
HERITAGE COMMUNITY PARK

MASTER PLAN



DRAFT | SEPTEMBER 2023





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PREPARED BY



Moore Iacofano Goltsman, Inc.

714-871-3638

www.migcom.com



ACKNOWLEDGEMENTS

The City of Irvine greatly appreciates the efforts of community members, committee and advisory board members, City staff, and other City leaders who contributed to this planning effort. Your interest and support will continue to foster the success of Heritage Community Park as it continues to evolve and be improved.

City Council

Farrah N. Khan, Mayor

Tammy Kim, Vice Mayor

Larry Agran, Councilmember

Mike Carroll, Councilmember

Kathleen Treseder, Councilmember

Community Services Commission

Project Management Team

Oliver C. Chi, City Manager

Sean Crumby, Director of Project Delivery and Sustainability

Joel Belding, Deputy Director of Project Delivery and Sustainability

Chris Slama, Director of Community Services

Corey Lakin, Deputy Director of Community Services

Kathleen Haton, Senior Planner

Irvine Unified School District

OC Public Libraries

Friends of the Library

PREPARED BY



Moore Iacofano Goltsman, Inc.

714-871-3638

www.migcom.com

in collaboration with:

Wiley Architects

BKF

Cumming



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1 PROJECT INTRODUCTION

INTRODUCTION

Heritage Community Park is a beloved park in the Irvine community that has provided recreation, services, and memories to park patrons for decades. The 44-acre park serves the local community and beyond, seeing over 1,000,000 visitors per year. Compared to other Irvine parks, Heritage Community Park sees the highest annual attendance of youth and offers the greatest level of programming with a variety of classes and seasonal camps. The park is located south of the I-5 freeway with Yale Avenue to the east, Walnut Avenue to the south, and Escolar and Irvine High School to the west. Portions of the City-owned park are used by the adjacent high school. The park is comprised of a variety of buildings (including the Heritage Park Library) and amenities with large open lawn areas for recreation and relaxation. Heritage Park is heavily programmed, widely used, and well loved.

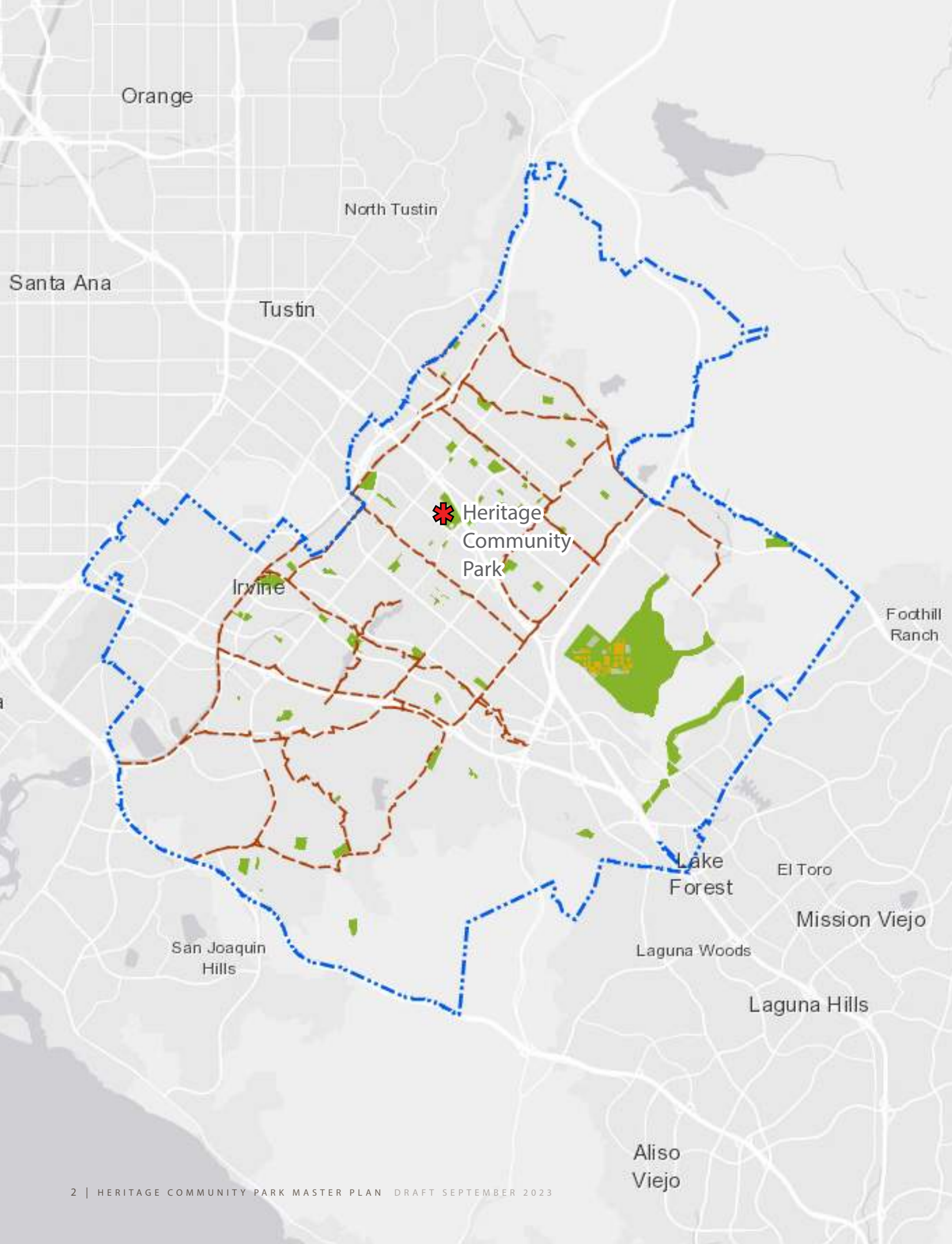
MASTER PLAN

Heritage Community Park is 50 years old and is one of the City's first community parks. As Irvine's population has grown from 50,000 at the opening of the park to over 307,000, park programs and uses have evolved. Today, the size of the park and multiple uses can no longer accommodate the existing service demands.

Increased park use has highlighted challenges with coordination, programs, and maintenance, along with questions of ownership. Further discussions with land owners regarding boundary overlap are needed. These discussions will take place at a later date and will require a comprehensive look at programs and park users.

The purpose of the Heritage Community Park Master Plan (Master Plan) is to create a framework for decision making that will allow the City to begin the process of determining how the park can accommodate existing and projected service demands. This Master Plan will serve as a vision for full improvements at Heritage Community Park and the improvements will happen over time as funding allows.

The City of Irvine is nationally known for its quality parks and recreation services that attract businesses and residents who have high expectations for excellence, safety, prosperity, and quality of life. The Master Plan will help the City continue to provide this level of service.



Located in the physical center of Irvine, Heritage Community Park is the “heart” of the Irvine Community. The vibrant park offers something for everyone with a diverse array of amenities and programs.



Heritage Community Park is well loved for many reasons, including its convenient access to the on-site library, community center, and fine arts center, as well as its range of recreational facilities and programs. The park shares the block with Orange County Fire Station 26 and Irvine High School.

2 PROJECT STEPS TO DATE



REPORTS AND STUDIES

In the fall of 2018, the Project Team, comprised of landscape architects, civil engineers, architects, and biologists began fieldwork to gather pertinent information to inform planning efforts for the park. The Project Team performed a Site Aerial Topographic Survey and conducted a Biological Resources Review and an Opportunities and Constraints Analysis. A second phase of research involved a Phasing Priorities Memo, Preliminary Cost Estimate, and Operational Impacts Estimate. These documents highlight the strengths and deficiencies of current park conditions and are available for reference through the City of Irvine.

COMMUNITY OUTREACH

In early 2019, the City launched a large-scale community outreach effort to gather public input on the park's current conditions and desired outcomes from the Master Plan. The Planning Team held focus group and stakeholder meetings with a variety of stakeholders, including: the Irvine Fine Arts Center participants, volunteers, and staff; Irvine Unified School District and Irvine High School; Sports and Childcare Committees; Irvine Community Nursery School; Friends of the Library; OC Public Libraries; Aquatics Committee; Heritage Park Staff; City Department Directors; and City Staff.

The broader community participated in the Master Plan development process through a variety of interactive tools and forums, including: an informative Heritage Community Park web page with a community interest list option; a pop-up community meeting in

the park; an additional community workshop at Irvine High School; and corresponding online surveys.

A high level of participation provided valuable insight about community needs and desires for Heritage Community Park. In total, more than 100 community members participated in the pop-up community meeting in the park, approximately 60 people attended the community workshop, and participants contributed more than 800 online surveys. The information gathered covered a broad range of opinions and suggestions. One of the most common themes that emerged was the sentiment that parking is a challenge, however, sacrificing parkland was not considered an ideal solution. Overall, community input provided a strong foundation for moving forward with a conceptual Master Plan.



PROJECT GOALS

Project goals were developed based on recommendations from the Parks Master Plan, the Community Services Commission, public comment, and discussions with City Staff. These goals served as a guide for the development of conceptual alternatives that informed this Master Plan. The following goals serve as a touchstone for the final Master Plan.

OVER ARCHING THEMES / GOALS

- Modernize the park and consolidate uses to support current service demands and the future needs of the community.
- Promote the park as a community hub for education, art, and technology.
- Optimize the building functions and locations within the park.
- Increase parking lot accommodations and configurations.

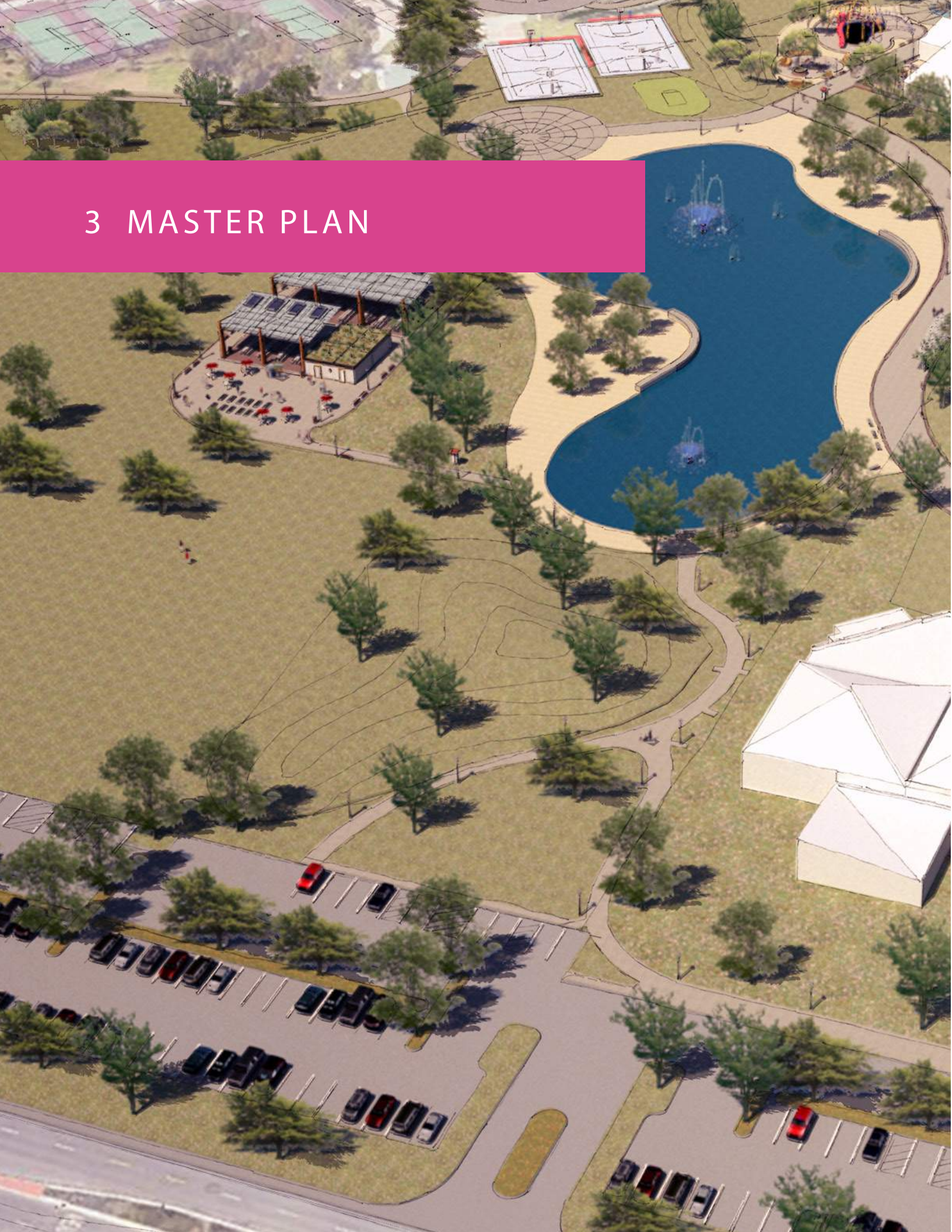


Community workshops, online surveys, and pop up events informed the Master Plan.





The Master Plan process kicked off in Fall 2018 with community engagement efforts in 2019. The COVID pandemic hit in Spring 2020 and planning efforts for the park were put on pause. The efforts to complete the plan were re-initiated in 2023.



3 MASTER PLAN

MASTER PLAN

The City of Irvine adopted a Parks Master Plan (PMP) in 2017. Heritage Community Park was one of the facilities identified for enhancement and rehabilitation (see Appendix A: Site Enhancement Opportunities). While the Heritage Community Park Master Plan does not propose additional uses, it is consistent with the PMP in its vision to be more efficient with the amenities and programs that exist currently. The Master Plan for Heritage Community Park aims to:

- Provide an array of outdoor activities and recreational services for current and future generations while keeping a focus on education and culture;
- Re-imagine recreation opportunities to better meet evolving community needs and expectations;
- Build in flexibility and multipurpose spaces both inside and out;
- Leverage existing amenities, rehabilitate aging facilities, provide new facilities that expand the existing draw while reinvigorating the park as a whole; and
- Enhance and position the park as the heart at the core of the City.

THE VISION

The Heritage Community Park Master Plan provides a vision for improvements that celebrate and enhance the much loved programs and elements of the park, welcome users of all ages and abilities, and provide a vibrant gathering place for the community. The Master Plan connects facilities with central outdoor spaces, modernizes and consolidates City facilities, improves on-site parking

and pedestrian circulation, maintains flexibility for future development through large passive recreation space, and is a place where education, art, and technology converge.

A description of the different site improvements follows, along with graphics to help convey the design intent and components for each area of the park.

Key

- 1 New Community Center - 57,610 sq.ft.
- 2 New Nature Play
- 3 New Splash Play
- 4 Existing Children's Play
- 5 New Pickleball Courts w/ in Ex. Tennis Court Footprint
- 6 New Water Tower Plaza
- 7 New Water Feature Plaza
- 8 New Connecting Plaza
- 9 Updated Pond - 56,030 sq.ft.
- 10 Expanded Fine Arts Center - 25,854 sq.ft.
- 11 New Group Picnic Areas
- 12 New Flexible Workout Area
- 13 New Parking - 321 Stalls
- 14 New Promenade
- 15 Existing Library
- 16 Open Meadow
- 17 Existing Pool
- 18 Existing Parking - 463 Stalls
- 19 New Swimming Pool
- 20 Existing Basketball Courts
- 21 Existing Tennis Courts
- 22 New Expanded Parking
- 23 New Pool Building



DRAFT MASTER PLAN





WATER FEATURE PLAZA AND POND 7 9*

A popular central element of Heritage Park is the existing pond feature. The Master Plan recommends updating the pond to address aging infrastructure, safety concerns, and maintenance issues. The general size is to be maintained but edge conditions should be modified with strategically positioned seatwalls and vegetation. This will provide additional seating for patrons, act as a subtle safety barrier, and will deter edge entry of ducks and geese. Other recommendations include up-lighted fountain sprays and arching stream jets inset in the seat walls

that will shoot toward the center of the pond. This will not only create active water movement and sound for visitors enjoyment, but will discourage the still-water gathering of fowl. The existing pond will also be bordered by a multi-use pedestrian plaza. The current plumbing system within the pond will need to be assessed and updated for improved water efficiency.

*See Master Plan Key for site element locations.



DESTINATION PLAY AREA 2 3 4

The children’s play area includes the existing playground and expanded play features, including nature play and splash play. Nature play can be structured or unstructured play that involves learning about the environment through exploration, education, and challenge. Nature play is often focused on the surrounding landscape and local vegetation, allowing children to gain a new perspective on their surroundings through the use of nontraditional materials and equipment. Nature play can include boulders and logs to step and climb, loose parts nature play, streams to interact with, sand and other

loose fill material, and multi-sensory garden spaces.

The new splash play area will feature misting and spray sculptures and interactive elements for cooling down on hot days.

The new Community Center will also include an outdoor integrated fenced nursery, which will be located directly adjacent to the Destination Play Area.

Playful elements and activities should be unique and provided for all ages. Further design refinement will be explored and detailed in future design phases.



CONNECTING PLAZA 8

The connecting plaza between the expanded Irvine Fine Arts Center (IFAC) and the new Community Center provides an expansive outdoor courtyard for events and formal and informal seating. The pergola along the promenade bisects the space, providing shade,

directing circulation, and defining smaller, intimate seating areas. Additional amenities include bike racks, above grade planters, wayfinding signage, lighting, and outdoor gathering spaces.



PEDESTRIAN PROMENADES 14

The new pedestrian promenades define clear entry points and paths of travel throughout the park, improving the overall circulation. New wide promenades are proposed from the existing parking lot near the existing library, between the expanded Fine Arts Center and the new Community Center, and near the destination play area and ball fields. The promenades help provide much needed sight lines into the park, including to the central pond and the water tower. The promenades feature additional amenities, such as benches at

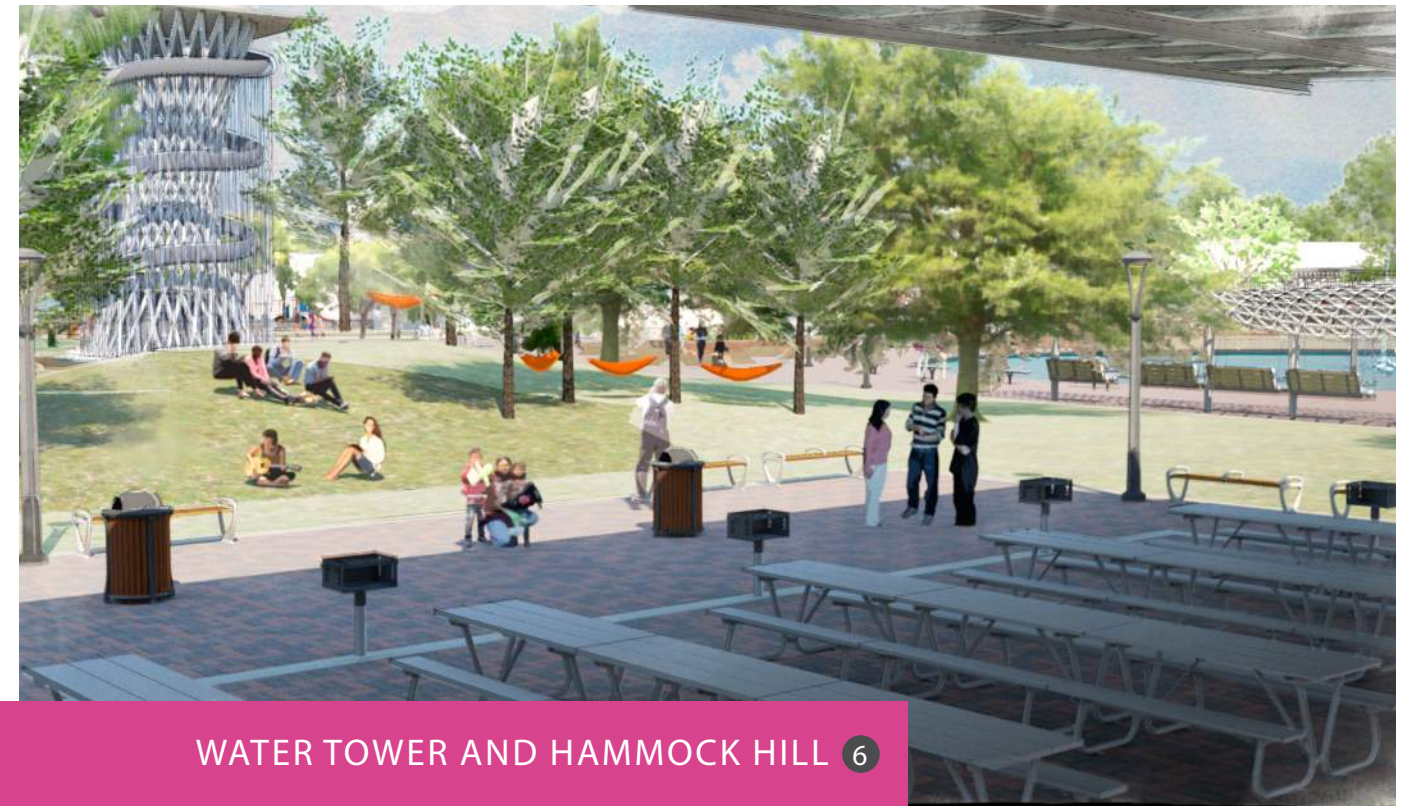
regular intervals, shade trees, kiosks with informational and wayfinding signage, and pedestrian lighting. Swing benches with integrated shade are also located along the promenades to provide a nontraditional seating option with views of different areas throughout the park.

The central promenade between the existing library and expanded fine arts center includes unique, pedestrian-scale monument signage with foundation planting at the entrance.



GROUP PICNIC AND FLEXIBLE WORKOUT AREA 11 12

The group picnic area features large-scale shaded picnic facilities, including tables, grills, and dedicated space for a restroom. This area provides flexible space for large group picnic gatherings, outdoor exercise equipment, and includes additional flexible plaza space for group fitness, such as yoga, tai chi and Pilates classes.



WATER TOWER AND HAMMOCK HILL 6

The Water Tower Plaza is centrally located in the park. The water tower serves as a focal point and park landmark, connecting the new parking drop off area, existing parking area near the new community center, and the water feature plaza. The water tower will serve as a landmark and creative attraction for visitors. This feature references the beloved historical water tower slide of Heritage Park that served as a memorable experience for park visitors several years ago.

The grassy hillside between the water tower plaza and group picnic areas is ideally suited for rest and relaxation. Large shady canopies of existing mature trees provide creative lounging experiences such as suspended hammocks and help create perfect picnic settings.

NEW PARKING AND DROP-OFF 13

Parking is a frequently cited issue at Heritage Community Park. Given the high number of programs and participants, there are times when multiple events are occurring, and park needs are impacted, and parking capacity is exceeded. In order to alleviate the issue, a large new parking lot with solar carports is proposed in the northwest corner of the site, formalizing and expanding the gravel parking lot that is typically not open for public use except for events. IUSD currently has plans to build a performing arts center at Irvine High School which includes a parking lot reconfiguration. Additional ADA parking stalls are proposed to expand upon the latest IUSD parking lot development. Another proposed option to provide much needed parking and vehicular

circulation is a linear parking lot in front of the library that runs west into the open meadow, keeping the existing entry drive and connecting to the IUSD parking lot. This would remove unprogrammed open space and reduce visibility from Walnut into the park. A parking study has not been completed for Heritage Community Park and environmental review may identify that additional parking may be needed. Additional options to address parking capacity include the following:

- Expand the existing parking lot along I-5 into the soccer/ball field area. This option would remove at least one ballfield and limit soccer use.
- Build a parking structure in the northeast corner. This is an expensive option but limits impacts to outdoor

COURT SPORTS 5 20 21

Court sports consist of the existing tennis and basketball courts, in addition to new pickleball courts. Pickleball is a relatively new sport that is fun and engages participants from many different age groups. The new pickleball courts are proposed to be overlaid on one of the existing tennis courts, thus eliminating

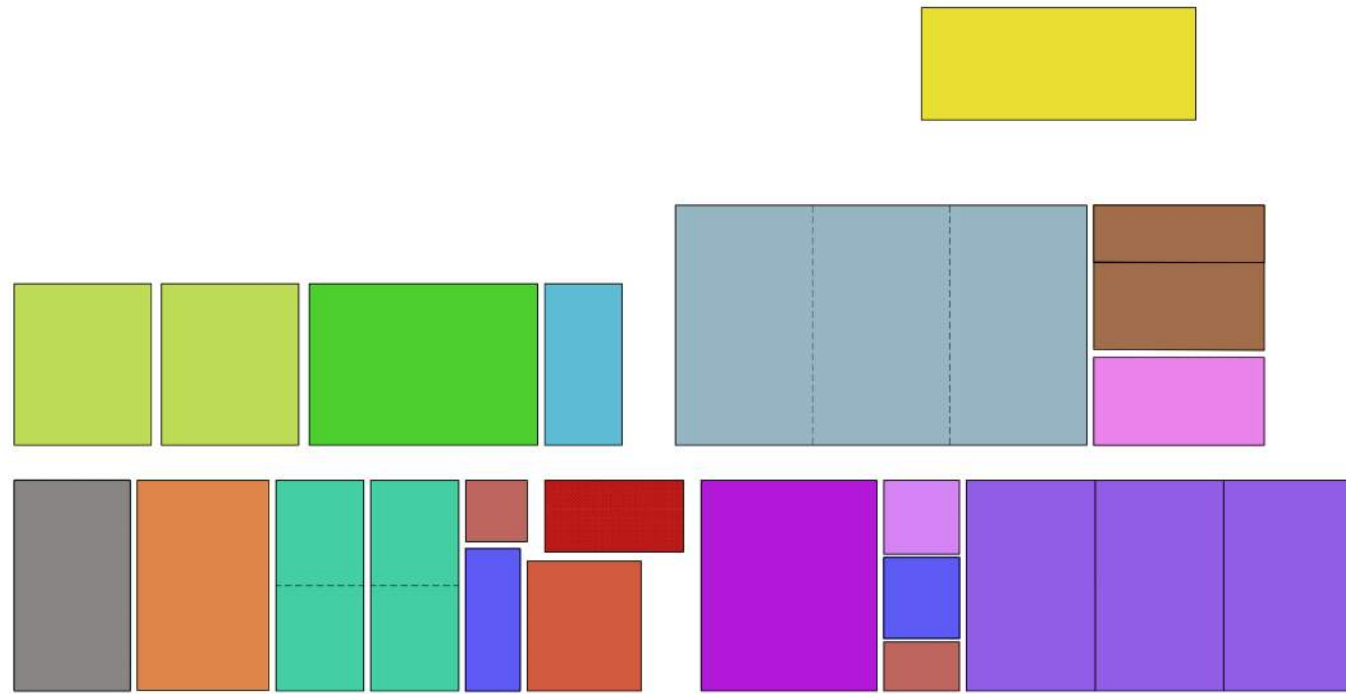
one tennis court but adding four new pickleball courts. The areas associated with the tennis court should include exterior aesthetic improvements to the tennis building and ancillary structures (e.g., maintenance sheds) to match the overall architectural design of the parks buildings.



OPEN MEADOW AND WALKING LOOPS 16

The large open meadow along Walnut will be reduced to accommodate additional parking but the rest will remain, to provide dedicated area for informal play. The open meadow also provides views into the park. Walking loops throughout the park will add opportunities for fitness. The loops identified above show

two potential options at distances of three-tenths and five-tenths of a mile. The walking loops could include mile markers at designated locations and additional wayfinding signage.



NEW COMMUNITY CENTER PROPOSED BLOCKING DIAGRAM*

**THIS SECTION HAS BEEN MODIFIED TO REMOVE REFERENCE TO SPECIFIC S.F. DETAILS IN FAVOR OF USING BLOCKING COLORS IN FLOOR PLAN TO OBTAIN A SENSE OF SIZE AND DISTRIBUTION. NOTES AND TOTAL S.F. ARE REFERENCED IN KEY ON RIGHT SIDE OF PAGE.*

NEW COMMUNITY CENTER 1

As the current Community Center building nears the end of its lifespan and the needs of the community have expanded and changed, the necessity for a new building is a priority for this Master Plan. The new Community Center will serve the entire community but will focus on teen programs, and early childhood and school-age education. Situated in the same general location, the Community Center will be expanded beyond its current footprint of 25,477 square feet to approximately 57,600 square feet.

The new building will also incorporate youth/middle school programs, the nursery school and the Child Resource Center which are currently in modular buildings that will be removed.

The building will include restrooms accessible from both inside and outside the Community Center. The spaces just outside of the building have been designed to support the indoor and outdoor activities of the Community Center. Stronger outdoor connections have also been provided for better connectivity between the Community Center, Irvine Fine Arts Center, the play areas, and the park itself, by way of connecting plazas, building orientations and proximity.

The new building is envisioned as a frame steel structure with exposed architectural steel, and an exposed heavy timber roof appropriate to the surrounding park setting.

Heritage Community Center Space Requirements

Blocking Diagram Program Space	Qty	Comments/Adjacencies
	1	Lobby, control reception desk, gathering for outdoor activities, interspersed learning areas
	1	Lounge area
	3	Space divisible into 3 rooms, each seats 150; includes storage, breakout space, and stage
	1	Game room, dedicated to Ping Pong/Pool; drop-in
	3	Meeting rooms, each seats 30 in classroom setting
	2	Snack area adjacent to outdoor space, lounges
	1	Commercial grade kitchen
	1	Storage / food Service
	1	Administration, 10 Staff, Conference, Work Room, Reception
	1	Suite with 3 offices
	1	Youth action offices, staff of 14
	1	Flexible space adjacent to Youth, Technology
	2	Classrooms, 20 students each; divisible into 2; Child size restrooms adjacent
	1	Crafting room. Adjacent to Early Childhood
	2	Young child classrooms. 2 Classes of 24; separate outdoor, covered dedicated space; separate monitored entrance; restrooms for children and adults within
	1	Staff of 5; Coordinate child development programs
	1	Storage
		Building mechanical equipment / circulation
		In Building Gross; 2 sets of restrooms with 1 accessible from indoor & outdoor; separate restrooms for staff
Total Program Area Square Footage for Building	57,610 sqft.	



EXPANDED FINE ARTS CENTER 10

The Irvine Fine Arts Center (IFAC) offers a range of programs for all ages with a gallery and small retail space. The high-caliber facilities and programs within IFAC attract users from well-beyond city limits. An outdoor patio on the park side is often used for children’s groups. Similar to the Community Center, IFAC is nearing the end of its lifespan and will need major renovation work or replacement. The proposed renovation option could add an additional 6,500 square feet to the existing 19,354 square feet, dispersed throughout the existing building footprint and according to program needs and adjacency requirements. If the renovation

path is chosen, then the existing wood frame structure will be upgraded as required including repair of the structural shear panels and modernization of all building systems. The existing facade may be removed to the framing and replaced with a clear vertical grain, cedar rain screen with new waterproofing and flashing. The mechanical systems will be replaced with a high efficiency, multi-zone system with integrated solar panels.

The Expanded Fine Arts Building will require additional detailed programming discussions and refinements as well as design development. Some suggested



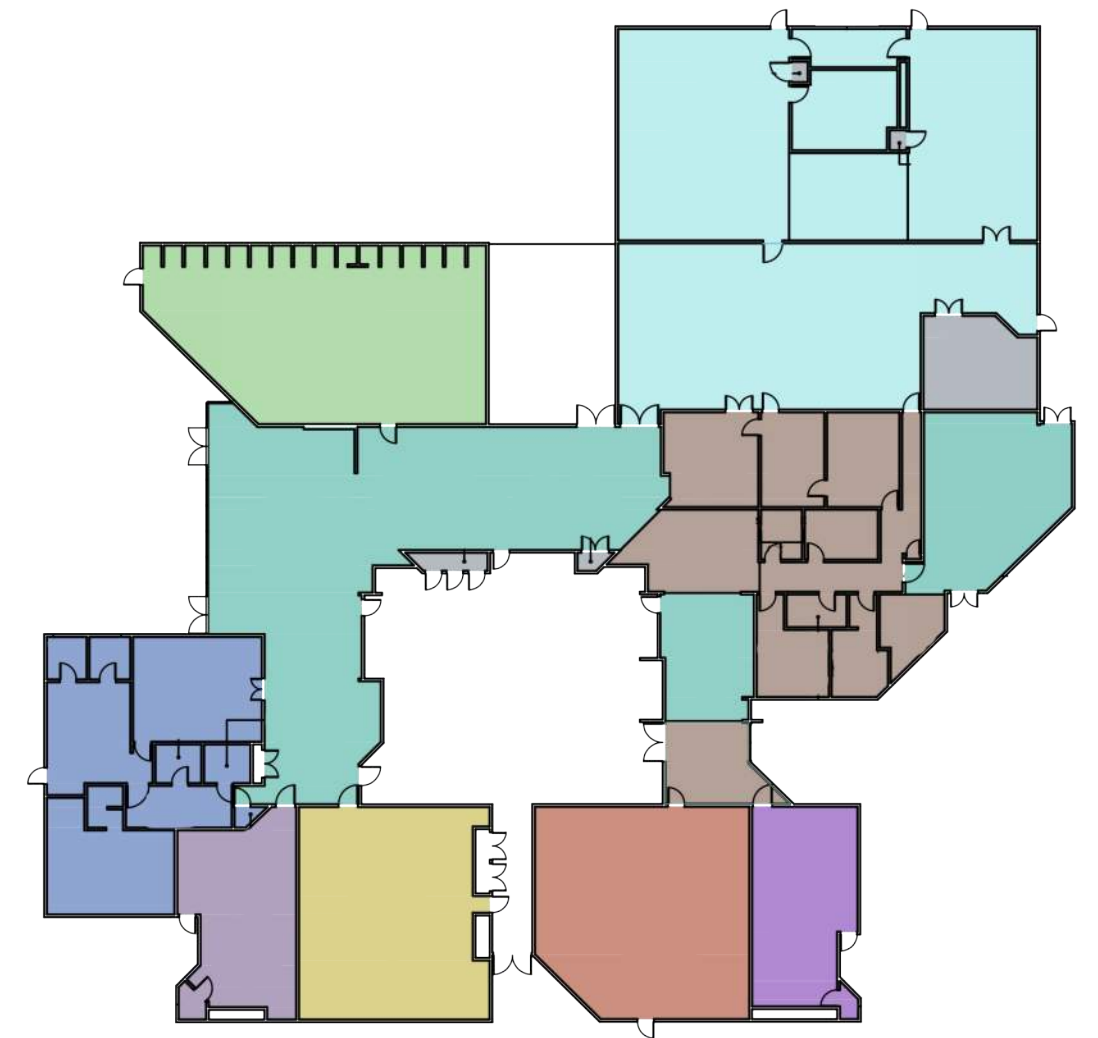
improvements include: an additional ceramics studio with two additional gas kilns and sinks, storage, outside glaze mixing area, dry materials, mixing room, and a dedicated youth arts wing with separate bathrooms. The jewelry studio will be enlarged with an additional sink and drainage. The culinary studio requires a three-compartment sink and will likely need other updates per current health department requirements. Restrooms will need to be right sized for camp capacity with a dedicated staff restroom(s) and separate “Youth Arts Wing” restroom(s). Galleries will be reconfigured for flow, storage, access and visibility; art walls

will be maximized and through traffic minimized. Gallery 1 or Main Gallery will be expanded. Staff desires offices for four, a space for 12 workstations, and a meeting space, along with additional general storage (contents and adjacencies to be determined). The outdoor courtyard will be improved. Additional outdoor space will be provided and shared with the Community Center with shade and flexibility for classes, meetings, gatherings, and lunch gatherings. Consideration should be given to the need for a digital arts classroom, a makerspace, and a fiber arts studio.

IFAC Room Schedule*

Blocking Diagram Program Space	Department	Area Square Footage
	Ceramics / Sculpture	4,897
	Common / Support	2,327
	Culinary	1,459
	Gallery	4,132
	Jewelry	675
	Mechanical	419
	Painting/Drawing	1,810
	Photography	1,633
	Printmaking	706
	Youth	1,296
TOTAL AREA EXISTING BUILDING		19,354
Proposed Expansion Area (See pages 28-29 for details)		6,500
TOTAL PROGRAM AREA FOR BUILDING		25,854

*THIS SECTION HAS BEEN MODIFIED TO USE COLOR BLOCKING COLORS IN THE DIAGRAM INSTEAD OF PROVIDING SPECIFIC ROOM S.F. HOWEVER, AREA S.F. IS PROVIDED PER ACTIVITY.



DEPARTMENT LEGEND

- CERAMIC/SCULPTURE
- JEWELRY
- PRINTMAKING
- COMMON/SUPPORT
- MECHANICAL
- YOUTH
- CULINARY
- PAINTING/DRAWING
- PHOTOGRAPHY
- GALLERY

**IRVINE FINE ARTS CENTER
EXISTING PLAN AS OF 2019**

WAYFINDING AND SIGNAGE

There is a need to create a cohesive system of wayfinding and signage at Heritage Community Park to identify the park, buildings, and use areas within the park. Maps noting “You Are Here” will be located throughout the park to help orient visitors and to draw attention to the range of amenities that exist. All buildings will have new signs that unify them and identify them as being in Heritage Community Park. Measured walking loops, as mentioned earlier, will

provide additional contextual information to orient visitors and encourage greater use of the park. Pedestrian gateways help delineate pedestrian circulation entrances from the parking lot and increase the visibility of the park from the parking lot. The water tower serves as a vertical marker to help orient visitors within the larger park. Pedestrian crosswalks and circulation from parking into the park are improved, ensuring improved visibility for safety.

HERITAGE PARK LIBRARY 15

Heritage Park Library is in need of modernization and possible expansion. This effort will be undertaken as the City plans to assume operations of all Irvine libraries in the near future. Any rebuild of Heritage Park Library should include an expansion to the existing building with a focus on creating more multi-use space and collaborative meeting rooms.

A children’s library with views into the park as well as an outside space for children’s programs should be included as a part of any building expansion. In order to bring the library up to current state of the art technologies, an emphasis should

be given to incorporate multi-media experiences, technological improvements and makerspace labs.

Improvements to library should also include:

- Community room that can accommodate up to 80 people.
- Additional staff space for book sorting, break rooms, lockers, and research.
- Aesthetic design and furnishings that are inviting to patrons.
- Meeting spaces and class rooms.
- Theater space.
- Natural lighting throughout library.

ARCHITECTURAL CHARACTER



PRECEDENT IMAGES

The images on the following pages serve as a guide for future design efforts as individual projects move forward. These help illustrate the look, feel, and material choices envisioned for Heritage Community Park to create a unified character.

ARCHITECTURAL CHARACTER



ARCHITECTURAL CHARACTER



SITE ELEMENTS



PLAY ELEMENTS



RECREATION



SHADE ELEMENTS



GATHERING SPACES



PLANT MATERIALS



OPTION 1

OPTIONS

There are two overlay options that have been developed as part of this master planning effort looking at an expanded parking along I-5 and the potential for expanded parking through means of a parking structure.

OVERLAY OPTION 1: EXPANDED PARKING LOT ALONG I-5

This alternative option expands the existing parking lot along I-5 by eliminating one baseball diamond/ soccer field in anticipation of increased parking needs. This expanded parking lot can potentially provide approximately 70 - 80 additional parking spaces. Since the ballfield infield is no longer valid in this option, this would allow the parking to even be further extended to the limits of ballfield 2 which remains. This option also provides for additional measured walking loops near the open meadow along Walnut Avenue.



OPTION 2

OVERLAY OPTION 2: PARKING STRUCTURE

The second alternative option presents the Master Plan as is with the exception of addressing the need for parking through the addition of a parking structure on site. This solution solves the problem of giving up park land for additional parking lot however the circulation, size of the structure and shape would require further study.



FUTURE CONSIDERATIONS

This Master Plan serves as a vision for full improvements at Heritage Community Park. Improvements will happen over time as funding allows. Each project that moves forward will need additional planning to look at current programming needs and design considerations. There are several technical studies and considerations that need to be kept in mind as this Master Plan moves forward and into implementation.

AGENCY COORDINATION

This project will require other agency coordination and approvals. Agencies include, but are not limited to Orange County Fire Authority, Orange County Health Agency, and Irvine Ranch Water District.

PARKING STUDY

No parking study was conducted as part of this Master Plan; however, parking is a known issue and is one of the most frequently cited concerns. While some of the parking issues could be addressed with improved coordination on scheduling, particularly of larger events, this is difficult given the number of organizations and entities that use, manage, coordinate, and control use of the facilities. A parking study is needed to provide a more detailed

review of conflicts, peak usage, and parking/circulation needs. Losing park land for parking is not desired but there needs to be a balance. A parking structure may be a future consideration as program needs continue to evolve; the cost to construct relative to other priorities for improvements makes a parking structure not desirable at this point.

The property along I-5 could accommodate more parking than is shown in the Overlay Option 2 at the loss of recreation fields. The City has invested in additional sports fields elsewhere in the system; losing the fields at Heritage Community Park may be a future discussion given their limits on play due to goose droppings (the latter will hopefully be ameliorated with the pond redesign).

Note that new buildings on an existing site will need to comply with requirements per California Green Building Code (CalGreen) which will trigger electronic vehicle ready infrastructure in the existing site. According to a study commissioned by the City, as of 2020, there were approximately 27,000 electric vehicles registered in Irvine. By 2030, an additional 51,000-75,000 EVs will be registered. The Heritage Community Park complex currently only has 1 public EV charger within 1 km of the park, making it

a high priority area for public EV charging. The City will include the installation of chargers for public use and access in addition to the pre-wiring currently required by CalGreen.

UTILITY STUDIES AND CONSIDERATIONS

The existing utilities will need to be reviewed and updated as improvements are implemented. Understanding the larger vision of improvements is critical to understanding each project’s potential need to address utility improvements on a larger scale.

Storm Drain Systems: A Drainage Master Plan is needed to ensure proper protection from any future flooding events. The existing conditions would be evaluated using concept level hydrology and Orange County Flood Control Hydrology Methods. Storm flows would be routed to the existing backbone on-site drainage systems using a series of surface flows and pipe flows.

This might include a delineation of minor drainage sub-areas for on-site tributary areas for minor mainlines, preparing an existing condition hydrology model and estimated peak flow runoff rates for 100-

year design storms, and verifying on-site pipe capacity for minor mainlines.

The proposed storm drain system based on the conceptual park plan would include modifications such as elimination of storm mainlines and laterals that will be in conflict with proposed buildings or features, and extensions of new mainlines and laterals to serve any proposed buildings.

A Water Quality Management Plan is needed to ensure that proper Best Management Practices (BMPs) are incorporated into the design to address MS4 Permit requirements related to water quality runoff, peak flow mitigation due to potential increased flows related to increased additional impermeable surfaces, and maximized infiltration back into the soil.

The introduction of water quality basin(s) or other BMPs designed using geotechnical report infiltration and percolation rates would also be recommended as part of the future park improvements.

Sanitary Sewer Systems: A Sewer Master Plan will ensure proper sewer capacity for the current, proposed, and ultimate design conditions.

The sewer system should be evaluated based upon average day flow generation rates with standard design criteria provided by Irvine Ranch Water District (IRWD). The IRWD Standard Sewer Manual guidelines should be used for determining the average daily flow and peak flow for each park building. The total flow would be established using sewerage generation factors allocated to each of these buildings based upon building area. Sewerage generation factors are to be adjusted to address the use of each building.

The existing sewer mainline systems appear to be adequately sized to address current conditions. However, the proposed sewer system for the park improvements will need to include modifications similar to the storm drain system. For example, the project will include the elimination of sewer mainlines and laterals that will be in conflict with proposed buildings, and the extension of new sewer mainlines and laterals that will be in conflict with proposed buildings.

Domestic/Fire Service/Irrigation Water Systems: A Water Master Plan is needed to ensure proper water flow and pressure for proposed and ultimate design conditions. A Water Master Plan should

review the existing and proposed fire flow requirements based upon the California Building Code for fire service. These requirements are consistent with industry standards and indicate that the current and proposed fire water systems shall meet specific criteria for new construction.

The proposed water system should include modifications to address capacity needs and eliminate conflicts between new facilities and mainlines and laterals. Individual meters should be provided at each building as they are constructed or renovated as well as additional fire hydrants to serve the 300-foot spacing requirement for each proposed building. The extension of fire service lines to each proposed building riser room and addition of irrigation meters, mainlines, and laterals to accommodate future landscape areas should be provided, as needed.

The irrigation system will need upgrades and renovations to ensure that current water conservation efforts and regulations are met. Landscaping will shift to minimize lawn to those areas used for recreation or unprogrammed multi-use areas with larger planted areas replacing some lawn areas to reduce water use.

Waste & Recycling: City Municipal Code requires additional areas for collecting and loading solid waste materials when an existing development adds 30 percent or more to the existing floor area.

Energy: New development should consider, and include where feasible, solar panels, energy storage, and other energy efficient methods to support the City's carbon neutrality goals, Climate Action Plan, and meet current Energy Code requirements. Consideration should be made to have the Community Center or Library become resilience centers in the event of an emergency or power outage. Back up power at City facilities is considered in the Local Hazard Mitigation Plan as a strategy to support the community in the event of an emergency. Funding or finance support may be possible through the local Community Choice Aggregation, Orange County Power Authority, and other entities.

BUILDING PROGRAMMING

The Master Plan identifies proposed square footage assumptions and improvements based on preliminary program discussions held in 2018 and 2019 for the Community

Center and expansion of IFAC. As either building moves forward, additional programming and design will be needed to clarify building and program needs. The general look and feel for a basis of design are included in this chapter to guide future efforts.

PROPERTY LINES

What the public thinks of as Heritage Community Park is not necessarily matched in terms of ownership. The property lines between the City-owned park and Irvine Unified School District (IUSD) are not reflected in the layout of built features or circulation. The Irvine Stadium, including the football field and track, spans across the property lines. The high school's baseball field is located entirely on park land and isn't used by the public. The William J. Woollett, Jr. Aquatics Center is entirely located on IUSD property. Other recreation facilities are split by property lines. While joint use agreements exist, this divergence between property lines and features may present conflicts in management policy, regulation, user access, planned development, and circulation.

As improvements are made at Heritage Community Park, clarifying the agreements and/or officially changing land ownership boundaries to better delineate and match use and oversight may be prudent and something the City reviews as it generally looks at its joint use agreements.

programs, signage and other elements are likely to change with time as are quantities, dimensions, and tolerances. Current code will need to be met and exceeded, where feasible, with each project.

I-5 EXPANSION

There are plans to expand I-5's right-of-way (ROW) which will impact the recreation fields along that edge of the park. While it is anticipated that ROW encroachment will be less than 20 feet, it will make those fields shallower and better suited for younger players. As Caltrans plans develop, there may be other considerations needed for this edge of the park.

ADA IMPROVEMENTS

All improvements associated with the Master Plan will need to meet or exceed ADA and California Building Code requirements with efforts made to remove barriers. Modifications and/or new construction will also trigger accessibility improvements through the park and its existing facilities to address current code requirements. Provision of accessible routes, parking spaces, pedestrian circulation, buildings, facilities,

4 OPERATIONAL IMPACTS OF IMPROVEMENTS

OPERATIONAL IMPACTS OF IMPROVEMENTS

Heritage Community Park is a critical site for many of Irvine's beloved community programs. The facilities at this site offer unique indoor and outdoor spaces and are programmed to provide a wide variety of recreation opportunities. As the City looks ahead to implement this Master Plan, consideration for the disruption of the current activities should be accounted and planned for. The implementation of the Master Plan includes the following impacts:

- Demolition and replacement of the Community Center
- Demolition and relocation of Nursery, Child Resource Center and Middle School Programs Office
- Expansion of IFAC with potential construction closures of the painting studio and ceramics areas
- Temporary closure and reconfiguration of sports fields, the open meadow and pond areas.

In prioritizing the approach for phasing for park improvements the following priorities have been identified:

- Financial Impacts
- Service Continuity Impacts
- Community Perception

IUSD is constructing a performing arts center that reduces the number of parking spaces; this may further amplify parking concerns when there are multiple events occurring at the same time.

There are discussions of a new library building at the Great Park; size and location of the facility are currently unknown. Construction of improvements noted in this Master Plan will temporarily impact parking, circulation, and access to the library and construction phasing will need to coordinate with library program and services.

FINANCIAL IMPACTS

Heritage Park Community Center makes up roughly 10% of the City’s program and services revenues. To minimize financial impact, the City should attempt to minimize impact on camps, after-school programs and pre-school programs.

IFAC will also have some reduction in program revenues during construction, related to ceramics, sculpture, painting and drawing studios.

COMMUNITY PERCEPTION

While no data is available regarding the reaction to the temporary impacts due to construction at the park, the following considerations are suggested to address potential concerns:

- Focus on clear communication to the general public about the future park and construction schedule.
- Consider targeted outreach to participants and organizations that rent space to explain the City’s priorities and their options during construction.
- Creative use of the outdoor space and temporary building to continue priority programming.

SERVICE CONTINUITY

Camps, after-school, preschool and middle school programs are important to Irvine families and represent the largest impact in terms of number of activities and participants potentially disrupted by construction. Finding ways to continue these programs, potentially outdoors or with some temporary buildings, will be important.

Several organizations rely on the Community Center for their regular meetings, including two churches, youth organizations and community service groups. Advance notice of displacement and possibly providing assistance in finding alternative space could help these organizations continue and possibly return as renters after the construction is complete.

Beyond the camps and after-school programs at IFAC, specialized classes in the drawing and painting studio, ceramics studio, and sculpture studio may need to be cancelled/relocated temporarily due to construction.



5 PRIORITIZATION



PRIORITIZATION CRITERIA

Implementation of the proposed improvements to Heritage Community Park represent a long-term vision to ensure it continues to be the vibrant, welcoming multigenerational heart for the City of Irvine. Phasing improvements overtime and as funding is available will likely be necessary given the costs of full build out and impacts to programs during construction.

The following decision-making criteria serve as general considerations that apply when looking at phasing priorities and considerations:

- **Safety concerns.** Safety issues are addressed as they arise; however, there are aspects of the existing site that could be of concern such as the recessed fireplace on the 2nd floor of the Community Center, path slopes and cross slopes, open pond edge, etc.
- **Age and ongoing maintenance.** Many of the existing buildings are original, others are portable but have been in use for decades. There are definite signs of wear and tear on all the buildings given 40+ years of use.
- **Cost of repair versus cost of replacement.** At a certain point, the costs involved in maintaining a facility are no longer worth the expenditure.
- **Usability and functionality.** Program needs have changed over the life of the park and its buildings such that programs are limited by the space available. There is a lack of flexible programming space and a high demand for more offerings of existing programs let alone new offerings.

- **Potential funding opportunities.** Funds have not yet been identified for any park improvements. Developing a site plan and associated cost estimate will allow the City to further explore funding needs and opportunities.
- **Public need.** Community feedback from outreach conducted as part of the Master Plan mirrors themes and priorities that also emerged during the Parks Master Plan process: provide diverse activities, amenities, and facilities; integrate and support education; respond to and support evolving needs of a more diverse population (age, culture, ability, need); ensure access and connectivity; and provide flexibility in use and options.

PRELIMINARY PHASING AND PRIORITIZATION

Any construction will have impacts to existing operations and programs. Phasing will allow these impacts to be mitigated and increase the likelihood that programs can be accommodated on site with temporary facilities. Depending on the phasing and timing of construction, there will likely need to be shifts in operations, programs and amenities.

The larger scale improvements included

in the Master Plan are broken into three categories of priorities:

- Primary priorities
- Secondary priorities
- Tertiary priorities

Optimally, primary priorities would be implemented before secondary improvements; but funding, partnering, and other opportunities may influence the order of implementation. There are also a variety of smaller scale improvements that will help convey the larger vision for the park. These are noted as overarching considerations. Priorities and overarching considerations are listed in the next section.

Cost and funding will be a significant factor in refinement of these priorities. Existing utilities will be impacted and some relocation of piping and connections are needed based on proposed building locations. Assuming the project is phased, Phase 1 improvements will need to consider the full build out and may need to include utility relocation beyond what Phase 1 improvements require. This will ensure connections, piping and stub outs are available for future phased improvements.

There are efficiencies in combining proximate elements into a single project and minimizing mobilization costs. The Community Center is consistently identified as the priority for improvement given safety concerns, age of the building, usability, program impacts, income generation, and public need. Increasing the size of the Community Center will require additional parking which is a frequently identified concern so both must be addressed in tandem.

PRELIMINARY LIST OF PRIORITIZED PROJECTS

Primary priorities

- Add 50-meter swimming pool to Woollett Aquatics Center.
- Solve the parking and ingress/egress, drop-off problem by adding parking to the northwest corner of the property.
- Solve the parking and ingress/egress, drop-off problem by adding parking along Walnut Avenue to provide connection for related facilities and add parking for shared use of facilities.

Secondary priorities

- New community center that serves the entire community including teen

programs, early childhood and school-age education and seniors; remove modulars and relocate pre-school facility, Youth Programs, and Child Resource Center as part of Community Center.

- Add restrooms with outdoor access to park (could be part of new community center or as a standalone facility).
- Expand play areas and types of play (nature, splash, all ages).
- Add group picnic facilities.
- Update pond features to address public health and sustainability.

Tertiary priorities

- Consider a modest expansion and modifications to the Fine Arts Center allowing for a more inclusive and forward-thinking programming and space efficiency. Consider accommodation of popular programs (e.g., jewelry making and additional kiln space). Explore multigenerational use.
- Utilize one existing tennis court and overlay with additional sports courts (pickle ball, etc).

Over arching considerations

- Create street visibility of park to improve connection to community.

- Establish unifying architectural elements to help give the buildings and structures a common identity that is unique to Heritage Community Park along with new energy, life and excitement.
 - Maximize natural light in buildings; orient buildings to optimize energy efficiency.
 - Focus on quality, durability, simplicity and flexibility in design and materials.
 - Provide a range of opportunities and sizes for people to gather together, both indoors and out.
 - Provide outdoor spaces adjacent to buildings that support indoor/outdoor activities.
 - Sustainability for the future park and buildings.
 - Include measured walking loops and wayfinding through the park.
- Add shaded seating with views throughout the park.
 - Consider a more natural aesthetic for the park to encourage interaction with nature especially for pre-school and younger users; maintain unprogrammed recreation space.
 - Keep a diversity of activities: cultural, educational, social, technical, and recreational.



6 PROBABLE OPINION OF COSTS

COST ESTIMATION

A preliminary cost estimate was developed in July 2020 based on current market conditions in the area. This opinion of cost serves as a starting point for planning and budgeting purposes and looked at square footage allowances, functionality, systems and a basis of design. Costs will need to be refined at each stage of planning and design development to match against current conditions and bidding climate. An overview of the costs is broken down by area as it is anticipated that improvements will occur in phases; additional detail on the assumptions and quantities are provided under separate cover.



July 2020 Estimates*

Facility	High-Level Preliminary Planning Cost
Community Center	\$30,245,250
Expanded Fine Arts Center	\$9,772,812
Pond/Water Feature	\$163,700
Shade Structures	\$1,249,600
North West Parking Improvements	\$845,442
Walnut Ave Parking Improvements	\$482,892
Site Improvements	\$857,600
Total	\$70,561,022
Overlay Option 1: Extended Parking (I-5)	\$496,062
Overlay Option 2: Parking Structure (Assumes 2-Story, 80 stalls total)**	\$2,400,000
Play Area Improvements	\$1,800,000
Gateway/ Wayfinding/ Site Furnishing	\$700,000

* Probable costs were originally developed in July 2020, however the Master Plan was put on hold shortly thereafter due to COVID-19. The plan has been modified three times since that cost was developed but cost estimates have not been updated other than minor edits to capture large changes. Construction pricing since 2020 has been seeing ~18% compounding increases since that time. These costs serve as a rough order of magnitude.

**Specific structural requirements of parking structure dependent on number of stalls and will require further studies.

IRVINE PARKS MASTER PLAN 2017

HERITAGE COMMUNITY PARK EXCERPT FROM APPENDIX

Heritage Community Park (Excerpt from Appendix)

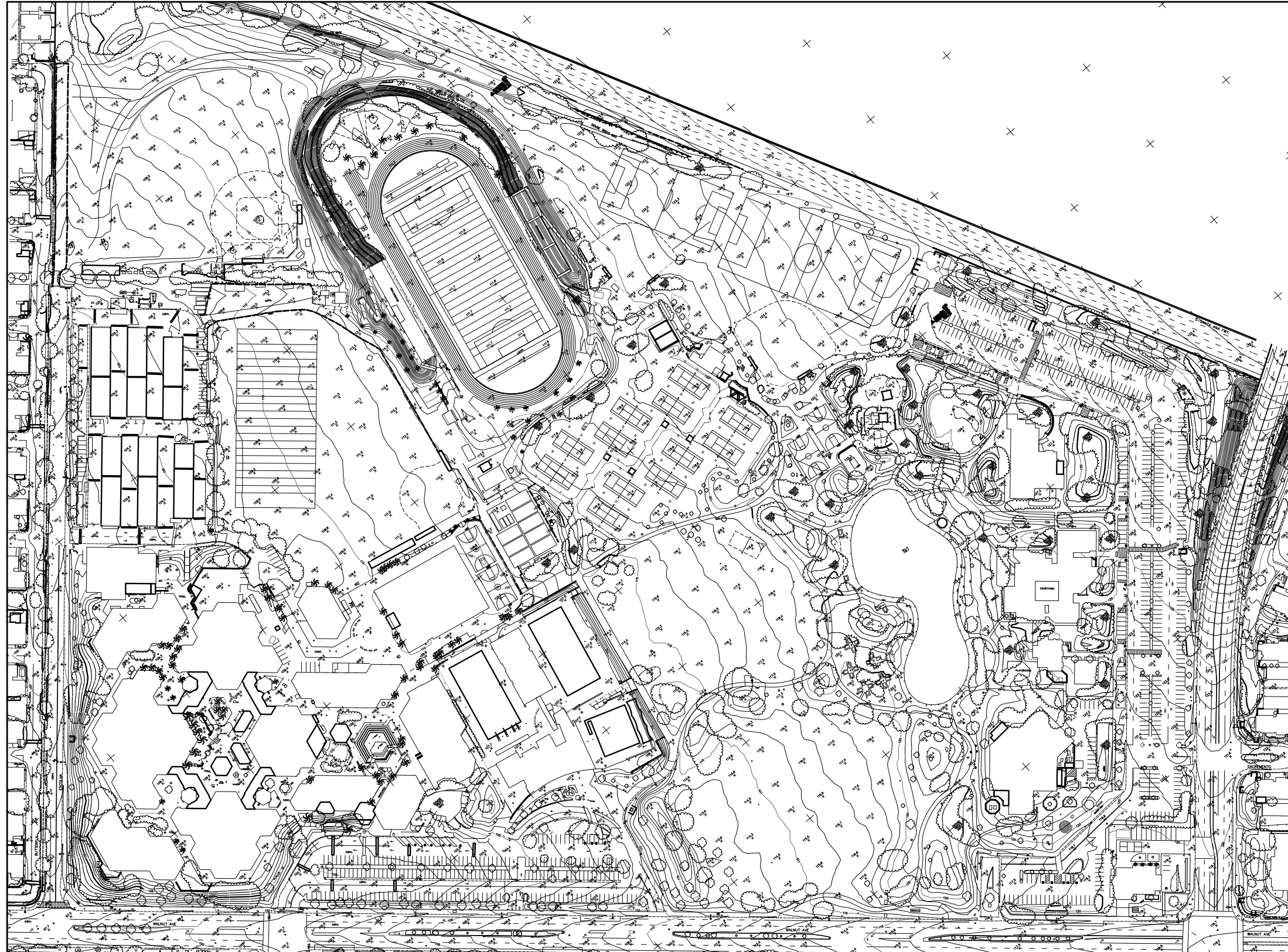
A diverse community park with a variety of recreation experiences, multiple athletic fields and courts, several community facilities and large pond area. There is an opportunity to modernize the Irvine Fine Arts Center and renovate or expand the Community Center into a multiuse facility. There are also opportunities to repurpose racquetball courts into other recreation space, update concession facility, enhance wayfinding signage, add shade features, add art/cultural features and assess pond area. Consider options for refreshing/replacing pond area with a facility innovation like an enlarged splash play area. Explore adding convenient parking.

- ENHANCE

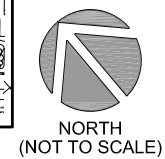
- Conduct community outreach
- Identify park theme
- Art and cultural features
- Add play opportunities
- Complete minor facility improvements
- Renovate/add entry/parking areas
- Add shade features
- Enhance seating arrangements and social spaces
- Incorporate flexible use area
- Repurpose existing use area
- Integrate nature experience
- Incorporate materials color palette
- Add/improve signage
- Address water conservation

- REHABILITATE

- Update maintenance program
- Improve play area accessibility



OCTOBER 2018



APPENDIX C - SITE PLAN PROPERTY LINES



APPENDIX D - COMMUNITY SERVICES OPERATIONS AND PROGRAMS
MEETING COMMENTS (MAY 24, 2022)

Notes from HCP Master Plan Workshop on Proposed Community Center
May 24, 2022

Attendees:

Corey Lakin, Deputy Director of Community Services
Cory Hilderbrand, Manager of Aquatics and Human Services
Ryan Painter, Community Services Supervisor (HP Community Center)
Kelly Feldman, Community Services Superintendent, Park and Recreation Programs
Traci Stubbler, Community Services Supervisor, Child Care Services
Debby Platt, Community Services Administrator (Park Planning)
Sandra Salcedo, Community Services Superintendent, Aquatics and Human Services
Kathleen Haton, Senior Planner (Park Planning)

Notes:

Need to separate the early childhood activity from the youth activity areas with a wall and entryway that can be closed in the central corridor.

There should also be a separate entrance to the nursery school at the end of the building next to the park's play area.

A good example of an existing community center that has flexible space and intergenerational activity (teens and seniors), along with indoor and outdoor space is the Carlsbad Community and Senior Center.

Include a makerspace lab -- there is a huge demand for this type of activity.

With the large flexible multi-purpose room, be sure to check with Orange County Fire Authority (OCFA) during architectural process. At Quail Hill Community Center, Fire Code restrictions eliminate the ability to allow maximum occupancies in multipurpose room (4,709 s.f.; A-3 occupancy).

Operations would like to have one 8,000 s.f. room that is divisible into three smaller rooms--each with a small room for storage (it would be better to have several storage rooms off the multipurpose room with double doors to hold chairs and tables).

Group would like to see the large multipurpose room facing the park with indoor/outdoor space and a lot of glass.

Would like more than one set of restrooms interspersed throughout the community center.

Buffer early childhood and youth/teens with the multipurpose room in between. Staff offices should be distributed to allow them to work together in the various areas of the building.

The lending library should be accessible to the larger community center activity. It should be more centralized with the lobby and makerspace areas. Intersperse learning area around the reception/lobby area.

Notes from HCP Master Plan Workshop on Proposed Community Center
May 24, 2022

Reception area should be centralized. Like spokes in a wheel, teen and youth uses should be visible to staff. An example of this type of layout would be the Chinese Cultural Center in Irvine.

Community Center layout as wings. Put the Child Resource Center with the rest of the Community Center (not near the nursery school).

There should be at least two sets of restrooms. One of the restroom areas should have both indoor and outdoor access. Staff prefers to have a separate staff restroom.

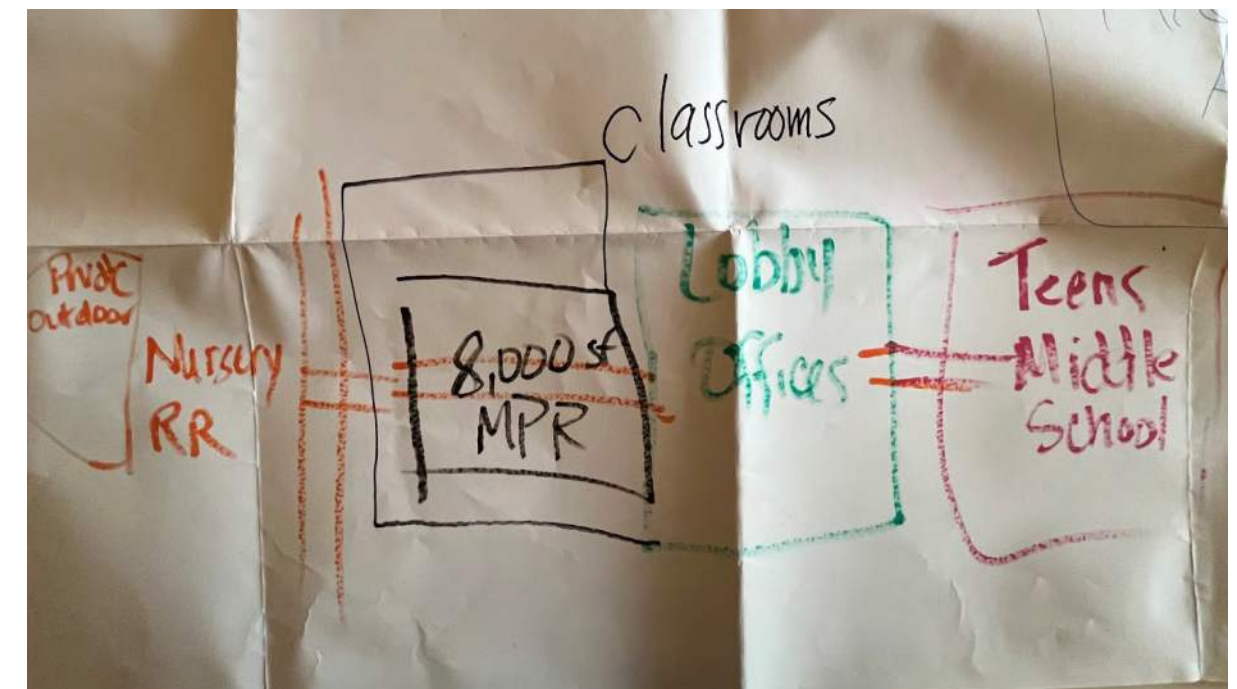
Ideally, the nursery school would be in its own building nearby. However, if it is to share space with the Community Center, its proposed location is ideal. Remember, it must have restrooms fully contained within the nursery school (with child size and adult size restrooms).

Multi-purpose room should include a stage and multiple storage areas off the sides of the room.

Include a Makerspace area. One teen lounge is acceptable. Should make it focused on technology.

Would like the kitchen to be similar to the kitchen at the Quail Hill Community Center. Staff would like kitchen to be a full commercial-grade kitchen.

Preferred building layout:





CITY OF IRVINE

1 CIVIC CENTER PLAZA, IRVINE, CA 92606

(949) 724-6000

WWW.CITYOFIRVINE.ORG