walking loop that connects many areas of the park and is wide enough to allow for food truck vendors and police cruisers to navigate for large events.

On this perimeter walking loop will be the Corona Founder's Monument, a California Historical Landmark, which is recommended to be relocated to a more central and visible location fitting for its historic nature. Two two-story Community Buildings will support flexible community programming and feature roof top decks that overlook the Community Canvas with 270° degree views of the park. Also connected to the walking loop will be a large all-wheeled plaza and an iconic playground that will be accessible and inclusive for kids of all abilities. On the West end of the park closest to Grand Blvd will be the aquatics center, including an aquatics building, recreation pool, activity pool with water slide, spa and a large splash pad.

All of these amenities will be supported by public plaza spaces where people can gather and botanical gardens that are interwoven with the large existing trees across the park. Parking will be dispersed around the park and located in close proximity to these major amenities while maximizing the available park space and providing for a continuous walking experience when inside the park.

HISTORY OF CITY PARK

Section 2



HISTORY

History

City Park is Corona's oldest park established in 1913 some 110 years ago. Twenty acres of land were purchased from Herbert Praed and Charles and Mary Kekewich, who were unsuccessful in getting lemon groves to establish there. The park opened when the City hosted its first Grand Prix road race and has since evolved organically over that time based on the desires of the community, which has led to a "piece meal" overall layout of the park. Historically the park has always had a swimming pool called the "Municipal Plunge", children's wading pool components, sports fields, playgrounds, and gathering areas for civic events. Historical photos depict various cactus and rose gardens where members of the community would come and gather rose clippings. The Corona's Founders Monument was constructed in 1936 to honor the founding fathers of the City of Corona, and was designated a California Historic Landmark (No. 738) in 1960.

Since the 1960's and 1970's with the development of regional freeways, the area changed from mostly agriculture to commercial and residential uses, which has had a noticeable impact on the use and types of visitors to the park. In the 1980's a growing transient population and instances of local crime became evident. Improvements such as a band shell, skate park, and basketball courts have since been added but have not significantly encouraged the park's re-emergence as a gathering place for the community.

Historic elements from the park remain today such as the air compressor that used to power the whistle of the Sunkist plant, stone walls from the original wading pools, and the massive Moreton Bay Fig tree that used to shade the plunge. These contribute to the overall character of the park and should be preserved in the design of the new park.

City Park's unique position and proximity to Downtown Corona allow it to serve as a civic anchor for the City. The re-envisioning of City Park will ensure it serves as gateway to the revitalized Downtown area for many years to come.

HISTORY



Picnic in the park (c. 1950)



New swimming pool construction (c. 1967)



Picnic shelters (c. unknown)



Kids at the wading pool (c. unknown)



World War I cannon (c. unknown)



Original Corona Plunge (c. 1925)

CITY PARK MASTER PLAN



Kids lining up for new swimming pool (c. 1967)



Cactus garden (c. 1930)



Park benches and playground (c. unknown)



Municipal Plunge (c. 1931)

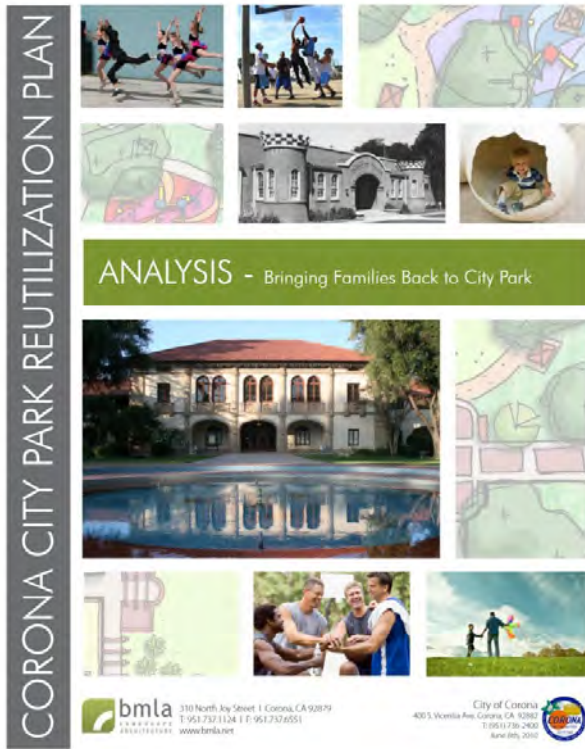


Kids swimming (c. unknown)



Wading pool (c. unknown)

PREVIOUS PLANNING EFFORTS



Previous Corona City Park Reutilization Plan (2010)

II. Planning Framework



10. Adaptive Reuse of Existing City Hall

The existing City Hall complex on Sixth Street is an important cultural resource in the community. As perhaps the most significant structure in terms of architecture, it should be preserved and enhanced. The existing facility should be retrofitted and converted into some form of adaptive reuse. The campus style arrangement of the site and its amenities make it a perfect location for mixed uses such as cultural, recreational and commercial or educational facilities.

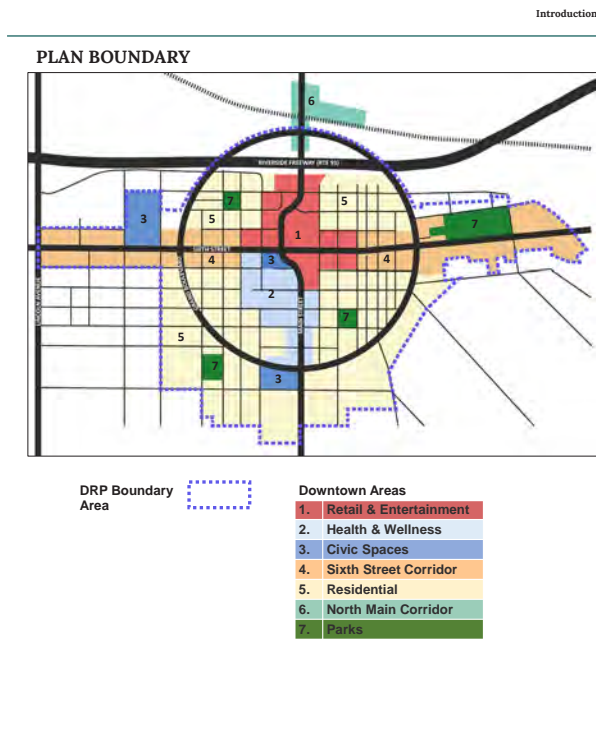
11. Expanded and Enhanced City Park

Several City Park facilities are located in the plan area. City Park is located on East Sixth Street should be intensified and expanded as a major recreational amenity for the downtown area and the entire city. The facility needs upgrading and additional uses developed to encourage more patronage in the future. Adequate lighting and other security features need to be maintained to assure residents that the park is a safe and comfortable environment. Other parklands should be well maintained and enhanced.



City Park

Downtown Revitalization Specific Plan (2011)



City of Corona Downtown Revitalization Plan (2022)



City of Corona Downtown Revitalization Plan (2022)

Previous Planning Efforts

Several planning efforts were undertaken prior to the development of this City Park Master Plan. BMLA, a landscape architecture firm based in Corona, developed the Corona City Park Reutilization Plan in 2010 with the concept to “Bring Families Back to City Park” This plan presented concepts to re-envision City Park. In 2011 the City of Corona Redevelopment Agency and KWC Engineers developed the Downtown Revitalization Specific Plan (SP 98-01) which included recommendations for an expanded and enhanced City Park. In spring of 2022, the Corona City Council approved the Downtown Revitalization Plan (DRP), a visioning and engagement plan that provides guidelines to help transform Corona’s Downtown into a “Thriving, Vibrant Destination” for the surrounding community and region. City Park is the largest of four parks that were included in the Downtown Revitalization Plan boundary area.

Since City Park borders Grand Blvd and is located on the major arterial of 6th Street, particular attention was paid to the parks connection to the downtown area and opportunities for transit linkages. Design Guidelines that were developed as part of the DRP process identify City Park as a Civic Space that should be better activated to “complement, expand, and retain businesses along major commercial arterials” as it serves as a primary gateway to the Downtown area.

COMMUNITY OUTREACH

Section 3



COMMUNITY OUTREACH

Community Outreach

The City of Corona conducted extensive community outreach to connect directly with current and future City Park users. Various community outreach methods were used to successfully solicit valuable feedback that would be used to influence the design process. Traditional outreach methods such as door knocking, door hangers, and mailers were used in addition to in-person pop-up events that were held at the park where the City provided jump houses for kids to play, and tacos for everyone in attendance. More modern outreach methods were utilized as well via various social media outlets. Perhaps the most successful tool was the City Park outreach video that was developed to get the word out about the Master Plan project and get the community engaged with the planning process. Several social media posts were shared on the City's Instagram where they reached thousand of people and received hundreds of comments.

As a result of these combined community outreach methods, over 2,100 survey responses were collected representing a wide range of respondents throughout the City and the Council Districts.

The takeaway from the survey responses is that the community desires an **experience** within the park, not simply a stagnant collection of amenities.

COMMUNITY OUTREACH

CITY PARK



A STRONG REASON TO STAY ROOTED HERE!

Join us in planting some ideas.



We've thought of all kinds of ways to improve City Park. But first, we need your input. We want to know what's on your wish list. Your responses will help determine the updates we make to this park's facilities and programs.

Please fill out this survey by November 20, 2022. And know deep down, your voice matters here.

Scan the QR Code and help us plant some ideas or visit us at CityPark.CoronaCA.gov



CITY PARK



¡UNA RAZÓN DE PESO PARA SEGUIR ECHANDO RAÍCES AQUÍ!

Acompáñanos a sembrar algunas ideas.



Hemos pensado en numerosas formas para mejorar City Park. Pero antes, necesitamos tu opinión. Queremos saber qué hay en tu lista de deseos. Tus respuestas ayudarán a determinar las mejoras que se harán en las instalaciones y programas de este parque.

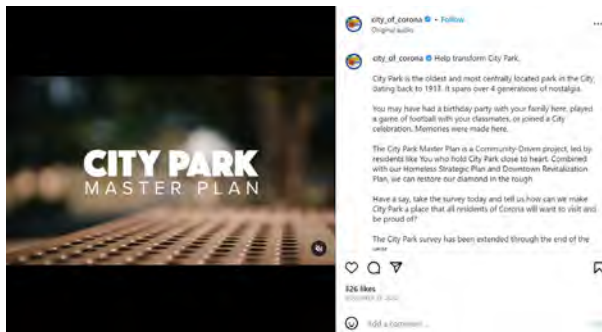
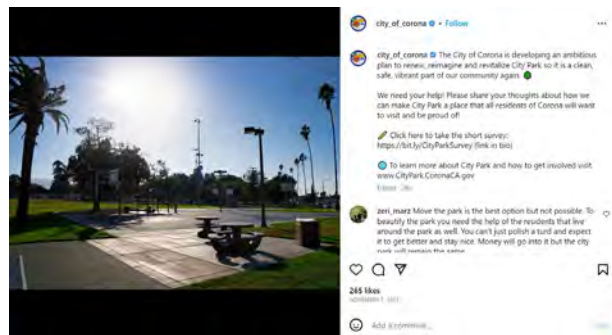
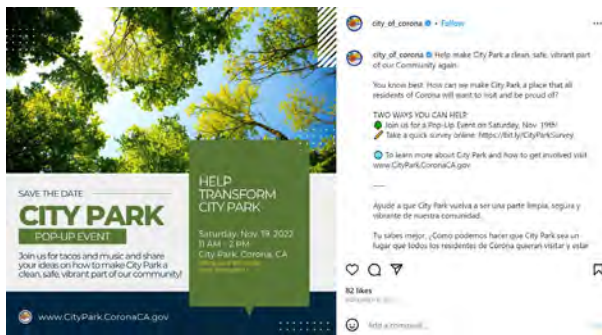
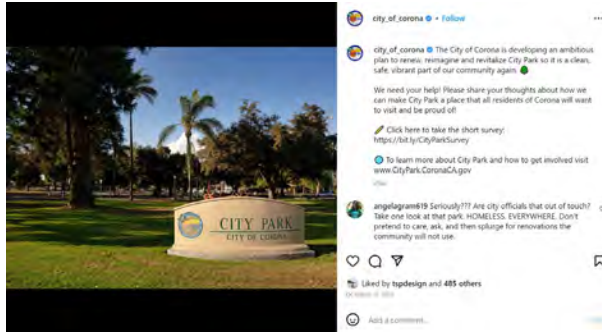
Por favor completa esta encuesta antes del 20 de noviembre de 2022. Y ten en claro que tu voz sí importa aquí.

Escanea el código QR y ayúdanos a sembrar algunas ideas o visítanos en CityPark.CoronaCA.gov




Community survey door hangers in English and Spanish

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COMMUNITY OUTREACH



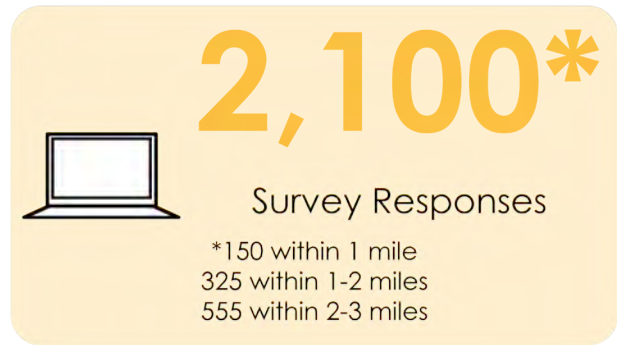
Community Pop-up Events



COMMUNITY OUTREACH

Top Community Desires

1. Walking Trails
2. Playgrounds
3. Picnic Shelters / Pavilions
4. Botanical Garden or Arboretum
5. Performance or Event Space
6. Community or Recreation Building
7. Splash Pad
8. Aquatic Center
9. Multi-Use Sports Field

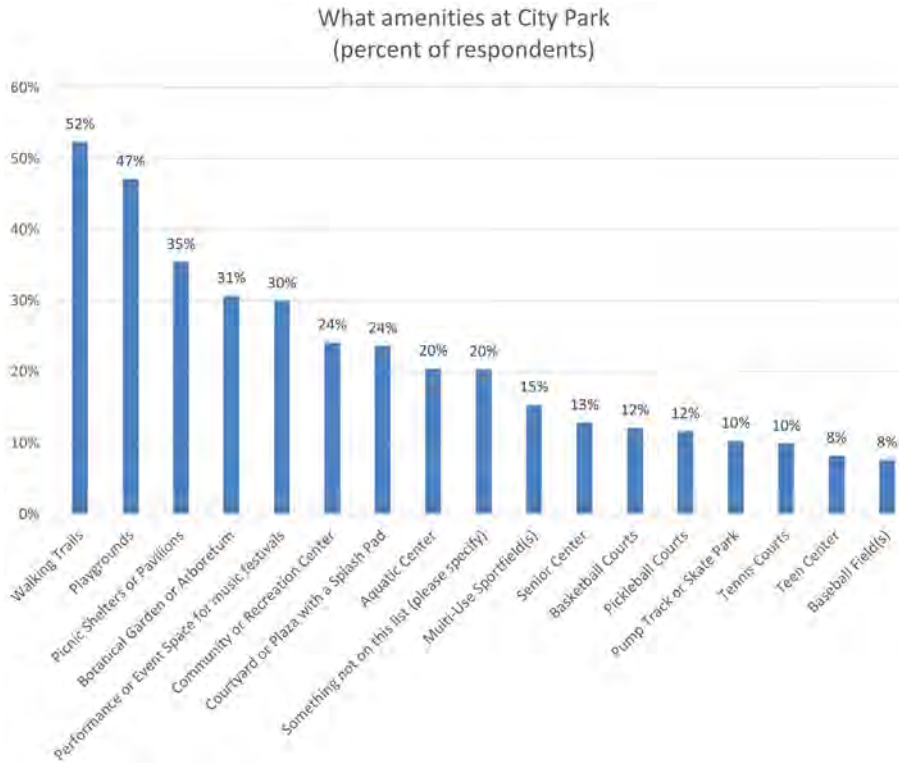


Survey Responses

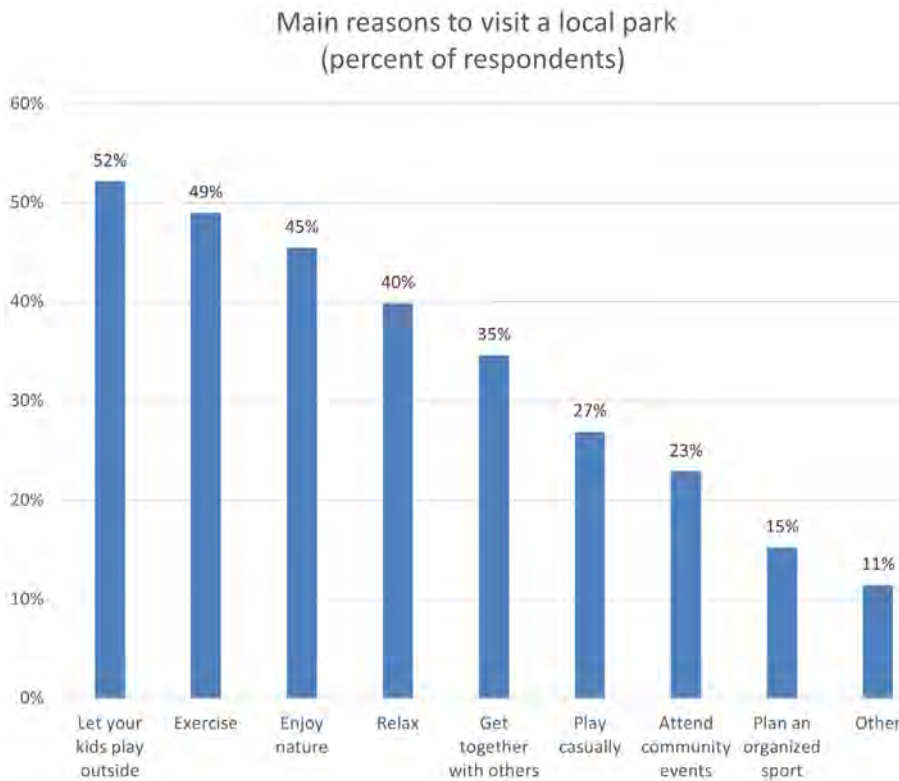


Survey Participant

COMMUNITY OUTREACH



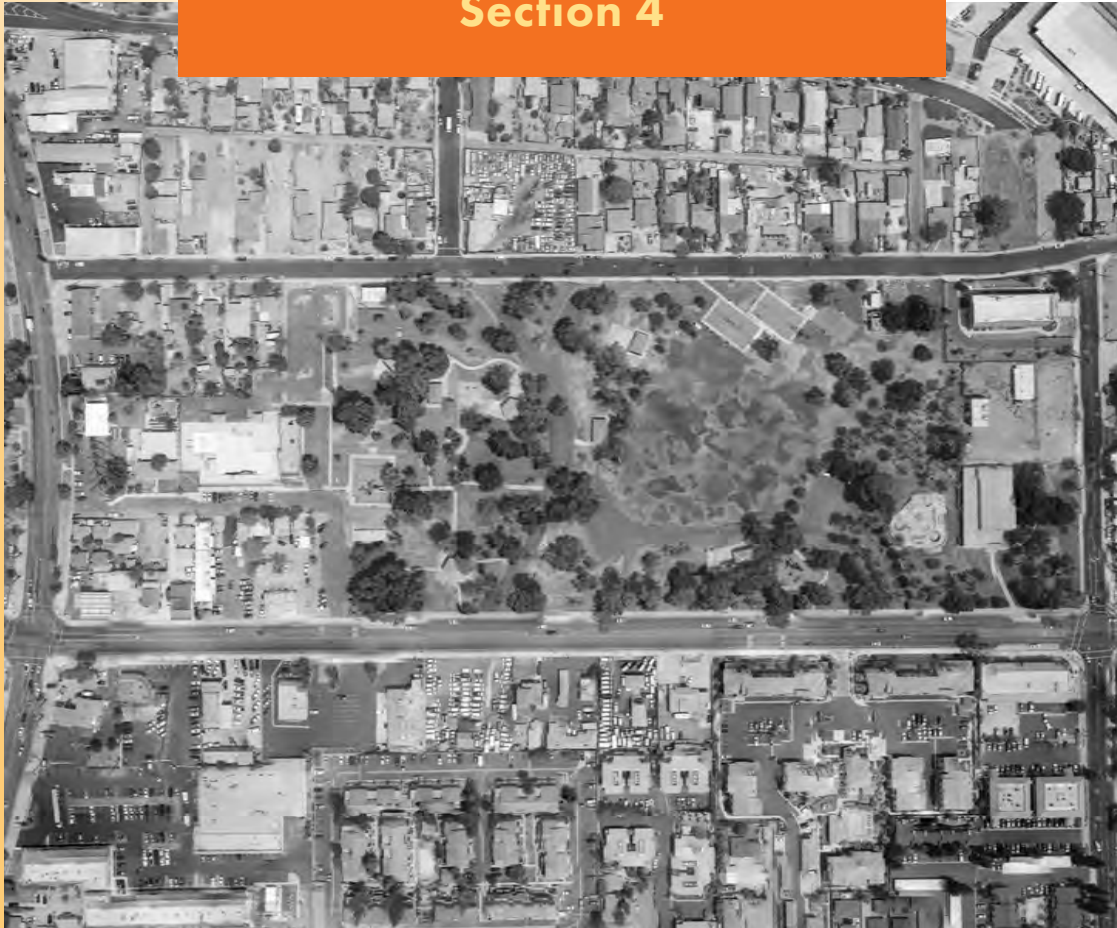
Survey Responses - Desired amenities



Survey Responses - Reasons to visit a park

SITE ANALYSIS

Section 4



SITE ANALYSIS

Site Analysis

Existing documents related to City Park such as the previous Corona City Park Reutilization Plan, available as-built drawings, utility company plans, City GIS (Geographical Information Systems) data, arborist reports, and historical images were studied. A park site tour was conducted with City staff to walk the park with the design team to get a better understanding of the park's facilities, amenities, park users, and overall maintenance conditions. An inventory was taken of park facilities and the surrounding neighborhood conditions to determine where opportunities or constraints exist, that may be contributing to the existing park conditions. Particularly close attention was paid to the park's historic elements such as the Corona Founder's Monument, historic stone walls, and heritage trees that were identified as important elements to incorporate in the new park design.

This information was compiled and graphically conveyed on the aerial topographic survey to create the project base map that would be used for additional analysis and future design studies.

The design team's site analysis also included looking at the surrounding context and existing land uses in the area. Land uses range from low and high density residential, commercial, and light industrial uses. The varied existing land use was identified as an opportunity as it provides for a range of park users and community oversight of the park, but also is a constraint in that the park site is encroached upon by varied development including residences, an auto shop, and a gas station. Recommendations later in this Master Plan include looking into purchasing some of these surrounding parcels to allow for a continuous park from Quarry St to Sixth St and provide an enhanced frontage for the park from Grand Blvd.

SITE ANALYSIS



Corona City Park Pool



Horseshoe Pits / Restroom Building



Skatepark



West Playground



Basketball Courts



East Playground

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Historic Stone Walls and Light Pole Standard



Pump Buildings



Corona Founders Monument

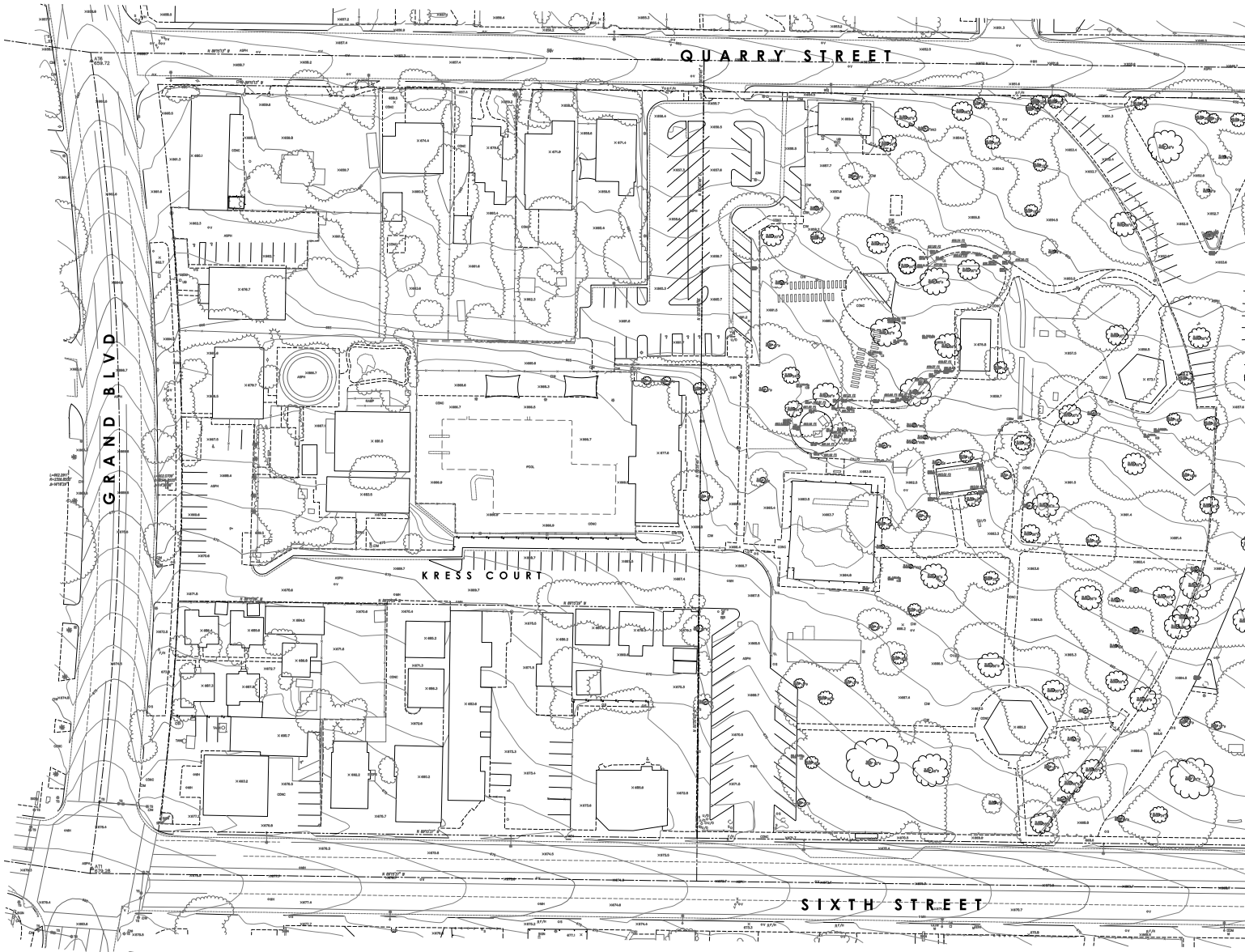


Historic Farm Equipment

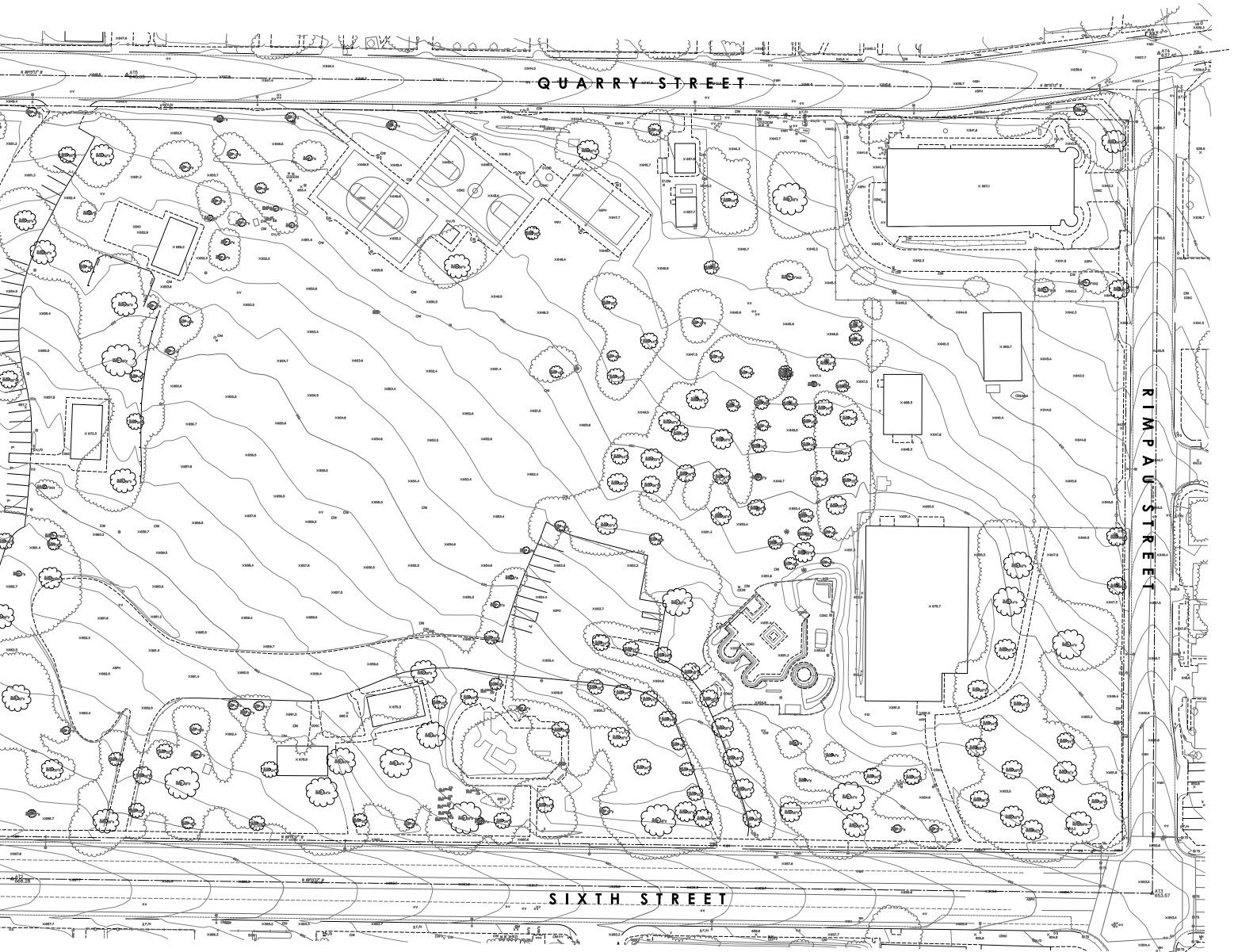


Former Pump Building

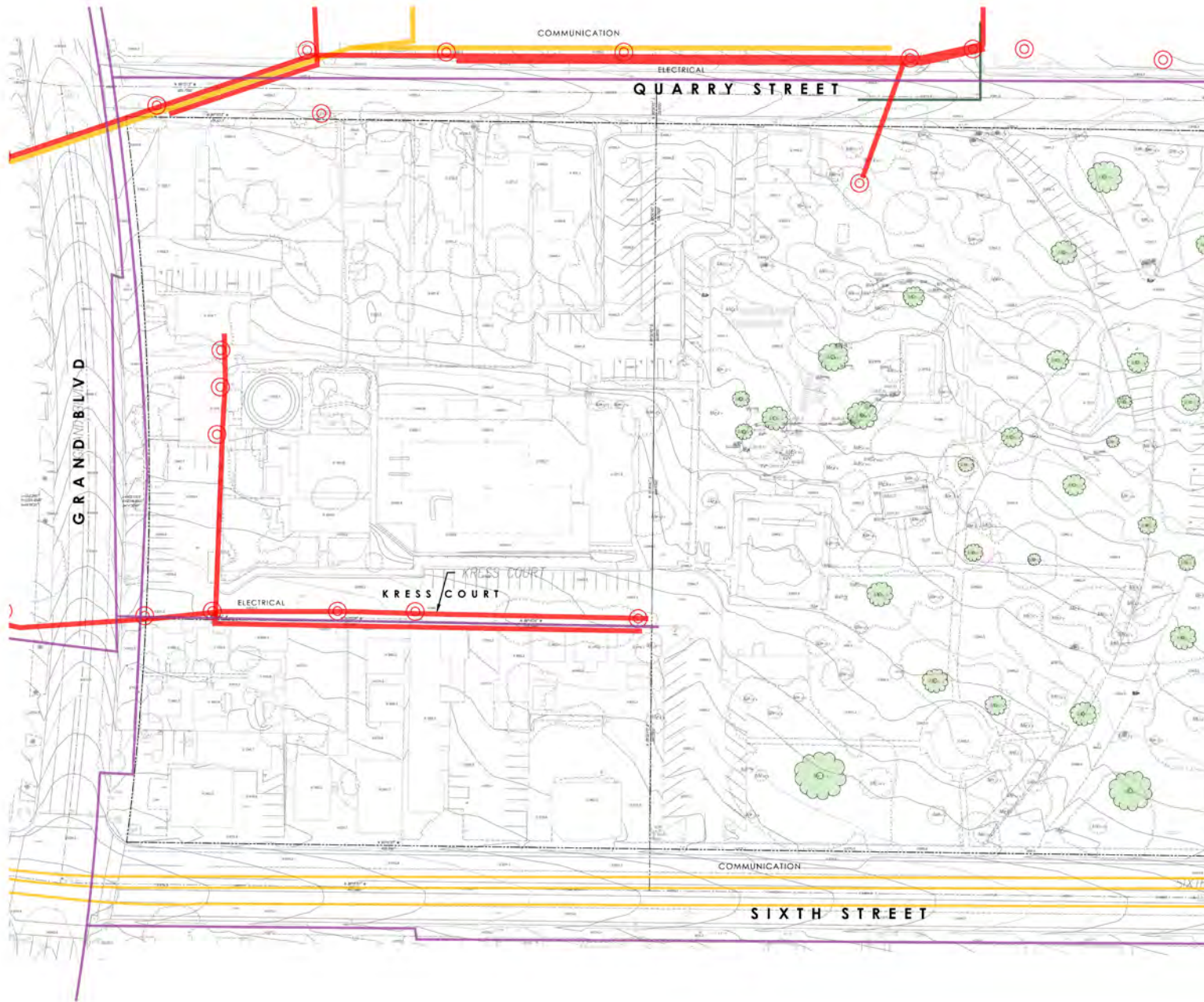
TOPOGRAPHIC SURVEY



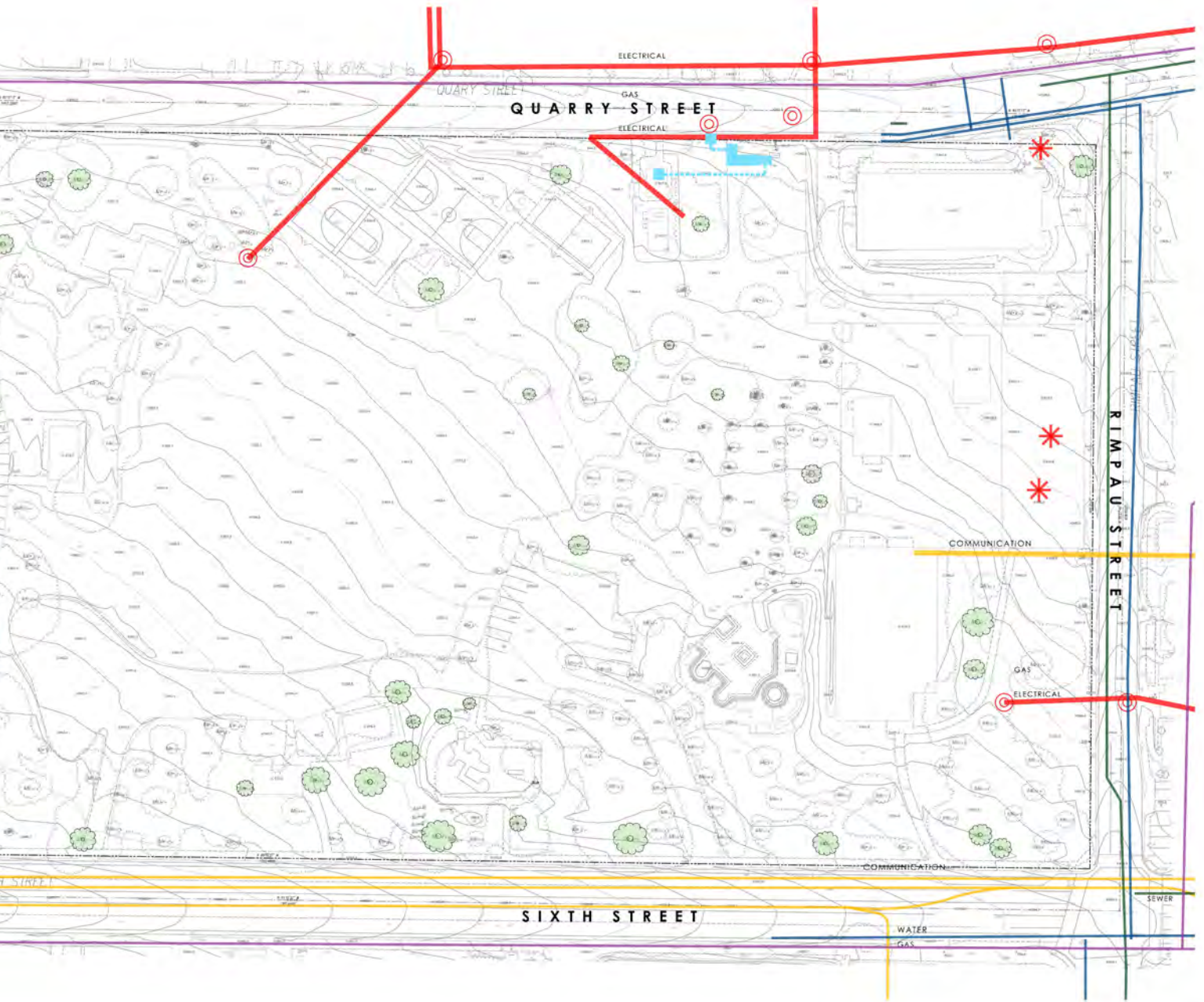
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EXISTING UTILITIES MAP

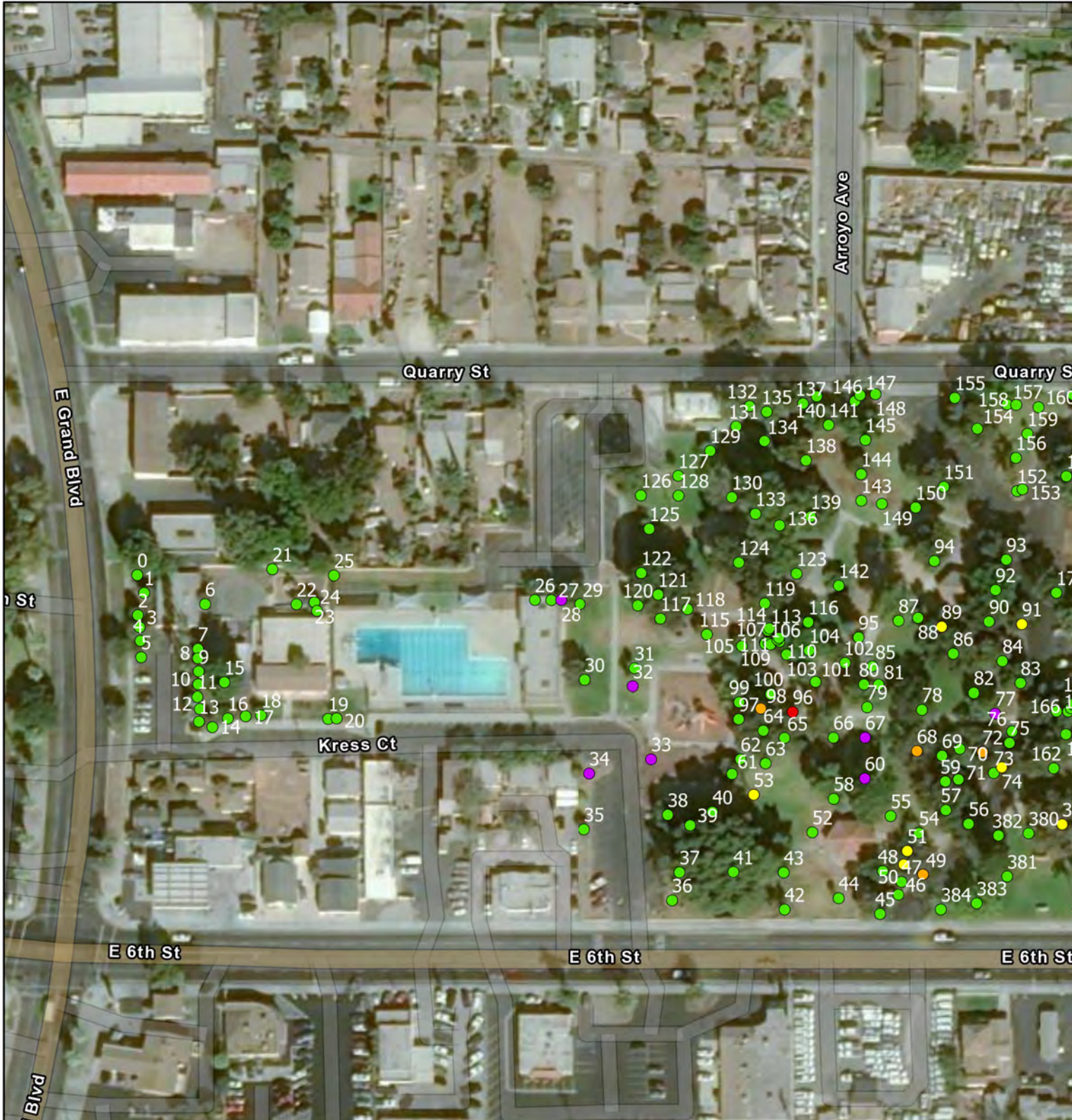


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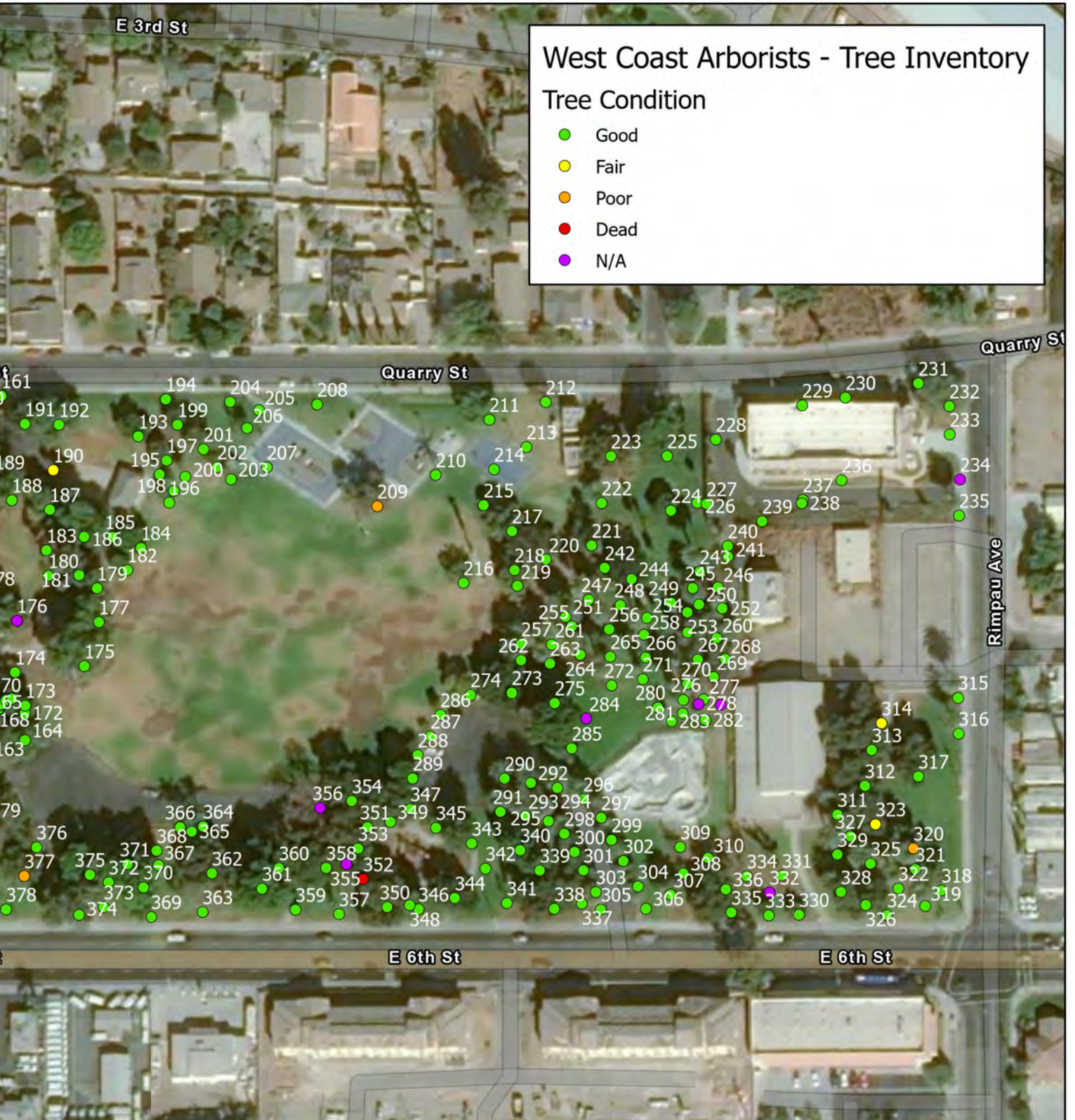


- LEGEND**
- COMMUNICATION
 - ⊙ ELECTRICITY - DIST POLE
 - * ELECTRICITY - DIST PEDESTAL
 - ELECTRICITY
 - GAS
 - SEWER
 - WATER
 - IRRIGATION
 - ☁ EXISTING TREES TO REMAIN

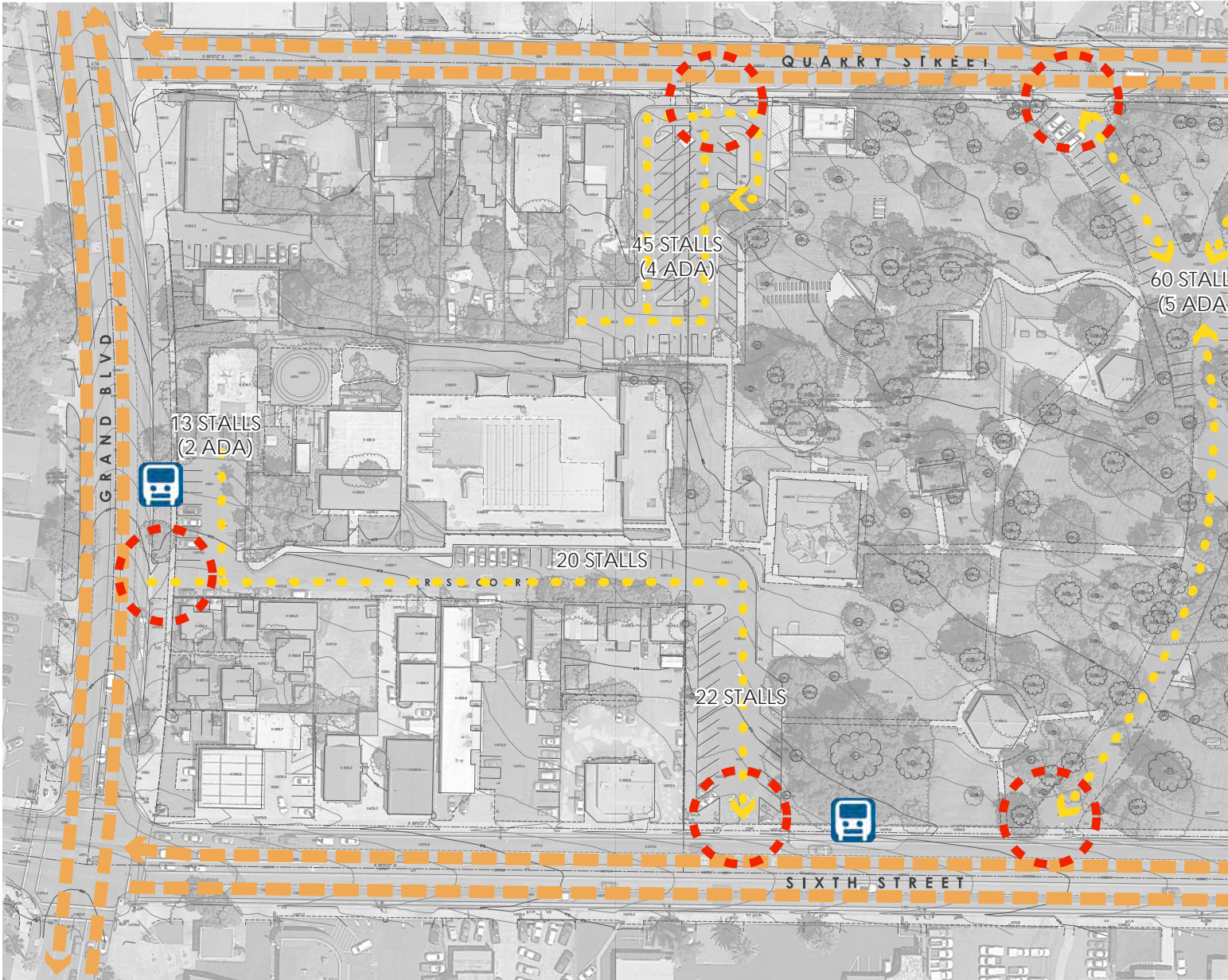
EXISTING TREE INVENTORY



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EXISTING VEHICULAR ACCESS & CIRCULATION



CITY PARK MASTER PLAN



MAJOR VEHICULAR CIRCULATION

MINOR VEHICULAR CIRCULATION

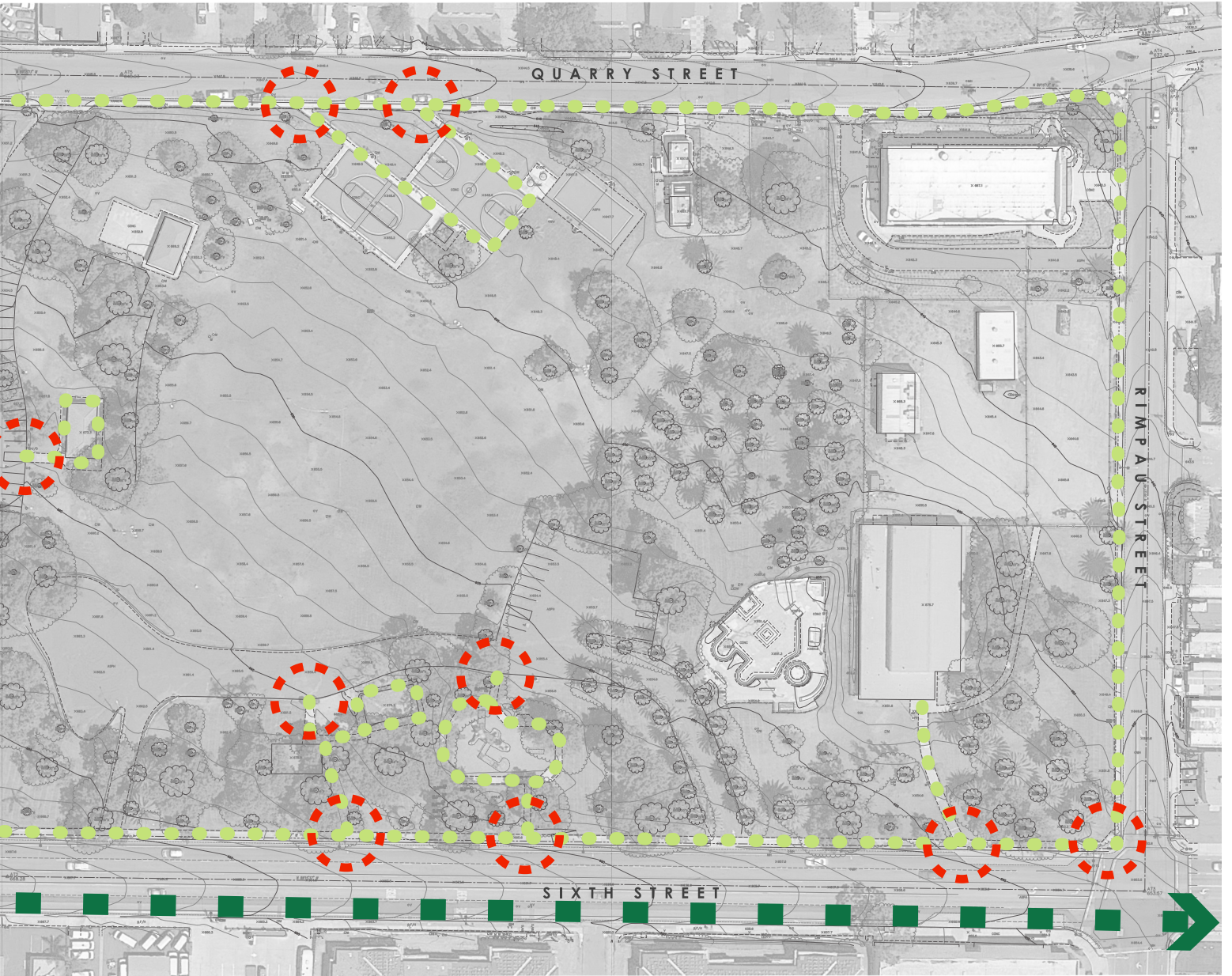
VEHICULAR ACCESS POINT

BUS STOP

EXISTING PEDESTRIAN ACCESS & CIRCULATION



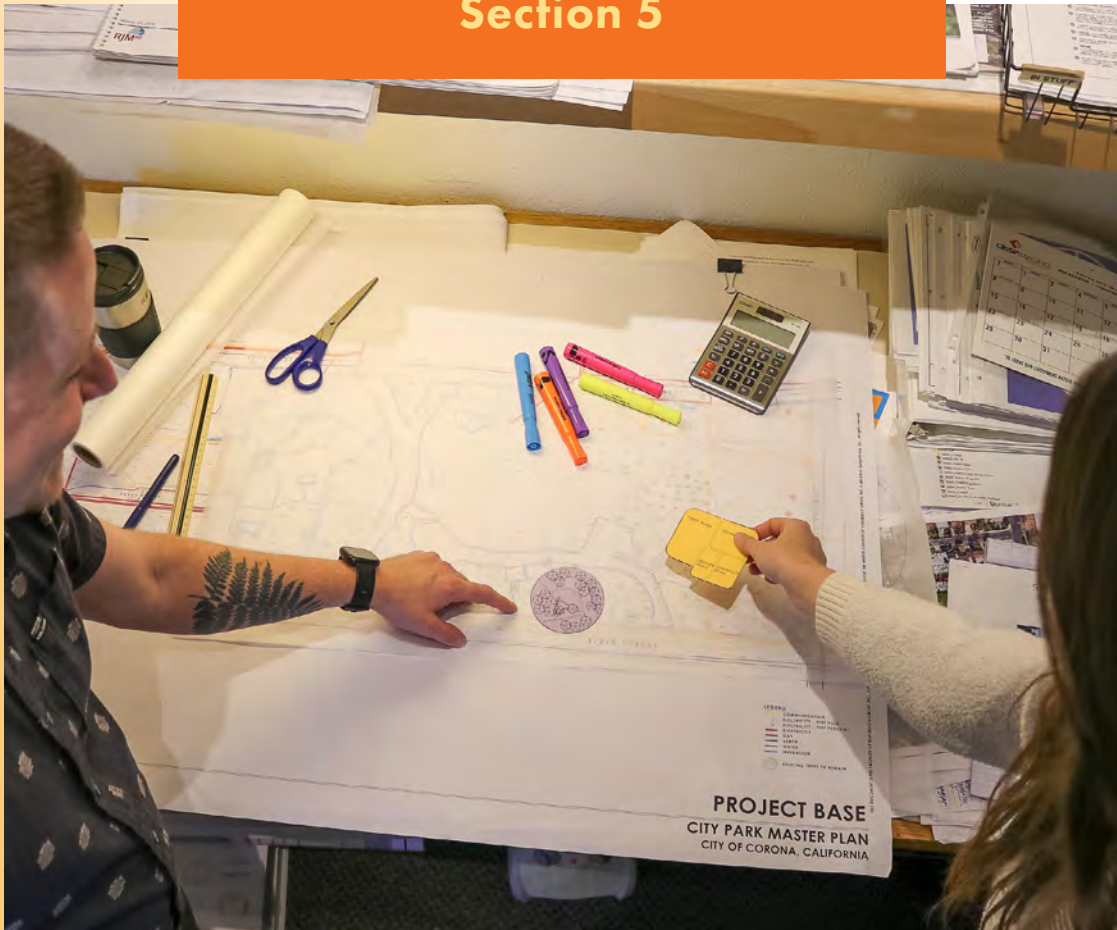
CITY PARK MASTER PLAN



- ● ● ● PEDESTRIAN CIRCULATION
- ■ ■ CLASS II BIKEWAY
- ■ ■ CLASS III BIKEWAY
- ○ ○ ○ PEDESTRIAN ACCESS POINT

DESIGN PROCESS

Section 5



DESIGN PROCESS

Design Process

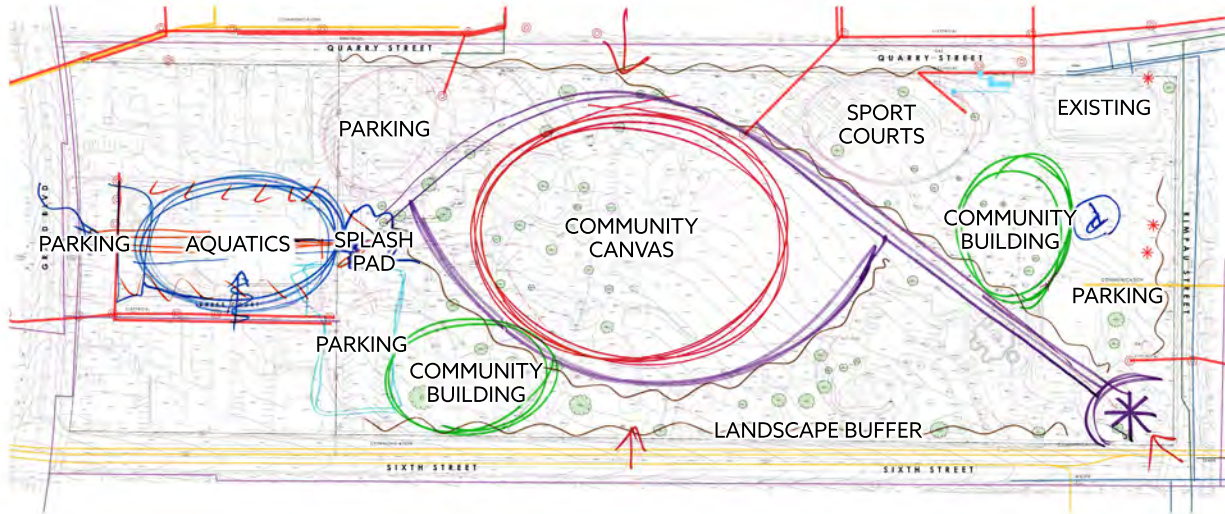
Based on resident feedback from the Community Outreach phase, a program workshop was conducted with City staff to start to visualize how the various program elements could integrate with the existing park site. With markers and scaled program templates in-hand, Staff and the design team took an initial pass at laying out the various elements of the site. Program Workshop bubble diagrams A & B show the initial layout and list of elements to be considered when moving forward with the design.

With the group's consensus on the workshop bubble diagrams, the design team proceeded to develop three conceptual plan options. The conceptual options were presented to City staff and the discussion led to a hybrid of the options that culminated in the Refined Conceptual Bubble Diagram.

The Refined Conceptual Bubble Diagram was an important milestone in the project's design process because it was preliminary enough to start to visualize the relationship of the various site elements without being so refined that new ideas could not still be incorporated. As discussions with the City and design team continued to develop, the plan evolved and eventually settled as Preliminary Plans A and B. These plans looked at different locations for the skate park along either Quarry St or Sixth St. Ultimately it was decided that the skate park located off of Sixth St would provide for the most visibility into and out of the skate park and provide activation of the street edge.

Additional design options for the community buildings, aquatics center, and all-wheeled plaza were presented to City Council for their initial comments. Based on the feedback received, the design team arrived at the final Massing Plan.

PROGRAM WORKSHOP



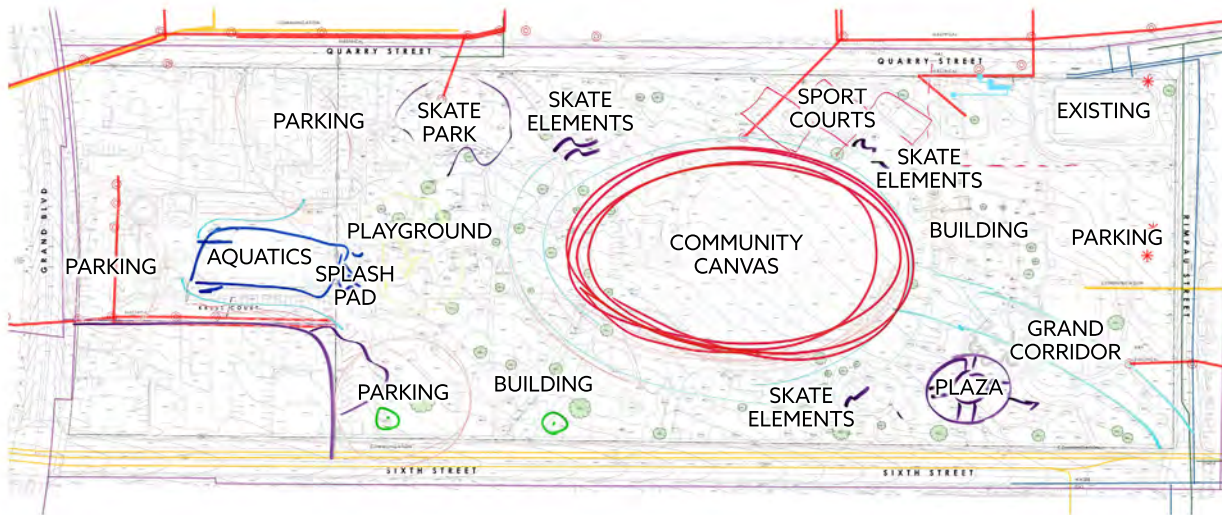
ELEMENTS:

- SAFETY: 'OPEN' PARK. DENSE TREE CANOPY CAN BE DARK
- BOTANICAL WHOLE PARK
- PAINT A CANVAS CENTER
- 2 BUILDINGS
- COURTS BY PLUNGE BUILDING
- STRONG VISUAL ACCESS

- PERIMETER HARDSCAPE PLAZA
- SPORT 'COURTS'
- VALUE IN LARGE SPORTS AREA. NOT TOO LARGE THAT MIGHT NOT ENGAGE COMMUNITY
- IMMEDIATE RESIDENTS VS COMMUNITY WIDE
- FARMERS MARKET AND BIG EVENTS
- SEPARATION OF PLAYGROUND (2-5 & 5-12)



Program Workshop - Bubble Diagram A



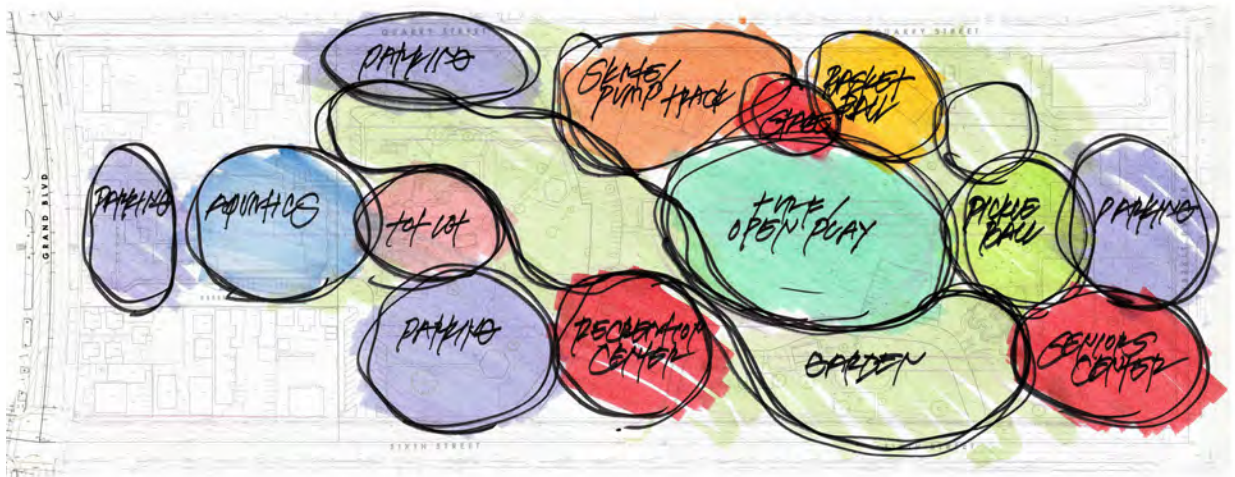
ELEMENTS:

- COMMUNITY CANVAS
- GRAND CORRIDOR
- MINIMAL POOL BUILDING
- SKATE ELEMENTS
- PLAZA WITH SKATE FEATURES
- POSSIBLY KEEP EXISTING BASKETBALL COURTS

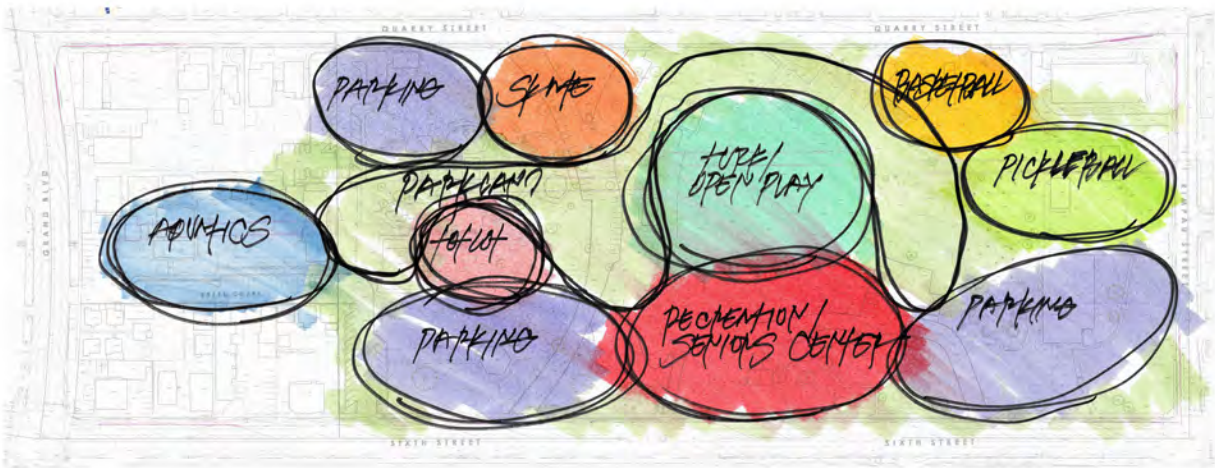


Program Workshop - Bubble Diagram B

CONCEPTUAL BUBBLE DIAGRAMS



Conceptual Bubble Diagram - A



Conceptual Bubble Diagram - B

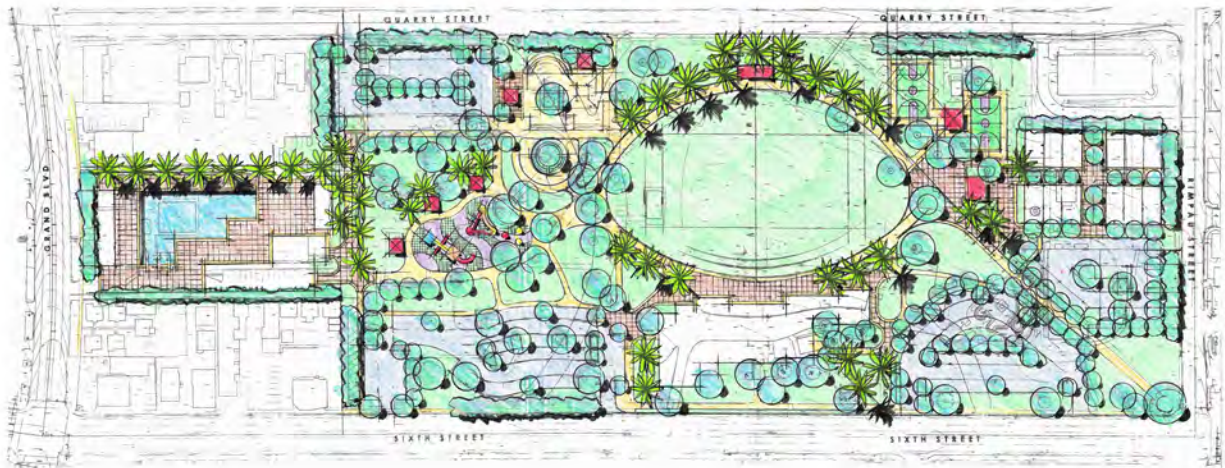


Conceptual Bubble Diagram - C

CONCEPTUAL DESIGN OPTIONS



Conceptual Design - A

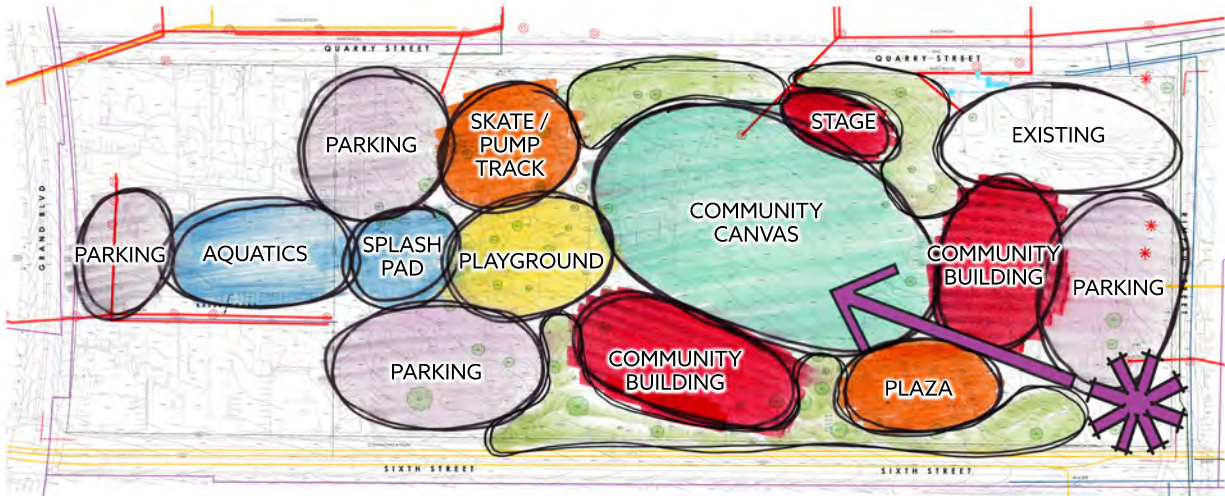


Conceptual Design - B

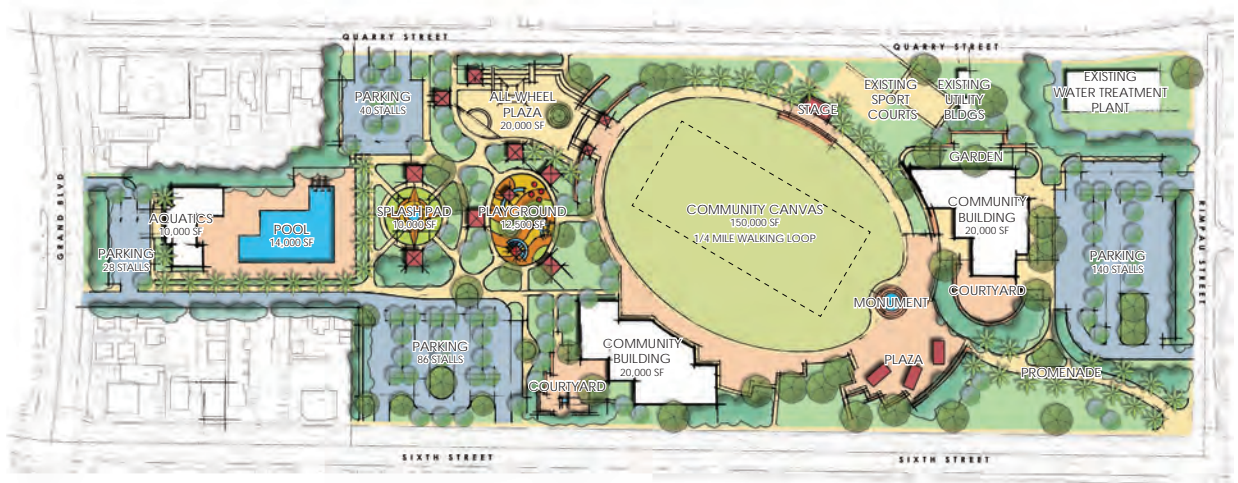


Conceptual Design - C

CITY PARK MASTER PLAN



Refined Conceptual Bubble Diagram



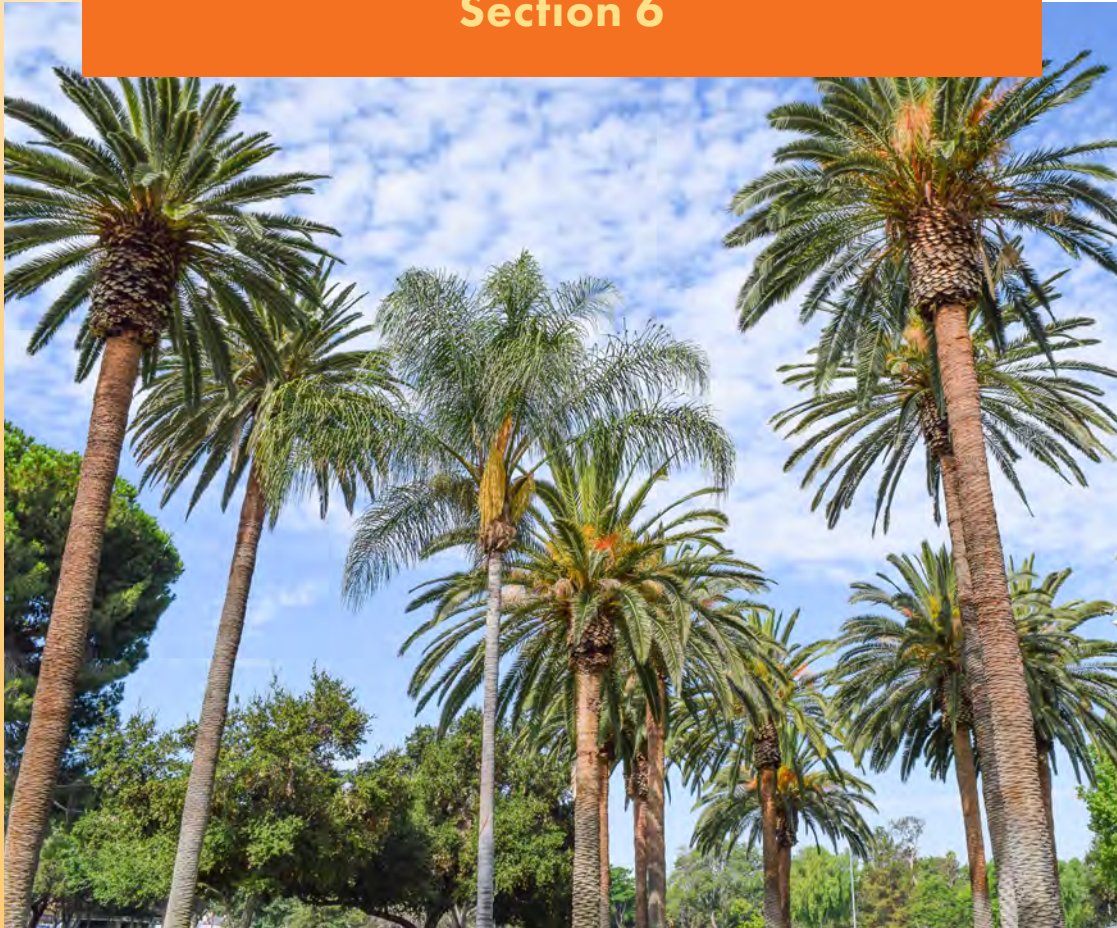
Preliminary Plan - A



Preliminary Plan - B

RECOMMENDATIONS

Section 6



RECOMMENDATIONS

Recommendations

The recommendations for City Park are founded in the desires and needs for recreation opportunities and experiences identified by the community, staff, and key stakeholders. Specific recommendations are broken down into Key Strategies. It is important to recognize that while these strategies apply to City Park, they may be applicable on a City-wide parks and recreation scale. In addition, some amenities identified by the community may be determined to be better suited at other park facilities or locations within the City. The intent is to maximize the benefits impacting City Park while allowing top needs to be distributed based on the broader understanding of upcoming capital improvement projects or funding opportunities. It is also important to note that demand for increasingly diverse and ever-changing recreation programs and facilities should be re-assessed every five to ten years on a City-wide basis.

Key Strategies

Each of the following recommended Key Strategies are to be implemented at all levels of the future park design to ensure a diverse, equitable, inclusive experience for all.



SAFETY



HISTORY



CONNECTIVITY

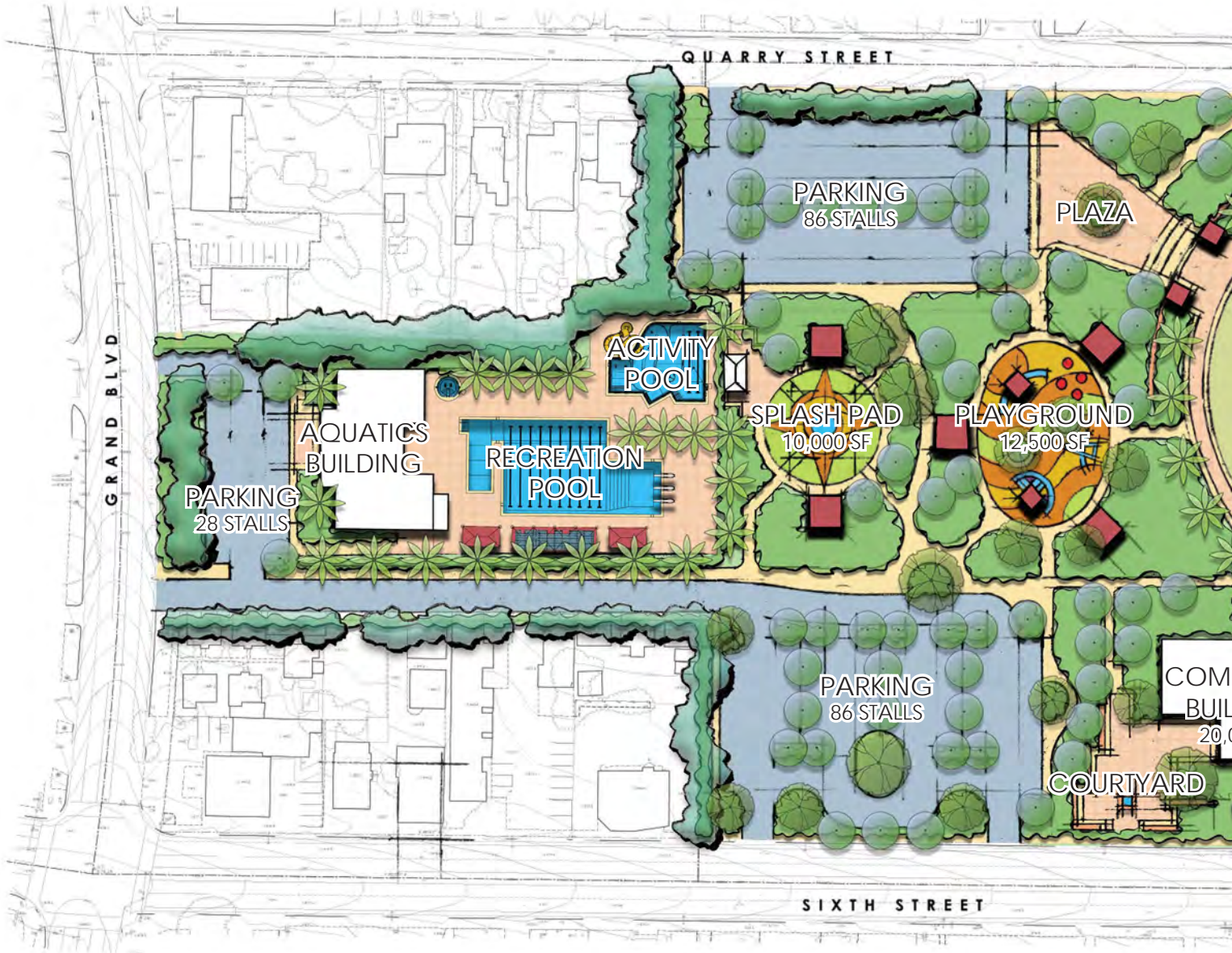


ACCESSIBILITY



SUSTAINABILITY

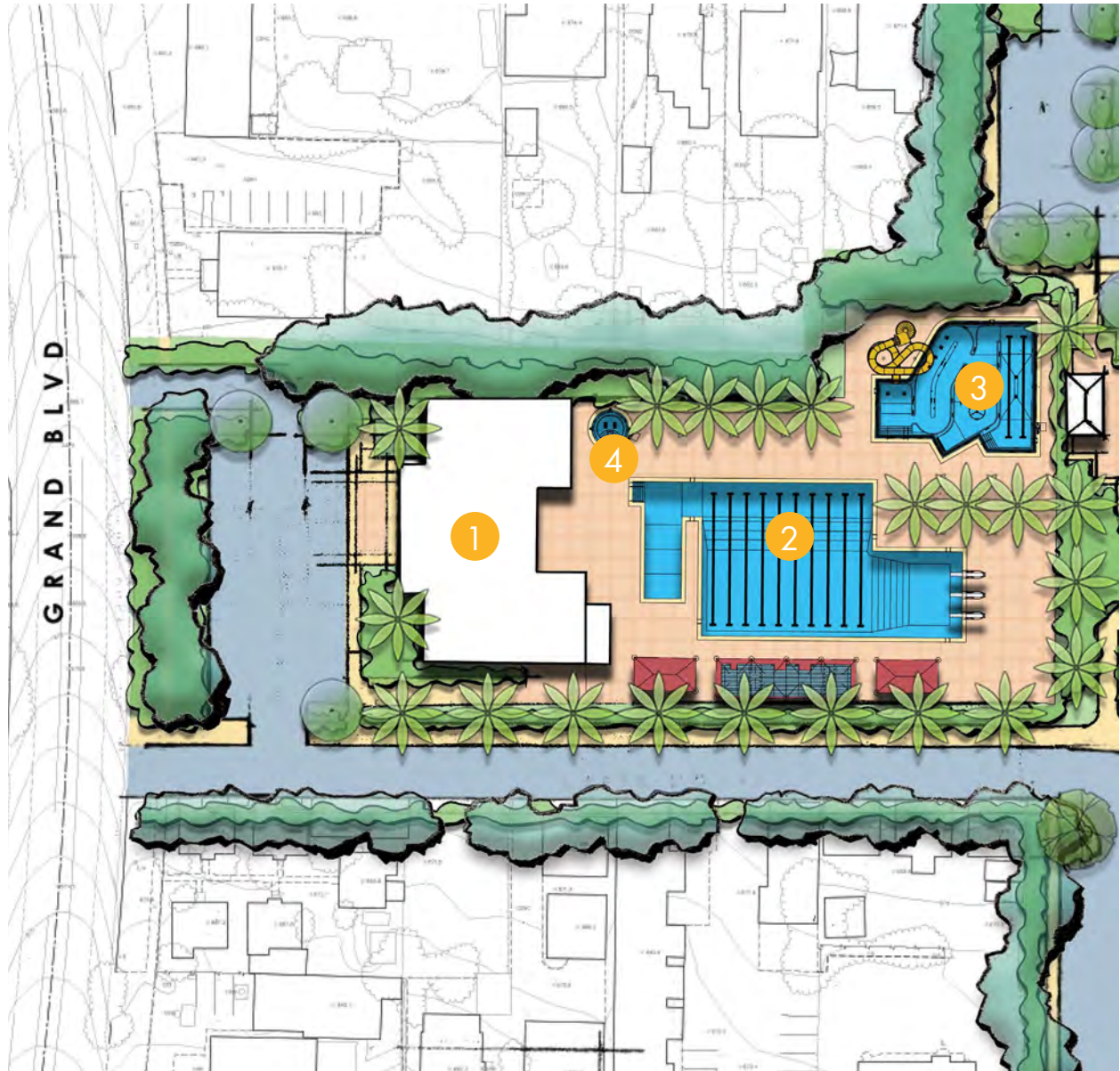
MASSING PLAN



CITY PARK MASTER PLAN



PLAN ENLARGEMENTS



Reference Imagery

PROGRAMMING

1 Aquatics Building

- 10,000 SF Single-story Aquatics Building
- Pool Equipment and Pool Storage Room
- Restrooms / Changing Rooms
- Indoor Sauna
- Outdoor Showers

2 Recreational Pool

- 25 YD x 25 M Recreational Pool
- Beach (zero-depth) Entry
- Dedicated Diving Area
- Spectator Bleacher Seating / Shade Structures

3 Activity Pool

- 3,685 SF Activity Pool
- Water slide
- Recirculating 'Lazy River'

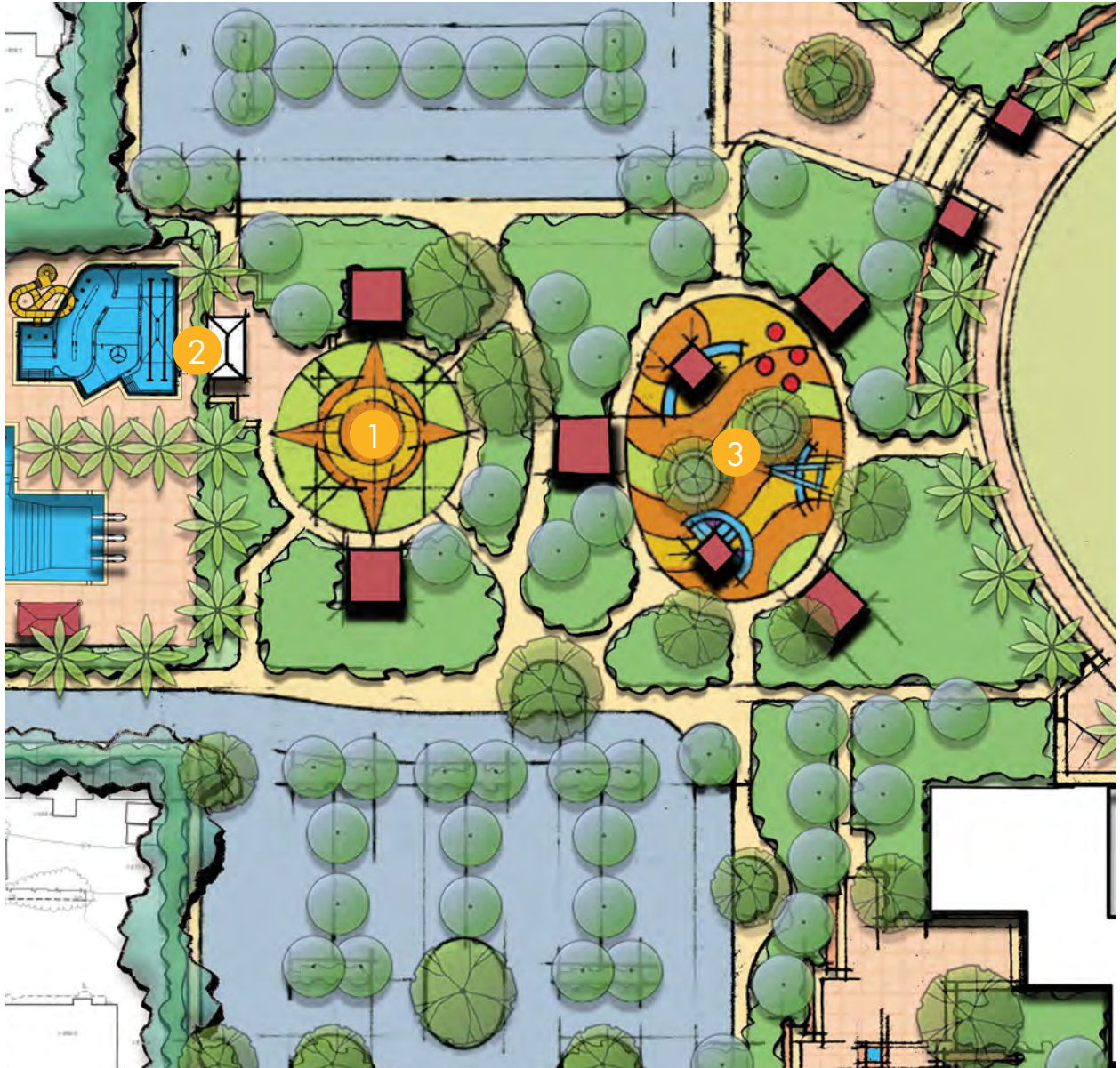
4 Spa

- 250 SF Outdoor Spa

Future Design Considerations

- If adjacent parcels become available for park development consider expanding Aquatics area footprint for increased visibility from Grand Blvd.
- Purchasing adjacent properties could allow for an expanded parking area front of Aquatics Center and connection to nearby parking lots for improved circulation.
- Provide direct access for pool chemical delivery and access.
- Provide direct connection/visibility between Activity Pool and Splash Pad for kids to easily circulate between the two areas. Provide option to section off these areas to limit number of staff needed.
- Locations for trash enclosure / equipment storage areas.
- Provide screening landscape along Kress Court for existing adjacent auto repair shop, gas station, etc.
- Introduce Wayfinding Signage.
- Incorporate public transit stop near Aquatics Center to allow City buses and micro-transit to safely pull out.

PLAN ENLARGEMENTS



Reference Imagery

PROGRAMMING

1 Splash Pad

- 10,000 SF Iconic Splash Pad
- Shaded Seating Areas

2 Splash Pad Building

- Restroom / Splash Pad Equipment Building with Outdoor Showers

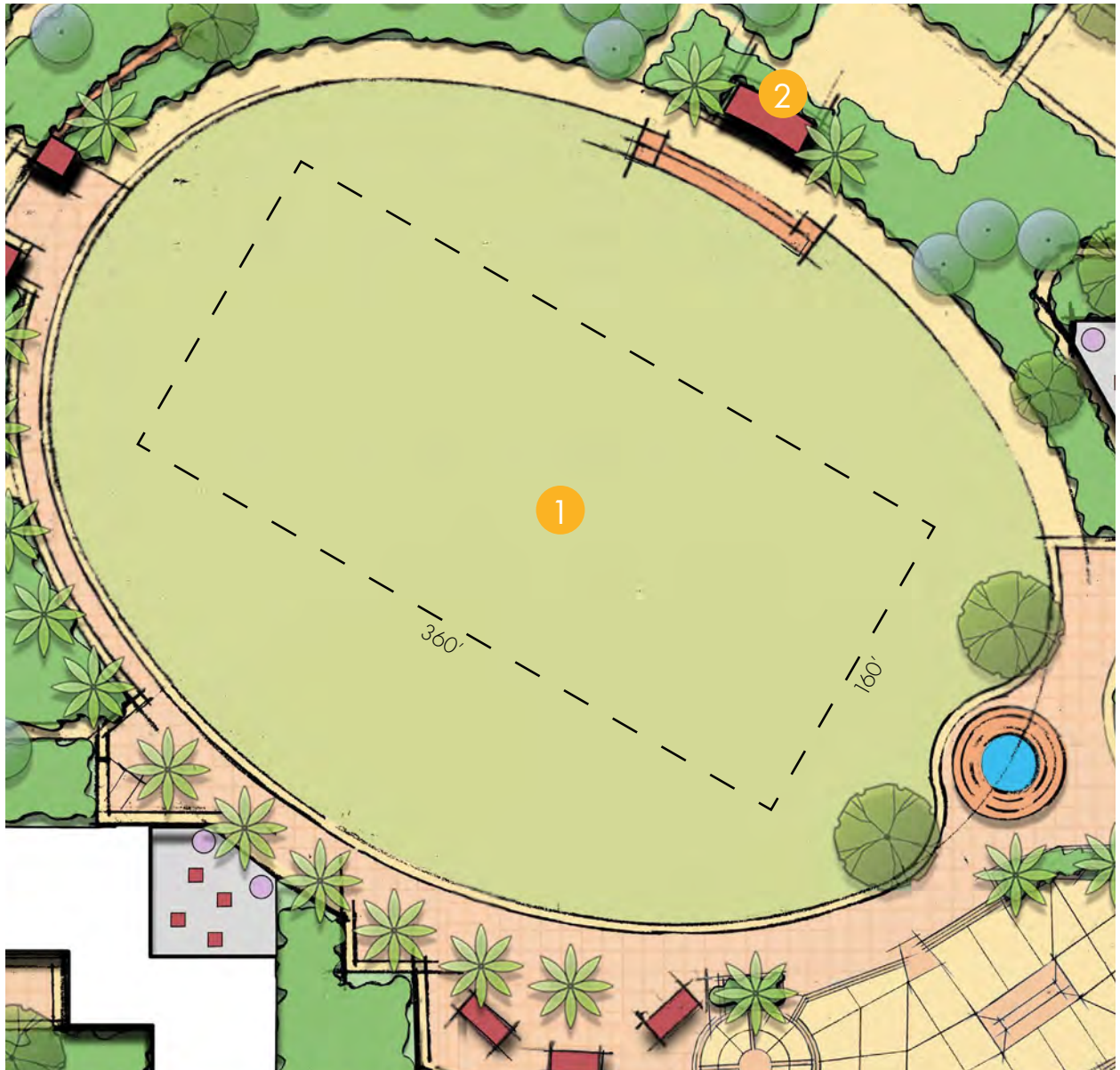
3 Playground

- 12,500 SF Universal Playground
- Historic Citrus Industry Theme
- Shaded Seating / Picnic Areas

Future Design Considerations

- Adequately size Restroom / Splash Pad Equipment Building for required pump equipment and chemical storage.
- Incorporate a variety of water play features (static spray, kinetic spray, and self-operated spray features)
- Provide plenty of spectator seating areas within and around the Splash Pad and Playground (bench seating, low walls) for parents and seniors to watch kids play.
- Preserve large established trees around the existing playground area. Where existing tree canopy coverage does not provide adequate shade, introduce overhead shade as needed for both the Splash Pad and Playground.
- Locations for Drinking Fountains, Waste/ Recycling Containers, and Dog Waste receptacles.

PLAN ENLARGEMENTS



Reference Imagery

PROGRAMMING

1 Community Canvas

- 150,000 SF Central gathering lawn
- Accommodates large civic events (concerts in the park, movie nights, etc.)
- Regulation size Football / Soccer field
- Sports lighting for all-day use
- 1/4 mile perimeter walking loop/trail

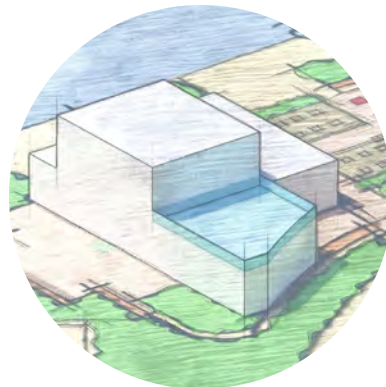
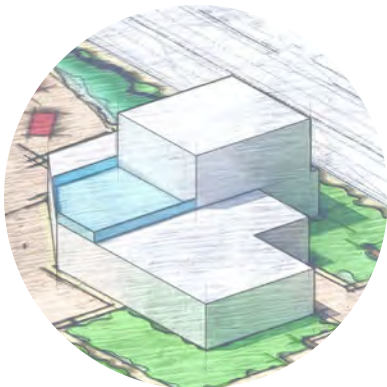
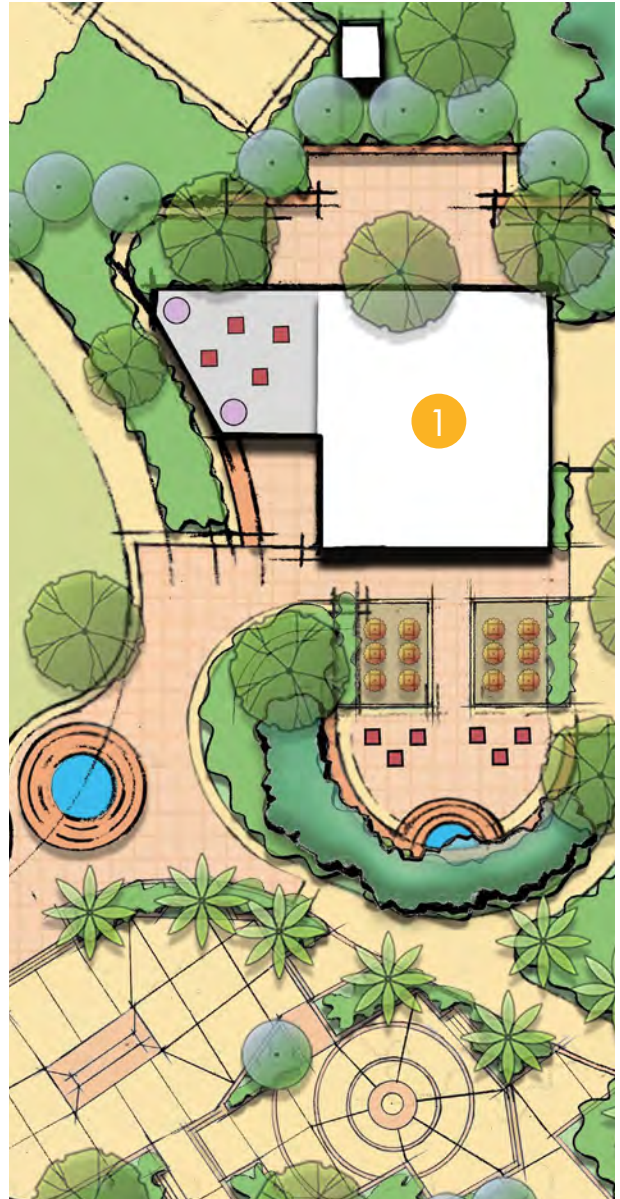
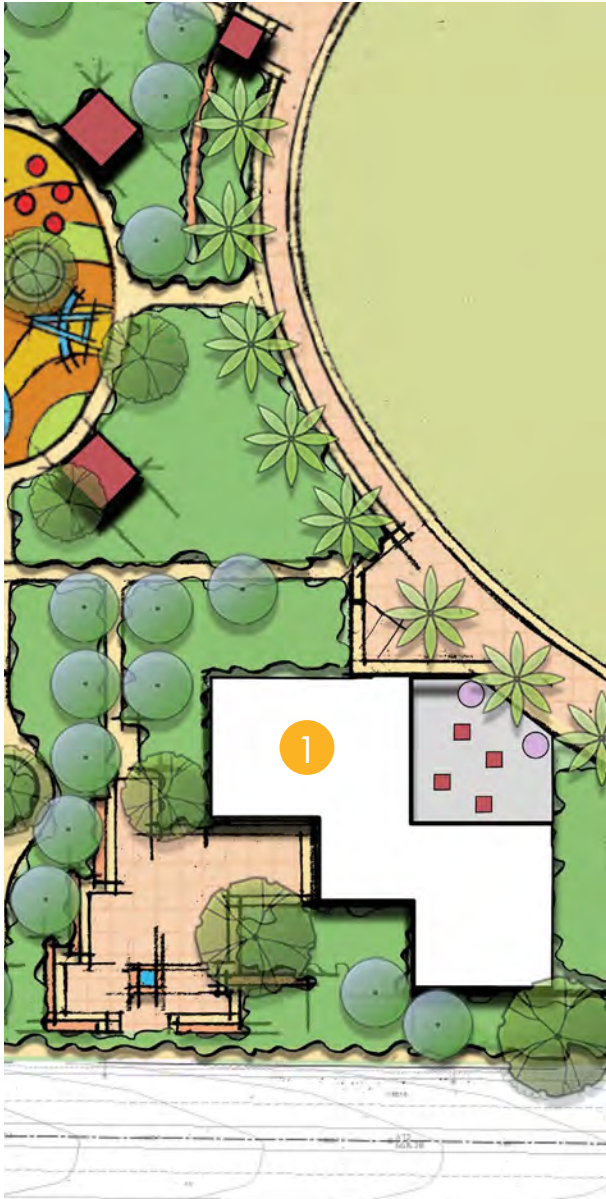
2 Stage

- 1,200 SF Performance /event stage

Future Design Considerations

- Provide storage space for field equipment belonging to sports leagues and space for bleachers to be stored when not in use.
- Investigate benefits of a natural turf field vs. artificial turf in terms of sustainability (water use, life-cycle costs, heat island effect, etc.), maintenance requirements, and aesthetics.
- Sports lighting shall be LED for the most energy efficiency and lowest operating/maintenance costs.
- Provide ample potable water irrigation quick couplers for easy wash-down and maintenance of fields. Park uses reclaimed water for irrigation purposes.
- Provide overhead shade for the stage area to limit direct sunlight / impact on performers.
- Perform sound studies to understand noise impact to surrounding residential areas.
- Provide ample trash/recycling receptacles as well as trash enclosure with easy access for trash trucks.
- Study adding angled parking stalls along Quarry St that are dedicated to the park use to not impact the surrounding residential on-street parking.
- City owned lots shall be used as overflow parking for larger events. Provide shuttle transportation for visitors.
- Ingress and egress for maintenance vehicles and tree trimming.

PLAN ENLARGEMENTS



Reference Imagery

PROGRAMMING

1 Community Buildings

- Two (2) Community Buildings totaling 40,000 SF
- Two-story buildings with roof decks that overlook the park and Community Canvas with 270° views.
- Interior building spaces that provide flexible programming opportunities.
- Large outdoor courtyard spaces that can be rented for various events (weddings, quinceañeras, etc.)
- Dedicated parking lots for each building with ADA parking and EV charging stations.

Future Design Considerations

- Implement sustainable building construction techniques (LEED or similar) and provide photo-voltaic solar panels on roof to offset building energy costs.
- Emphasize indoor / outdoor relationship of building to the adjacent outdoor courtyards and surrounding park site.
- Architectural character and massing of buildings to be consistent with Downtown Revitalization Plan design guidelines.
- Include elevators in building design for increased accessibility.
- Provide security cameras for police department monitoring of facilities and park. IT / Broadcasting capabilities shall be incorporated into the building electrical design. Provide Wi-Fi for general park users.
- Design architecture to minimize hiding areas and provide maximum visibility from Sixth St and internal park paths. Utilize CPTED (Crime Prevention Through Environmental Design) principles for building and site design.
- Provide dedicated trash enclosure areas with easy access for trash trucks.

PLAN ENLARGEMENTS



Reference Imagery

PROGRAMMING

1 All-wheel Friendly Plaza

- 20,000 SF All-wheel Friendly Plaza

2 Founder's Monument

- Central feature with prominent location for the relocated Corona Founder's Monument and flagpole.

3 Plaza

- Plaza space for community events / food truck vendor staging.

Future Design Considerations

- Implement CPTED (Crime Prevention Through Environmental Design) principles for design of the all-wheel plaza to improve visibility into the plaza and safety for all park users.

- Study circulation of all-wheel plaza users and general park pedestrians to minimize potential conflicts. Fencing of all-wheel plaza shall be used strategically to improve safety.

- Provide ample spectator seating areas with shade.

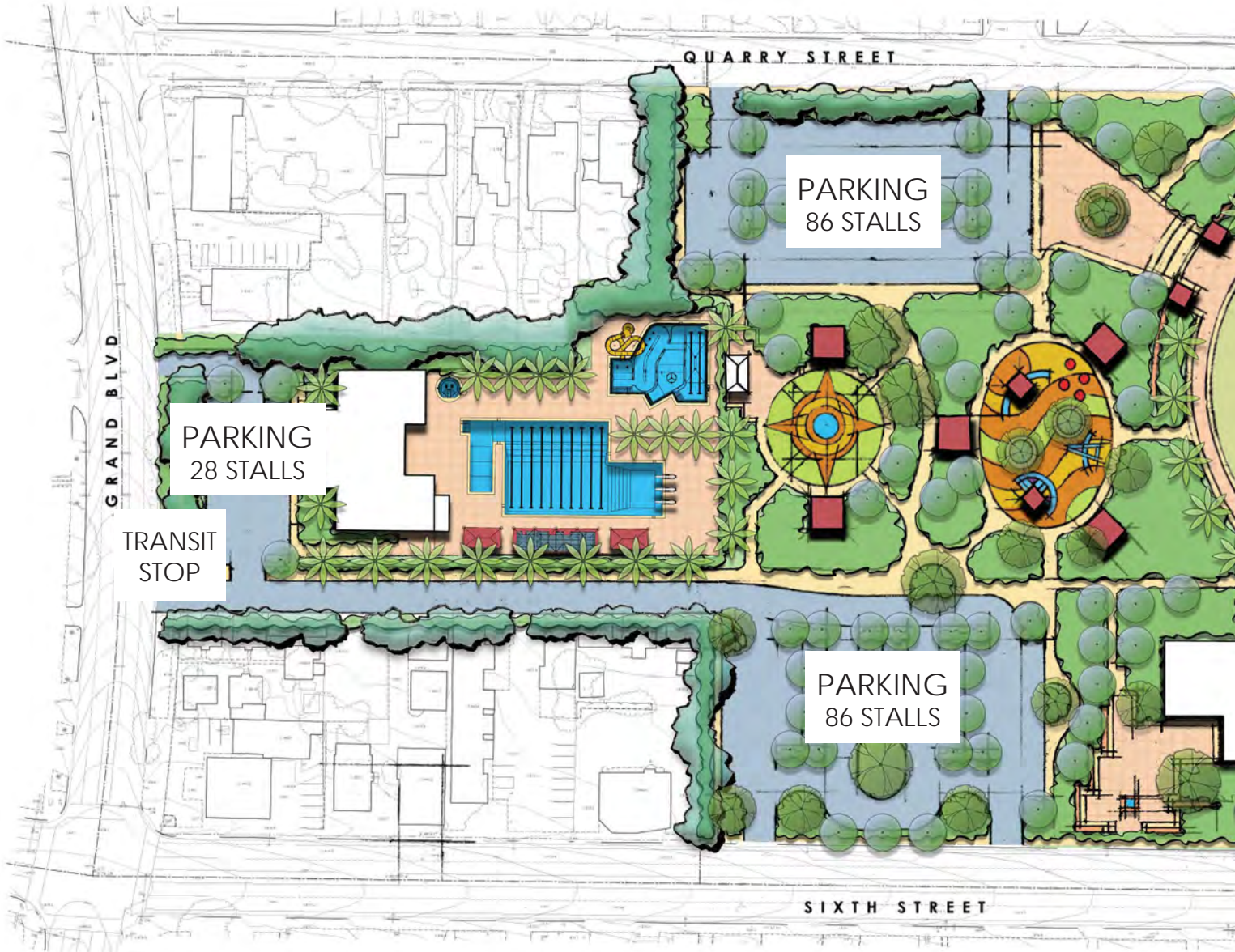
- Locations for Drinking Fountains, Waste/ Recycling Containers, and Dog Waste receptacles. Locations for bike racks/storage to encourage alternative methods of transportation to the park.

- Electrical outlets shall be provided at Food Truck staging areas.

- Incorporate public transit stop on Sixth St for City buses and micro-transit to safely pull in and out.

- Provide opportunities for public art elements / murals by local artists.

PARKING ANALYSIS



- Aquatics Building (10,000 SF) – 50
- Recreation Pool (12,000 SF) – 48
- Activity Pool (3,685 SF) – 15
- Spa (250 SF) – 1
- Splash Pad (10,000 SF) – 40
- Upgraded Playground (12,500 SF) – 2
- Upgraded Restroom Buildings - 1
- Plaza – 2
- Botanical Garden (25,000 SF) - 3

- 2 Community Buildings (40,000 SF) – 200
- Upgraded Skate Park – 2
- Existing Basketball / Volleyball Courts – 3
- Plazas/Courtyards – 24
- Walking Paths – 4
- Botanical Garden (25,000 SF) - 3

Total Recommended Spaces: 398

*Based on Riverside County Code of Ordinances 17188.030

CITY PARK MASTER PLAN



Existing on-site parking: 175

+ Existing on-street parking: 56

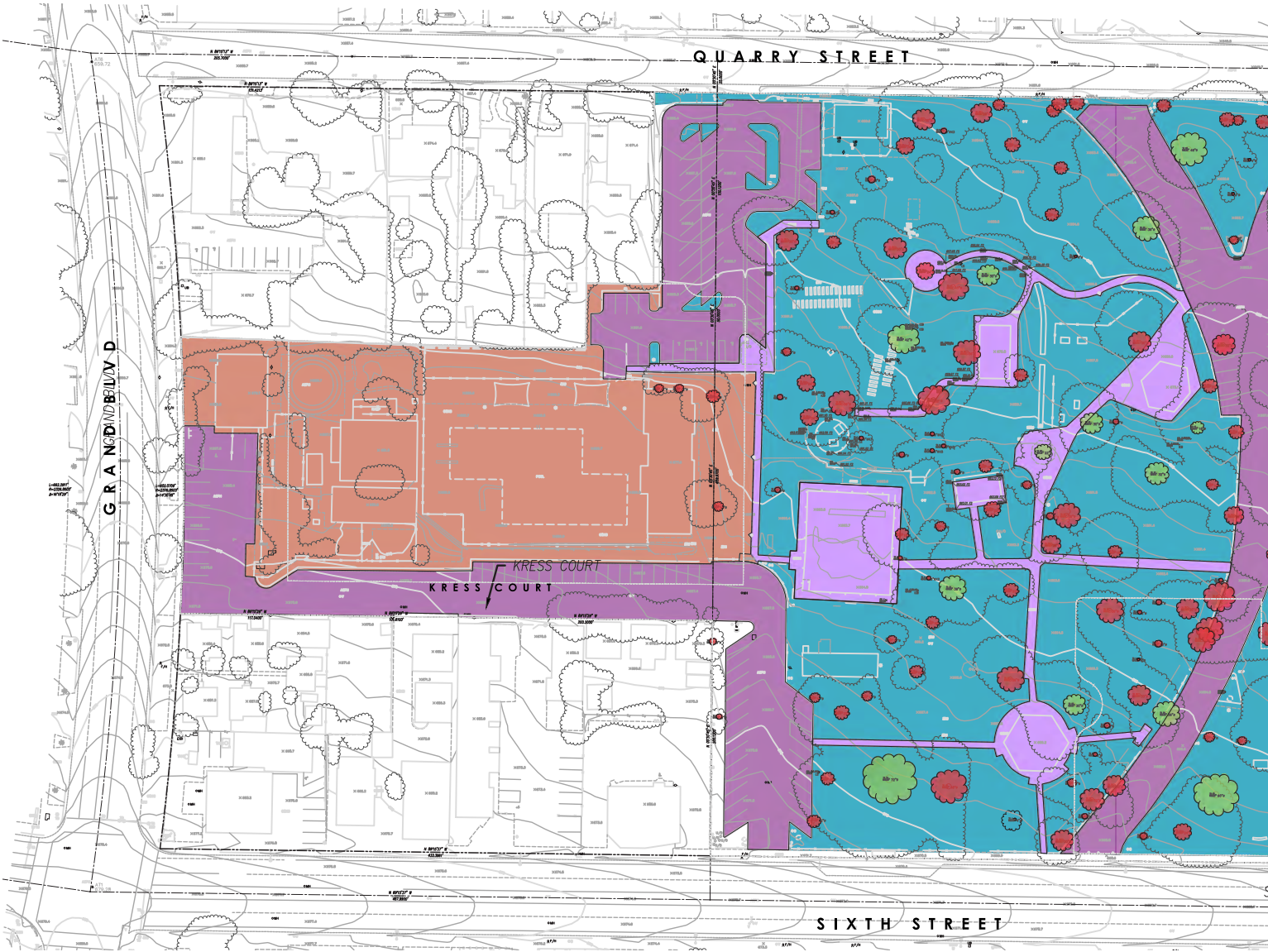
Total Existing Parking: 231 spaces

Proposed on-site parking: 340









+ Proposed on-street parking: 58

Total Proposed Parking Spaces: 398 spaces

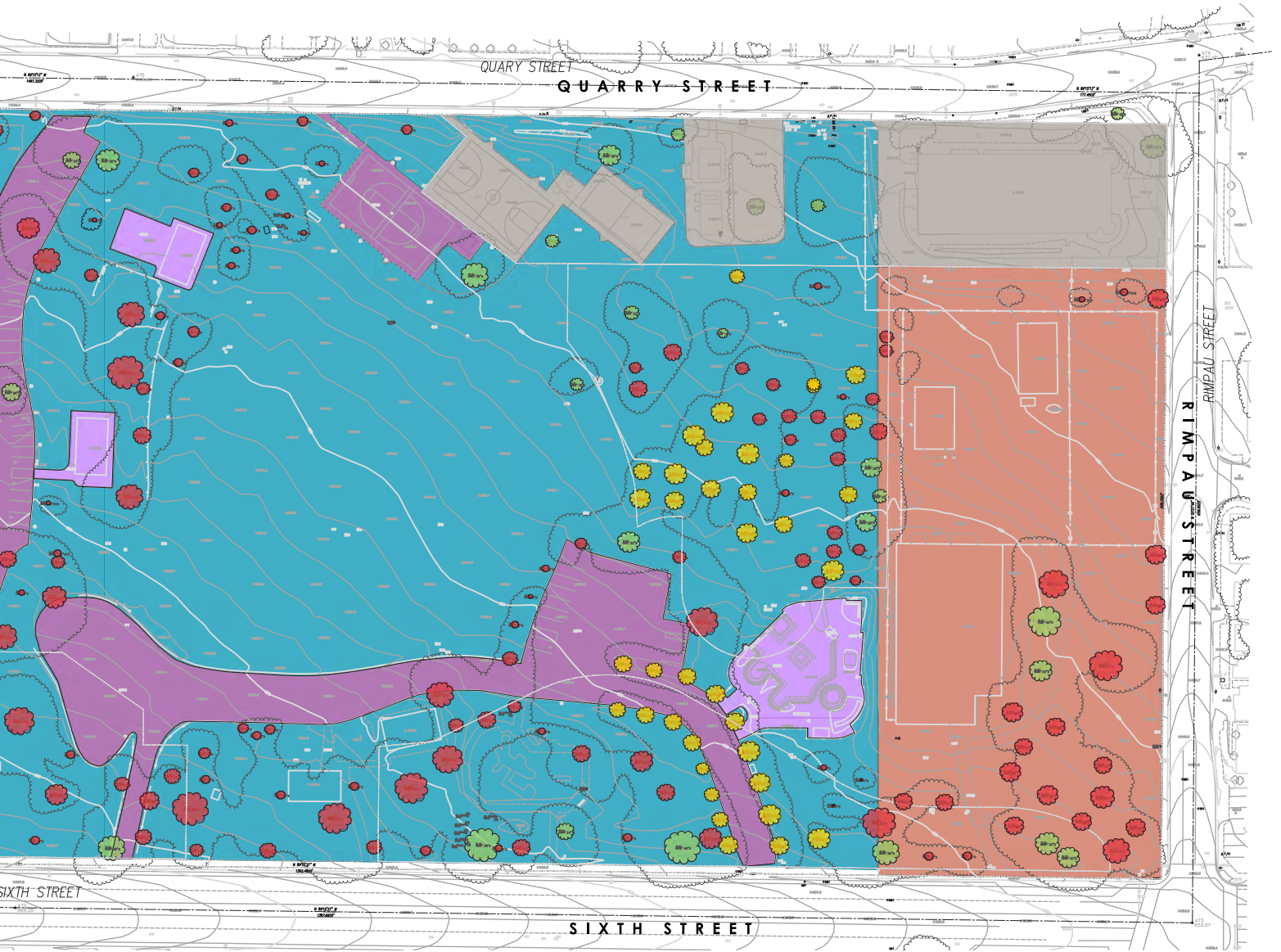
CONCEPTUAL DEMOLITION PLAN



DEMOLITION LEGEND

-  To Remain - Protect-in-Place
-  Remove Existing Armory and Aquatics - By City
-  Remove Existing Asphalt
-  Remove Existing Concrete
-  Clear and Grub
-  Existing Trees to be Removed for New Development
-  Existing Trees to be Relocated
-  Existing Trees to Remain - Protect-in-Place




CITY PARK MASTER PLAN



CONCEPTUAL TREE MASSING PLAN



TREES LEGEND

-  Existing Mature /Historic Trees to be Preserved - 157
-  Existing / New Palm Trees - 38 relocated / 16 new - 54 total
-  Proposed Trees - 173



TREES CALCULATION

Total Existing Trees: 384

-Existing Trees in Poor/Fair Condition to be Removed: 20

-Existing Trees to be Removed for Site Improvements: 169

+Existing Palm Trees to be Relocated: 38

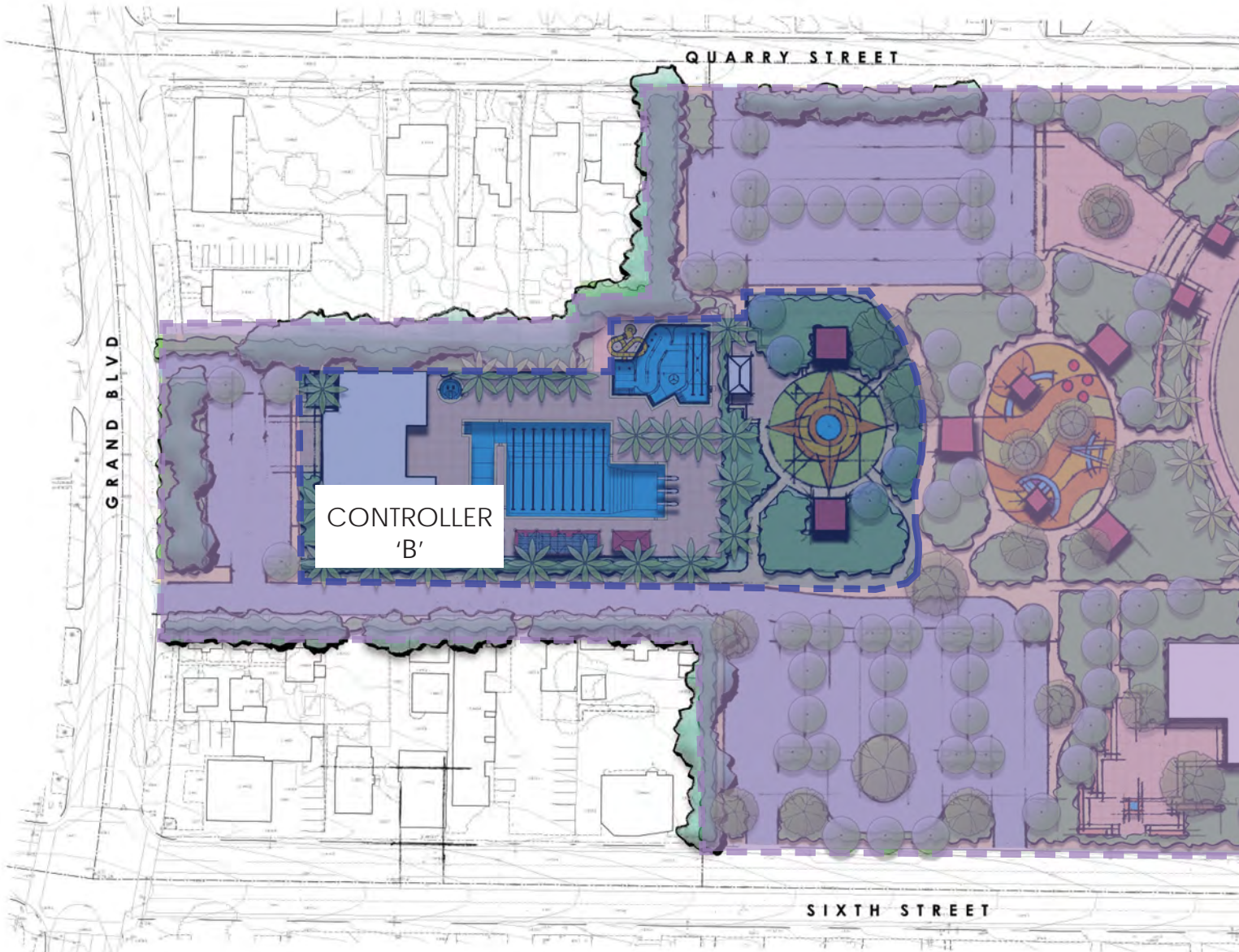
+Existing Mature /Historic Trees to be Preserved: 157

+ Proposed New Palm Trees: 16

+ Proposed New Trees: 173

Total Trees: 384

CONCEPTUAL IRRIGATION PLAN



IRRIGATION LEGEND



Recycled Water Irrigated Areas - Controller 'A'

Shrubs and Trees: 164,630 SF

Turf: 150,00 SF

Total Irrigated Area: 314,630 SF



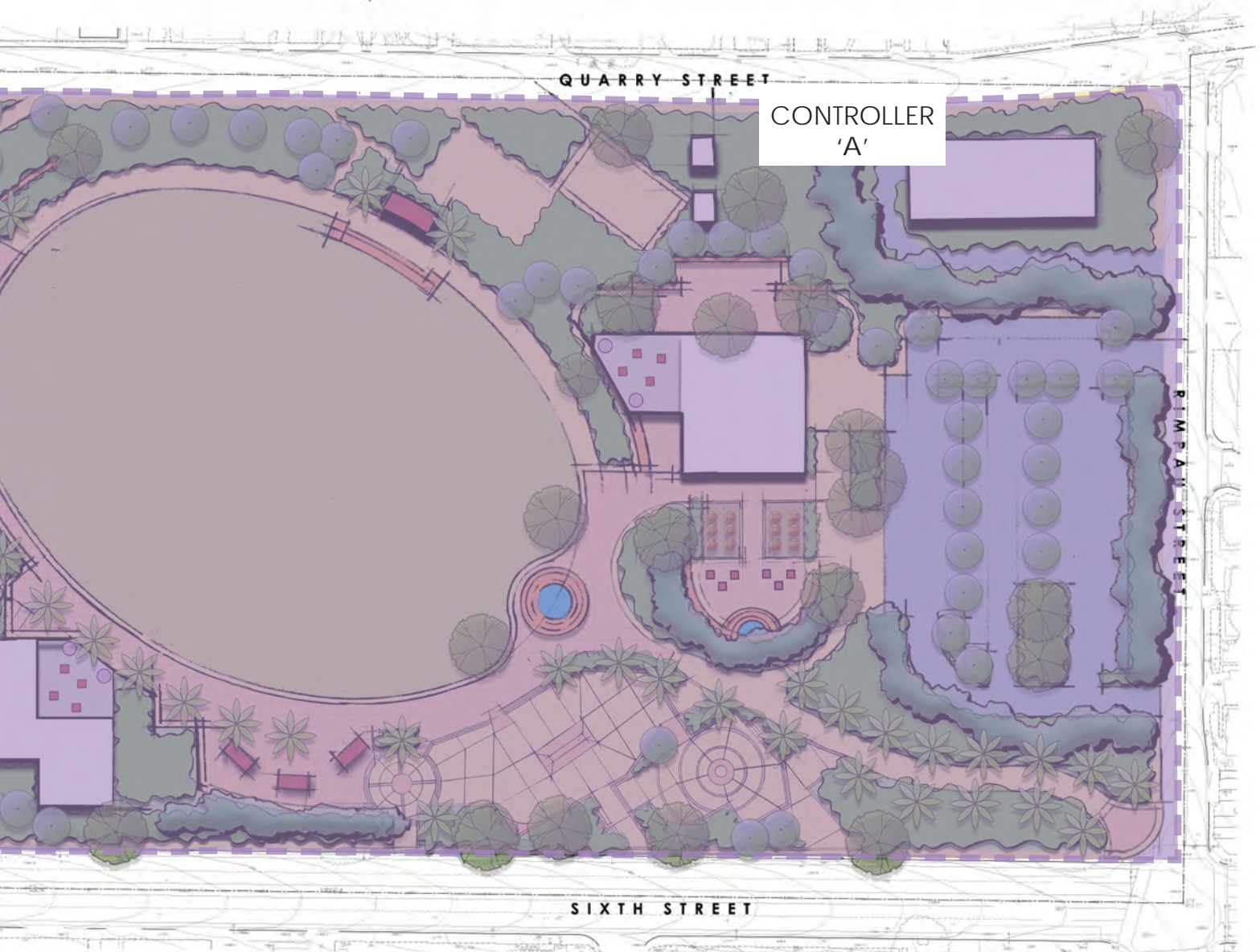
Potable Water Irrigated Areas - Controller 'B'

Shrubs and Trees: 22,145 SF

Turf: 0 SF

Total Irrigated Area: 22,145 SF

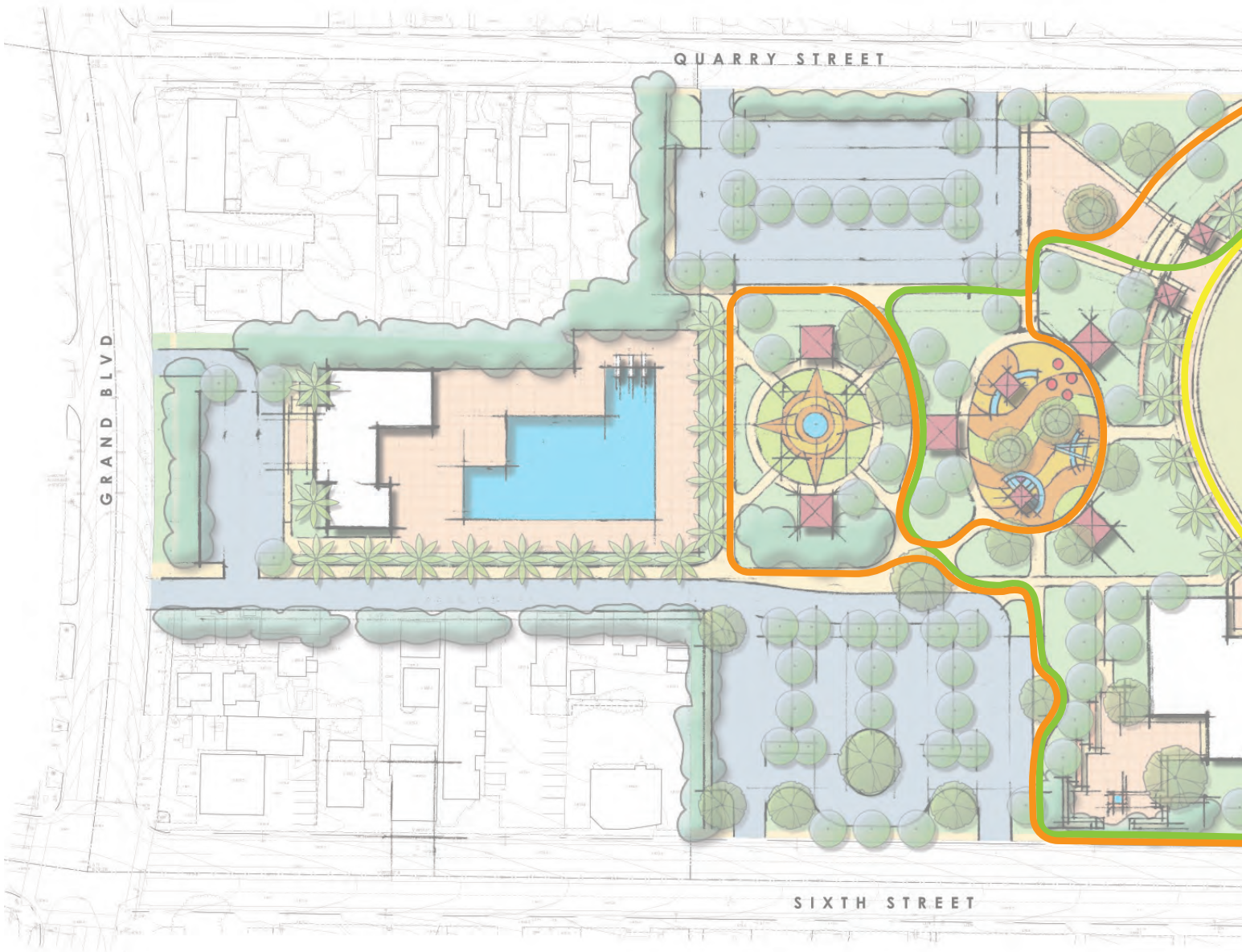
CITY PARK MASTER PLAN






RECYCLED WATER METER DEMAND CALCULATION

Water Demand Calculation		METER ID: RW					
PROJECT: Corona City Park							
Design Criteria:							
Variables	Description	Site Information					
A =	Total irrigated area in acres	7.22	Total irrigated area 314,630 Sq. Ft.				
I =	Inches per week required	1.34	Maximum monthly Eto. 7.20 Inches				
SF =	Safety factor (1 + % of factor)	1.00	Irrigation efficiency 0.75 %				
H =	Hours per irrigation day of operation	8	Plant factor 0.60 %				
D =	Days of irrigation per week	6					
60 = 60 Minutes per hour							
27,154 = Gallons of water per acre inch							
Standard Calculation for Water Demand:							
$\text{Water Demand} = \frac{27,154}{60} \times \frac{A}{D} \times \frac{I}{H} \times SF$							
Water Demand calculation for Project:							
$\text{Water Demand} = \frac{27,154}{60} \times \frac{7.22}{6} \times \frac{1.34}{8} \times 1.00$							
$\text{Water Demand} = 92 \text{ GPM}$							
<table border="1" style="width: 100%;"> <tr> <td>Estimated Water Meter Size*</td> <td>1.5 INCH</td> </tr> <tr> <td>Proposed Meter Type*</td> <td>HP Turbine</td> </tr> </table>				Estimated Water Meter Size*	1.5 INCH	Proposed Meter Type*	HP Turbine
Estimated Water Meter Size*	1.5 INCH						
Proposed Meter Type*	HP Turbine						
* VERIFY AVAILABILITY AND USE WITH MUNICIPALITY OR WATER PURVEYOR							

TRAILS OPPORTUNITIES PLAN



TRAILS LEGEND

-  Lemon Trail - .25 miles
-  Lime Trail - .5 miles
-  Orange Trail - .75 miles

CITY PARK MASTER PLAN



CONCEPTUAL RENDERINGS



Aerial Perspective View from Grand Blvd

CITY PARK MASTER PLAN



Aquatics Center Building



Aquatics Center Recreational and Activity Pool



Playground and Splash Pad



Farmer's Market in Plaza

CONCEPTUAL RENDERINGS



Aerial Perspective View from Rimpau Street

CITY PARK MASTER PLAN



Community Building Rooftop Deck



Food Truck Plaza



Monument and All-wheel Friendly Plaza



Community Building and Outdoor Courtyard