

Escondido Ice

Site Assessment Study

December 21, 2022





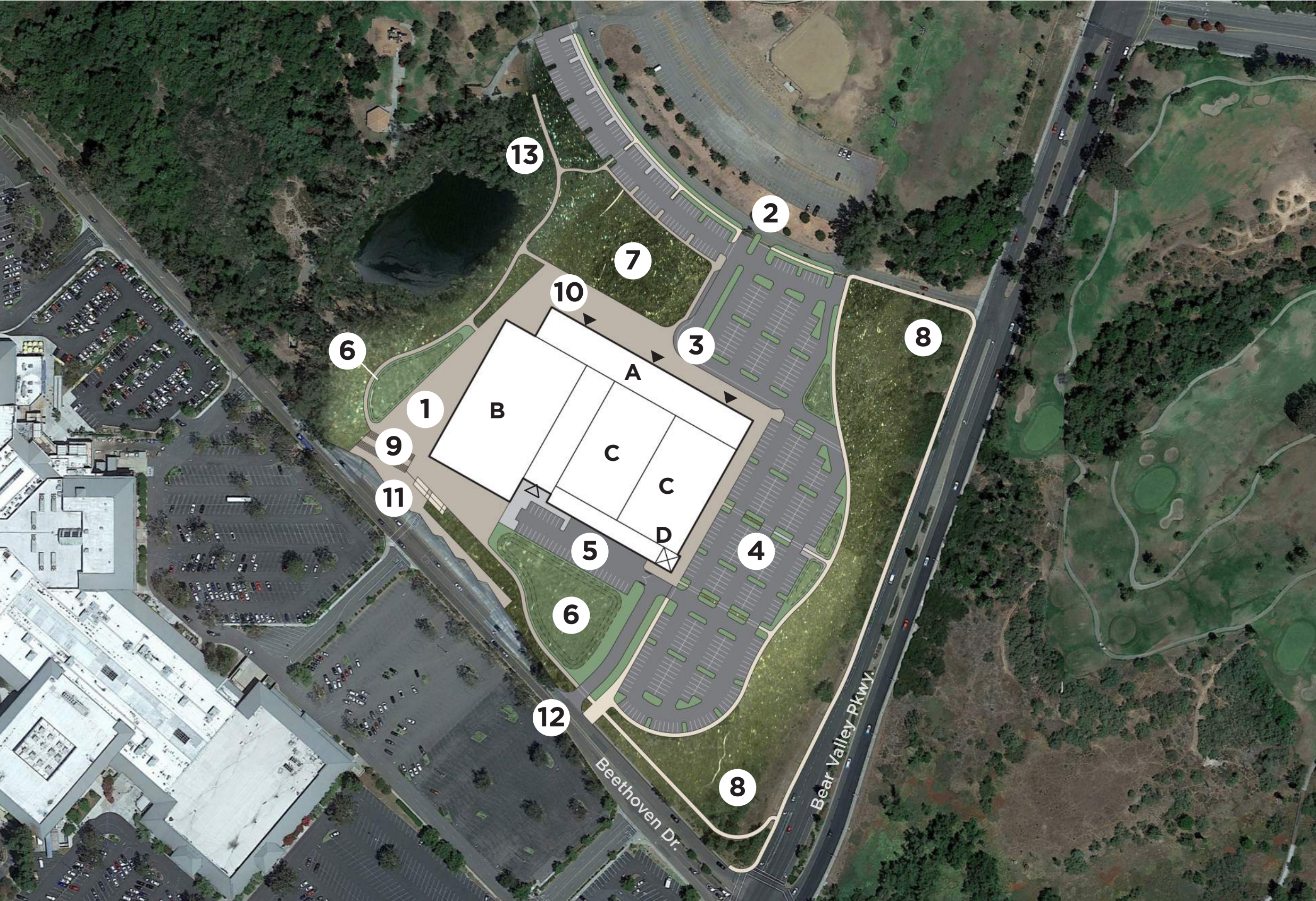
- | | |
|--|-------------------------------------|
| A North County Westfield Mall | G Tennis Courts |
| B Transportation Center | H Escondido Sports Center |
| C Riperian Area (No-Build Zone) | I Amphitheater |
| D Adult Softball | J LG Green Elementary School |
| E Youth Baseball | K Bear Valley Middle School |
| F Girls Softball | L San Pasqual High School |

Area of Study / Potential Sites



- PROPERTY LINE
- PRESSURED MAIN LINE
- STORM WATER

Existing Utilities



IMPROVEMENTS FOOTPRINT:
13.9 ACRES

**BUILDING FOOTPRINT
(FULL BUILD-OUT):**
165,000 SF (3.8 ACRES)

SITE AMENITIES AREA:
2.6 ACRES

PARKING:
519 PUBLIC SPACES
35 PRIVATE SPACES

- BUILDING**
- A Concourse
 - B Arena
 - C Ice Sheet
 - D Branding Opportunity

- SITE**
- ▼ Building Entry
 - ▽ Player Entry
 - 1 Plaza
 - 2 Entry Boulevard
 - 3 Drop-Off
 - 4 Public Parking
 - 5 Player Parking
 - 6 Storm Water Treatment
 - 7 Meadow / Practice Field
 - 8 Existing Landscape to Remain
 - 9 Grand Stair / Amphitheater
 - 10 Promenade
 - 11 Existing Transportation Center
 - 12 Player Parking Access
 - 13 Recreational Trail

Site 1



Indicators

Community Visibility	5
Synergy with Adjacent Uses	5
Vehicular Access	5
Pedestrian Connectivity	5
Impact on natural areas	4
Topography (earthwork)	3
Flexibility & Future-Proofing	4
Solar Orientation	3
Utility & Infrastructure Relocation	3
Easements & Other Restrictions	5
Total Score	42

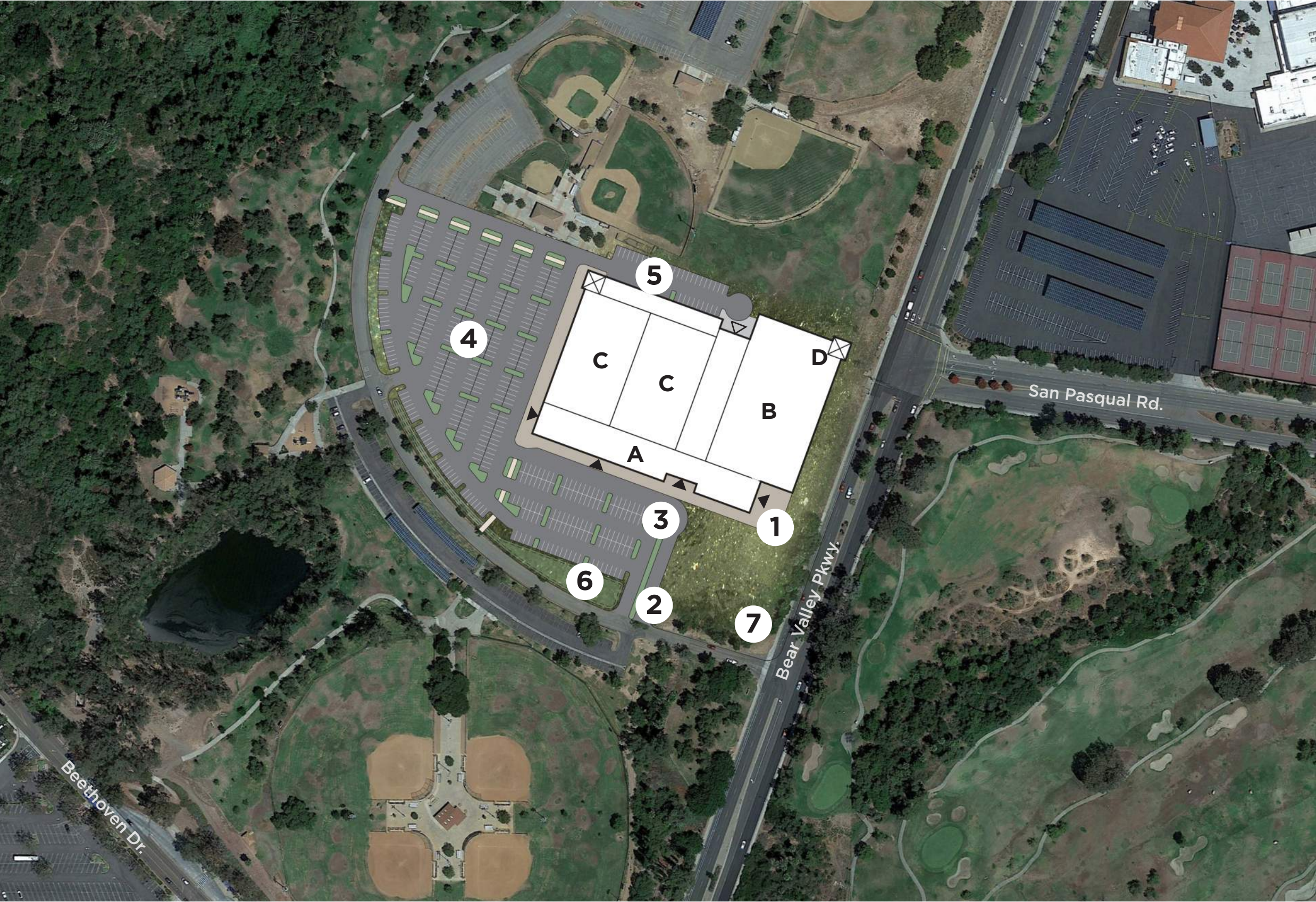
Site Advantages

- Excellent corner presence at Bear Valley Parkway and Beethoven Drive
- Maintains synergies with the adjacent Westfield mall (without impacting the parking)
- Largest site makes for a comfortable fit and many outdoor amenities
- Takes advantage of the adjacent Kit Carson Park rec areas and pond
- Easy public access from the park’s existing Castaneda Drive
- Separate and dedicated access for players, admin, and service along Beethoven Drive
- Existing public transportation hub and drop-off along Beethoven Drive
- Relatively flat site with utilities
- Most mature landscape along Bear Valley Parkway can be preserved (open the corner for view corridor)

Site Disadvantages

- Requires relocating 4 adult softball fields
- Potential for significant earth work to open the south edge + second driveway
- Needs to relocate utilities under the ball fields





IMPROVEMENTS FOOTPRINT:
10.9 ACRES

**BUILDING FOOTPRINT
(FULL BUILD-OUT):**
165,000 SF (3.8 ACRES)

SITE AMENITIES AREA:
0.8 ACRES

PARKING:
460 PUBLIC SPACES
35 PRIVATE SPACES

- BUILDING**
- A Concourse
 - B Arena
 - C Ice Sheet
 - D Branding Opportunity

- SITE**
- ▼ Building Entry
 - ▽ Player Entry
 - 1 Plaza
 - 2 Entry Boulevard
 - 3 Drop-Off
 - 4 Public Parking
 - 5 Player Parking
 - 6 Storm Water Treatment
 - 7 Existing Landscape to Remain

Site 2



Indicators

Community Visibility	5
Synergy with Adjacent Uses	3
Vehicular Access	5
Pedestrian Connectivity	3
Impact on natural areas	5
Topography (earthwork)	4
Flexibility & Future-Proofing	5
Solar Orientation	3
Utility & Infrastructure Relocation	4
Easements & Other Restrictions	5
Total Score	42

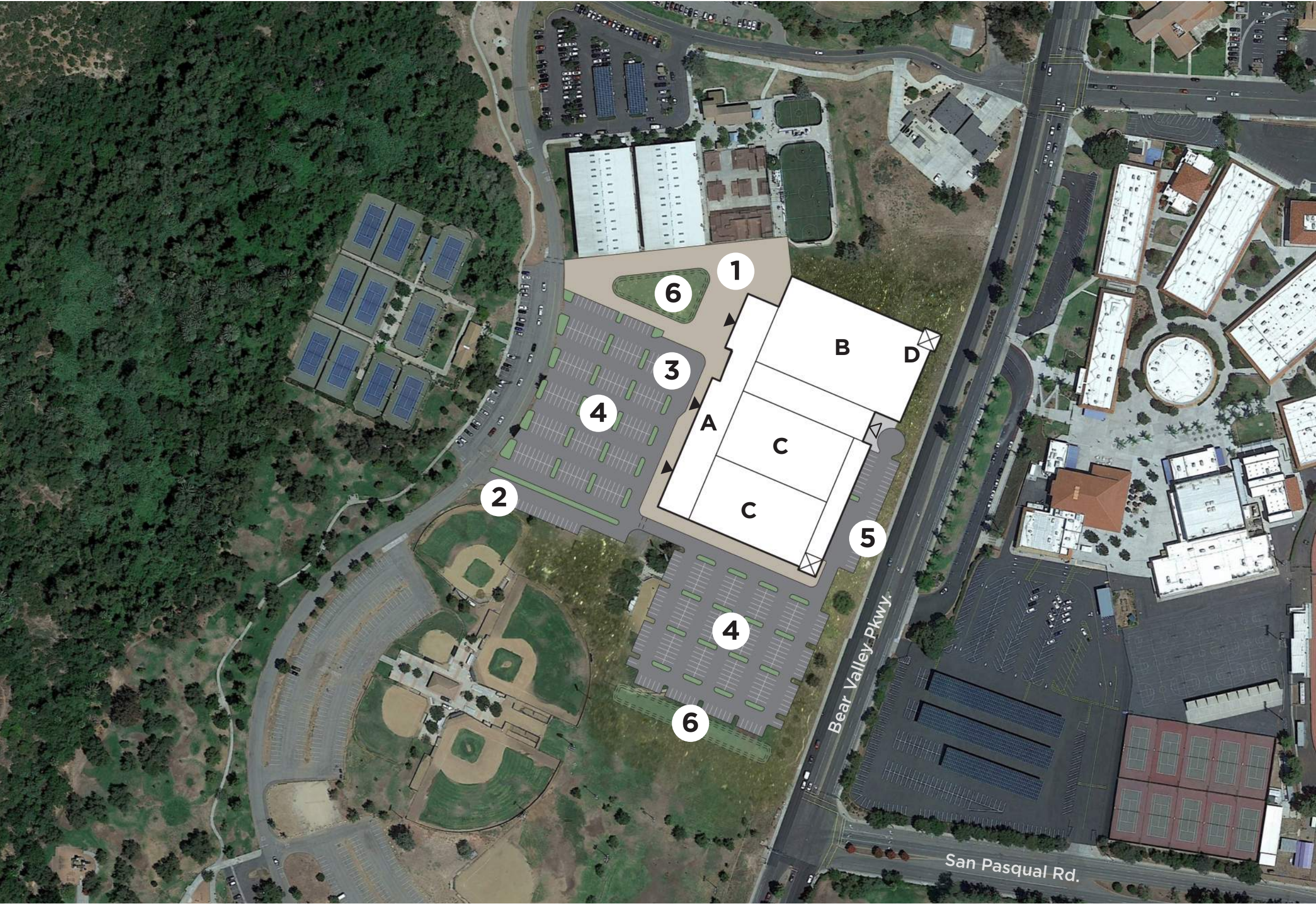
Site Advantages

- Excellent street presence along Bear Valley Parkway and as a terminus to San Pasqual Road
- Flexible site footprint can stay compact or grow based on program needs
- Takes advantage of the adjacent Kit Carson Park rec areas and infrastructure
- Easy public access from the park’s existing Castaneda Drive
- Dedicated access for players and administration
- Relatively flat site with utilities
- Mature landscape at Bear Valley Parkway and Castaneda Road needs removal to open view corridor

Site Disadvantages

- Requires relocating 3 of Youth Baseball fields
- Splits the park’s ball fields
- Loss of direct connection to the Westfield Mall but within walking distance
- Shared access driveway to players parking
- Less options for outdoor amenities unless the footprint is increased.





IMPROVEMENTS FOOTPRINT:
11.6 ACRES

**BUILDING FOOTPRINT
(FULL BUILD-OUT):**
165,000 SF (3.8 ACRES)

SITE AMENITIES AREA:
1.5 ACRES

PARKING:
486 PUBLIC SPACES
35 PRIVATE SPACES

- BUILDING**
- A Concourse
 - B Arena
 - C Ice Sheet
 - D Branding Opportunity

- SITE**
- ▼ Building Entry
 - ▽ Player Entry
 - 1 Shared Plaza
 - 2 Entry Boulevard
 - 3 Drop-Off
 - 4 Public Parking
 - 5 Player Parking
 - 6 Storm Water Treatment

Site 3



Indicators

Community Visibility	4
Synergy with Adjacent Uses	4
Vehicular Access	3
Pedestrian Connectivity	3
Impact on natural areas	5
Topography (earthwork)	4
Flexibility & Future-Proofing	3
Solar Orientation	2
Utility & Infrastructure Relocation	2
Easements & Other Restrictions	5
Total Score	35

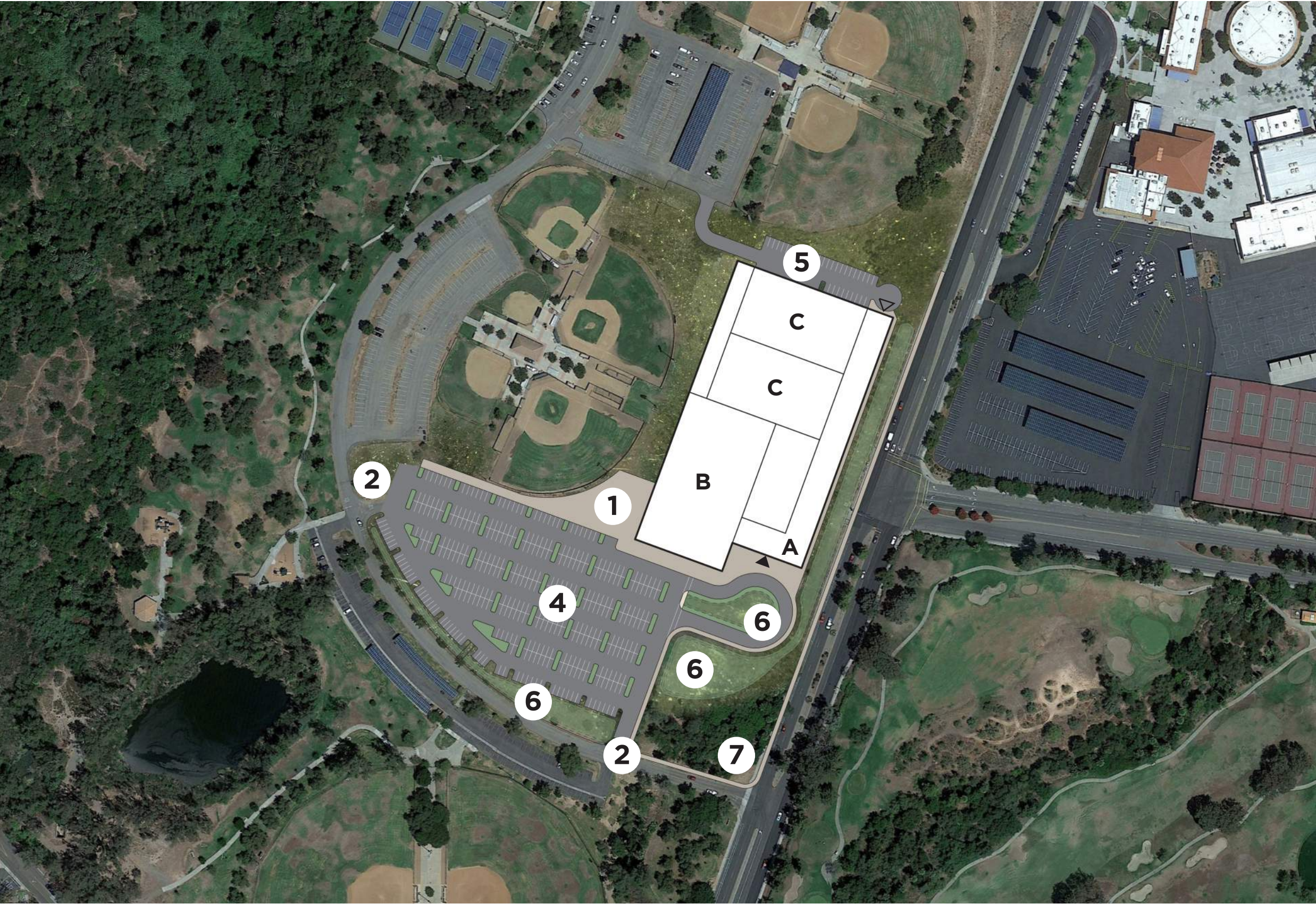
Site Advantages

- Good street presence along Bear Valley Parkway but primarily for branding
- Excellent connection with existing sport complex buildings (shared plaza?)
- Takes advantage of the adjacent Kit Carson Park rec areas and infrastructure
- Public access from the park’s existing Castaneda Drive
- Relatively flat site with utilities
- Good potential for outdoor amenities

Site Disadvantages

- Requires relocating 4 of Girls Baseball fields and parking
- No realistic pedestrian connection to the Westfield Mall
- Access to players parking less convenient
- Building ‘buried’ deeper in the park





IMPROVEMENTS FOOTPRINT:
10.6 ACRES

**BUILDING FOOTPRINT
(FULL BUILD-OUT):**
165,000 SF (3.8 ACRES)

SITE AMENITIES AREA:
0.75 ACRES

PARKING:
472 PUBLIC SPACES
35 PRIVATE SPACES

- BUILDING**
- A Concourse
 - B Arena
 - C Ice Sheet
 - D Branding Opportunity

- SITE**
- ▼ Building Entry
 - ▽ Player Entry
 - 1 Plaza
 - 2 Access Driveway
 - 3 Drop-Off
 - 4 Public Parking
 - 5 Player Parking
 - 6 Storm Water Treatment
 - 7 Existing Landscape to Remain

Site 4



Indicators

Community Visibility	5
Synergy with Adjacent Uses	3
Vehicular Access	3
Pedestrian Connectivity	3
Impact on natural areas	5
Topography (earthwork)	4
Flexibility & Future-Proofing	1
Solar Orientation	2
Utility & Infrastructure Relocation	2
Easements & Other Restrictions	5
Total Score	33

Site Advantages

- Least impact on existing park amenities
- Preserves most of the existing ball fields
- Excellent street presence with concourse along Bear Valley Parkway (human billboard concept)
- Takes advantage of the adjacent Kit Carson Park rec areas and infrastructure
- Good public access from the park’s existing Castaneda Drive
- Relatively flat site with utilities

Site Disadvantages

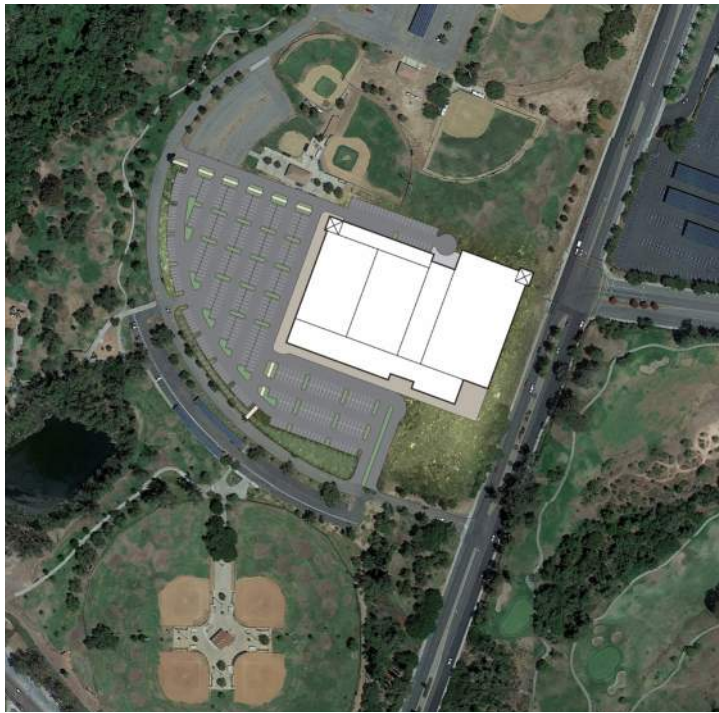
- Building efficiency and layout potentially compromised (arena version)
- Minimal outdoor amenities
- Requires relocating 1 of the girls baseball fields
- No pedestrian connection to the Westfield Mall





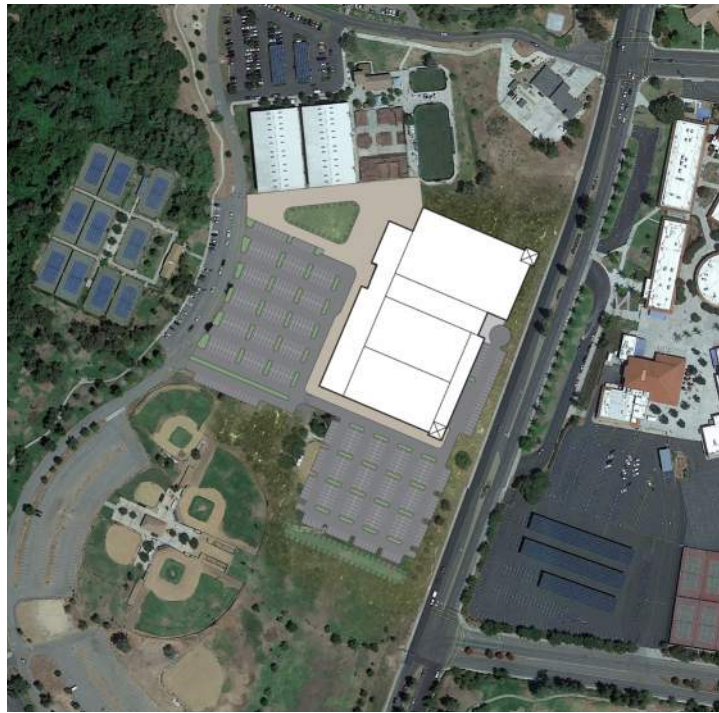
Site 1

Community Visibility	5
Synergy with Adjacent Uses	5
Vehicular Access	5
Pedestrian Connectivity	5
Impact on natural areas	4
Topography (earthwork)	3
Flexibility & Future-Proofing	4
Solar Orientation	3
Utility & Infrastructure Relocation	3
Easements & Other Restrictions	5
Total Score	42



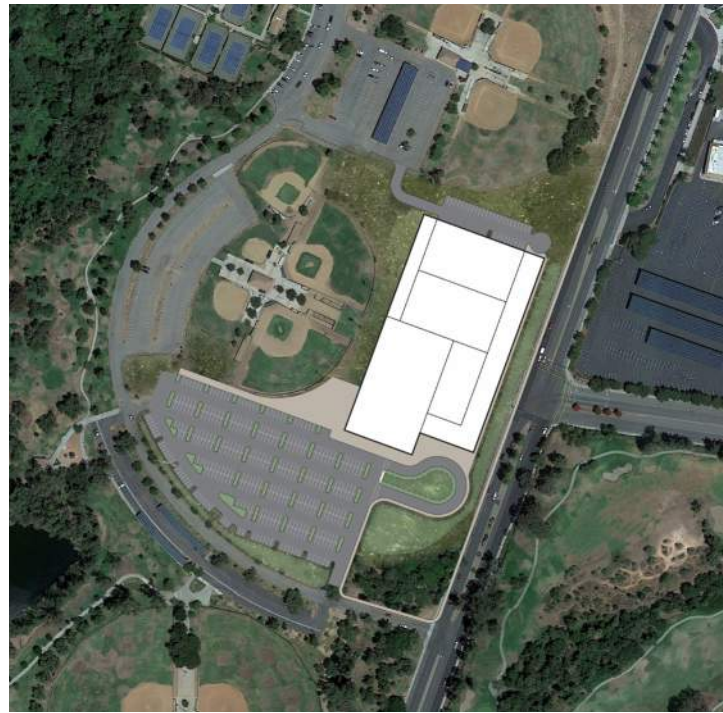
Site 2

Community Visibility	5
Synergy with Adjacent Uses	3
Vehicular Access	5
Pedestrian Connectivity	3
Impact on natural areas	5
Topography (earthwork)	4
Flexibility & Future-Proofing	5
Solar Orientation	3
Utility & Infrastructure Relocation	4
Easements & Other Restrictions	5
Total Score	42



Site 3

Community Visibility	4
Synergy with Adjacent Uses	4
Vehicular Access	3
Pedestrian Connectivity	3
Impact on natural areas	5
Topography (earthwork)	4
Flexibility & Future-Proofing	3
Solar Orientation	2
Utility & Infrastructure Relocation	2
Easements & Other Restrictions	5
Total Score	35



Site 4

Community Visibility	5
Synergy with Adjacent Uses	3
Vehicular Access	3
Pedestrian Connectivity	3
Impact on natural areas	5
Topography (earthwork)	4
Flexibility & Future-Proofing	1
Solar Orientation	2
Utility & Infrastructure Relocation	2
Easements & Other Restrictions	5
Total Score	33



SITE 5

The area of study along Beethoven Drive northeast of the Westfield mall falls almost entirely on a flood basin with grown natural and introduced vegetation currently used as a natural reserve with hikes and trails. The existing riparian infrastructure developed onsite to capture, retain and distribute storm rainwater along with the deeply irregular topography makes this area unfeasible for the project.



SITE 6

The area of study comprises a vegetation clearing north of the Kit Park amphitheater along Bear Parkway. At 5.8 acres, its size is well below the minimum area needed of around 10 acres. To expand the site to the optimum size would require the demolition of the park amphitheater, disc golf course, parking, and more importantly, the encroachment of the riparian area and its infrastructure.



SITE 7

The area of study comprises a clearing directly north of the Girls Scout Center, with access along Castaneda Drive. The small site is around 3.2 acres, well below the 10 acres needed for the program. To extend the site boundaries beyond the clearing would involve encroaching into the riparian infrastructure to the east as well as the LR Green Elementary School playing fields and the Bear Valley Middle School track and field. Around 60-70% of the site area would fall within the two school properties.

Additional Sites: Not Recommended