

MARTHA MCLEAN ANZA NARROWS PARK

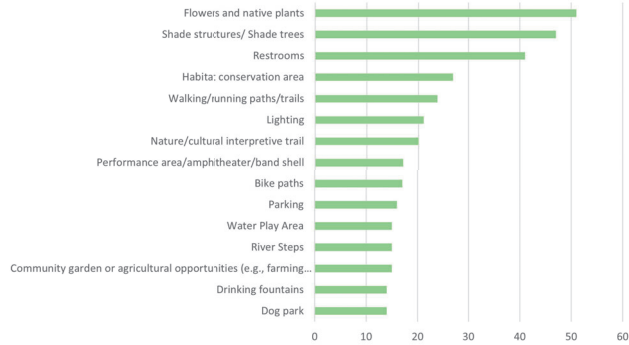
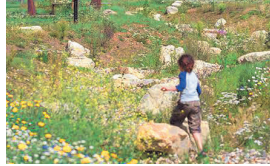


**MARTHA MCLEAN ANZA NARROWS PARK:
MASTER PLAN**

SUMMARY OF COMMUNITY FEEDBACK

SURVEY SUMMARY

The three most popular improvements that community members would like to see at Martha McLean Park have double the number of requests than any other amenity options at this location. The three most popular improvements are flowers and native plants, shade, and restrooms. Several commenters noted that they use this park to access the Santa Ana River, and that the park is popular for families. Family amenities were some of the other top choices of this park, such as performance areas, water play areas, river steps, and a dog park.



DESIGN NARRATIVE

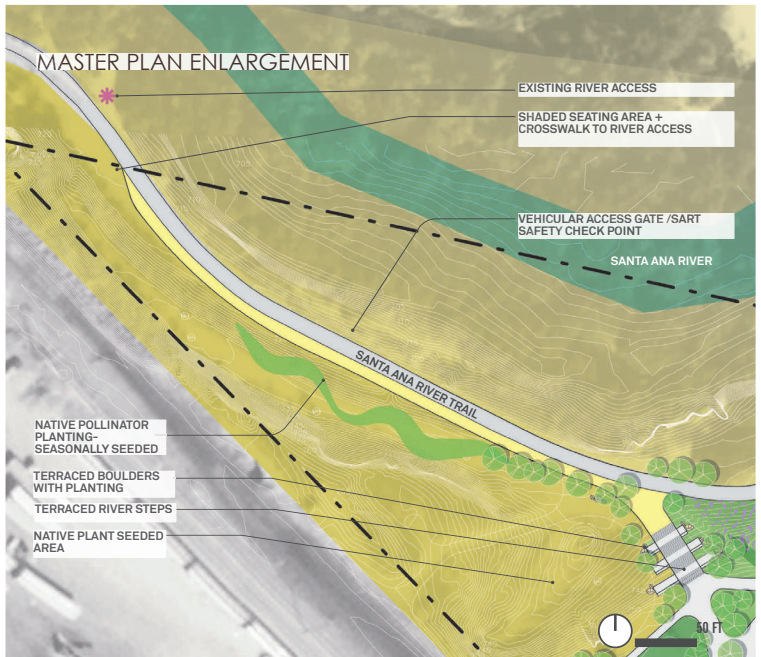
The proposed improvements to Martha McLean aim to enhance the site's functionality and features. By realigning the northern parking area along the train line, the design optimizes existing park space, enabling the addition of programs and activities suitable for all age groups.

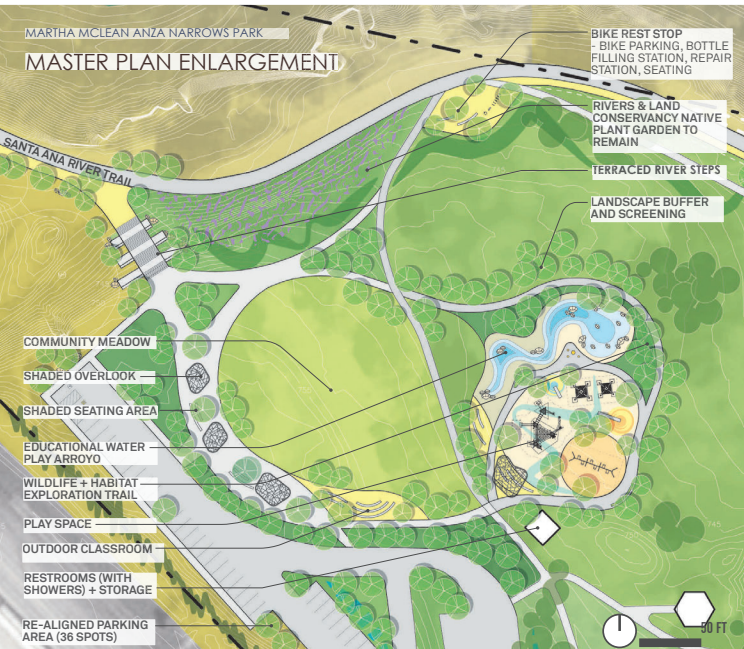
Native plantings and rest areas along the bike path will offer shade and spaces for visitors to pause as they enjoy the Santa Ana River Trail. Vehicular access to the trail will be restricted through the use of boulders, bioswales, and gates, ensuring a safe and uninterrupted experience for all trail users.

Many of the proposed improvement areas are situated at the northern end of the site, adjacent to the relocated parking area. Visitors will have access to the ridge trail, which leads to an existing river access point just outside the project boundary. The community area at the top of the ridge will feature shaded picnic spaces, educational water play areas, natural play zones, and restrooms. Additionally, a band shell is proposed at another elevated location in the center of the site to host community events. Bike rest stops, equipped with filling stations and exercise equipment, will also be incorporated along the trail.

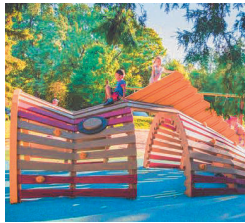
At the southern portion of the site along Jurupa Avenue, a new parking lot is proposed with 27 new spots and a formalized entrance to the bike path with a trailhead and restrooms as well as a ridge trail with an overlook.







SHADED OVERLOOK



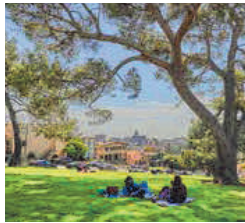
PLAY SPACE



EDUCATIONAL WATER PLAY ARROYO



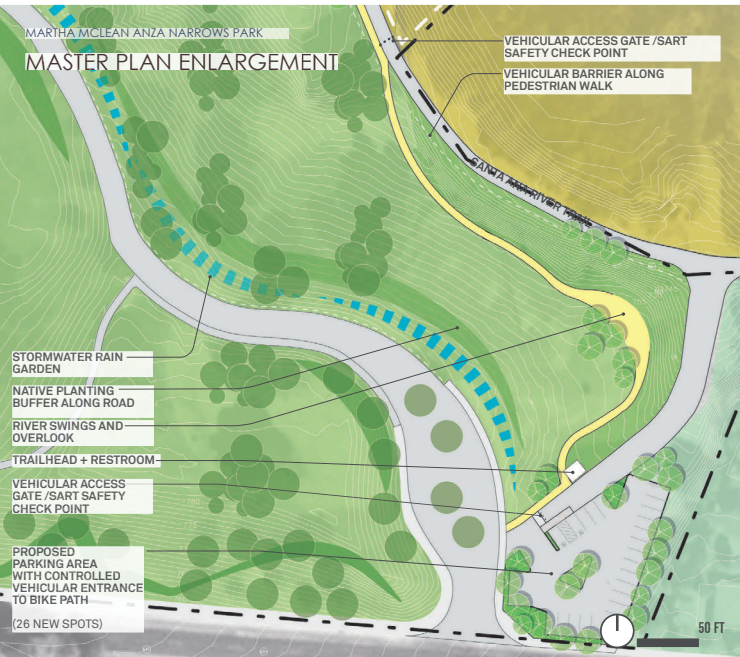
BAND SHELL



COMMUNITY MEADOW



BIKE REST STOP FILLING STATION



OPINION OF PROBABLE COST

HARD COSTS			
NATURE & CULTURE	ACTIVE	FACILITIES	
Overlook and Shaded Plaza to River	\$452,250	Bike rest stop \$60,000	Realigned Parking \$544,950
Ridge trail and Terraced steps	\$216,000	Water Play Area \$468,375	Restrooms w/ Showers + Storage \$200,000
Wildlife and Habitat Exploration Trail	\$34,000	Play Area \$791,375	Shaded seating areas and overlook \$728,625
Outdoor Classroom	\$105,000	Separated Walking Path \$326,040	Vehicle Barriers \$432,250
Community Meadow	\$467,475		River Overlook and Swings \$312,975
Bandshell and Community Lawn	\$1,095,875		Restrooms at Trailhead \$200,000
Planting Areas	\$4,500,000		Parking at Entrance \$192,975
+			
TOTAL HARD COSTS = \$6,628,165.00			
+			
SOFT COSTS			
Design Drawings 8%	\$530,253.20		
General Conditions 15%	\$994,224.75		
Annual Escalation 7%	\$463,971.55		
Design Contingency 10%	\$662,816.50		
Prevailing Wage 12%	\$795,379.80		
General Contractor Fee 10%	\$662,816.50		
Construction Management 20%	\$1,325,633.00		
=			
TOTAL SOFT COSTS = \$5,408,095.30			
=			
TOTAL PROJECT COST = \$12,036,260.30			