



APPENDIX I

Park Specific Plans

Appendix I: Sub Index

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Reggie Rodriguez Park

- Context maps
- Site plan and overall costs
- Recreational amenity areas



March, 2021

ktua

Reggie Rodriguez Park Overall Design Narrative

The improvements at Reggie Rodriguez seek to revitalize the park and create additional active and passive spaces for the community. The park design increases the overall level of service of the park and provides an additional playground area, a larger family gathering area, a looped trail, a new t-ball field and soccer field, a community garden, and a large multi-use soccer field. Throughout the park crime prevention through environmental design (CPTED) principles will be implemented and site lighting standards, furnishings, and equipment will be updated and enhanced. All existing trees will be inventoried, and an arborist report shall be completed prior to further design efforts to assess tree health and determine where heritage or significant trees need protected. The design represents a 10% schematic level of design effort for planning purposes. Further design and engineering studies shall be done to further understand site constraints, the feasibility of proposed design features, and to better understand costs.



Baseball field and Community Center at Reggie Rodriguez Park



Playground at Reggie Rodriguez Park

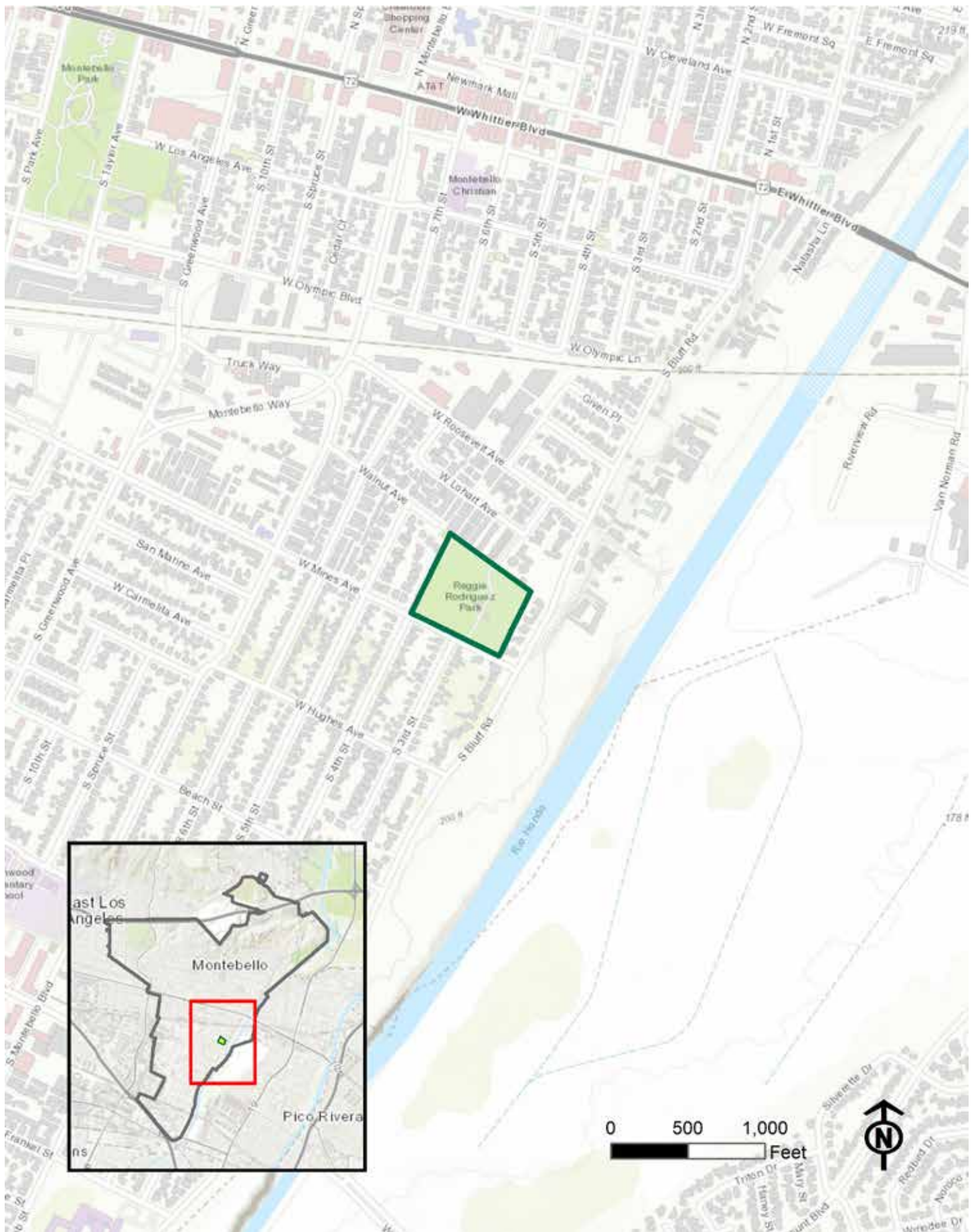


Picnic area at Reggie Rodriguez Park



Basketball courts at Reggie Rodriguez Park

Reggie Rodriguez Park Context Map





Reggie Rodriguez Park

Not to Scale





IMPROVEMENT	DESCRIPTION	COST ESTIMATE
(A)	Park Promenade	\$536,200 - \$625,500
(B)	Playground	\$767,000 - \$894,800
(C)	Multi-purpose Baseball/Soccer Field West	\$1,029,300 - \$1,200,900
(D)	Perimeter Walk, Fitness Pads, & Waterwise Planting Areas	\$895,900 - \$1,045,200
(E)	Community Garden	\$188,200 - \$219,500
(F)	Multi-purpose Baseball/Soccer Field East	\$937,200 - \$1,093,400
(G)	Multi-purpose Sports Courts	\$134,800 - \$157,300
(H)	Family Gathering Area	\$229,200 - \$267,400
(I)	Restroom / Community Building	\$1,836,300 - \$2,142,400
(R)	Remaining Park Areas	\$521,400 - \$608,300

Total Cost: \$7,104,300 - \$8,288,300

Area A: Park Promenade

The central park promenade is the area in the center of the park that runs north to south connecting the adjacent neighborhood to the park and connecting the various major components and amenities of the park. The team is suggesting removal and replacement of the concrete in this area to bring it to current ADA standards and make it larger for vehicular access north of the existing baseball field. The concrete will be enhanced and is intended to have various low seatwall areas with art in the middle of them. Site furnishing including lighting, benches, trash receptacles, and drinking fountains are also suggested to make the area functional and safe.



Seating improvements



LEGEND	DESCRIPTION
	New Facility
	Existing Facility
	Enhanced Facility

IMPROVEMENT	DESCRIPTION
	Art Node & Entry Signage
	Enhanced Vehicular Paving Throughout Promenade
	Furnishings Throughtout

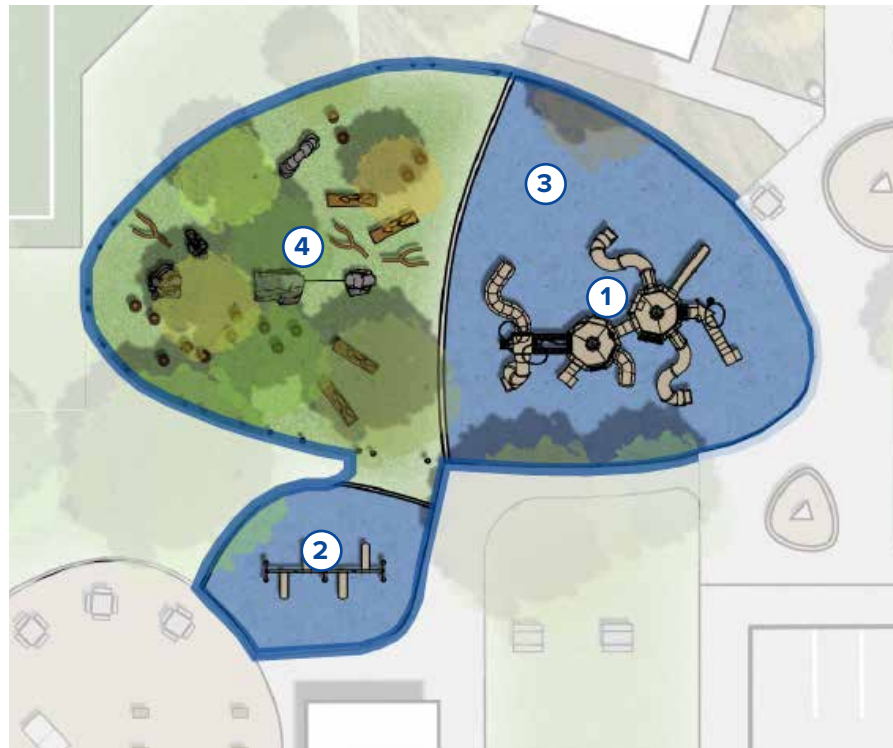
Total Cost of Area A: \$536,200 - \$625,500

Area B: Playground

The playground area is intended to be redone to bring into compliance with the latest ADA standards. The playground will include two structures for 2–5-year-old play (tot lot) and for 5–12-year-old play. Additionally, the playground will expand into the adjacent hilled area and include various nature play elements such as small boulders, logs, and other elements for the exploration and imaginative play environment. The play equipment will include an all-inclusive swing area and the playground will have resilient surfacing per the required standards and regulations.



Playground



IMPROVEMENT	DESCRIPTION
①	Inclusive Playground Equipment
②	All-Inclusive Swingset
③	Resilient Surfacing
④	Nature Play Equipment

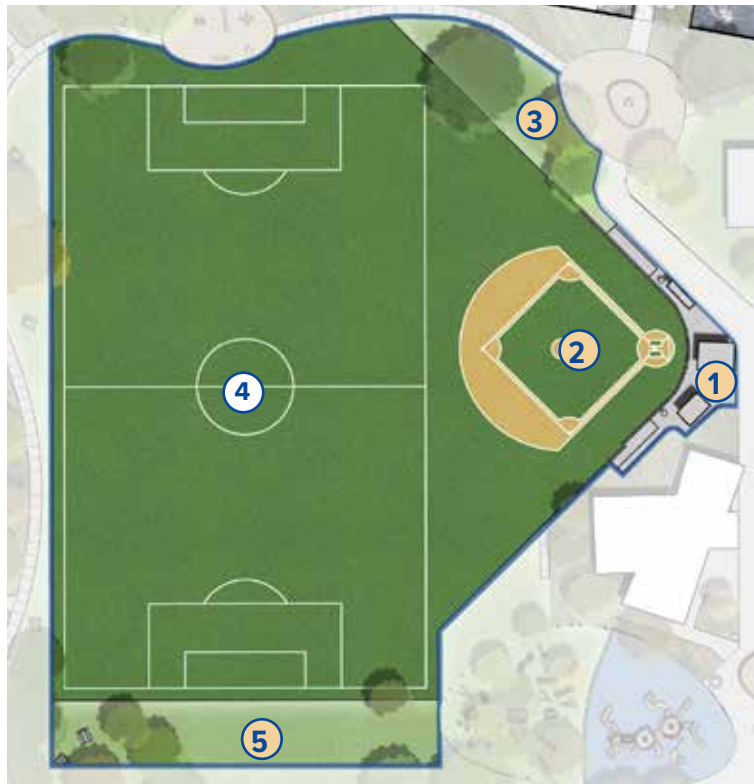
Total Cost of Area B: \$767,000 - \$894,800

Area C: Multi-purpose Softball/Soccer Field West

The multi-purpose softball and soccer field area will include various enhancements to the existing baseball field. This will include new backstop fencing, dugout repairs, hardscape replacement for ADA compliance, and new infield material and lighting. The soccer field is sized to accommodate a 14U playing area. This area will share the outfield of the baseball field and will have lawn replacement that focuses on irrigation improvements, new lawn turf, proper soil amendments, and other improvements to allow for hardy natural play field turf. The area will include an allowance for spectator seating behind the backstop of the softball field.



Enhanced baseball field



IMPROVEMENT	DESCRIPTION
①	Enhanced Backstops, Dugouts, & Spectator Seating & Lighting Area
②	Enhanced Softball / Baseball Field
③	Enhanced Planting Area
④	New Natural Field Turf, Striping, and Irrigation Upgrades
⑤	Enhanced Existing Lawn Areas

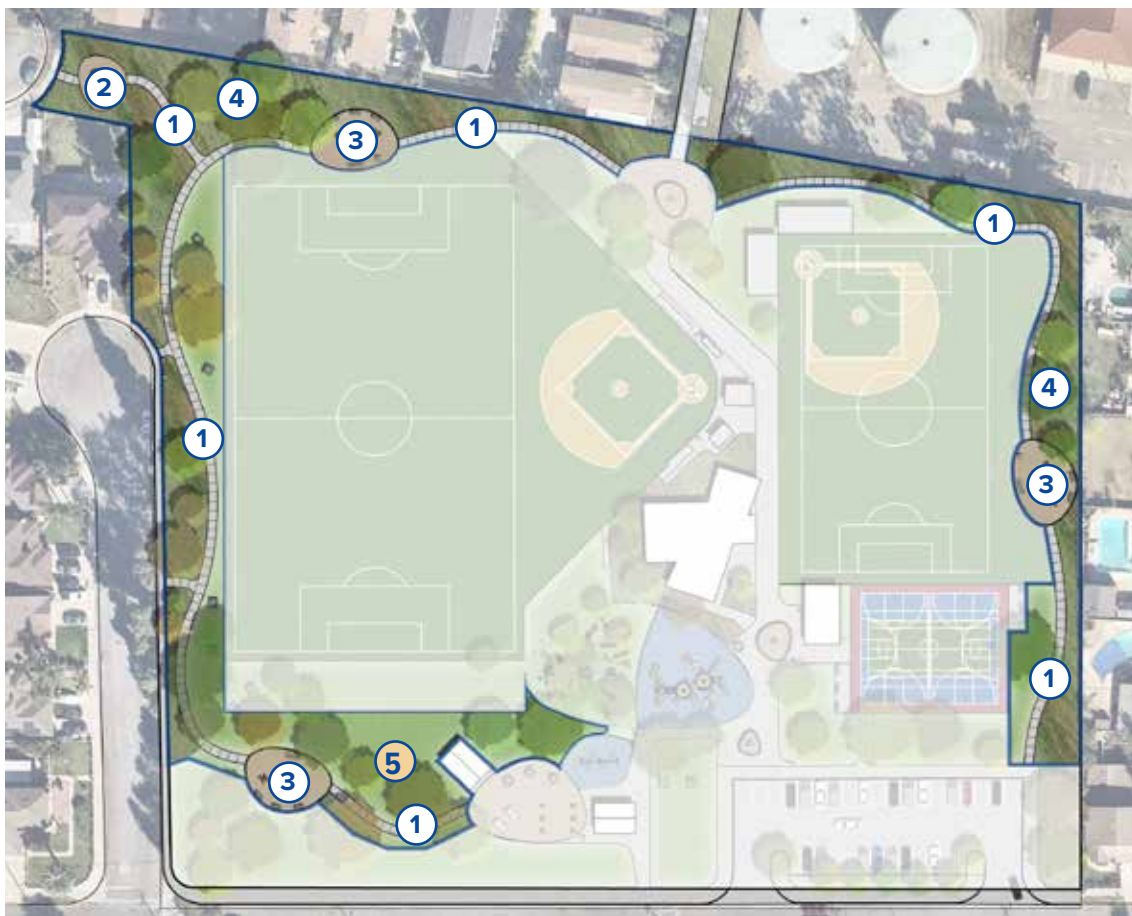
Total Cost of Area C: \$1,029,300 - \$1,200,900

Area D: Perimeter Walk, Fitness Pads, and Water Wise Plantings

The perimeter walk loop is a pathway system that will provide an inner trail for park-goers to walk or jog on. The walk will have three fitness pads with fitness equipment included within them. The fitness equipment will allow for various levels of exercising and each station may feature another play element. The area will also include water wise planting along the perimeter of the park. The water wise planting areas will include bio-retention areas and bioswales. This area will also include the entrance from Walnut Ave which will feature pilasters, fencing, enhanced planting, and an art element.



Trail and fitness station



IMPROVEMENT	DESCRIPTION
①	New Perimeter Multi-Purpose Path
②	Entry Plaza, Fencing, & Pilasters
③	Fitness Pad

IMPROVEMENT	DESCRIPTION
④	Water-Wise Planting Areas
⑤	Enhanced Lawn Area

Total Cost of Area D: \$895,900 - \$1,045,200

Area E: Community Garden

The community garden area is located on the far north end of the park on the corner of Lohart Avenue and 3rd Street. This area currently has a dilapidated playground which is proposed to be removed. In its place a new community garden would be added that provides communal learning and a farm to fork experience. The community garden will feature various garden beds and have storage for gardening equipment. The area also includes a pathway that connects to the park and provides benches, enhanced planting, and other features that are suitable for the community.



New community garden



Butterfly garden or nature walk



IMPROVEMENT	DESCRIPTION
①	Enhanced Walkway
②	Seating Nodes
③	Water-Wise / Butterfly Garden Planting Areas
④	Storage Units
⑤	Community Garden

Total Cost of Area E: \$188,200 - \$219,500

Area F: Multi-purpose Softball/Soccer Field East

The multi-purpose baseball & soccer field east is a smaller playfield that is similar to the Area C multi-purpose baseball/soccer fields. This area has a small T-ball field which includes a new backstop fencing, dugout benches and shade, hardscape areas for ADA compliance, and infield material. This field will not have lighting but will be ambiently lit by adjacent path lighting. The soccer field is sized to accommodate a 10U playing area. This area will share the outfield of the baseball field and will have lawn replacement that focuses on irrigation improvements, new lawn turf, proper soil amendments, and other improvements to allow for hardy natural play field turf. The area will include an allowance for spectator seating behind the backstop of the T-ball field.



Multi-purpose turf field



IMPROVEMENT	DESCRIPTION
①	Spectator Seating and Small Backstop - Bench Dugouts
②	Synthetic Infield
③	Synthetic Turf Field with U10 Field Striping
④	Natural Turf Area

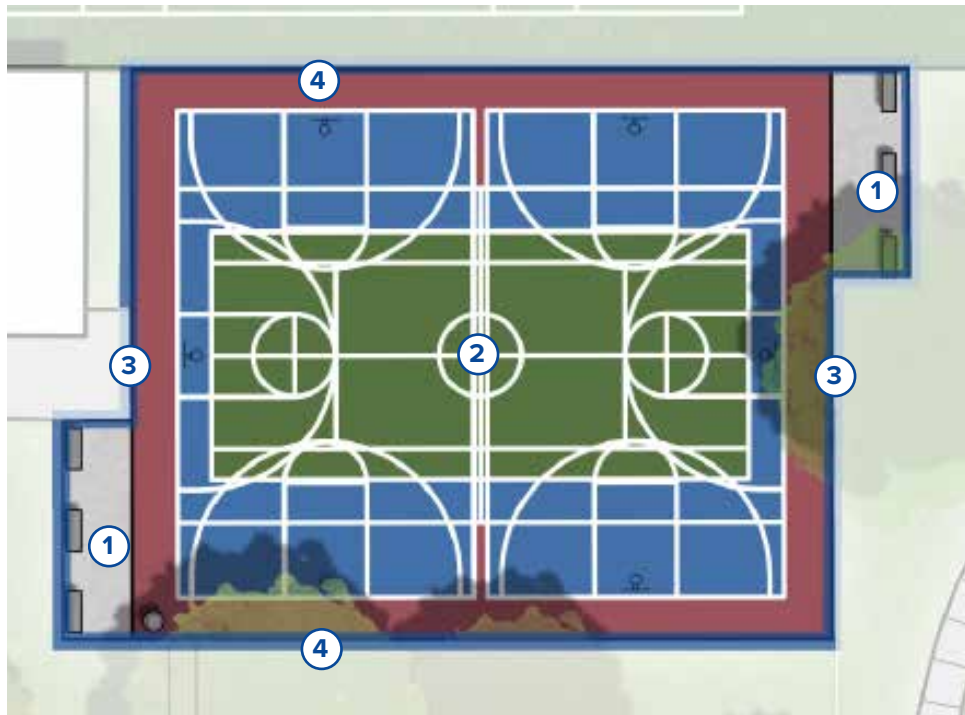
Total Cost of Area F: \$937,200 - \$1,093,400

Area G: Multi-purpose Sports Courts

The multi-purpose sports court area will include the enhancement of the existing basketball court. The area will look to include tennis and pickleball areas in the striping layout. The area may also explore having volleyball striping if feasible. The area will include new top treatment on the existing concrete, new paint striping, new lighting, new basketball courts, 12' tall vinyl chain link fencing behind the tennis areas on the east/west of the facility, and low 4' vinyl chain link fencing on the north/south of this area. This area will also include two seating areas for community members who are waiting to play or watching.



Basketball and tennis striping



IMPROVEMENT	DESCRIPTION
①	Seating / Waiting Areas
②	Multi-purpose Sport Court (Basketball, Tennis, Volleyball, Pickleball, Futsal)
③	12' Tall Vinyl Chain Link Fence
④	4' Tall Vinyl Chain Link Fence

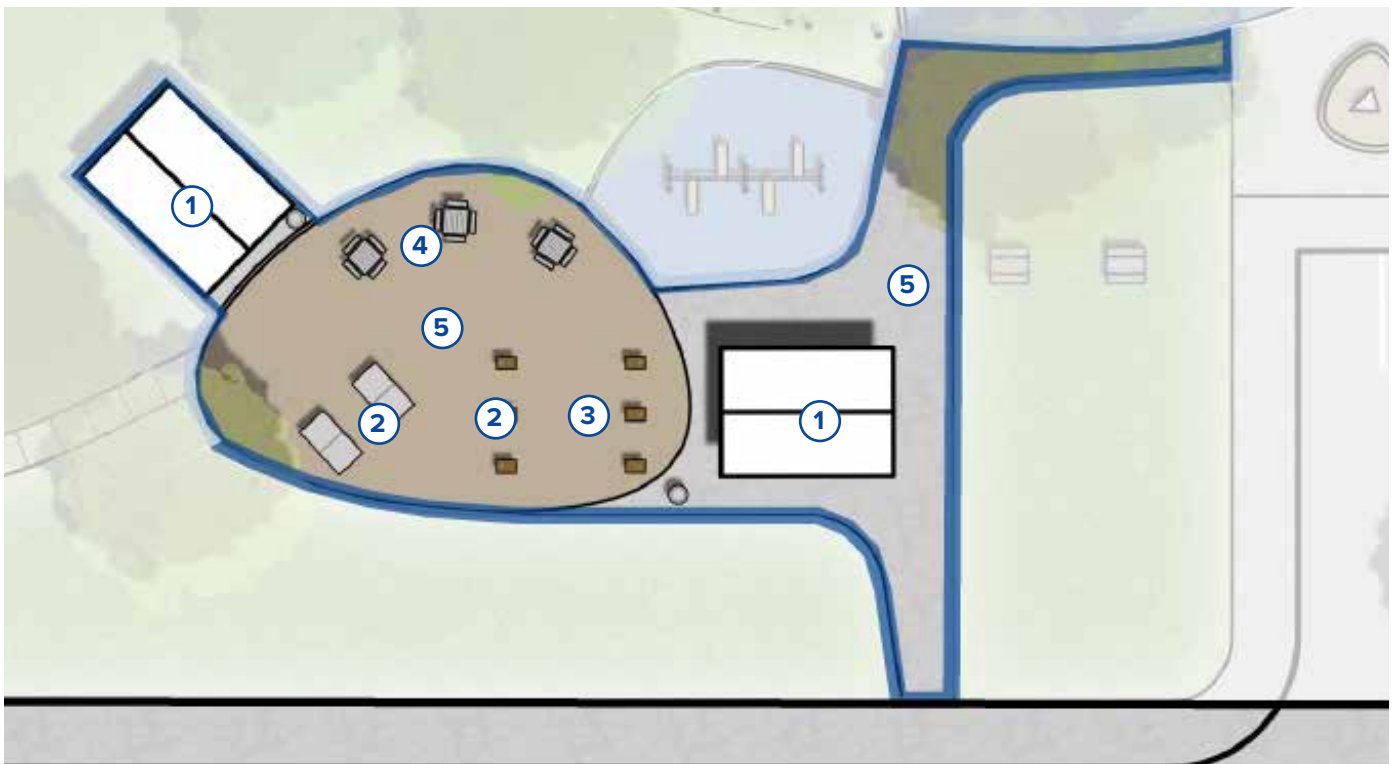
Total Cost of Area G: \$134,800 - \$157,300

Area H: Family Gathering Area

The family gathering area will support larger family events through the accommodation of reserved facilities. The money collected for these reservations can help provide other funding of park maintenance or improvements. This area will include various family play elements such as concrete cornhole, game tables, and ping pong tables. The area will also include seating nodes, structures, and enhanced paving throughout. The area will be further activated by its proximity to the open lawn and the nearby playground.



Outdoor ping pong



IMPROVEMENT	DESCRIPTION
①	New Picnic Shade Shelters & Furnishing
②	Ping Pong Tables
③	Concrete Corn Hole
④	Game Tables
⑤	Enhanced Paving and Plaza / Walkway

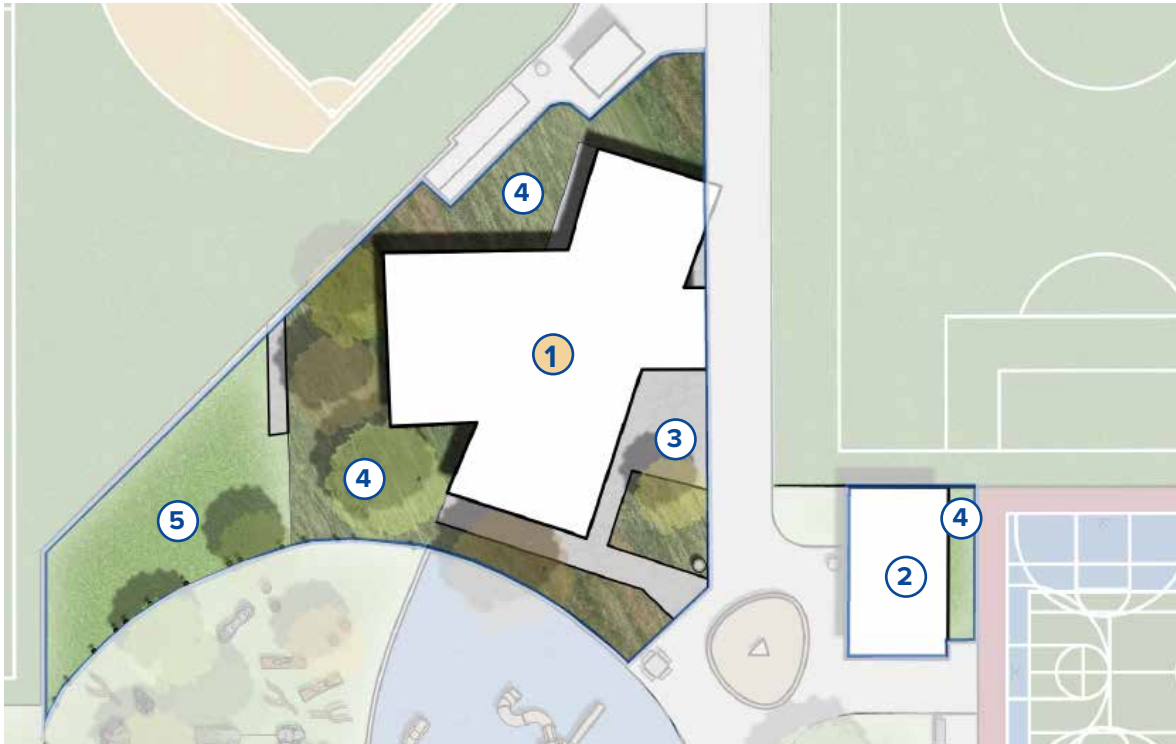
Total Cost of Area H: \$229,200 - \$267,400

Area I: Restroom / Community Building

The restroom & community building area will include various improvements to the perimeters of the restroom and community buildings. The restroom will be replaced with a pre-manufactured restroom and which will include the latest ADA and gender neutral / family style restroom standards. The restroom will be sized appropriately and will be placed in the same location as the existing restroom facility.



Community building classrooms



IMPROVEMENT	DESCRIPTION
①	Enhanced Existing Community Building
②	New Park Restroom Building
③	Enhanced Paving Area / Plaza
④	Foundation Planting
⑤	Enhanced Lawn Area

Total Cost of Area I: \$1,836,300 - \$2,142,400

Area R: Remaining Park Areas

The various areas of the park and infrastructural costs are aggregated into the aforementioned areas. These include costs for site mobilization, demolition, earthwork, misc. utility repairs, general irrigation elements (i.e., controller, backflow, etc.). This also includes the parking lot, curbs and PV solar panels in the parking lot area.



Existing parking lot



IMPROVEMENT	DESCRIPTION
①	Enhanced Lawn Areas & Planting
②	Enhanced Parking Lot w/ Solar PV Shade Shelters
③	Removed Perimeter Fencing (on 4th Street)

Total Cost of Area R: \$521,400 - \$608,300

Design Key Views



Design Key View #1



Design Key View #2



Design Key View #3



Grant Rea Park Specific Plan

- Context maps
- Site plan and overall costs
- Recreational amenity areas



March, 2021

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Grant Rea Park Overall Design Narrative

The improvements at Grant Rea Park seek to revitalize the park and create additional active and passive spaces for the community. Overall, the design intent is to provide various community wide facilities to help further the level of service of the park and mitigate the community and Citywide amenity gaps found during the park master plan needs assessment. Throughout the park crime prevention through environmental design (CPTED) principles will be implemented and site lighting standards, furnishings, and equipment will be updated and enhanced. All existing trees will be inventoried, and an arborist report shall be completed prior to further design efforts to assess tree health and determine where heritage or significant trees shall be protected. The site features proposed will be in conformance with the existing site use and should allow for a mitigated negative declaration (MND) or negative declaration (ND) CEQA determination; however, further CEQA determination should be made following additional schematic design efforts. The design represents a 10% schematic level of design effort for planning purposes. Further design and engineering studies shall be done to further understand site constraints, the feasibility of proposed design features, and to better understand costs.



Baseball field at park



Petting Zoo at park

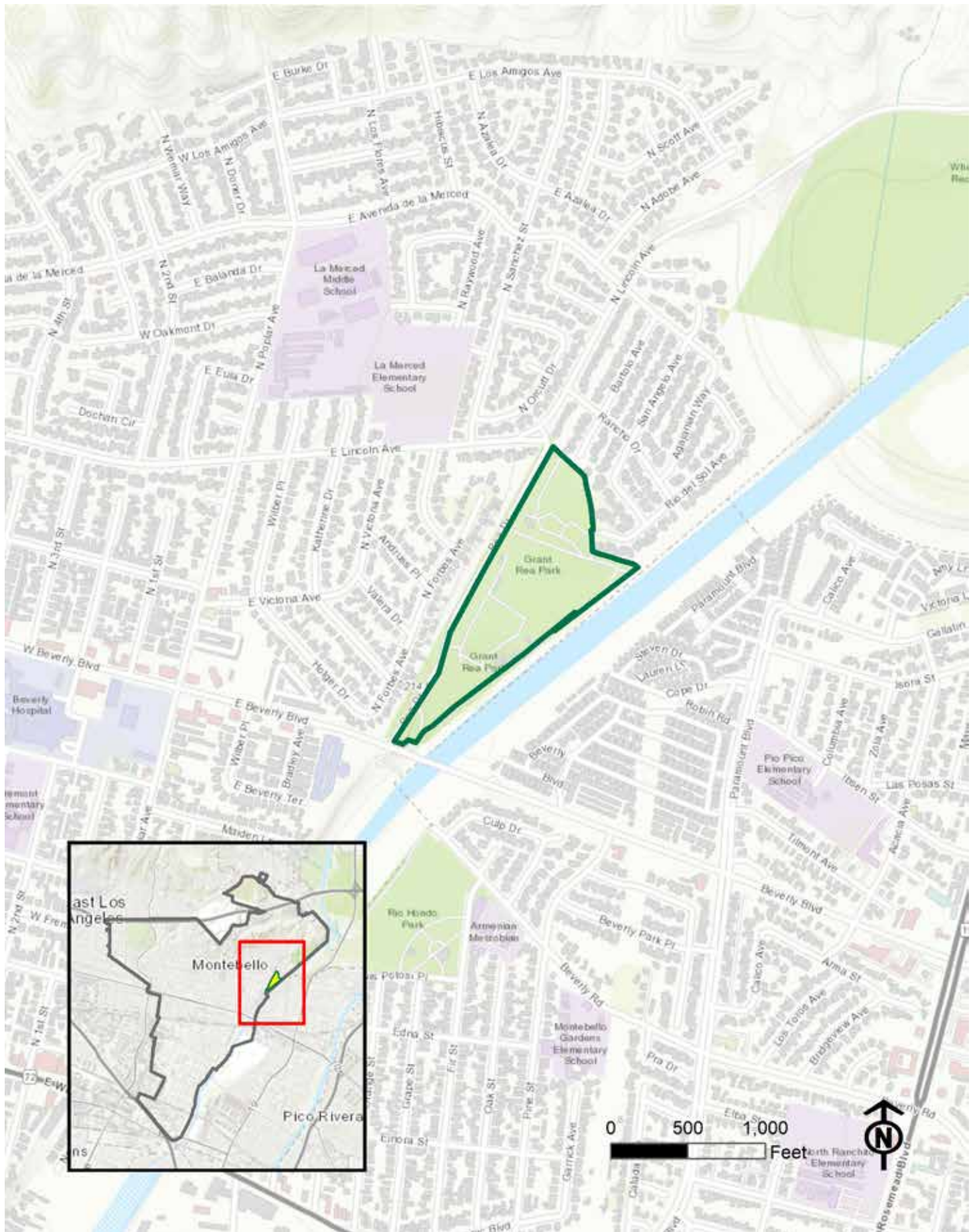


Playground at park



Restroom facility at park

Grant Rea Park Context Map





Rea Drive

Beverly Boulevard

Rio Hondo River

1"=80' @ 22" x 34" 1"=160' @ 11" x 17" feet





Grant Rea Park

To help organize the improvements, the site has been subdivided by major recreation features. This includes the following areas:

IMPROVEMENT	DESCRIPTION	COST ESTIMATE
(A)	Multi-use Synthetic Sports Field	\$5,470,600 - \$6,382,300
(B)	Basketball and Tennis Courts	\$404,400 - \$471,800
(C)	Inclusive Playgrounds & Splash Pad	\$958,200 - \$1,117,900
(D)	Dog Park	\$137,200 - \$160,100
(E)	Community Center	\$1,632,600 - \$1,904,700
(F)	Central Promenade, Playground, and Trails	\$348,000 - \$487,200

IMPROVEMENT	DESCRIPTION	COST ESTIMATE
(G)	Baseball/Softball Field	\$150,000 - \$175,000
(H)	Youth Softball Field and Retention Basin	\$124,400 - \$145,200
(I)	Batting Cages and Community Garden	\$148,300 - \$173,000
(J)	Existing Petting Zoo	\$36,000 - \$42,000
(P)	Parking Lot Areas	\$111,600 - \$125,000
(R)	Remaining Park Areas and Infrastructure	\$164,400 - \$191,800

Below are descriptions of the park per the above park areas:

Total Project Cost: \$10,441,300 - \$12,214,600

Area A: Multi-use Synthetic Sports Field

The multi-use synthetic sports field is an area that provides ample playable area for rectangular sports and baseball/softball. At the entrance of the area there will be a main drop off loop which includes enhanced paving and park signage, art, and informational signage. The median in the parking lot is intended to have a rolled curb to allow fire truck and emergency access. The area is wide enough to allow for cars to wait while other can pass by them.

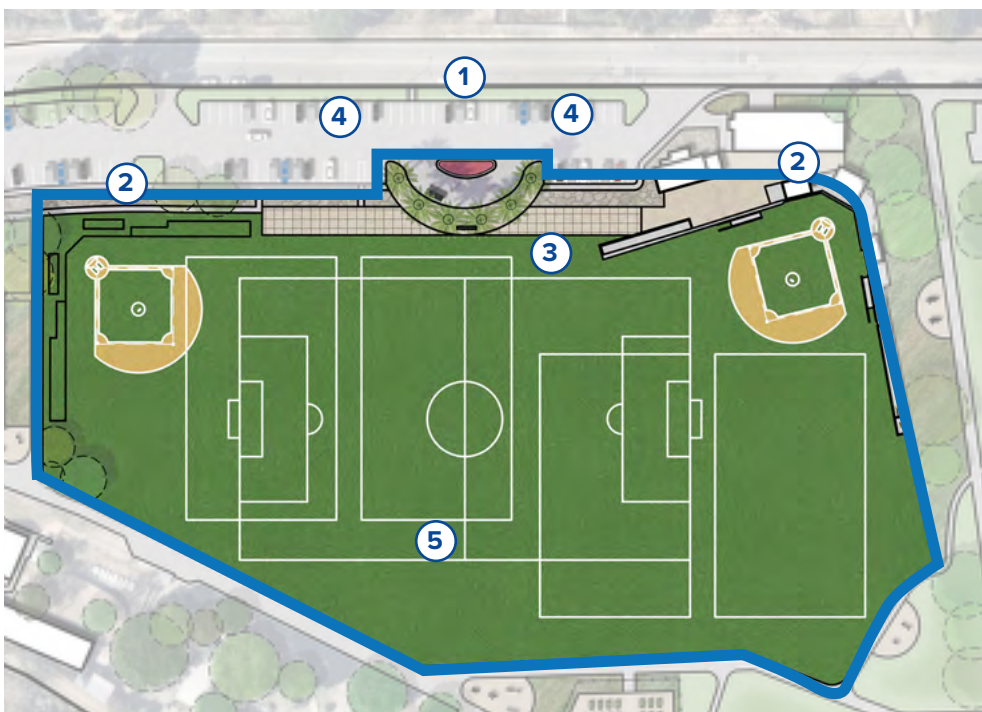
The area will include synthetic turf for year-round playability. The area will feature one large U14 soccer field which may be used for football as well. Four separate U12 fields may be striped with the ability of running multiple U8 fields perpendicular to them. The existing softball field infrastructure for both fields will remain but the backstops, dugouts, spectator seating, and other features will be enhanced. The outfield will be shared with the multi-use synthetic field but during time of in-season play, a temporary fence may be erected to allow for a flexible homerun fence. A detention basin of crushed aggregate and perforated piping will occur underneath the field, allowing for treatment of stormwater for the fields and surrounding hardscape. Equipment storage will be provided within the park to allow for storage of baseball equipment including the temporary fence and a raised mound which may be rolled out for baseball play. The area will receive upgraded field lighting and controls.

The irrigation system will feature Big Gun rotors or other for field rinse down. The area will also include perimeter decorative fencing at 4' height. Spectator seating and passive seating areas may be included within or at the perimeter of the field area.



Multi-use sport field

LEGEND	DESCRIPTION
	New Facility
	Existing Facility
	Enhanced Facility



IMPROVEMENT	DESCRIPTION
①	Entry Plaza
②	Softball / Baseball Field, Backstops, Dugouts, & Spectator Seating
③	Synthetic Turf Field with U14 Field Striping & 4 U8 Fields
④	Promenade and Spectator Seating Area
⑤	Perimeter Fencing

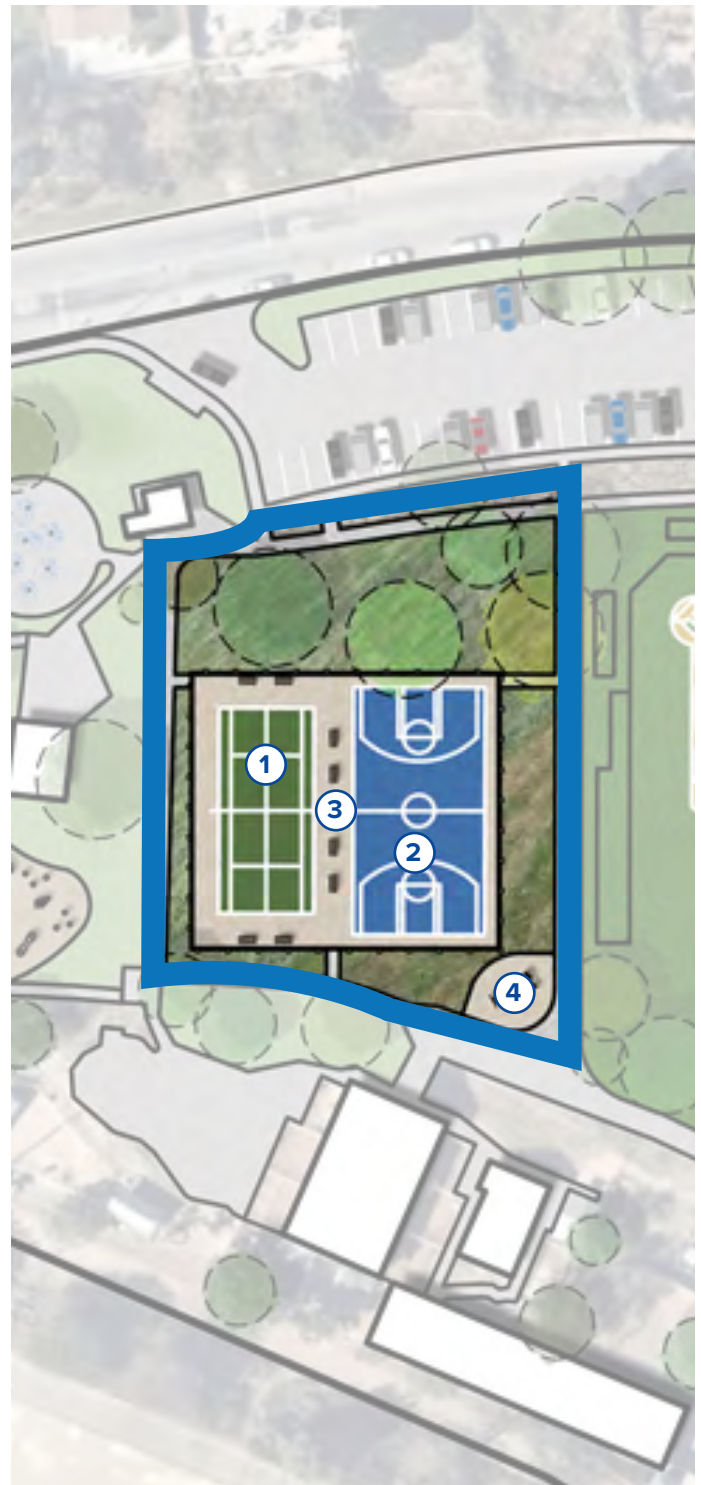
Total Cost of Area A: \$5,470,600 - \$6,382,300

Area B: Basketball and Tennis Courts

The basketball and tennis court area will include one dedicated basketball court and a tennis/pickleball facility for use year-round. The basketball facility will include regulation basketball courts with a regulation sized court. The tennis and pickleball facility will include a 10' perimeter fence for ball control. Both areas will include lighting and enhanced court play surfacing, cushioned surfacing at the tennis court and integral colored concrete at the basketball court. A central seating area pavilion will be placed between the facilities for spectator viewing and/or waiting. This area will also include a small fitness pad to be used in the overall park trail system.



Tennis court



IMPROVEMENT	DESCRIPTION
①	Tennis & Pickleball Court
②	Basketball Court
③	Spectator and Waiting Area
④	Fitness Node

Total Cost of Area B: \$404,400 - \$471,800

Area C: Inclusive Playgrounds & Splash Pad

The inclusive playgrounds and splash pad area is intended to include a community and regional class inclusive playground area. The intent of the playgrounds is to provide ample imaginative play area with inclusive features for the community. The playgrounds will include at a minimum one 2–5-year-old play structure and one 5–12-year-old play structure. The theming and design of the playground may be further refined during a community process but may include agrarian play elements that allude to the rich agricultural history of the City and area while also tying into the adjacent petting zoo. The splash pad will remain but may be updated with new equipment, play features, seating, and surfacing. The splash pad is intended to blend seamlessly into the playground and allow for use while the water is turned off. Furthermore, the area will be part of the overall thematic design of the playground area and serve as a primary entry to the playground area.



Inclusive playgrounds



IMPROVEMENT	DESCRIPTION
①	Existing Restroom
②	Enhanced Splashpad
③	Enhanced Seating/Picnic Areas
④	Inclusive Swing
⑤	2-5-Year-Old & 5-2-Year-Old Play Structure/s
⑥	Climbing Structure
⑦	Agrarian Themed & Inclusive Play Area (Rockers, Climbers, Balance Beams, Etc.)

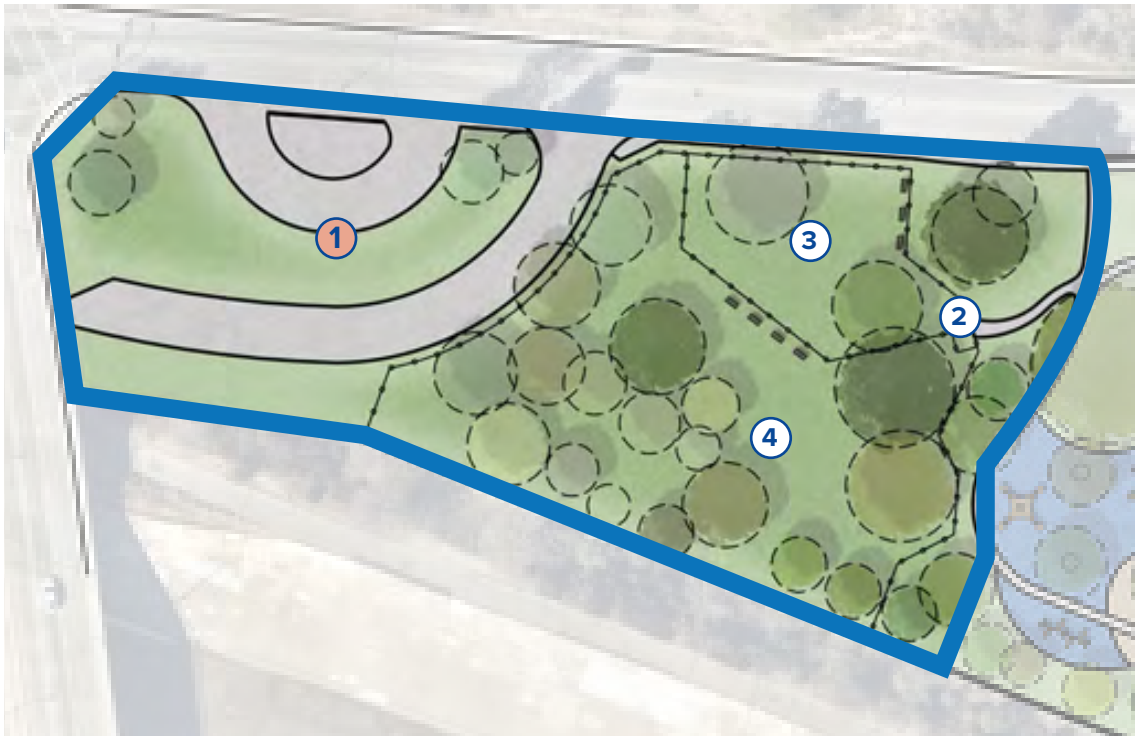
Total Cost of Area C: \$958,200 - \$1,117,900

Area D: Dog Park

The dog park area is located on the south end of the park making use of an underutilized corner of the site. The park will include an off-leash area for small dogs and large dogs. The area will include a separated entry area to allow for access control and a waiting area to get the dog off leash. The area will include various seating benches, dog waste stations, and dog play furnishings such as large fire hydrants, jumping hoops, and other fun play equipment.



Dog park



IMPROVEMENT	DESCRIPTION
①	Existing Maintenance Road & Bus Stop
②	Dog Park Entrance / Vestibule
③	Small Dog Off-Leash Park Area
④	Large Dog Off-Leash Park Area

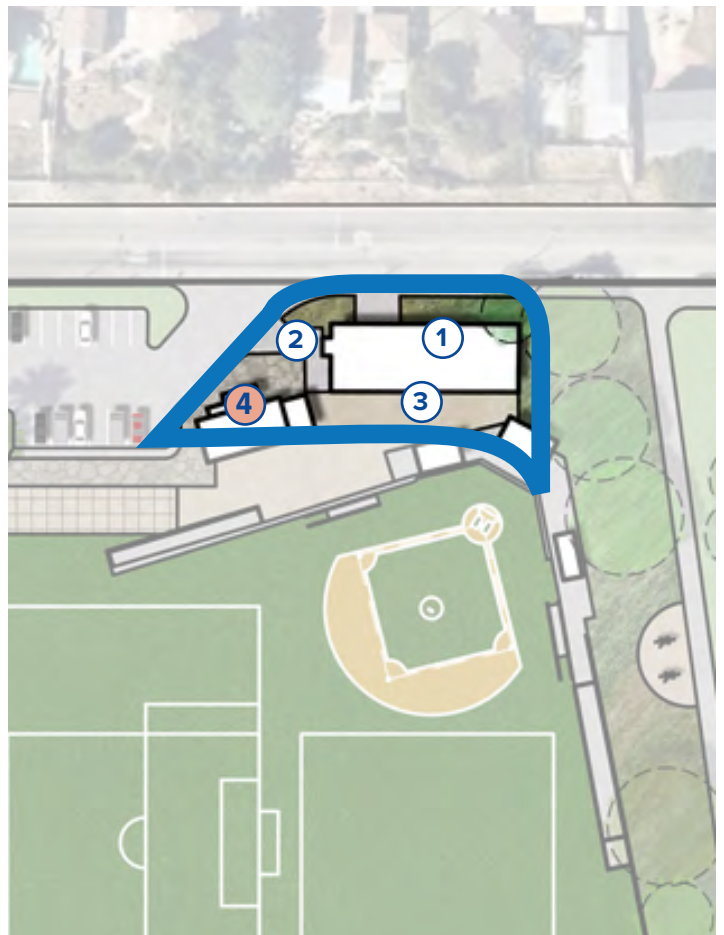
Total Cost of Area D: \$137,200 - \$160,100

Area E: Community Center

The new community center will feature a gathering space and main entry building that allows central activities to occur at the park. The building may include an open floorplan to allow for flexible use. The façade of the building that's facing Rea Drive will have ample glazing and architectural character that's fitting within the community and expressive of the community's desired look. The building may include a staff office along with a concession stand. The area will include new planting, ADA improvements, and an open patio for indoor/outdoor event space.



New community center

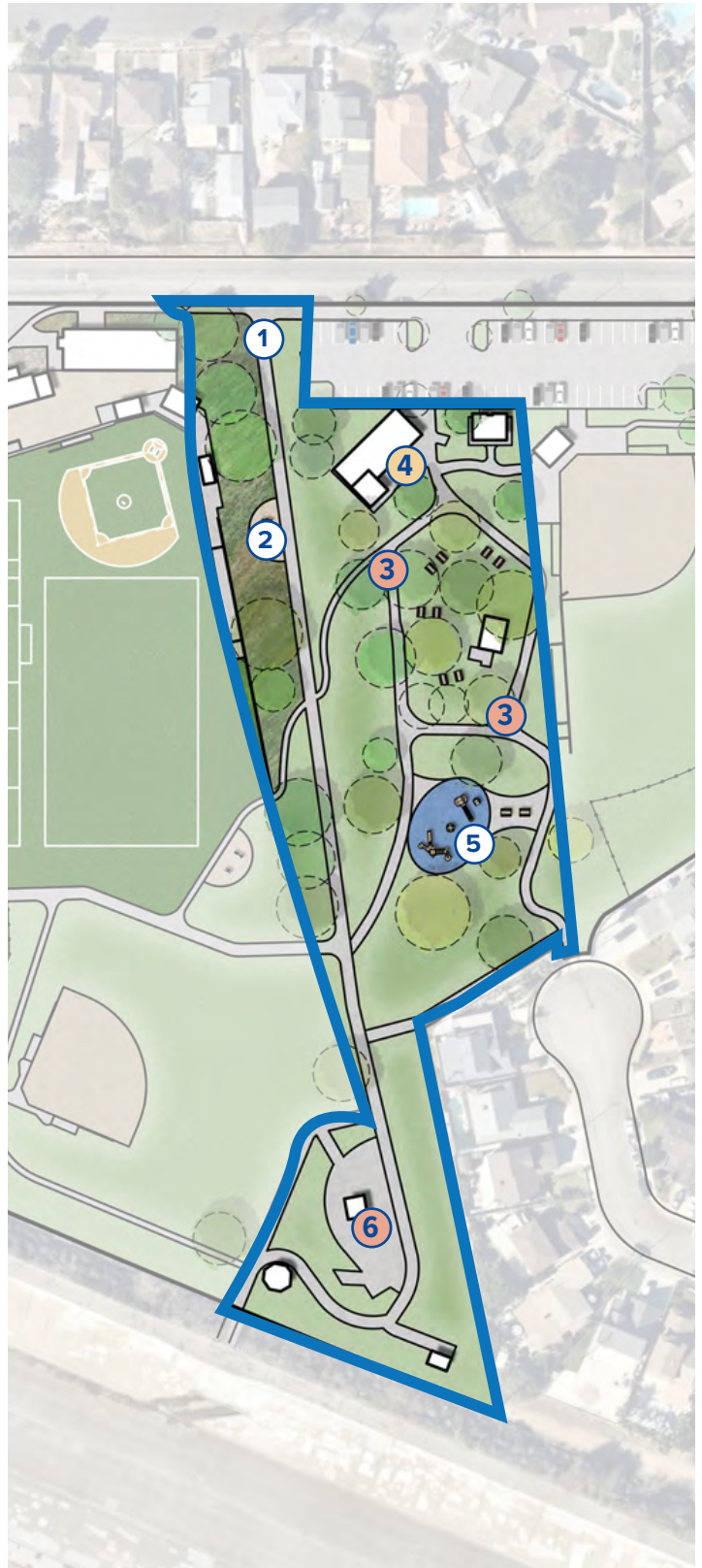


IMPROVEMENT	DESCRIPTION
①	New Community Building
②	Building Entrance & Drop-off Area
③	Indoor/Outdoor Plaza Area
④	Existing Utility Building

Total Cost of Area E: \$1,632,600 - \$1,904,700

Area F: Central Promenade, Playground, and Trails

The central promenade area is the main spine of the park connecting the main entrance between the multi-use synthetic field (Area A) and the baseball/softball field (Area B) to the Rio Hondo River trail head. This area is intended to receive new paving treatments and upgrades to bring it to the latest ADA standards. This area will also receive new planting and irrigation enhancements. The surface paving treatment will include enhanced paving and art elements casted into the concrete. To provide play space on the northern portion of the park and the community that is adjacent to the park to the northeast, a new playground will be placed in an open area within the shaded trees and trails. The playground will include a 2–5-year-old play structure and a 5–12-year-old play structure. The trails will include site furnishings such as benches, trash receptacles, and drinking fountains located in an orderly fashion. The existing restroom facility at the entry of the park will receive various upgrades to bring it up to standards.



Entry plaza example

IMPROVEMENT	DESCRIPTION
①	Promenade Main Entrance
②	Fitness Node
③	Existing Trails
④	Enhanced Restroom Area
⑤	New 2-5-Year-Old & 5-12-Year-Old Play Structures
⑥	Existing Trail Head Area with Minor Enhancements

Total Cost of Area F: \$348,000 - \$487,200

Area G: Baseball/Softball Field

The baseball / softball field on the northern portion of the site will remain; however, improvements to the existing infield, dugouts, backstop, and field turf shall be made. Further improvements may include features to allow the field to be used for baseball use.



Turf baseball field



IMPROVEMENT	DESCRIPTION
①	Enhanced Ball Field
②	Enhanced Bullpin Area
③	Potential Material Storage Area
④	Enhanced Planting Area

Total Cost of Area G: \$150,000 - \$175,000

Area H: Youth Softball Field and Retention Basin

The youth softball field on the eastern edge of the park shall remain in place but general improvements to the infield, dugouts, backstop, and field turf shall be made.



Fitness node



IMPROVEMENT	DESCRIPTION
①	Fitness Node
②	12' Wide Pathway
③	Enhanced Ballfield

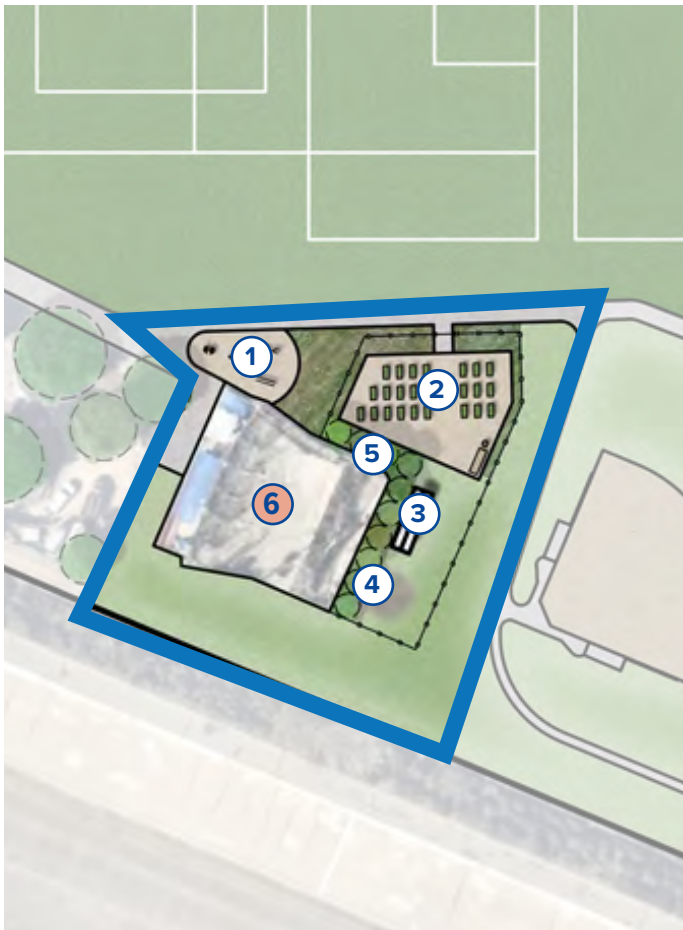
Total Cost of Area H: \$124,400 - \$145,200

Area I: Batting Cages and Community Garden

The existing batting cage area shall accommodate the current lease agreement for the batting cages; however, further community assessment and amenity deficits indicate that a community garden may be desired to help provide educational elements to the community and provide an area for agricultural heritage to be celebrated and knowledge to be passed on. As such, a community garden including various raised garden beds is proposed. The area may include a perimeter fence made of hog wire with decorative wood framing and posts. The area also includes two storage buildings along with a material storage area.



Community garden



IMPROVEMENT	DESCRIPTION
①	Fitness Node
②	Community Garden
③	Tool / Material Storage Shelters
④	Soil Material Storage Area
⑤	Buffer Planting
⑥	Existing Batting Cages

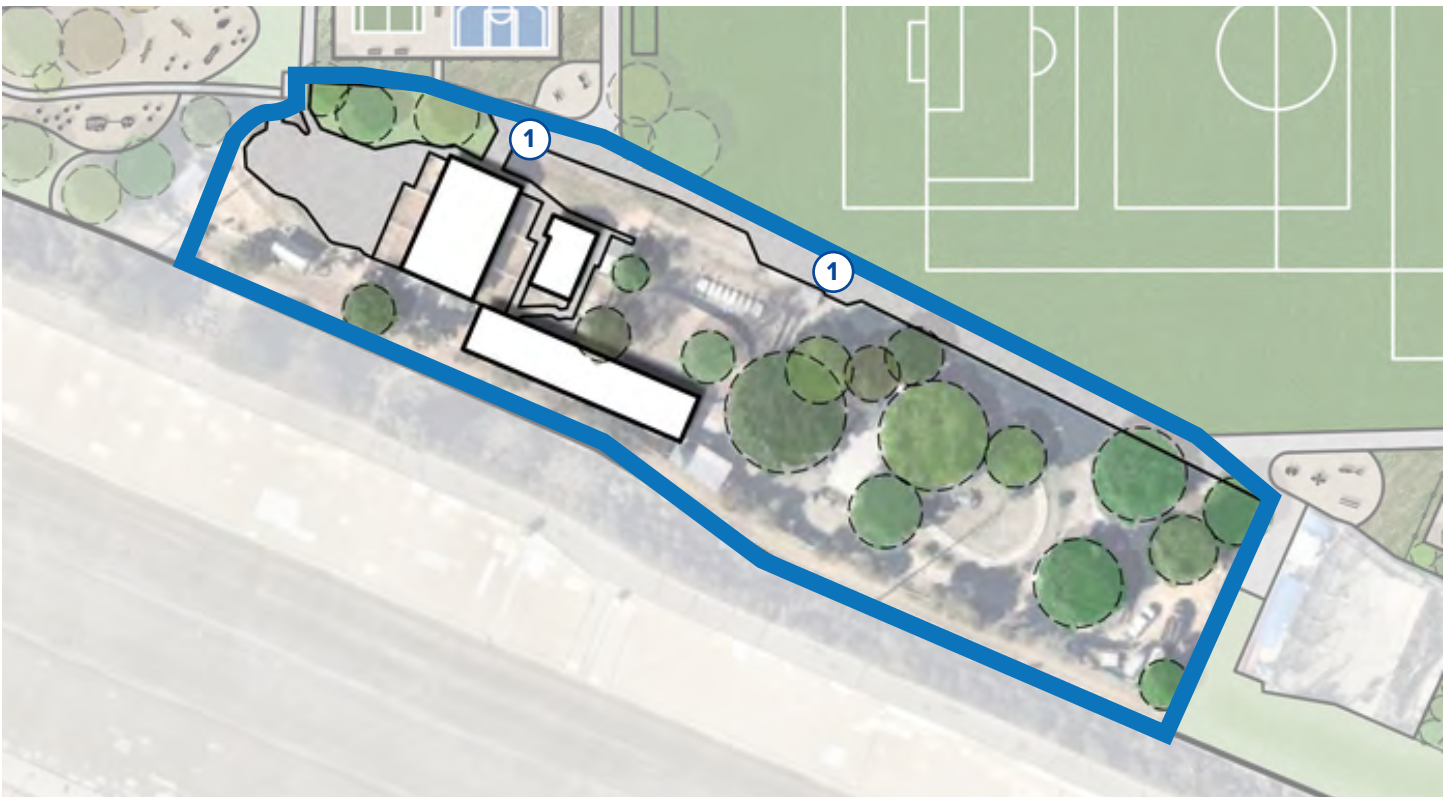
Total Cost of Area I: \$148,300 - \$173,000

Area J: Existing Petting Zoo

The existing petting zoo is planned to remain in place but general improvements to the entrance and art elements may be added to enhance the general appearance at the entrance and celebrate the unique site feature.



Existing petting zoo



IMPROVEMENT	DESCRIPTION
①	Enhanced Paving, Art, & Signage

Total Cost of Area J: \$36,000 - \$42,000

Area P: Parking Lot Areas

The parking lot areas shall include resurfacing and re-striping. The tree standards shall be accessed and supplemented with additional trees where gaps in tree coverage may occur to allow for sustainable site shading over the asphalt material. If feasible, a solar PV system may be included to provide additional power. EV, ADA, and bike storage/parking shall be included to meet the latest code requirements.



PV parking



IMPROVEMENT	DESCRIPTION
①	New Slurry Seal and Striping in Parking Lot
②	Bioswale Area

Total Cost of Area P: \$111,600 - \$125,000

Area R: Remaining Park Areas and Infrastructure

The remaining park areas shall receive general improvements to planting, lawn, irrigation, furnishings, and lighting. Site infrastructure shall be accessed for life cycle replacement needs. If deemed necessary, water, sewer, and electrical infrastructure shall be upgraded while site construction occurs. A weather based irrigation system will be included per the latest State requirements.

**Total Cost of Area R:
\$164,400 - \$191,800**



Park plaza example

Montebello City Park Specific Plan

- Context maps
- Site plan and overall costs
- Recreational amenity areas



March, 2021

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Montebello City Park Overall Design Narrative

The improvements at Montebello City Park (City Park) are focused on the southern end of the park where there are various aged facilities that have been scattered onto the site, resulting in a lack of harmony and overall design and placement. The design intent is to relieve this area of the various fenced features while making way for a multi-use field to help increase the level of service of the park and to add a rectangular field for the community which were found to be critically needed from the park master plan needs assessment. Throughout the park, crime prevention through environmental design (CPTED) principles will be implemented and site lighting standards, furnishings, and equipment will be updated and enhanced. All existing trees will be inventoried, and an arborist report shall be completed prior to further design efforts to assess tree health and determine where heritage or significant trees shall be protected. The site features proposed will be in conformance with the existing site use and should allow for a mitigated negative declaration (MND) or negative declaration (ND) CEQA determination; however, further CEQA determination should be made following additional schematic design efforts. The design represents a 10% schematic level of design effort for planning purposes. Further design and engineering studies shall be done to further understand site constraints, the feasibility of proposed design features, and to better understand costs.



Senior Center at Montebello City Park



George Hansel Aquatic Center at Montebello City Park

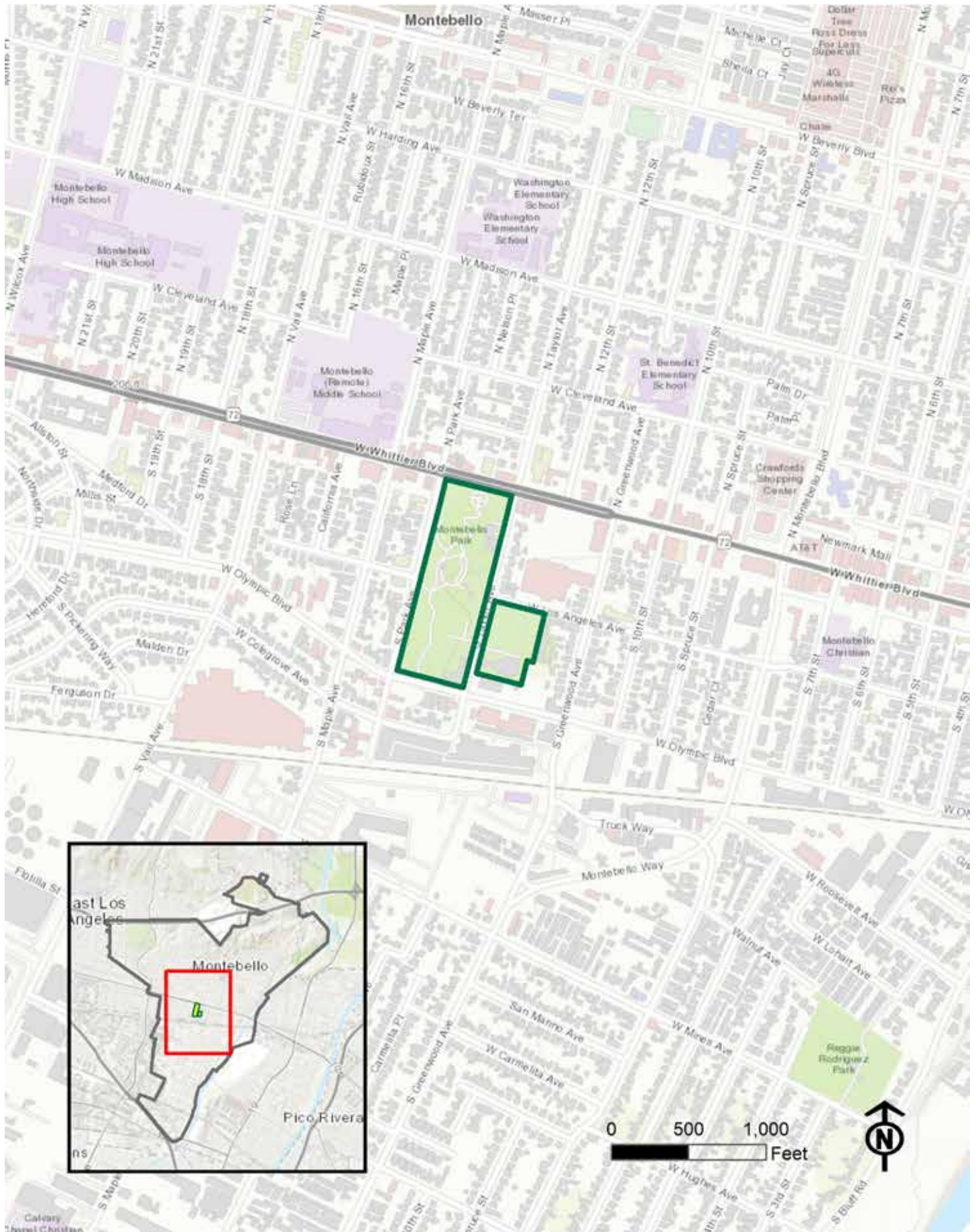


Amphitheater at Montebello City Park



Montebello Veterans Memorial at Montebello City Park

Montebello City Park Context Map

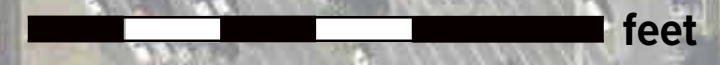


South Park Avenue

W Olympic Blvd

W Whittier Blvd

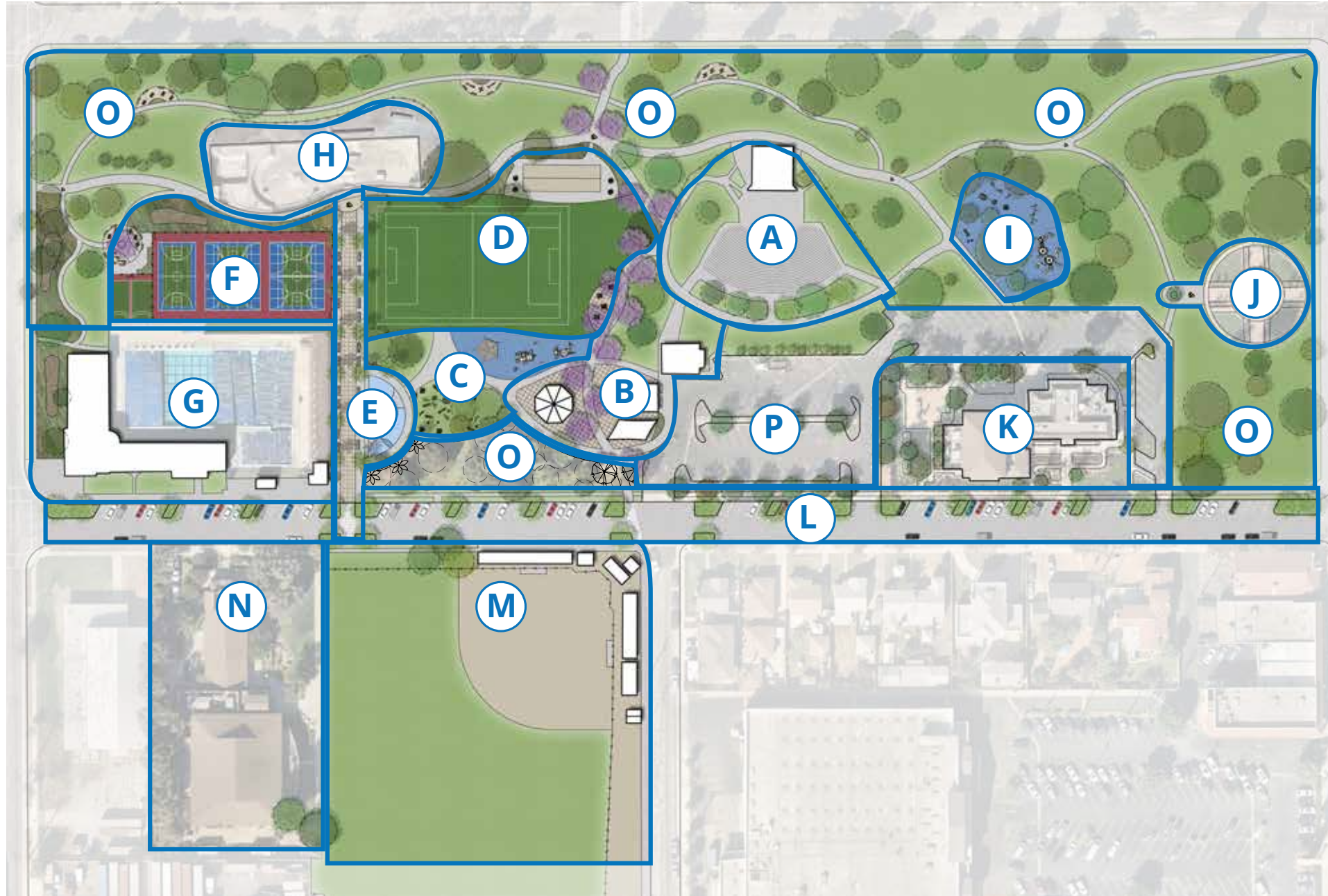
Taylor Street



1"=60' @ 22" x 34"
 1"=120' @ 11" x 17"



Below are descriptions of the park per the above park areas:



To help organize the improvements, the site has been subdivided by major recreation features. This includes the following areas:

IMPROVEMENT	DESCRIPTION	COST ESTIMATE
(A)	Amphitheater	\$186,800 - \$217,900
(B)	Family Event Area, Restroom & Scout Building	\$787,900 - \$919,200
(C)	Adventure Playgrounds	\$632,600 - \$738,000
(D)	Rectangular Multi-use Field and Bocce Ball Courts	\$567,200 - \$661,800
(E)	Central Promenade and Splash Pad	\$470,100 - \$548,500
(F)	Fitness Pad & Sports Courts	\$175,800 - \$205,100
(G)	George Hensel Aquatic Center	\$41,000 - \$47,800
(H)	Skatepark	\$811,200 - \$946,400
(I)	Passive Playgrounds	\$69,600 - \$81,200
(J)	Veterans Memorial	\$24,900 - \$29,100
(K)	Alex E Esquivel Complex & Senior Center	\$193,200 - \$225,300
(L)	Taylor Street	\$221,500 - \$258,400
(M)	Baseball Field	\$95,200 - \$111,000
(N)	Catherine Hensel Youth Center	\$120,000 - \$140,000
(O)	Open Lawn, Walking Trails, and Passive Areas	\$1,743,500 - \$2,034,100
(P)	Parking Lots	\$64,700 - \$75,500
(R)	Remaining Park Areas and Infrastructure	\$164,400 - \$191,800

Montebello City Park

Total Project Cost: \$6,943,300 - \$8,066,000

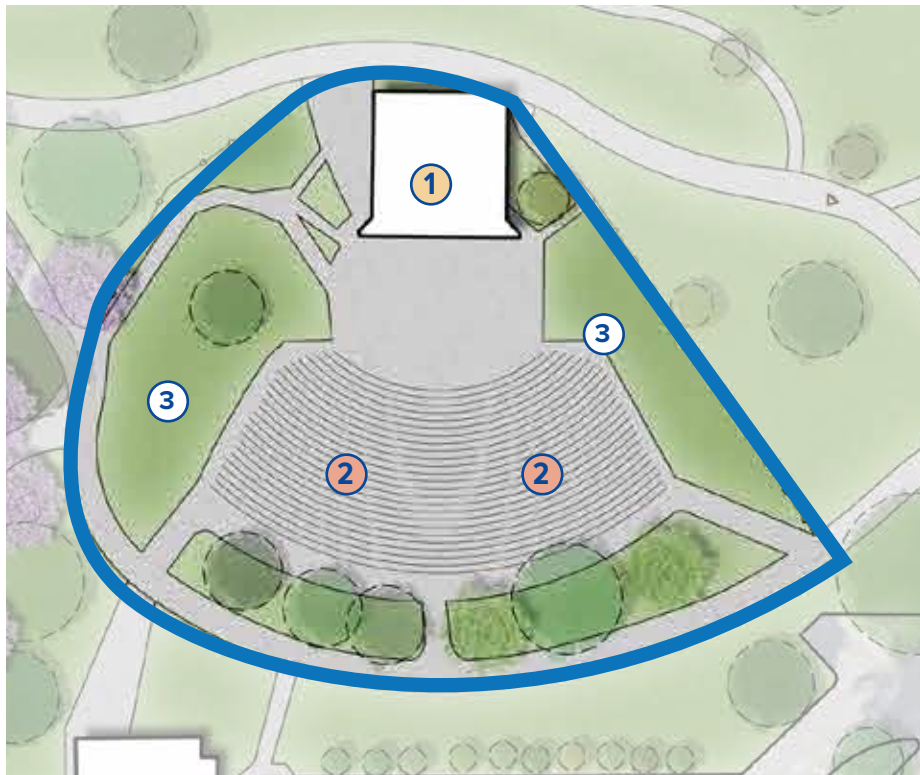
Area A: Amphitheater

The park amphitheater is located at the center of the park and is an active element that promotes community socialization by providing an area for live performances, concerts, and other events. The improvements that are suggested in this area are removal and replacement of the existing flatwork in this area to bring it to current ADA standards along with improvements at the stage and other general maintenance upgrades per the BV reports. Additional site furnishing may include new event lighting, additional benches, trash receptacles, and security/CPTED elements.



Montebello amphitheater

LEGEND	DESCRIPTION
	New Facility
	Existing Facility
	Enhanced Facility



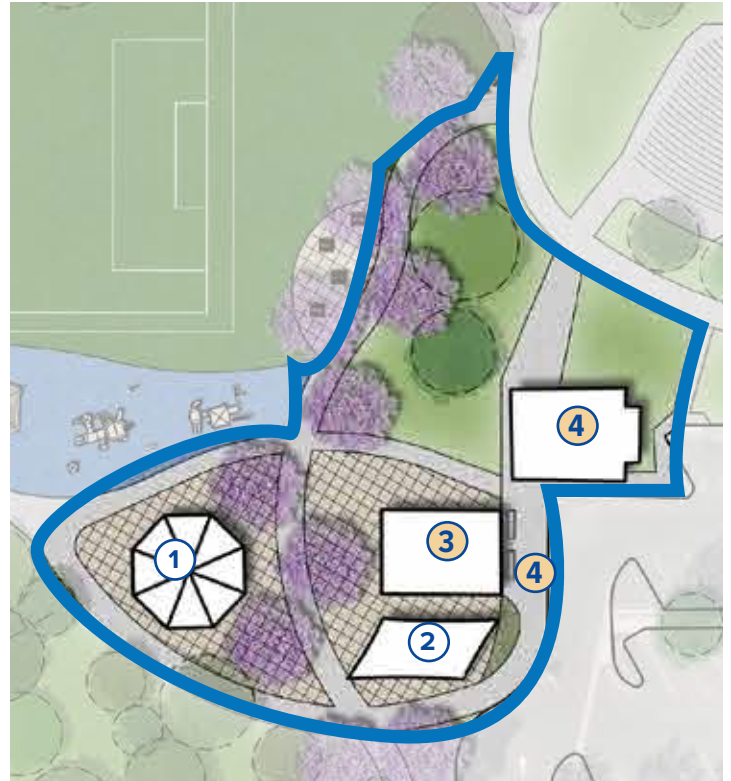
IMPROVEMENT	DESCRIPTION
	Enhanced Stage
	Seating Area
	Planting Areas with Cultural Art

Total Cost of Area A: \$186,800 - \$217,900

Area B: Family Event Area, Restroom & Scout Building

The family event area is located near the central axis of the park and it is adjacent to the new adventure playground area and multi-purpose lawn. The area is central to the park and serves as the main gathering area, allowing for large events to occur but also for the space to be utilized in a series of smaller gatherings. The area includes one large gathering area (located on the south end of the space), one medium sized area (located just east of the scout building), and one medium/small area (located north of the multi-use field). The large gathering area will include a large structural shade pavilion. The shade pavilion may include enhanced pilasters and treatments. The medium sized area that is located nearest to the scout building will include tensile shade over the area. This will help shade the area but also will serve as a sculptural entry element as you enter the main parking lot. Each area will include picnic tables and trash receptacles. The paving will be enhanced with integral color, finishes, and paving patterns.

The existing restrooms shall be enhanced to include new fixtures and treatments throughout. The existing scout building shall be enhanced and various repairs to the structure, flooring and roofing systems and other major repairs shall be done. The building shall include historic signage and elements to celebrate the unique structure and history.



Group picnic area

IMPROVEMENT	DESCRIPTION
①	Large Seating Pavilion
②	Tensile Shade Shelter
③	Enhanced Scout Building
④	Enhanced Restroom Building

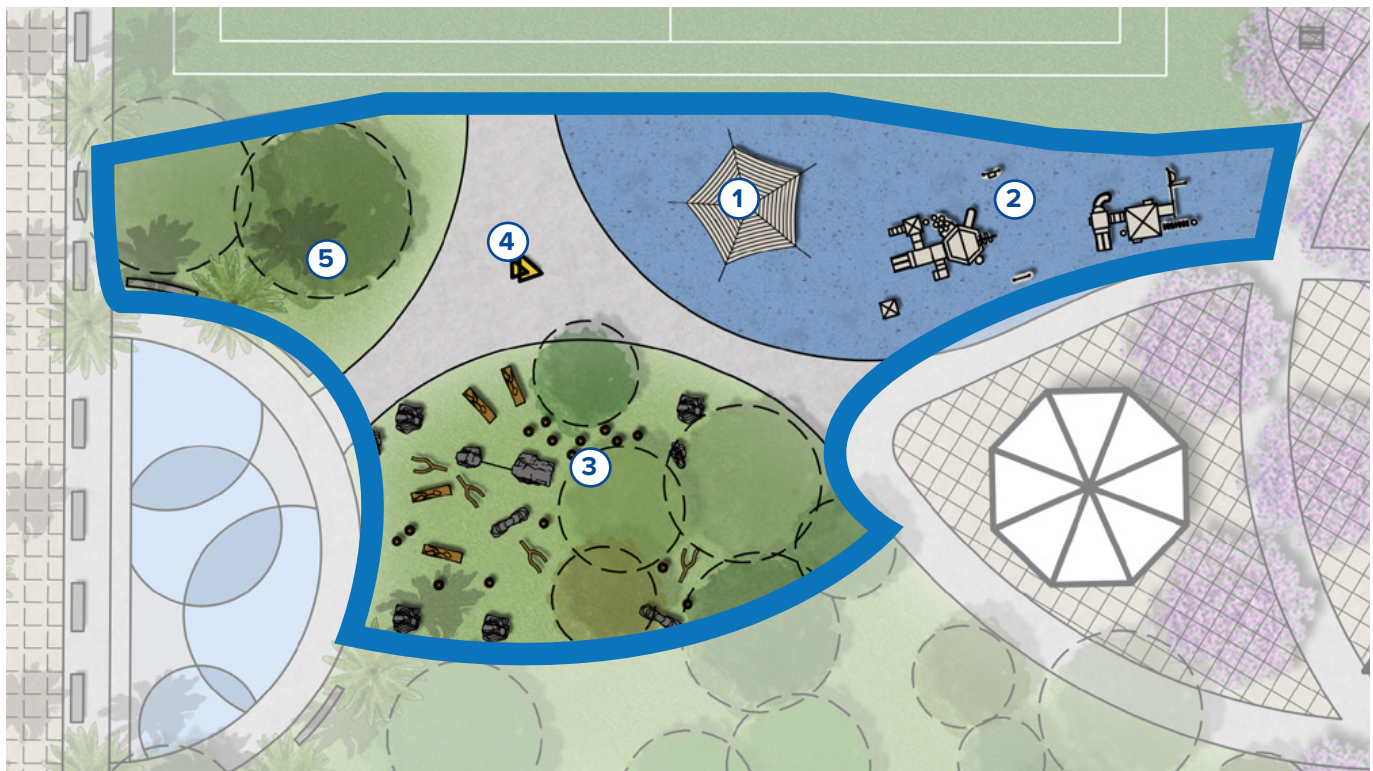
Total Cost of Area B: \$787,900 - \$919,200

Area C: Adventure Playgrounds

The adventure playground area is a themed playground that includes various adventure play elements including a large spiracle rope climbing feature. The adventure playgrounds will include a 2–5-year-old play structure and a 5–12-year-old play structure that also have various themed playing features. This area will allow kids to play while being supervised by family members or mentors who may be participating in an event at the seating areas or the rectangular multi-use field area. The adventure playground also features a large adventure obstacle course with various themed climbers, balance bars, and inclusive play swings and other features. The area will have the required resilient surfacing and will include various sit benches and furnishings.



Adventure playground area



IMPROVEMENT	DESCRIPTION
①	Climbing Structure
②	2-5-Year-Old & 5-12-Year-Old Playground Structures
③	Adventure Play Area

IMPROVEMENT	DESCRIPTION
④	Art Area
⑤	Open Lawn Area

Total Cost of Area C: \$632,600 - \$738,000

Area D: Rectangular Multi-Use Field and Bocce Ball Courts

The rectangular multi-use field and bocce ball court area will include a medium sized field (130' x 250') that can accommodate a U14 sized soccer field or multiple U8 or U10 fields. The field shall be natural turf and will include various small open lawn areas which may be used for passive recreation (i.e., picnicking, reading a book, etc.). The open lawn also provides a large informal active recreational area for the community which may be used for informal activities such as throwing a frisbee, a football, or simply a small pickup soccer game. The bocce ball courts will be enhanced, and the area will be revitalized to allow for use of the courts. The area will include a small paved or DG area that surrounds the courts for spectator viewing or seating. Further community vetting shall determine the desire of the bocce ball courts. If the community decides this facility is not desired, then the open lawn area may expand into this area or another amenity may be placed the instead.



Multi-use field



IMPROVEMENT	DESCRIPTION
①	Multi-Use Open Lawn
②	Seating / Picnic Area
③	Enhanced Bocceball Court
④	Chess / Checkers Game Tables

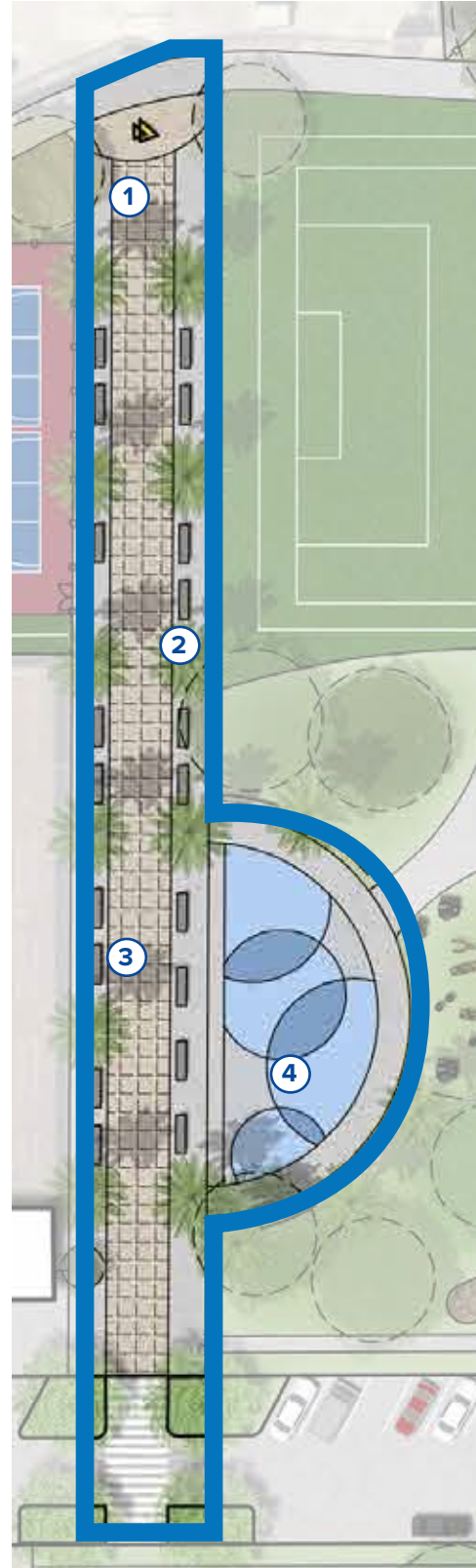
Total Cost of Area D: \$567,200 - \$661,800

Area E: Central Promenade and Splash Pad

The central promenade and splash pad make use of the central paved area that is currently partially running through this area. As this is anchored by various facilities including the George Hensel Aquatic Center, the linear geometry that is in place may be further celebrated by a series of palm or shade trees. The area will include benches that are placed on either side of the path allowing for leisure sitting and passive use. The paving may include thematic art or symbology that is unique for this promenade. At the terminus of the promenade (near the existing skatepark) an art feature may be placed to further punctuate the walkway and provide a visual feature. On the other end of the promenade (eastern side) the promenade shall cross Taylor Street and include a pedestrian actuated crossing feature such as a RRFB sign for safe pedestrian crossing. The area also includes a splash plaza which may have spray jets that are turned on seasonally for use by the community. The splash plaza may be able to make use of the pool infrastructure while allowing for a feature that is separate to the pool and which may be utilized by children playing in the adventure playground area.



Splash pad



IMPROVEMENT	DESCRIPTION
①	Art Node
②	Seating Area
③	Main Promenade Walk
④	Splash Pad / Plaza

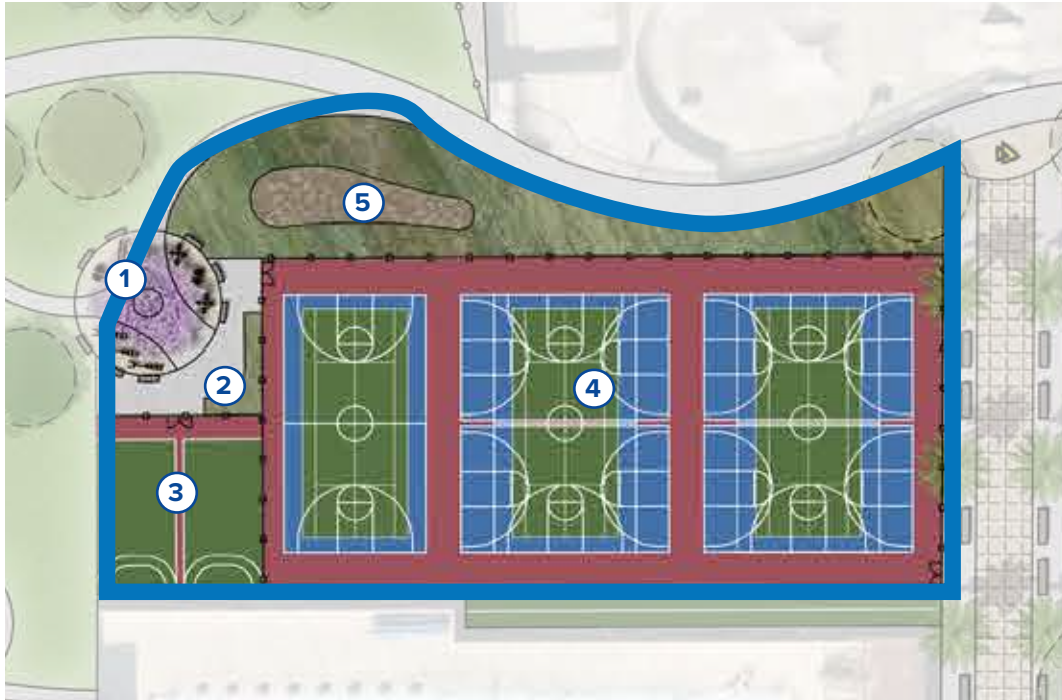
Total Cost of Area E: \$470,100 - \$548,500

Area F: Fitness Pad & Sports Courts

The fitness pad and sports courts area are located on the western edge of the George Hensel Aquatic Center. This area consolidates the various court uses throughout the park into one central court area. The courts will include multi-sport line striping which may include futsal, tennis, volleyball, basketball and pickleball. The area may also accommodate a sprinting track which may also be utilized for programmed fitness classes such as CrossFit or for informal workouts. The area will include two handball courts to the south of the multi-sport facility. These courts make use of the wall from the aquatic center to not prohibit views into the park. At the southwest entry to the sports courts area there is a fitness pad which may include various outdoor fitness stations. This area also allows for warm up prior to entering the sports courts. A planting area is arranged at the visual entrance of the sports courts area which may feature a donor wall for potential donor support of this facility.



Multi-court sports court



IMPROVEMENT	DESCRIPTION
①	Large Fitness Area with Workout Stations, Central Seating, and an Accent Shade Tree
②	Accent Planting Area with Donor Wall
③	Handball Courts

IMPROVEMENT	DESCRIPTION
④	Multi-Sport Courts (Basketball, Volleyball, Tennis, Pickleball, Futsal)
⑤	Bio-Retention Area

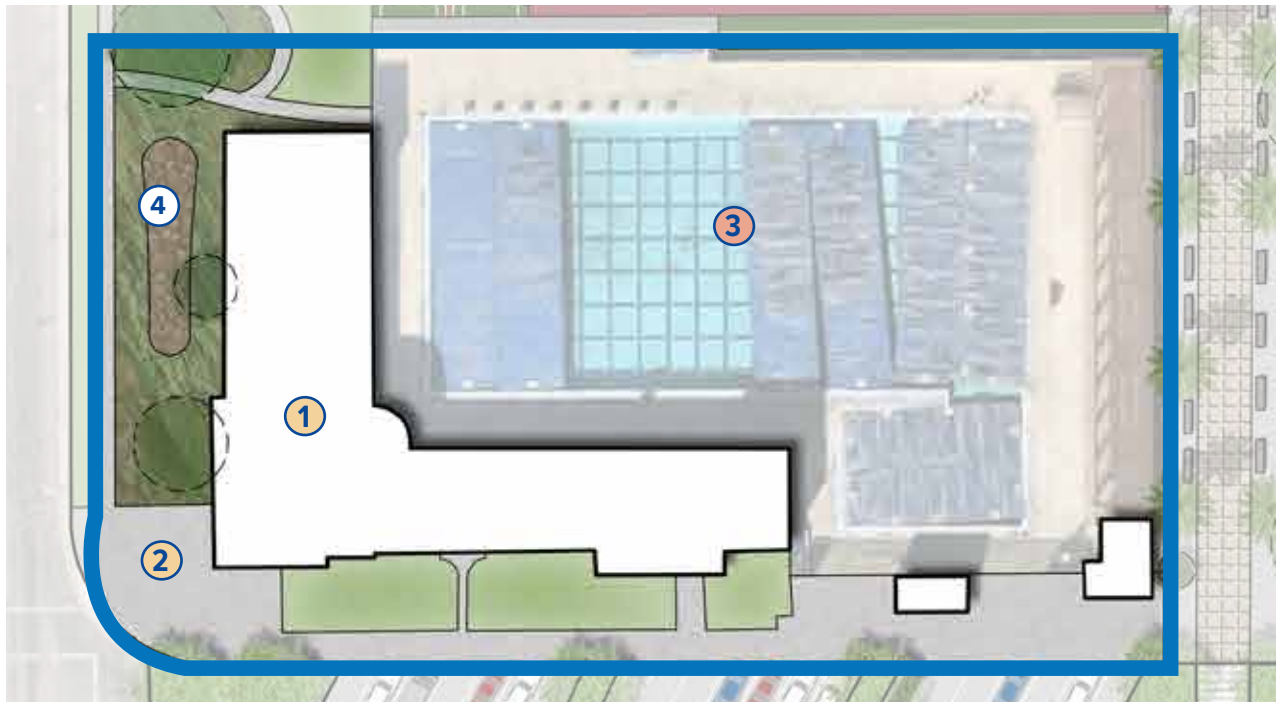
Total Cost of Area F: \$175,800 - \$205,100

Area G: George Hensel Aquatic Center

The George Hensel Aquatic Center will remain in its current location however, facility upgrades and improvements will occur to bring it up to the latest ADA standards and fix any failing equipment or building elements. The surrounding landscape shall be enhanced with water-wise planting and the pool system shall be accessed to fix or upgrade any equipment as needed. Additional signage and art may be included at the building entrance to help further create a sense of place.



George Hensel Aquatic Center pool



IMPROVEMENT	DESCRIPTION
①	Enhanced George Hensel Building
②	Enhanced Entry Plaza
③	Existing Swimming Pool
④	Bio-Retention Area

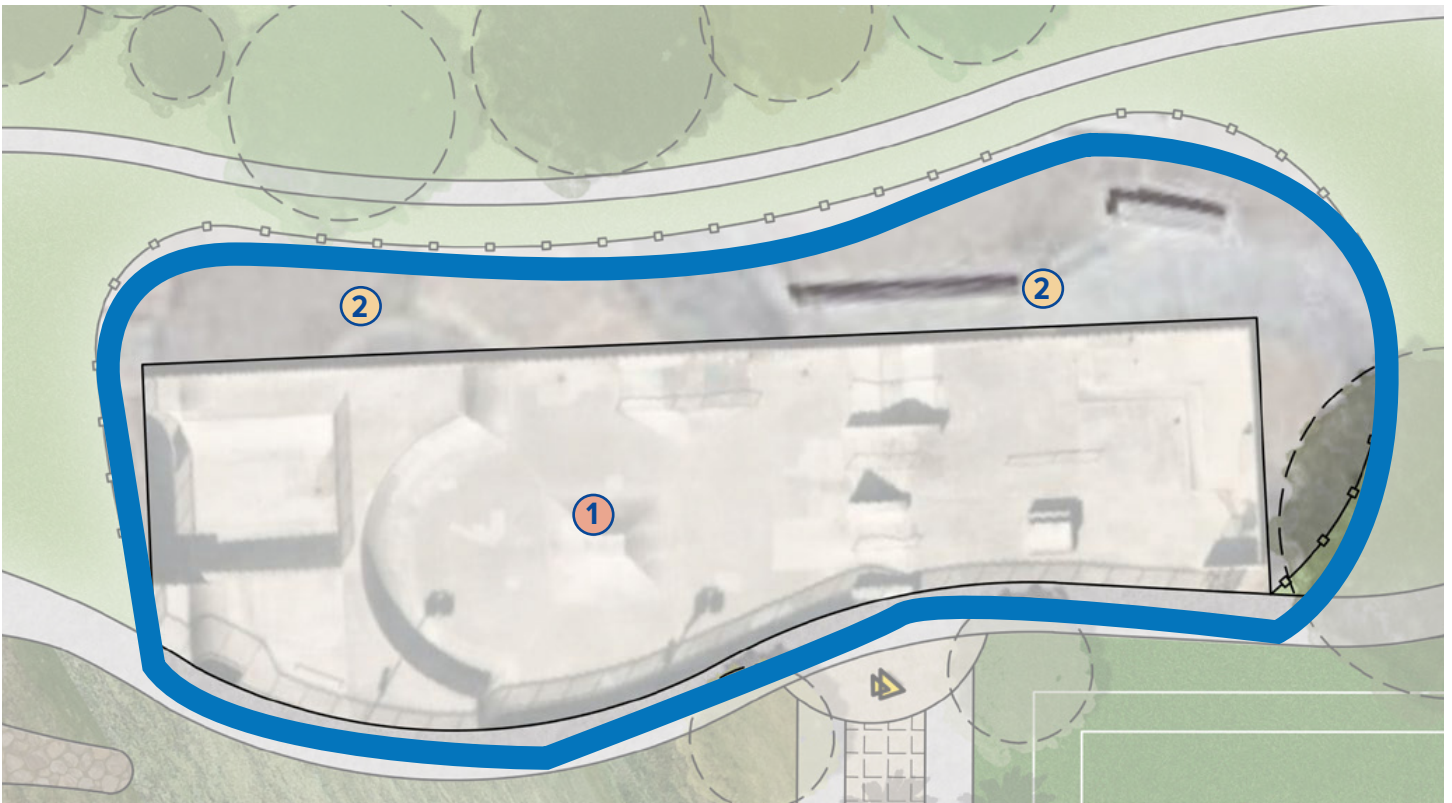
Total Cost of Area G: \$41,000 - \$47,800

Area H: Skatepark

The skatepark area will remain in its current location however, the area may expand to the west to provide additional skatepark terrain. The area should be further studied by a skatepark designer with the emphasis of integrating it into the existing facility. A beginner's skate area should be considered along with an enhanced viewing/spectator area.



Existing skatepark



IMPROVEMENT	DESCRIPTION
①	Existing Skatepark
②	Expanded Skatepark Area

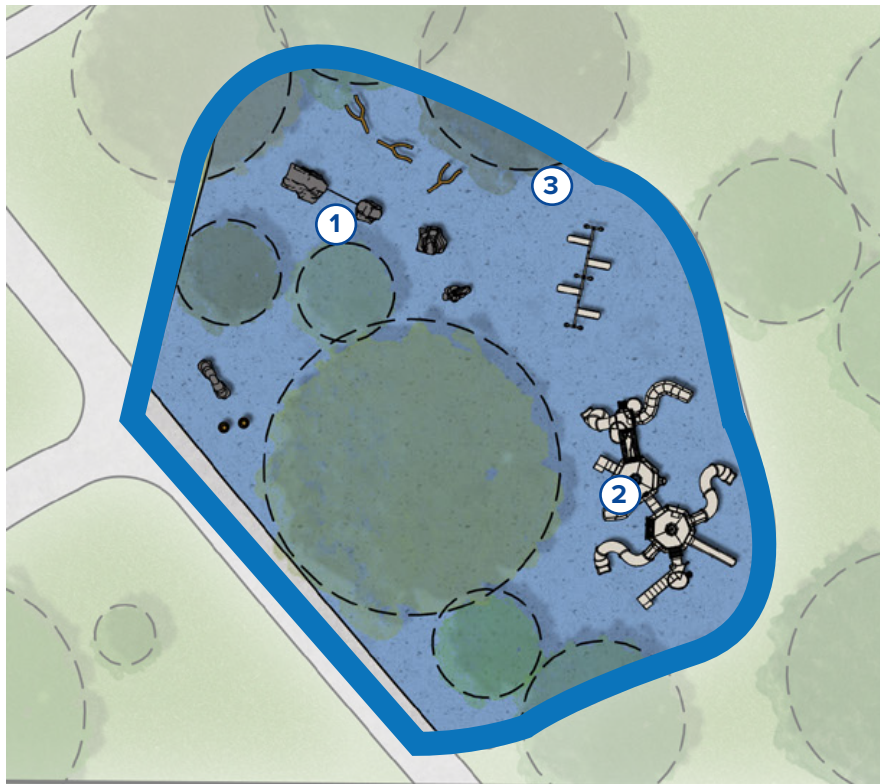
Total Cost of Area H: \$811,200 - \$946,400

Area I: Passive Playgrounds

The cultural heritage playgrounds shall feature thematic play equipment that pays homage to the City's history as well as the culture of Montebello. The playgrounds may include thematic elements that are included in interpretive signage but also are playfully integrated into the play features. Historic imagery shall be used along with historic elements. The playgrounds will include a 2–5-year-old play structure and a 5–12-year-old play structure. The area will have the required resilient surfacing and will include various sit benches and furnishings.



Inclusive playground example



IMPROVEMENT	DESCRIPTION
①	2-5-Year-Old Playground Structure
②	5-12-Year-Old Playground Structure
③	Music Play Equipment

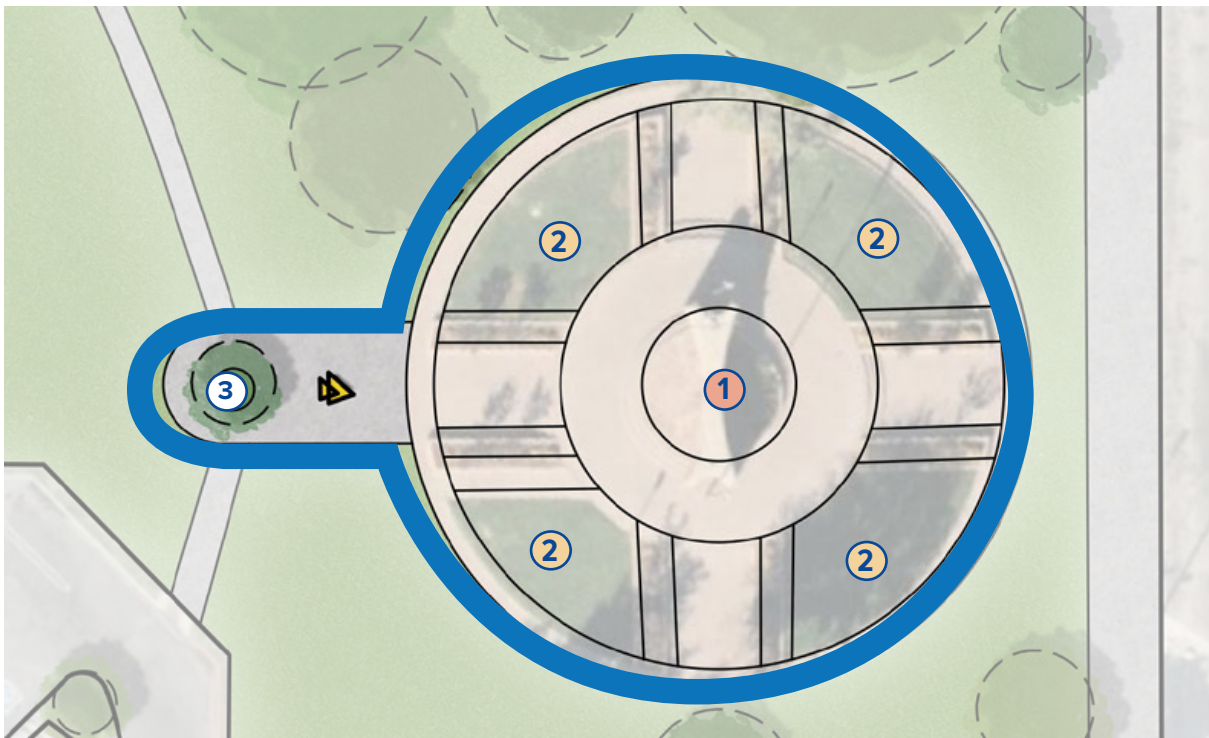
Total Cost of Area I: \$69,600 - \$81,200

Area J: Veterans Memorial

The veteran's memorial will remain in its current location. The area shall receive general upgrades to the various features and will be accessed for ADA accessibility. Planting and irrigation upgrades should be included.



Existing veterans memorial



IMPROVEMENT	DESCRIPTION
①	Existing Memorial
②	Enhanced Planting Area - Flower Themed
③	Art Node

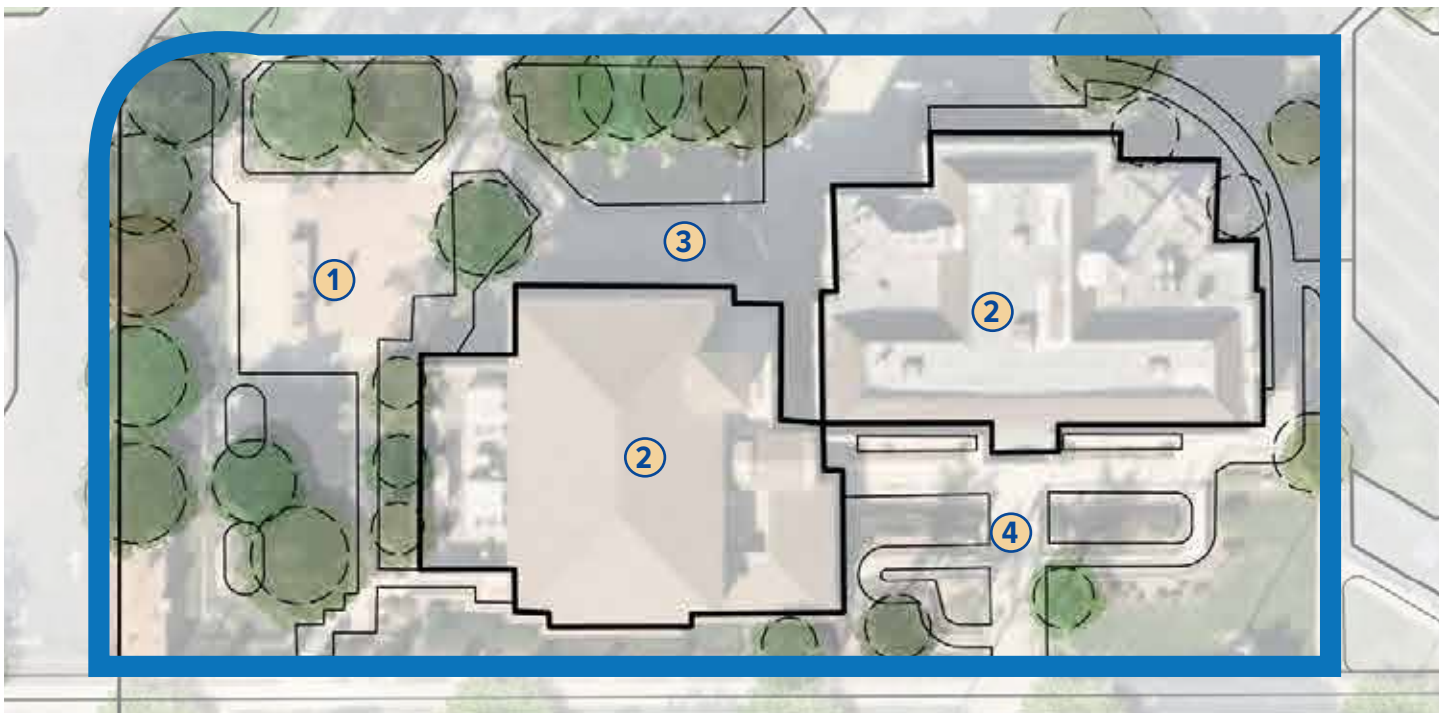
Total Cost of Area J: \$24,900 - \$29,100

Area K: Alex E Esquivel Complex & Senior Center

The Alex E Esquivel Complex and Senior Center will remain in its current location. The area shall receive general upgrades to the various features and will be accessed for ADA accessibility. Planting and irrigation upgrades should be included.



Event at the existing senior center



IMPROVEMENT	DESCRIPTION
①	Enhanced Courtyard
②	Enhanced Building
③	Enhanced Planting Area
④	Enhanced Entrance

Total Cost of Area K: \$193,200 - \$225,300

Area L: Taylor Street

Taylor Street will include rear angled parking along the western edge of the street. This will provide ample parking space while promoting a slower street travel speed. The street will be lined with trees and planting islands. There will be two crosswalks that connect the western part of the park to the ball field and Youth Center on the eastern side of Taylor Street.



Reverse diagonal parking



IMPROVEMENT	DESCRIPTION
①	Street Crossing (Pedestrian Actuated RRFB)
②	Safe Street Crossing
③	Reverse Diagonal Parking

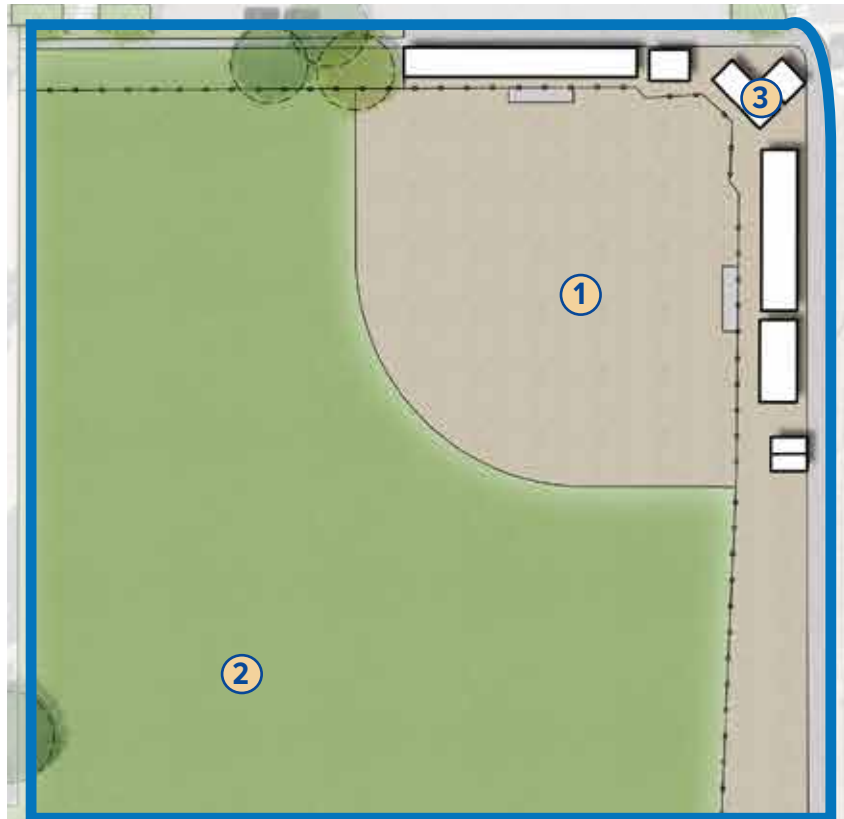
Total Cost of Area L: \$221,500 - \$258,400

Area M: Baseball Field

The baseball field on the eastern portion of the site will remain; however, improvements to the existing infield, dugouts, backstop, and field turf shall be made.



Baseball field



IMPROVEMENT	DESCRIPTION
①	Enhanced Infield Area
②	Enhanced Lawn Area
③	Enhanced Plaza Area

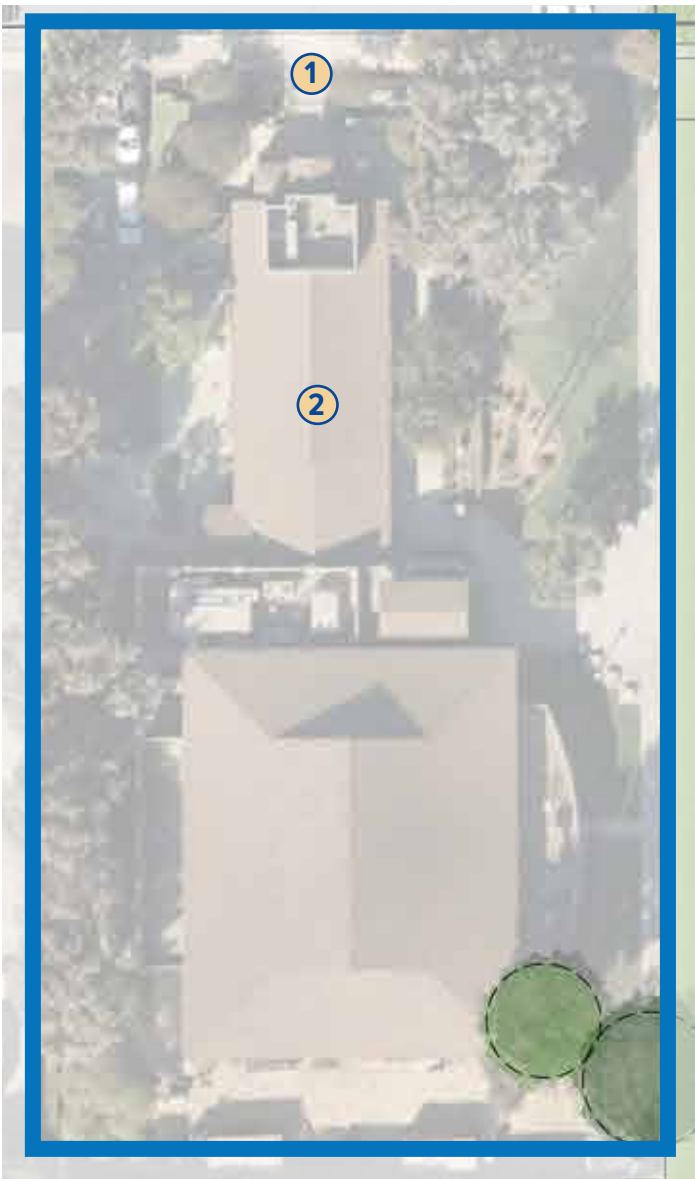
Total Cost of Area M: \$95,200 - \$111,000

Area N: Catherine Hensel Youth Center

The Catherine Hensel Youth Center will remain in its current location. The area shall receive general upgrades to the various features and will be accessed for ADA accessibility. Planting and irrigation upgrades should be included.



Sign in front of existing community center



IMPROVEMENT	DESCRIPTION
①	Enhanced Entrance
②	Enhanced Community Building

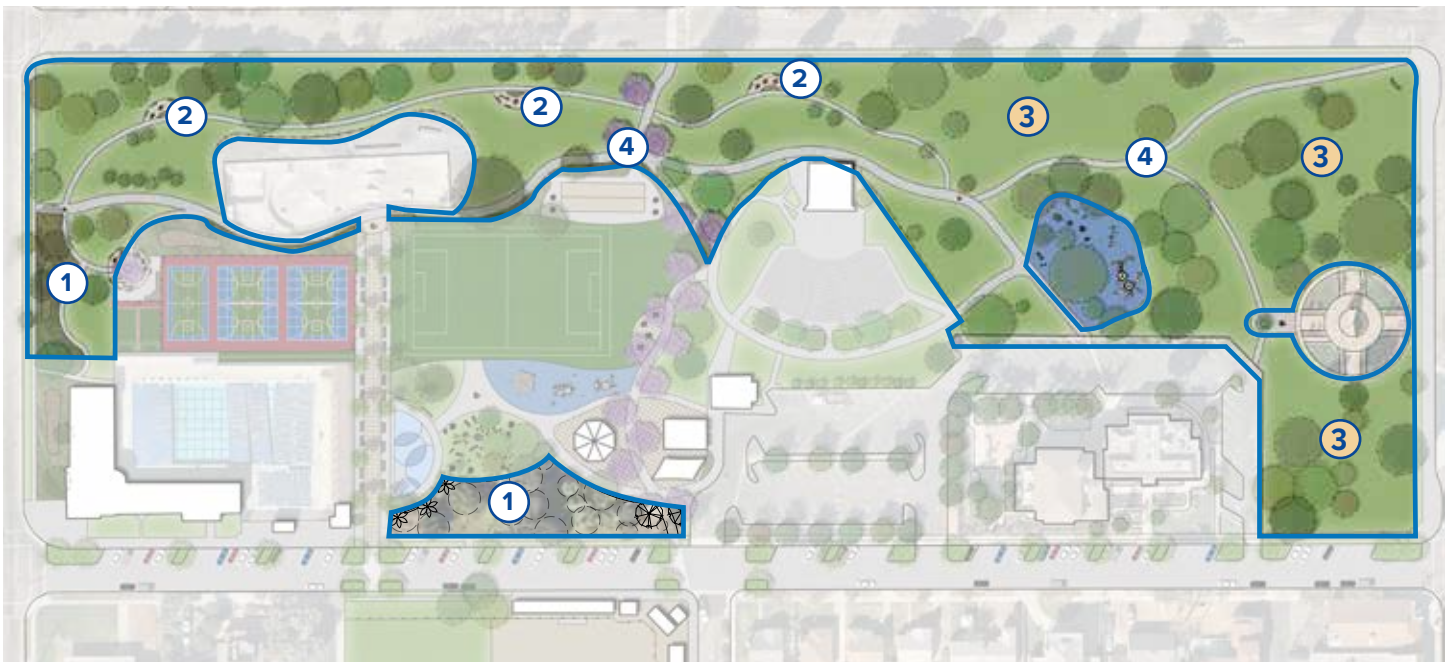
Total Cost of Area N: \$120,000 - \$140,000

Area O: Open Lawn, Walking Trails, and Passive Areas

The open lawn, walking trails, and passive areas shall be preserved but enhanced with turf treatments. In areas where bioretention may be needed some of the lawn may be removed and replaced with water-wise planting and bioretention rock mulch. The area will include a new permeable asphalt trail which will have small fitness stations. At various intersections art may be included to help with the overall placemaking of the park.



Passive fitness area example



IMPROVEMENT	DESCRIPTION
①	Bio-Retention & Waterwise Planting Area
②	Fitness Nodes
③	Enhanced Open Lawn Area

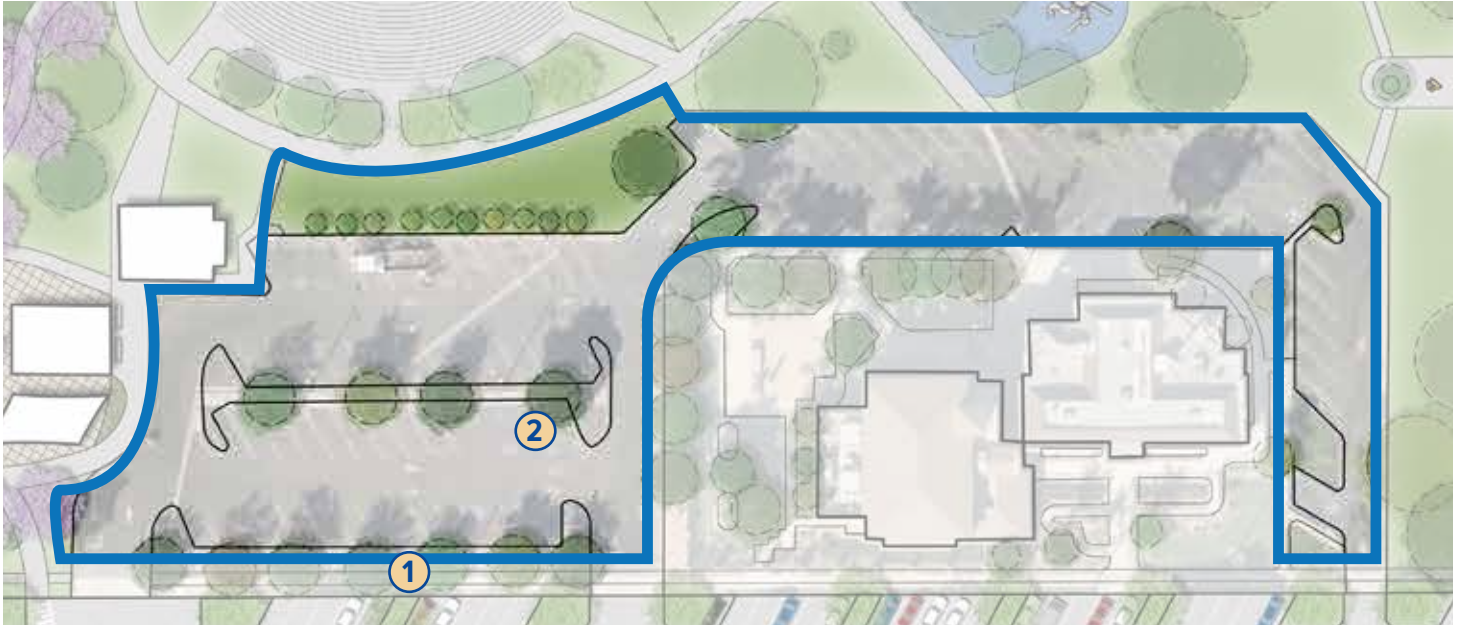
IMPROVEMENT	DESCRIPTION
④	Art Node / Opportunity

Total Cost of Area O: \$1,743,500 - \$2,034,100

Area P: Parking Lots

The parking lot areas shall include resurfacing and re-striping. The tree standards shall be accessed and supplemented with additional trees where gaps in tree coverage may occur to allow for sustainable site shading over the asphalt material. If feasible, a solar PV system may be included to provide additional power. EV, ADA, and bike storage/parking shall be included to meet the latest code requirements.

IMPROVEMENT	DESCRIPTION
①	Enhanced Parking Lot
②	Enhanced Planting Area



Total Cost of Area P: \$64,700 - \$75,500

Area R: Remaining Park Areas and Infrastructure

The remaining park areas shall receive general improvements to planting, lawn, irrigation, furnishings, and lighting. Site infrastructure shall be accessed for life cycle replacement needs. If deemed necessary, water, sewer, and electrical infrastructure shall be upgraded while site construction occurs. A weather based irrigation system will be included per the latest State requirements.



Existing open lawn space

Total Cost of Area R: \$738,100 - \$826,700