



Parks & Recreation Master Plan



Who Are We?



200+ Strategic and Master Plans

30+ in California

20% of CAPRA + Gold Medal Winners

Work - 6 continents

OUR VISION

A more inclusive and innovative
future for all

OUR MISSION

To help communities prepare for
what's next

OUR VALUES

Inclusion

+

Innovation

+

Information

=

Inspiration

Who Are We?



California based full service Landscape Architect and Planning firm with 45 year award winning experience throughout Northern and Southern California

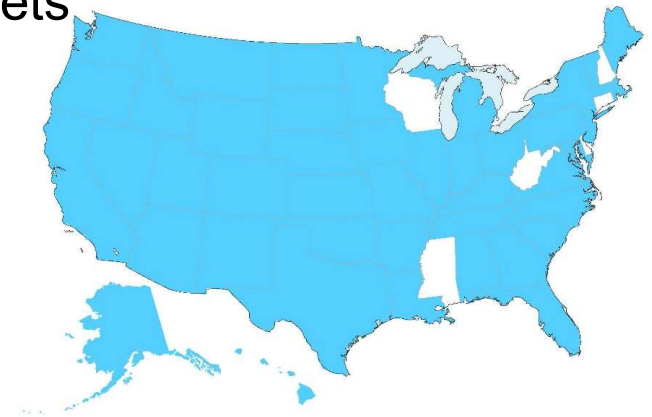
200+ park and recreational facilities including Regional, Community, Neighborhood, Sports, Historical and Specialty Parks and Trails

- Master Planning
- Facility Assessment
- Site Analysis
- Consensus Building
- Historical Research and Planning
- LEED/Sustainable Design
- Cost Estimating
- Construction Documents
- Construction Management

Who Are We?



- 💧 Aquatic Architecture and Engineering
- 💧 Founded in 1984 and have over 3,500 Projects Completed Worldwide
- 💧 Competition, Recreation, Leisure & Hospitality Markets
- 💧 Completed Projects in 47 States, 33 Countries
- 💧 Proud California Based Small Business



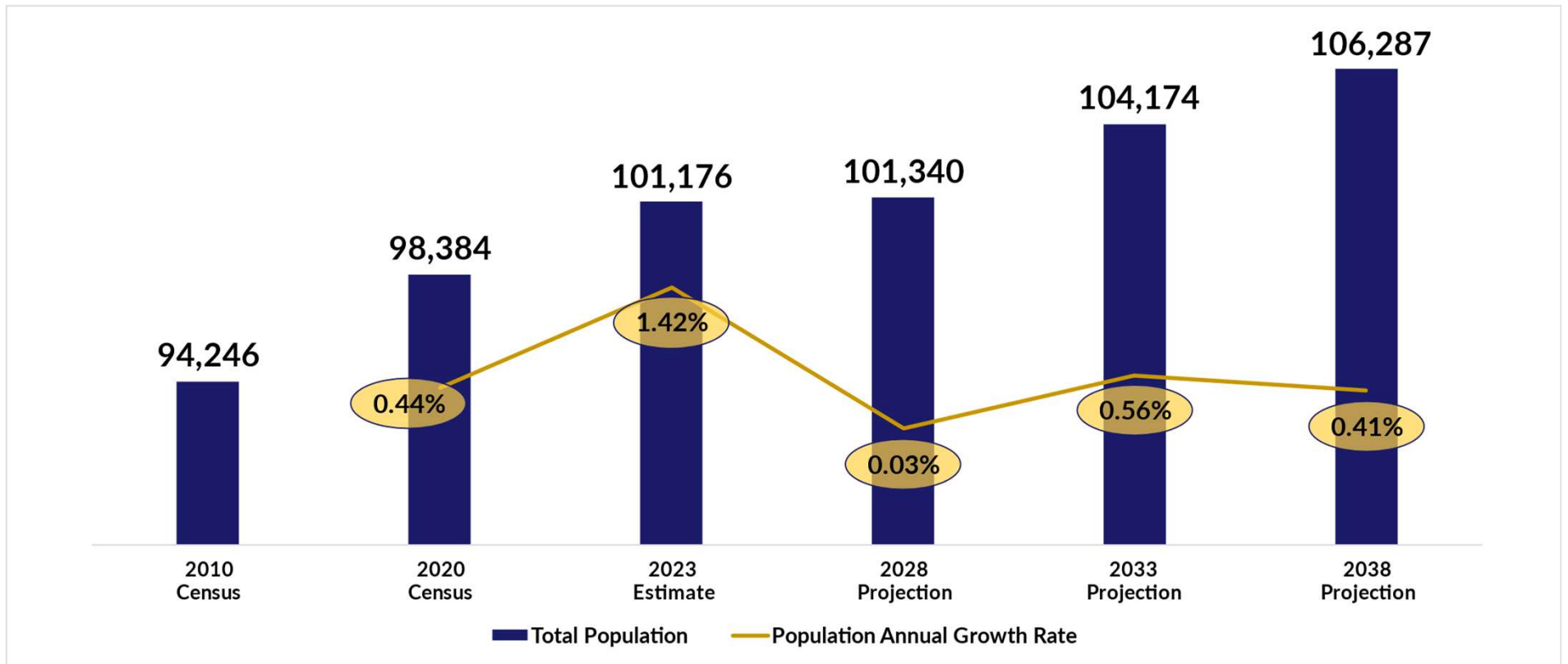
49%

of Vista residents live within a

10-minute walk

of a park.

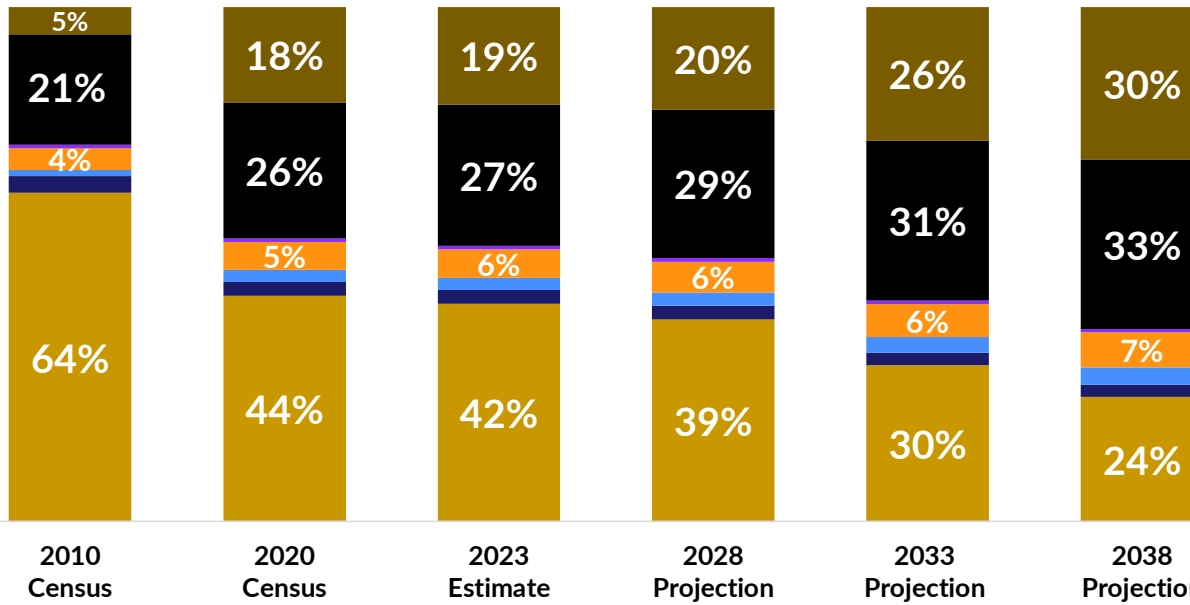
National Median 55%



Population

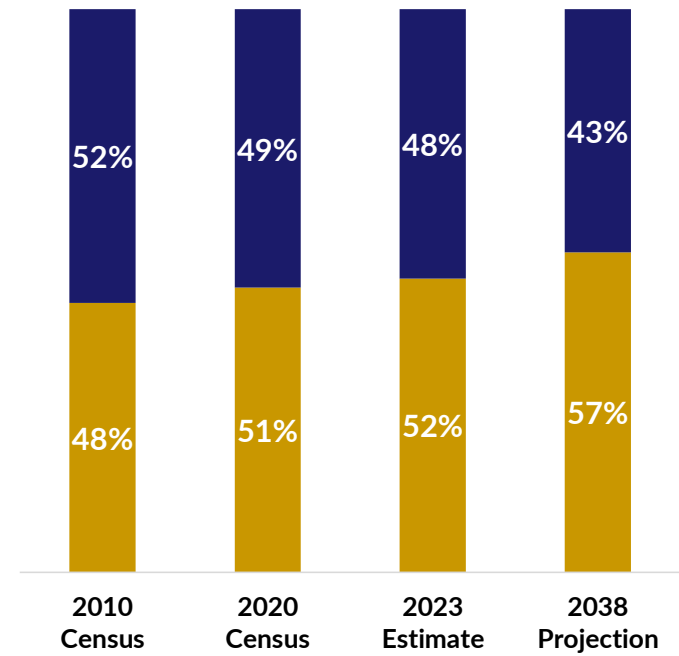
RACE

■ White Alone
 ■ Black Alone
 ■ American Indian
 ■ Asian
■ Pacific Islander
■ Some Other Race
■ Two or More Races

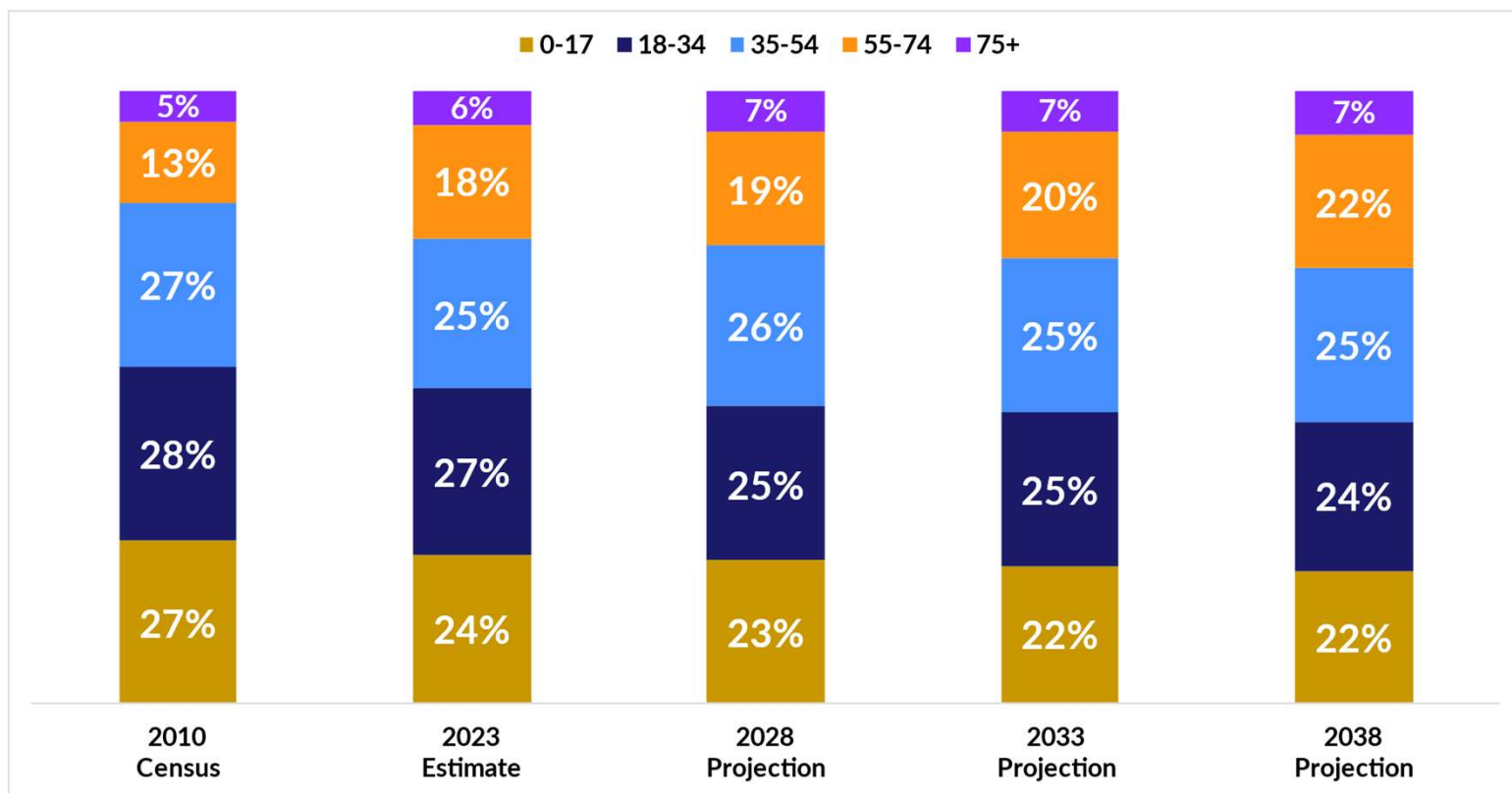


HISPANIC POPULATION

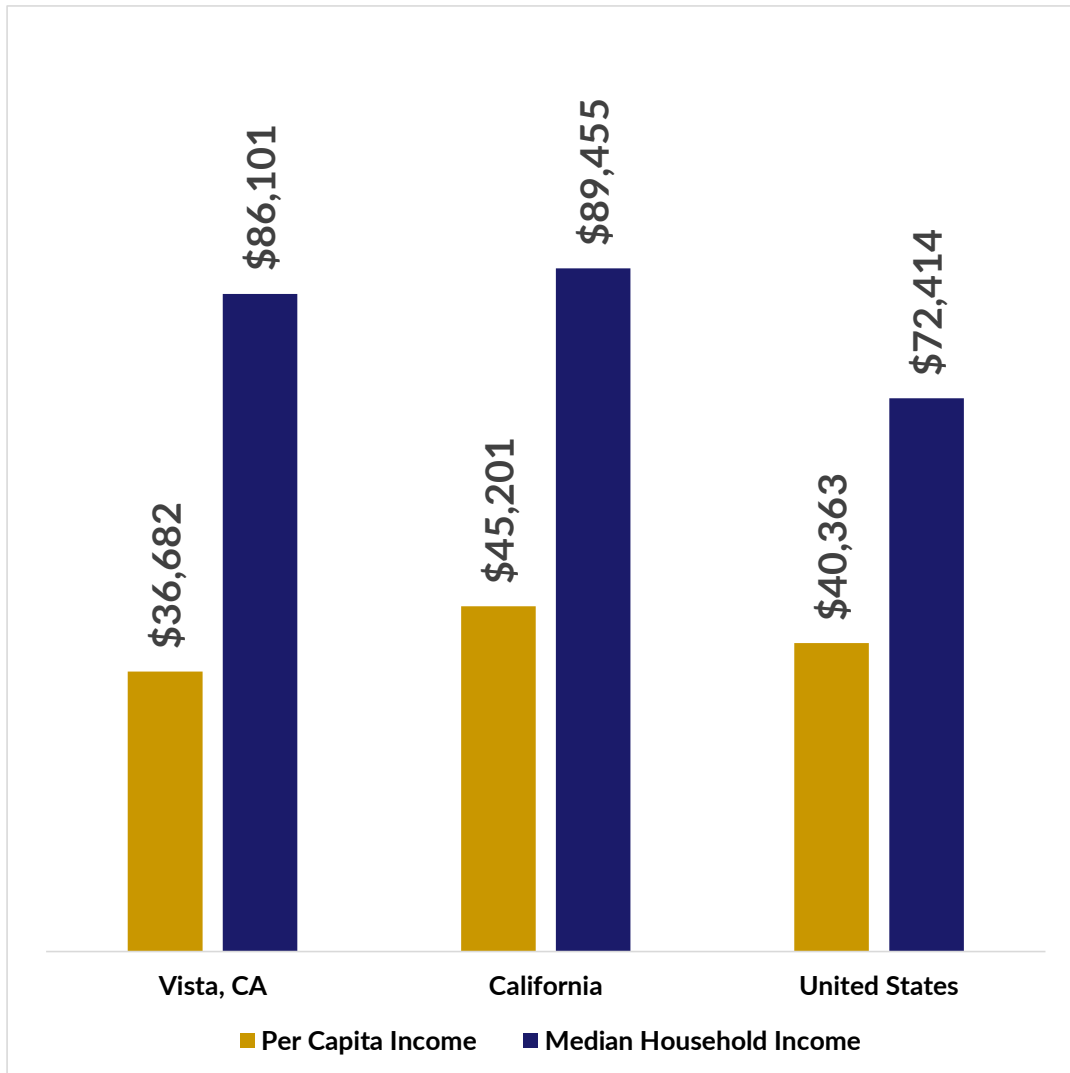
■ Hispanic / Latino Origin (any race)
 ■ All Others



Race/Ethnicity



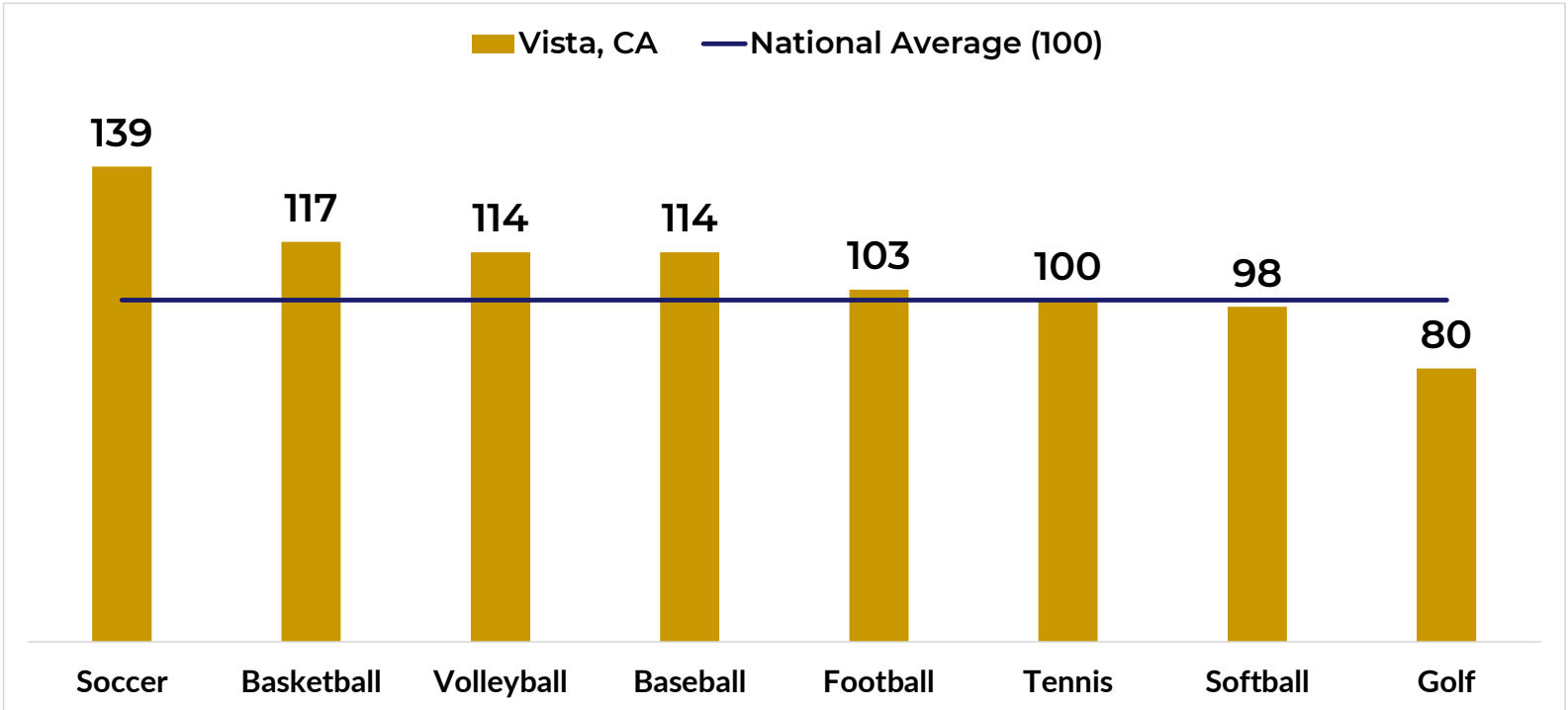
Age Segments



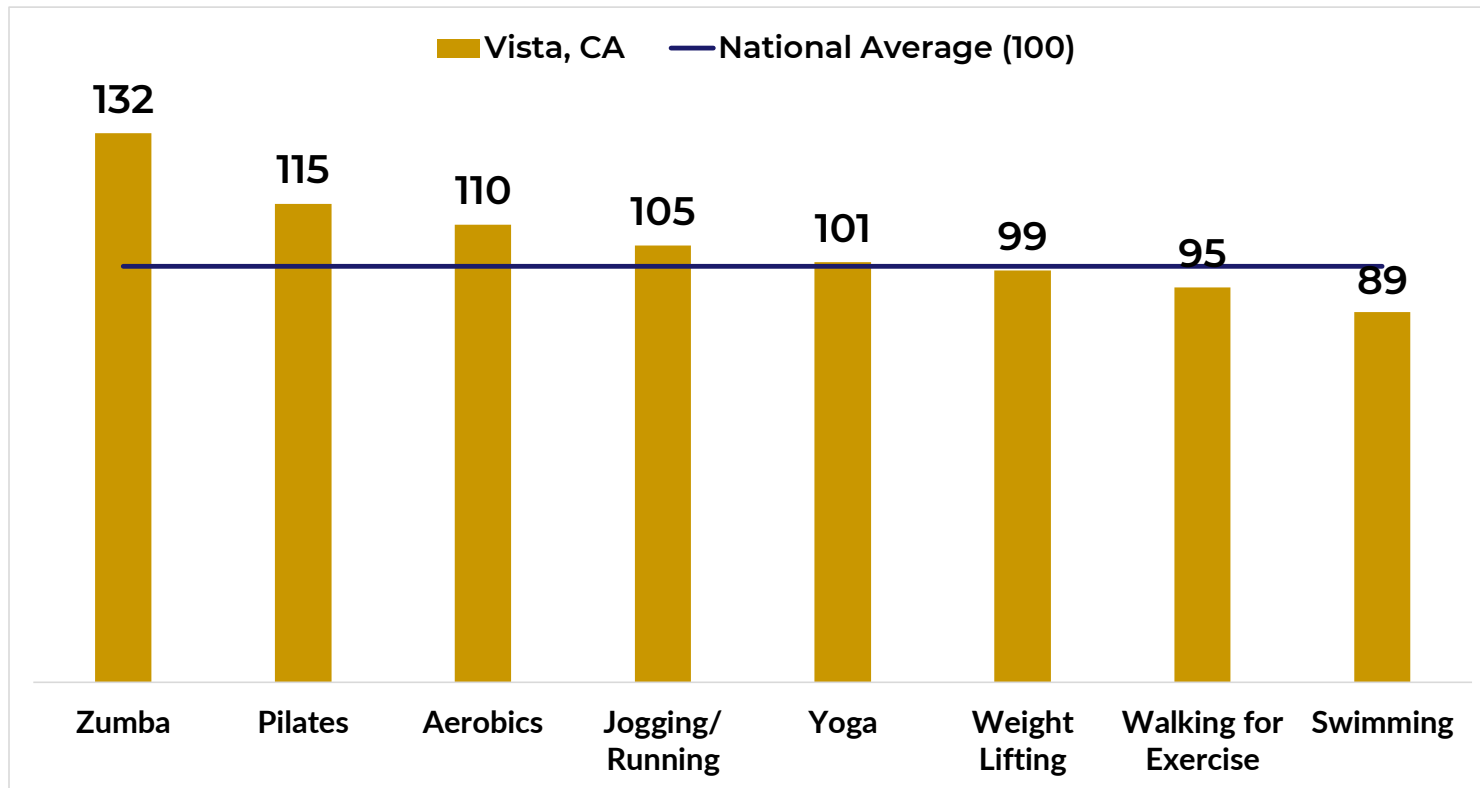
Income Levels

2023 Demographic Comparison		Vista, CA	California	United States
At Risk Population Characteristics	Foreign Born	24.3%	26.5%	13.6%
	Language other Than English Spoken at Home	41.6%	43.9%	21.7%
	With a Disability	4.9%	6.8%	8.7%
	No Health Insurance	13.4%	8.1%	9.8%
	Persons in Poverty	10.7%	12.3%	11.6%

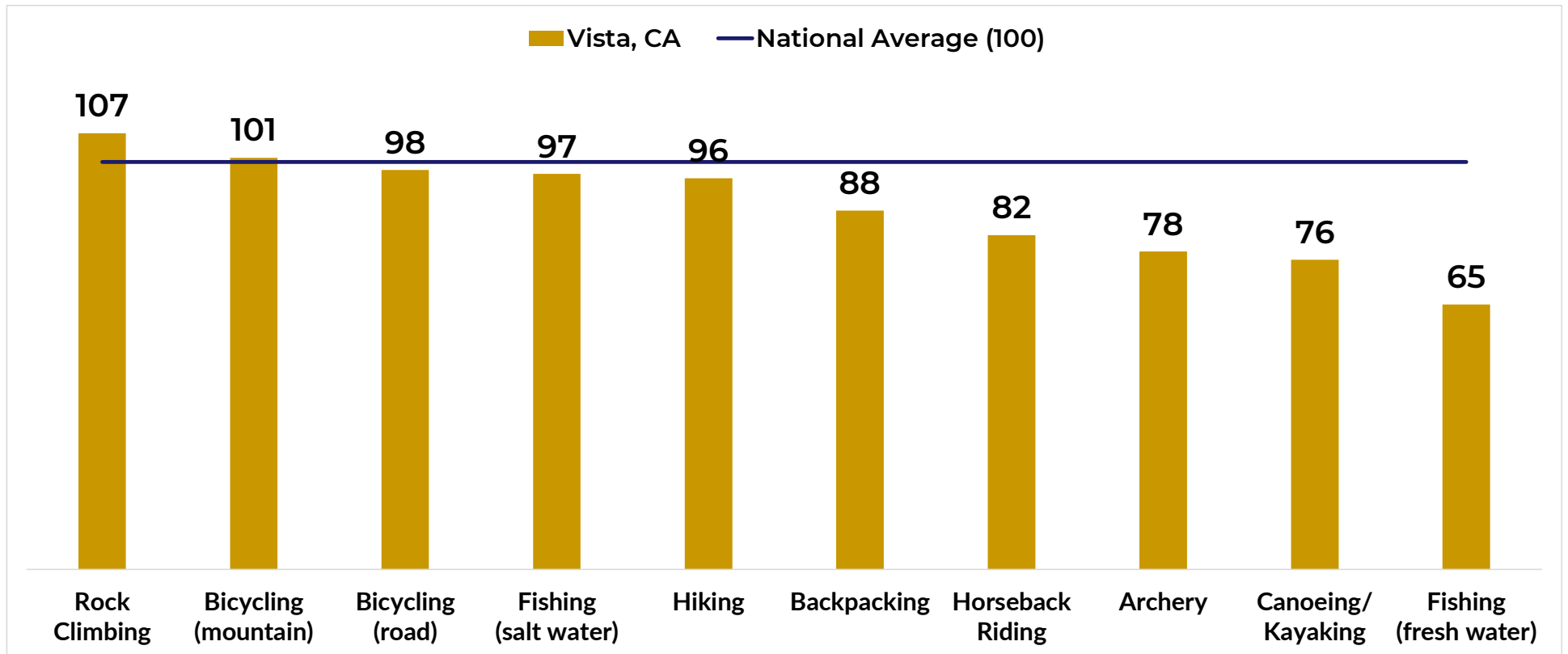
Demographic Comparison



General Sports MPI



Fitness MPI



Outdoor Activities MPI

Community Outreach



We Must Go Where
The People Are

Our Fundamental Community Input Philosophy



[Skip Navigation](#)

Follow Us



[About](#)

|

[Engage](#)

|

[Reports](#)

|

[Contact](#)

HELP US
PLAN VISTA PARKS

www.PlanVistaParks.com

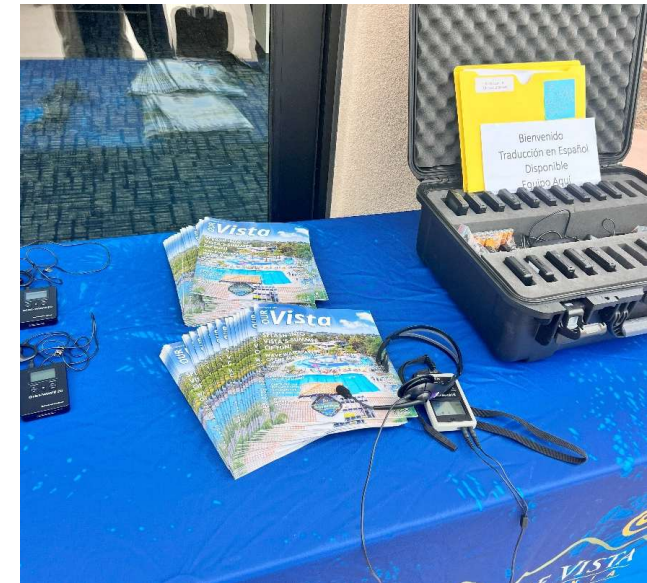
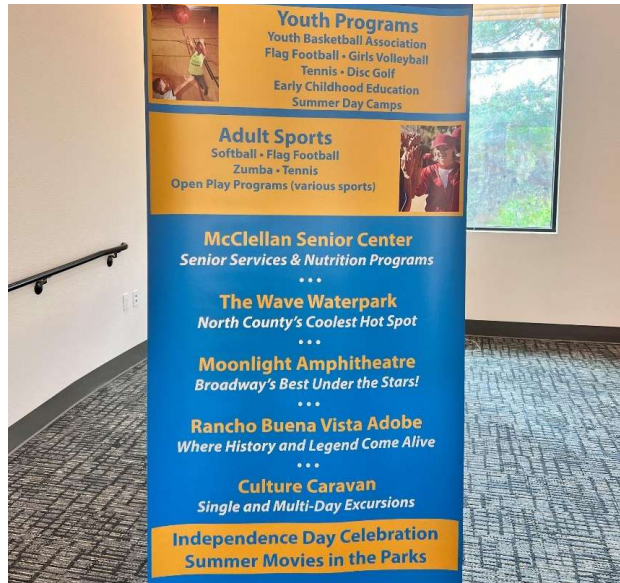
Public Input

- Website Input – Ongoing
- Kickoff – Feb 2024
- Master Plan / Site Specific public meetings – Feb 2024
- Site Specific public meetings – May 2024
- Wave Waterpark Meetings – July 2024
- Surveys Coming Up

Public Input



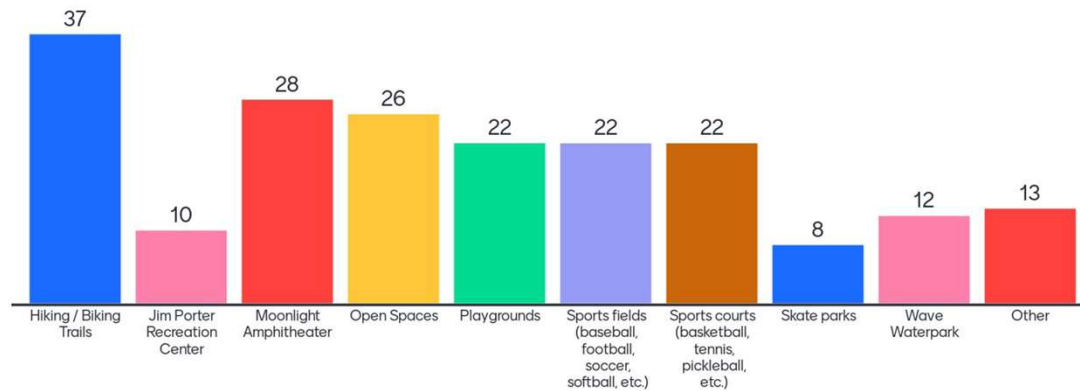
Public Input



Public Input

Mentimeter

Which facilities / amenities do you use regularly?

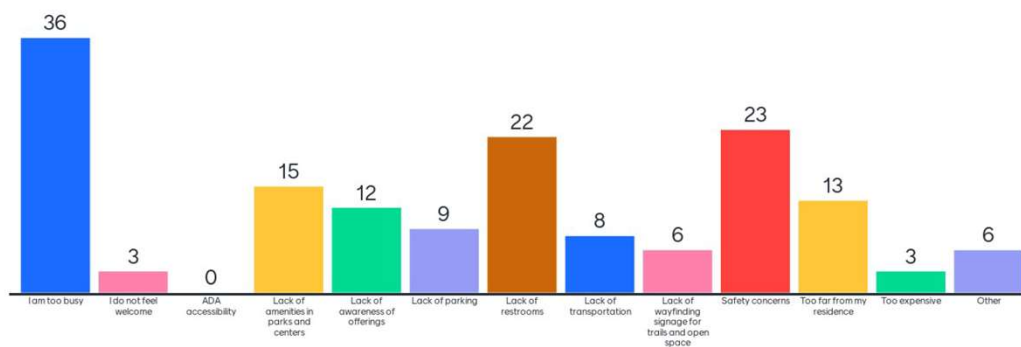


16 70

Public Input

Mentimeter

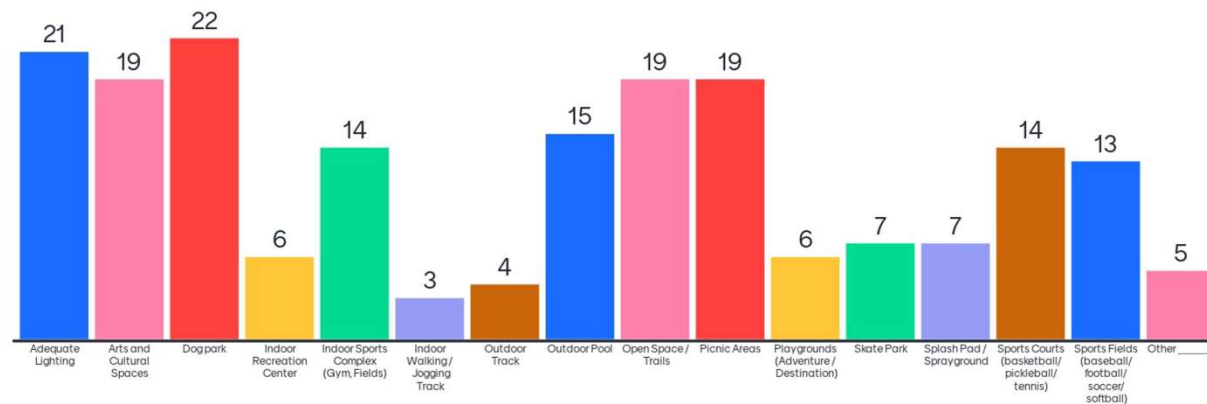
What are the **THREE LARGEST BARRIERS** that prevent you from using Vista parks, programs, and/or facilities more often?



Public Input

Mentimeter

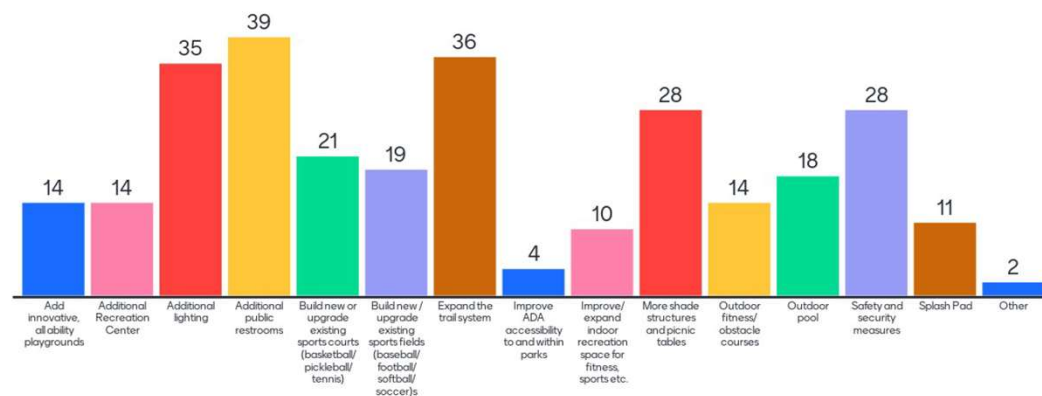
Which **THREE** facilities / amenities are you and members of your household most interested in?



Public Input

Mentimeter

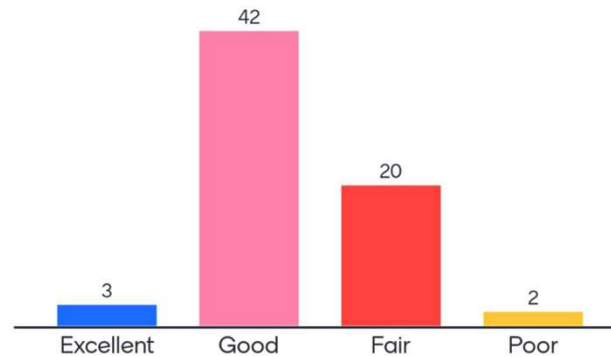
What are the FIVE MOST IMPORTANT improvements you are interested in adding in the next ten years?



Public Input

Mentimeter

How would you rate the quality of Vista Recreation & Community Services Department?



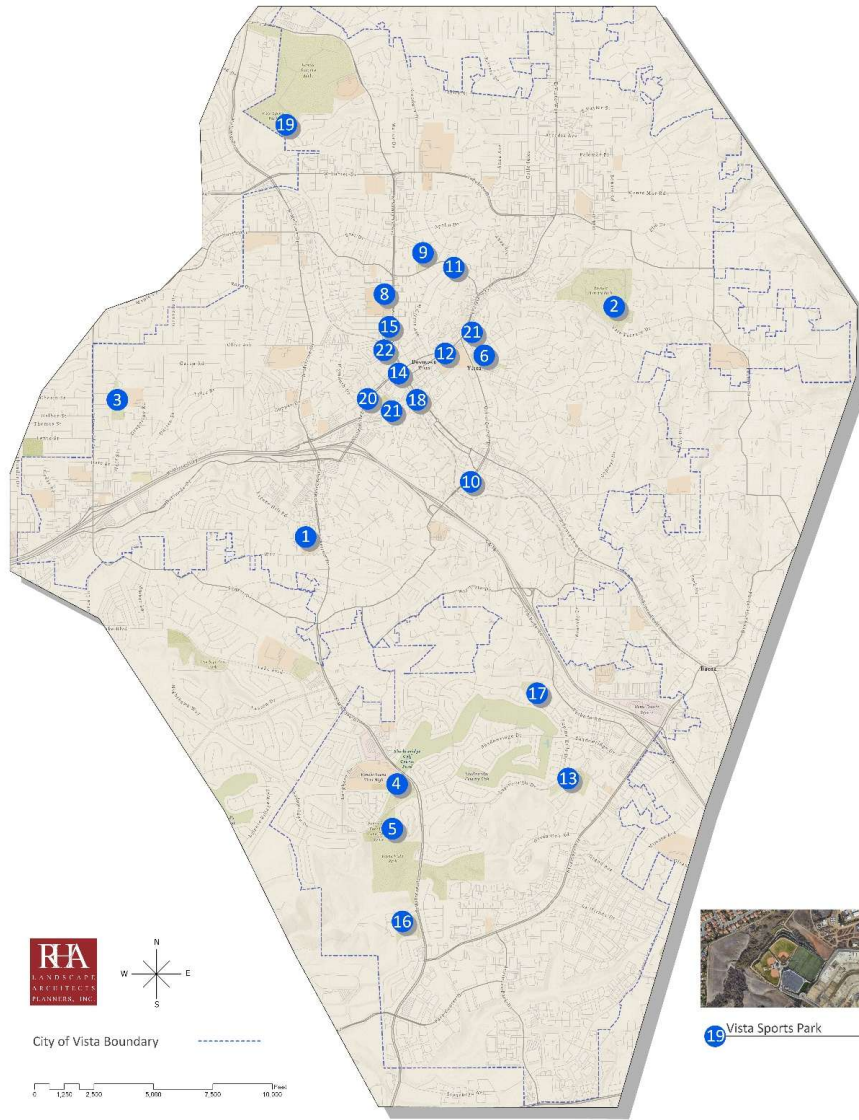
20 67



Park and Facility Assessment

Park Assessment

VISTA PARK SITES ASSESSED			
PARK	ACRES	PARK	ACRES
Breeze Hill Park	5	Rotary Lane & Veteran's Memorial Wall	2.5
Brengle Terrace Park	75	Shadowridge Park	5
Bub Williamson Park	7	Soroptimist Parkette	1
Buena Vista Ballfields	12	Skate Park - Bowl site	1
Buena Vista Park	90	Skate Park - Streetscape site	1
Civic Center Park	11	South Buena Vista Park	18
Creekwalk Park	5	Thibodo Park and Ranch House	10
Linda Rhoades Recreation Center	6	Veteran's Memorial Park	2.5
Luz Duran Park	4	Vista Sports Park	20
Pala Vista Park	1.5	Wave Water Park	5
Raintree Park	1	Wildwood Park	6



1 Breeze Hill Park



2 Brengle Terrace Park



3 Bub Williamson Park



4 Buena Vista Ballfields



5 Buena Vista Park



6 Civic Center Park



7 Creekwalk Park



8 Linda Rhodes Rec. Center



9 Luz Duran Park



10 Pala Vista Park



11 Raintree Park



12 Rotary Ln. & Memorial Wall



13 Shadowridge Park



14 Soroptimist Park



15 Skate Park - Streetscape



16 S. Buena Vista Park



17 Thibodo Park & Ranch House



18 Veteran's Memorial Park



19 Vista Sports Park



20 Wave Water Park



21 Wildwood Park



22 Skate Park - Bowl Site

City of Vista | City Parks Map





Park Rating Categories

GREAT 4-5

Site amenities are in excellent condition with little or no maintenance problems noted.

GOOD 3

Site amenities are in good condition and feature only minor maintenance problems. Amenity maintenance issues appear to be the result of age and heavy use.

FAIR 2

Site amenities are in fair condition and indicate ongoing maintenance issues. Generally, most amenity maintenance issues appear to be the result of age and heavy use.

POOR 0-1

Site amenities are in poor condition and clearly show ongoing maintenance problems that ultimately may result in suspended use for repair or replacement.

ACCESS AND CONNECTIVITY

Adjacent trails or trailheads, street crossings, sidewalks, park circulation, signage, general accessibility

CONDITION AND FUNCTIONALITY

Individual amenities, tree canopy, other vegetation types and appearance, state of paved surfaces, lighting and furniture

SAFETY AND COMFORT

Visibility/ sightlines, active use, lighting, evidence of misuse, ease of navigation, road adjacency, any physical hazards, edges of slopes

MAINTENANCE

Concerns for the continued success of park

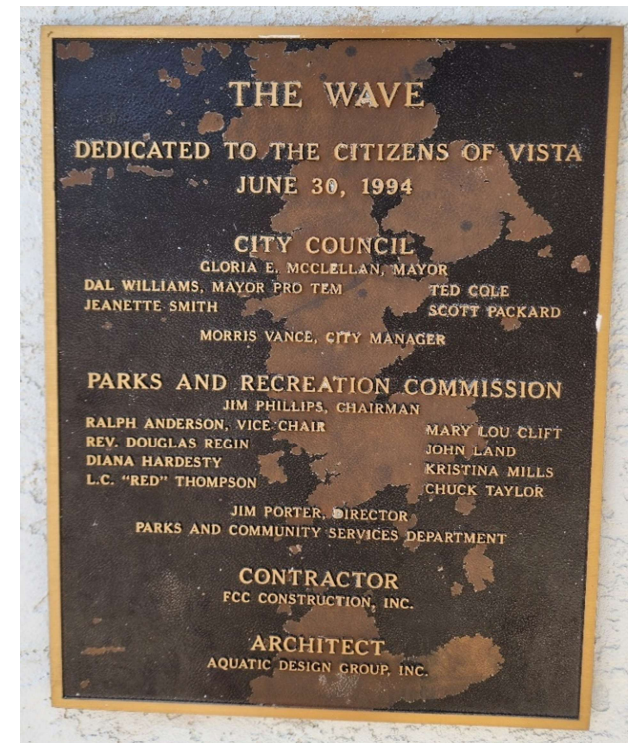


Park Assessment

VISTA PARK ASSESSMENT SCORES			
PARK	SCORE	PARK	SCORE
Breeze Hill Park	2.50	Rotary Lane & Veteran's Memorial Wall	2.60
Brengle Terrace Park	TBD	Shadowridge Park	2.49
Bub Williamson Park	3.13	Soroptimist Parkette	1.79
Buena Vista Ballfields	TBD	Skate Park - Bowl site	2.76
Buena Vista Park	2.32	Skate Park - Streetscape site	2.66
Civic Center Park	3.04	South Buena Vista Park	2.24
Creekwalk Park	2.56	Thibodo Park and Ranch House	2.60
Linda Rhoades Recreation Center	TBD	Veteran's Memorial Park	2.52
Luz Duran Park	2.78	Vista Sports Park	TBD
Pala Vista Park	3.08	Wave Water Park	3.09
Raintree Park	2.67	Wildwood Park	2.63

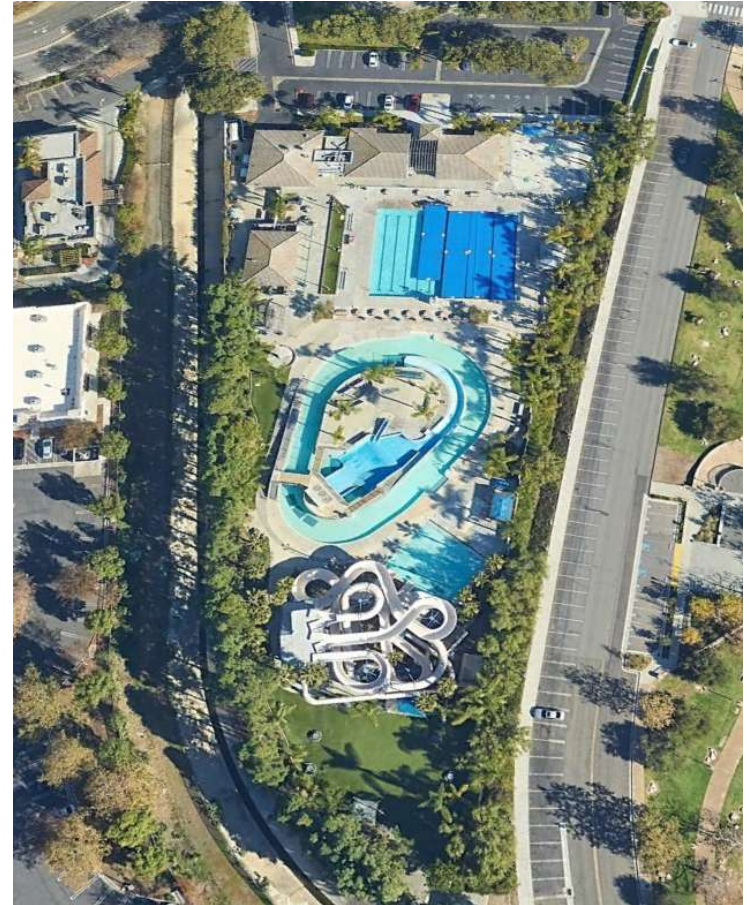
Wave Water Park History

- 💧 Originally constructed and opened in 1994
- 💧 First Municipal Waterpark in San Diego
- 💧 Home of the Worlds first FlowRider
- 💧 Many Renovations Over 30 Years of Operation
- 💧 Increased Competition Locally and Regionally



Summary of Findings:

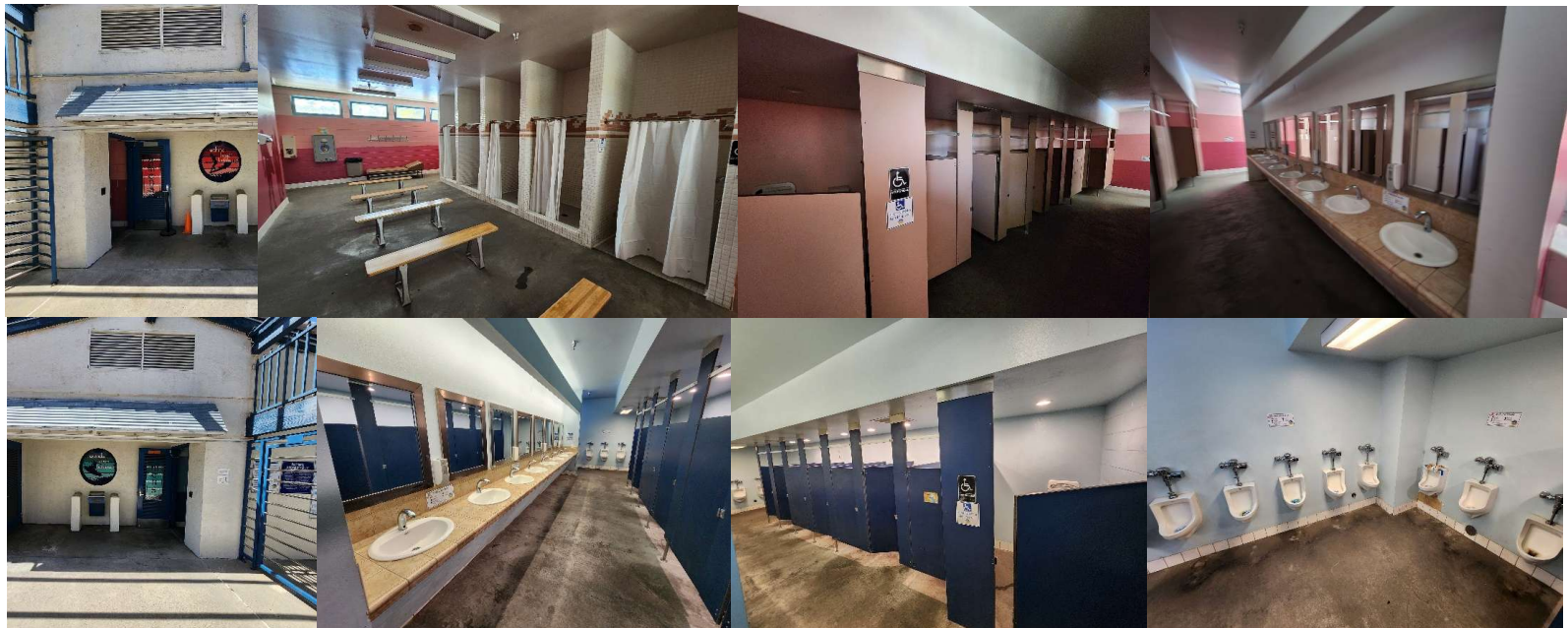
- Significant Renovation Projects Will Need to Be Completed to Keep Facility Safe and Operable
 - Mix of code requirements / violations and safety and maintenance concerns.
 - Potential upgrades to increase user and staff experience
 - Potential replacements to increase revenue opportunities and reduce operational costs



Summary of Findings:

💧 Locker Rooms

- Fixture count compliant (with the exception of showers)
- Aging infrastructure
- Lack of gender neutral / family / companion care spaces



Summary of Findings:

💧 Pool Deck

- Rough, slippery, and rusty components
- All lower deck area in worse condition than upper deck area



Summary of Findings:

💧 Pool Finishes

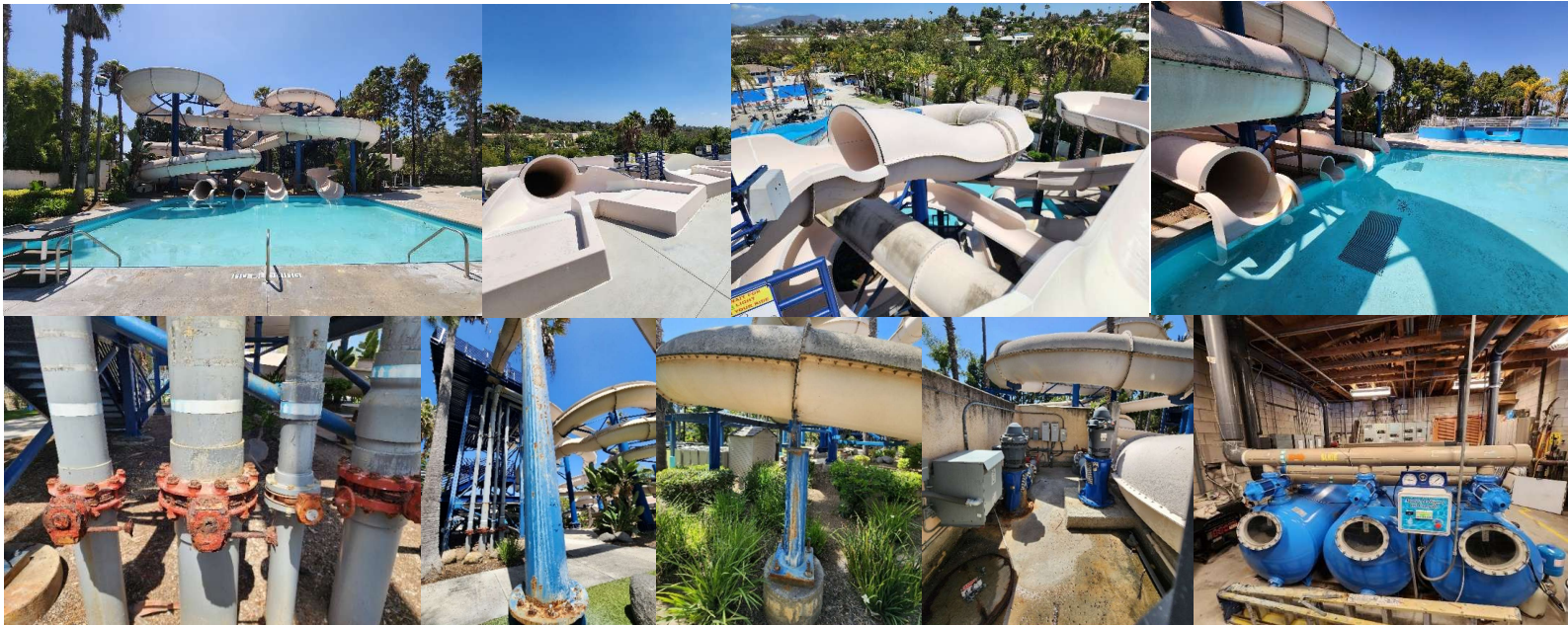
- Rough finish in Lap Pool and Activity Pool
- Signs of oxidized and rusty rebar and surface delamination



Summary of Findings:

💧 Waterslide Complex and Receiving Pool

- Tower recently rebuilt
- Slides, slide supports, and slide pumps require attention



Summary of Findings:

💧 FlowRider

- Many original components and original design
- Difficult to maintain and keep operational
- Lacks modern amenities on island



Summary of Findings:

- 💧 The City has done an amazing job at keeping this facility up and running and in such good shape for the last 30 years. Unfortunately, a significant capital investment is now needed to continue to provide the experiences the public expects at the Wave Waterpark.



Summary of Findings:

💧 Scheduling and Funding: Complicated Depending on Available Funding and Desired Direction

- Deck Replacement= +/- \$2,000,000-\$2,500,000 and Four Months
- Lap and Activity Pool Refinish= +/- \$800,000-\$1,200,000 and Six Months
- Waterslides and Supports= +/- \$2,000,000-\$3,000,000 and Six Months
- FlowRider= +/- \$250,000-\$4,000,000 and Six Months
- Security= +/- \$50,000-\$100,000 and One Month
- “Other”= +/- \$1,000,000-\$6,000,000 and Twelve Months
- **Total Range: \$6,100,000 to \$16,8000 and Four to Twelve Months to Renovate**

Recommendation for Phase 1 Repairs:

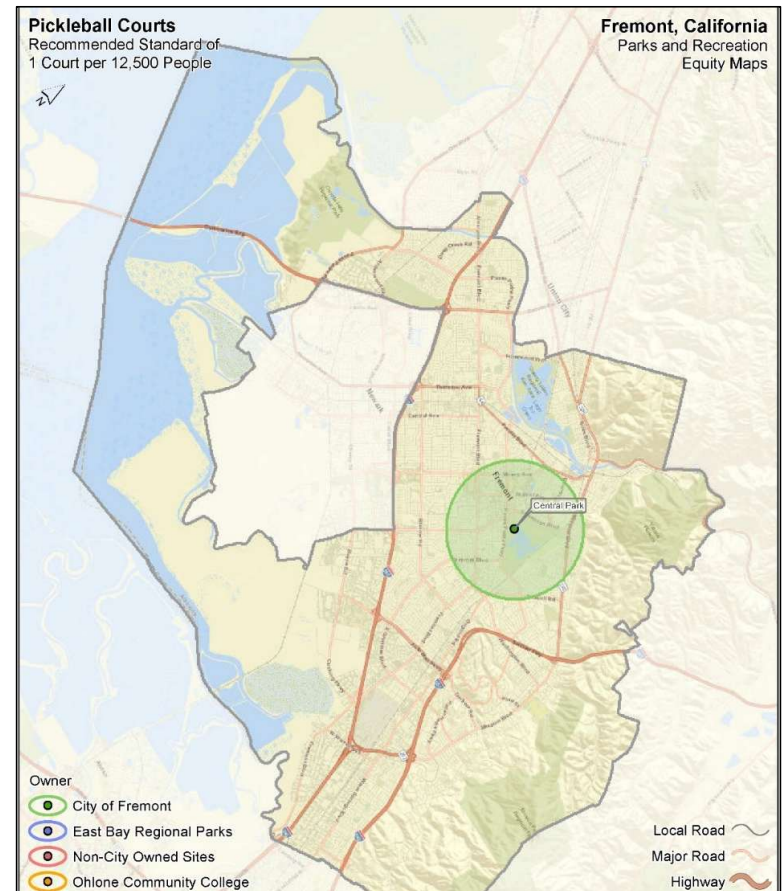
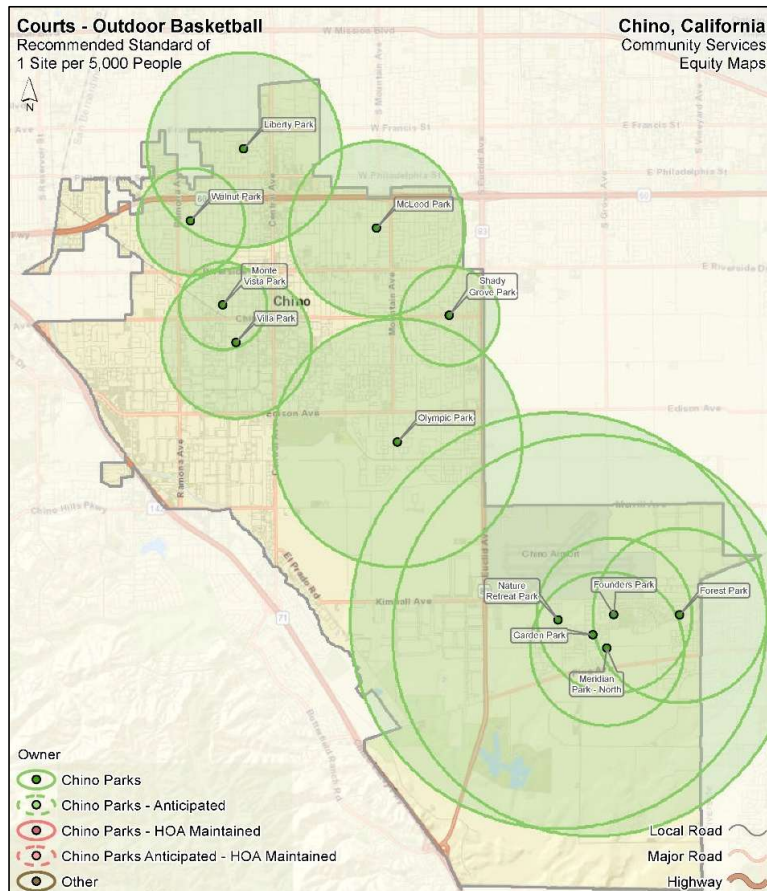
- 💧 Resurface Lap and Activity Pool
- 💧 Complete Lower Deck Replacement

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	RECOMMENDED PHASE 1 CONSTRUCTION COSTS				
1.1	Site Preparation/Mobilization/Demolition	1	Allowance	\$ 250,000.00	\$ 250,000.00
1.2	Competition Pool Remove & Replace Plaster & Tile	6,975	Sq. Ft.	\$ 52.00	\$ 362,700.00
1.4	Competition Pool Inlet, Rail Goods, Fittings, Main Drain	1	LS	\$ 37,300.00	\$ 37,300.00
1.5	Activity Pool Remove & Replace Plaster & Tile	8,444	Sq. Ft.	\$ 52.00	\$ 439,088.00
1.7	Activity Pool Inlet Replacement, Rail Goods, Fittings, etc	1	LS	\$ 61,912.00	\$ 61,912.00
1.8	Remove and Replace Lower Deck / Drainage	25,000	Sq. Ft.	\$ 50.00	\$ 1,250,000.00
1.9	New Gutter Access Covers	1	LS	\$ 12,000.00	\$ 12,000.00
1.10	New Racing Platform Anchors & Blocks	8	Each	\$ 5,500.00	\$ 44,000.00
1.11	New Stancion Sockets	1	LS	\$ 12,000.00	\$ 12,000.00
1.12	New Anchor Sockets for Grab Rails	1	LS	\$ 15,000.00	\$ 15,000.00
1.13	New Disabled Lift Anchors	2	Each	\$ 260.00	\$ 520.00
1.14	New Lane Line Anchors	24	Each	\$ 75.00	\$ 1,800.00
1.15	New In-Deck Signage	1	LS	\$ 20,000.00	\$ 20,000.00
1.16	TOTAL CONSTRUCTION COSTS				\$ 2,506,320.00
2.0	SOFT COSTS				
2.1	Design Contingency	8%			\$ 200,505.60
2.2	General Contractor Mark-up/Overhead	12%			\$ 300,758.40
2.3	Construction Contingency Costs	10%			\$ 250,632.00
2.4	Escalation (Annual rate)	5%			\$ 125,316.00
2.5	TOTAL SOFT COSTS				\$ 877,212.00
3.0	TOTAL ESTIMATED PROJECT COST				\$ 3,383,532.00
4.0	SLIDE RELATED ITEMS				
4.1	Repaint Slide Supports and Piping	1	Allowance	\$ 40,000.00	\$ 40,000.00
4.2	Misellaneous Structural Repairs	1	Allowance	\$ 20,000.00	\$ 20,000.00
4.3	Remove and Replace Booster Pump, Pad, add Drains	1	Allowance	\$ 30,000.00	\$ 30,000.00
4.4	Gelcoat All Four Slides	1	Allowance	\$ 200,000.00	\$ 200,000.00

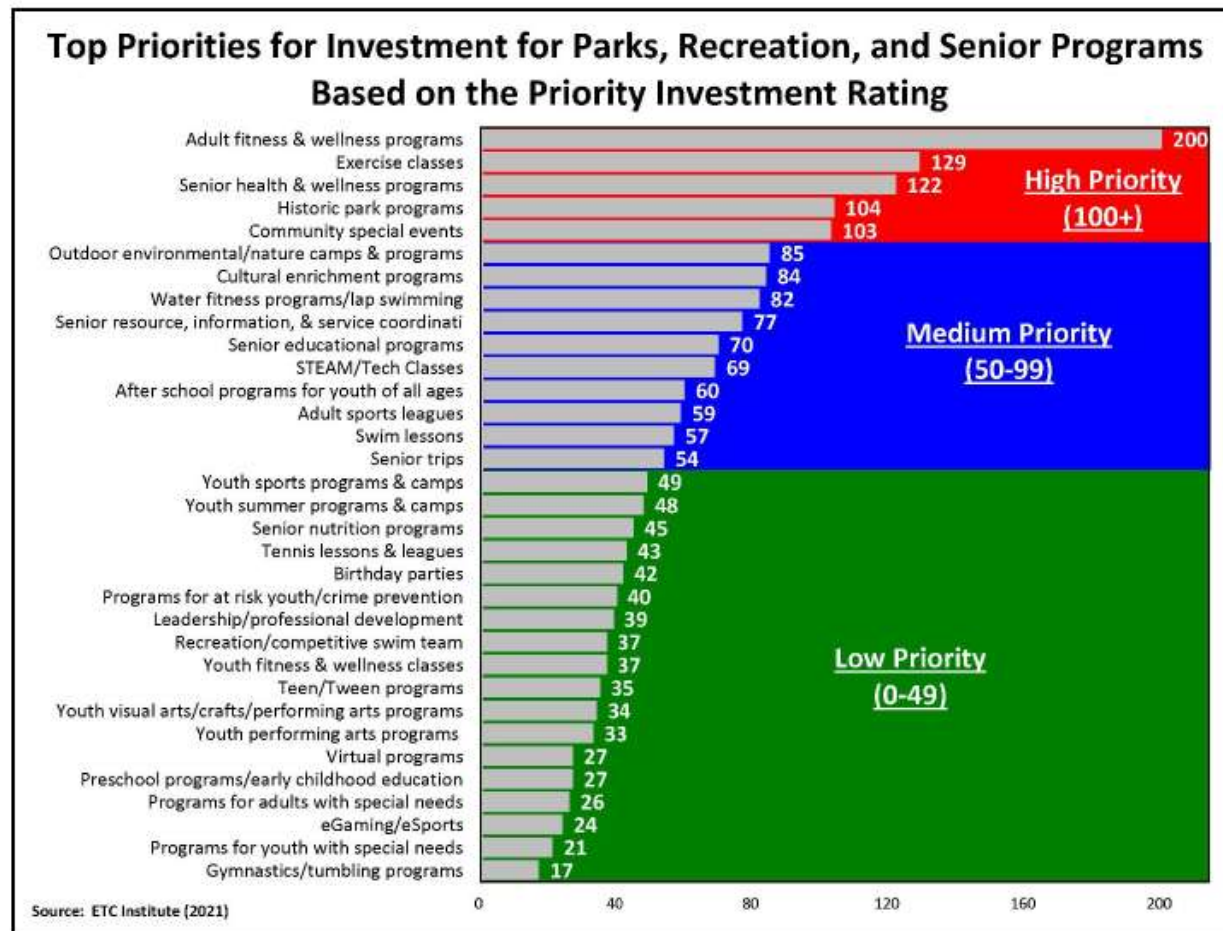
Next Steps

- Statistically-Reliable Survey
- Online only Survey
- Program Assessment
- Site Specific and Aquatics Plan Development
- Levels of Service and Equity Mapping
- Visit – www.PlanVistaParks.com

Equity Mapping



Program Prioritization



A photograph of a person's hands holding a white rectangular sign. The sign has the word "QUESTIONS?" written on it in a bold, dark blue, sans-serif font. The person holding the sign is wearing a dark blue shirt. The background is a solid dark blue color.

QUESTIONS?



Parks & Recreation Master Plan

