



Review of Final Park Design at One Redwood Place

Chip Taylor, Director Of Public Works
Jim Stark, Superintendent of Parks
October 13, 2021





Project History

- 34.7-acre site – previous AMD site developed by the Irvine Company
- 1051 residential units
- As part of the public improvements – 6.5-acre park land dedication
- Park improvements \ construction shared by the Irvine Company and capped at \$12 million

\$4 million by the Irvine Company

\$8 million of Park Dedication Funds

Conceptual Design

DRAFT



PROPOSED PARK PROGRAM

- | | | |
|---------------------------------------|--|--|
| ① Multi-Use Field (1.6 AC - 330' Dia) | ⑧ Passive Recreation Areas - Bocce, Horseshoes, etc. | --- Vehicular Access Route (8' wide concrete path) |
| ② Entry Plaza | ⑨ Non-Reservable Picnic Tables | |
| ③ Children's Play (Ages 5-12) | ⑩ Jogging Trail - Par Course & Hydration Stations | |
| ④ Interactive Water Feature | ⑪ Restrooms | |
| ⑤ Reservable Picnic Area | ⑫ Parking Lot | |
| ⑥ Sports Court - Futsal Court | ⑬ Maintenance Shed | |
| ⑦ Dog Park (.33 AC) | ⑭ Existing and Transplanted Redwoods | |

PRC Commission and Council Actions

- 03/11/2020 Conceptual Plan Presented to Parks and Recreation Commission (PRC) – PRC Recommended to approve conceptual design to City Council 4-0.
- 04/28/2020 City Council approved Conceptual Design 7-0.



DRAFT



IRVINE COMPANY

Redwood Place Park

Irvine Company
Dennis Sullivan: Vice President, Landscape Architecture
Mark Garrity: Senior Director, Landscape Architecture



Redwood Place Park



Overall Site Plan

PROJECT SUMMARY

Overall Site Acreage 34.75 Acres

- Public Park 6.5 acres
- R-3 For Sale Townhomes 6.05 acres
- R-4 Low-rise Apartments 2.31 acres
- R-4 Mid-rise Apartments 18.37 acres
- Indian Wells Extension 1.51 acres

Overall Site Unit Count 1,051 Units

- R-3 For Sale Townhomes 107 units
- R-4 Low-rise Apartments 57 units
- R-4 Mid-rise Apartments 887 units



Design Theme



Park Goals



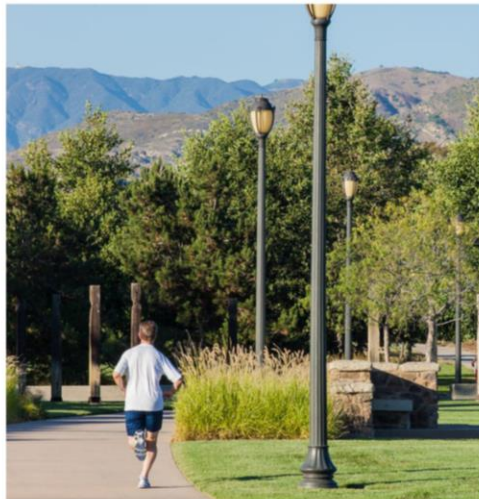
Encourage Play

- Places for exercise/fitness for all ages
- Interactive play where equipment meets sculpture
- Natural materials
- Strolling paths with lighting
- Enhancing the physical, cognitive, and social experience:
 - Physical: Accessibility
 - Cognitive: Creativity
 - Social: Wide range of age
Inclusive Play Elements



Celebrate Nature

- Tree preservation on site
- Shade from large trees in groves and along paths
- Diverse planting palette with low water usage
- Informal, permeable paths/trails in an organic layout
- Group seating amongst trees
- Gentle berms and landforms
- Rainfall capture and cleansing



Promote Connectivity

- Social interaction
- ADA accessibility
- Bike paths and parking connectivity
- Spaces to collaborate



Facilitate Engagement

- Spaces for individuals and small to medium groups
- Enable a pop-up culture
- Capacity to hold community events and cultural celebrations
- Provide secluded seating for reading or quiet activities
- Game tables
- Great meadow

Park Illustrative Site Plan



PROPOSED PARK PROGRAM

- ① Multi-Use Field
- ② Entry Plaza
- ③ Playground Area
- ④ Fitness Equipment
- ⑤ Reservable Picnic Area
- ⑥ Non-Reservable Picnic Area
- ⑦ Dog Park (Large Dog)
- ⑧ Dog Park (Small Dog)
- ⑨ Passive Seating Area with Raised Turf Mound
- ⑩ Restrooms / Maintenance Building
- ⑪ Park Access at Townhomes
- ⑫ Trash Enclosure
- ⑬ Parking Lot
- ⑭ Relocated Redwoods

Park Program Imagery: Entry Plaza



Entry Plaza



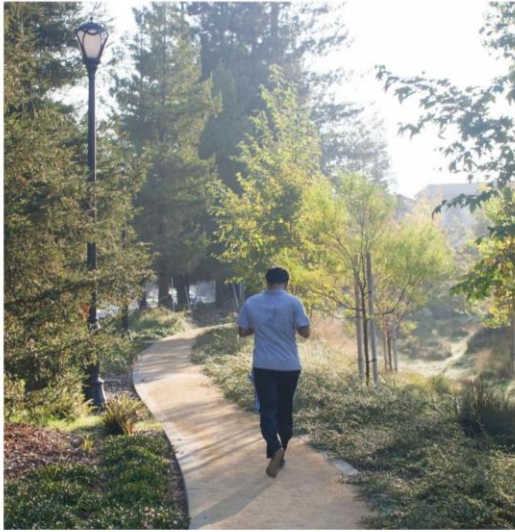
Park Program Imagery: Multi-Use Field



Multi-Use Field



Park Program Imagery: Jogging Trail/Park Course



 Jogging Trail (0.2 miles) / Par Course

Park Program Imagery: Dog Park



Dog Park (0.28 AC)



Park Program Imagery: Playground Area



**Play Areas for
Ages 5-12**

Playground Enlargement Plan



Legend

- ① Multi-Tower Play Structure ***
- ② Synthetic Turf Play Surfacing
- ③ Play Surfacing ***
- ④ Fibar Mulch Play Area***
- ⑤ Omnispin Spinner ***
- ⑥ Curva Spinner
- ⑦ We-Go-Round ***
- ⑧ Nature Cluster ***
- ⑨ Oodle Swing ***
- ⑩ 2-Bay Single Post Swing ***
- ⑪ Hillside Features ***
- ⑫ Spinner Bowl
- ⑬ ADA Ramp to Upper Level ***
- ⑭ Stairs to Upper Level
- ⑮ Large Transplanted Redwood
- ⑯ Seating
- ⑰ Restroom / Maintenance Bldg
- ⑱ Seatwall
- ⑲ Low Seatwall with Grab Bar ***
- ⑳ Monumental Seating
- ㉑ Retaining Wall with Low Metal Fence
- ㉒ Multi-Use Field

*** Indicates Inclusive Play Equipment

Playground Enlargement Plan



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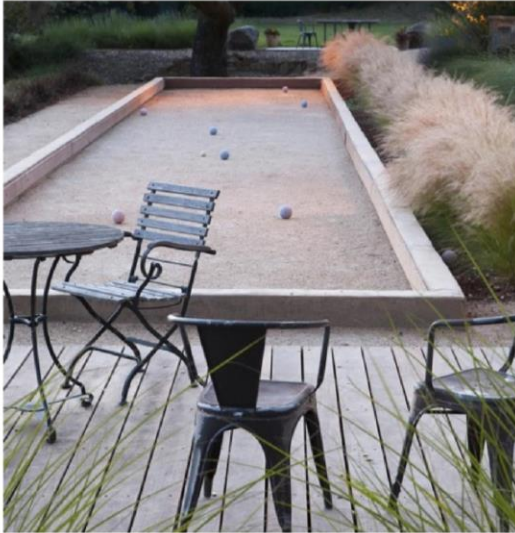
Redwood Place Park

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ROSS
Recreation Equipment

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Park Program Imagery: Passive Recreation



Passive Recreation



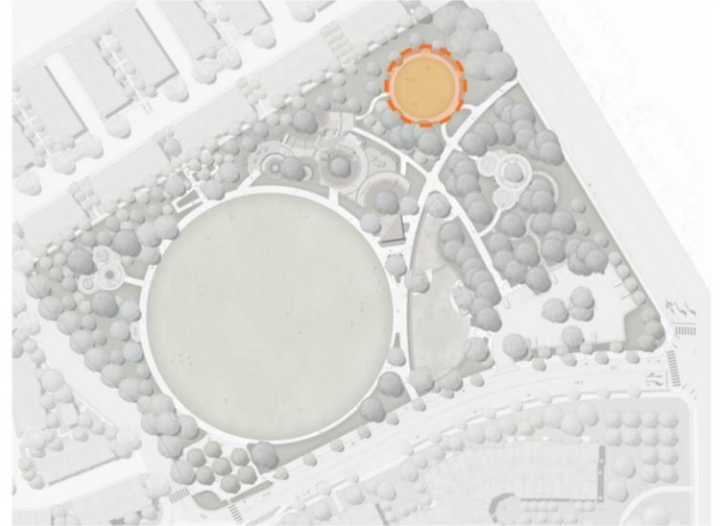
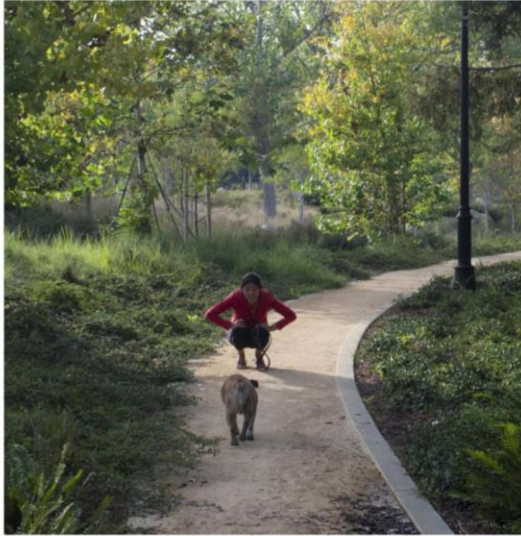
Park Program Imagery: Picnic Areas



Picnic Areas (reservable and non-reservable)



Park Program Imagery: DRAFT Passive Seating Area with Turf Mound



Passive Seating Area with Raised Turf Mound

Redwood Place Park



Differences

- The main difference from the Conceptual Plan to the current Final Design Plan is the replacement of the Futsal \ Sports Court with a passive park area.



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Alternatives

- Alternative 1: Recommend that City Council approve the final design of AMD Park described in Attachment 5 with decomposed granite surfacing for the dog park.
- Alternative 2: Recommend that City Council approve the final design of AMD Park described in Attachment 5 with an alternative surfacing other than decomposed granite for the dog park
- Alternative 3: Recommend that City Council not approve the final design of AMD Park described in Attachment 5 and provide other direction.

Staff Recommendation

Alternative 1: Recommend that City Council approve the final design of AMD Park described in Attachment 5 with decomposed granite surfacing for the dog park.

