

**PUBLIC PARK AT SITE 'D' WORKSHOP
DIAMOND BAR, CALIFORNIA
SUMMARY REPORT
January 26, 2013**

HISTORY

The following is a brief synopsis of the history of development and planning documents involving the project location.

❖ **Excerpts from the Site D Specific Plan:**

The Walnut Valley Unified School District has been in possession of the property to the east of the flood control channel since its unification in 1970.

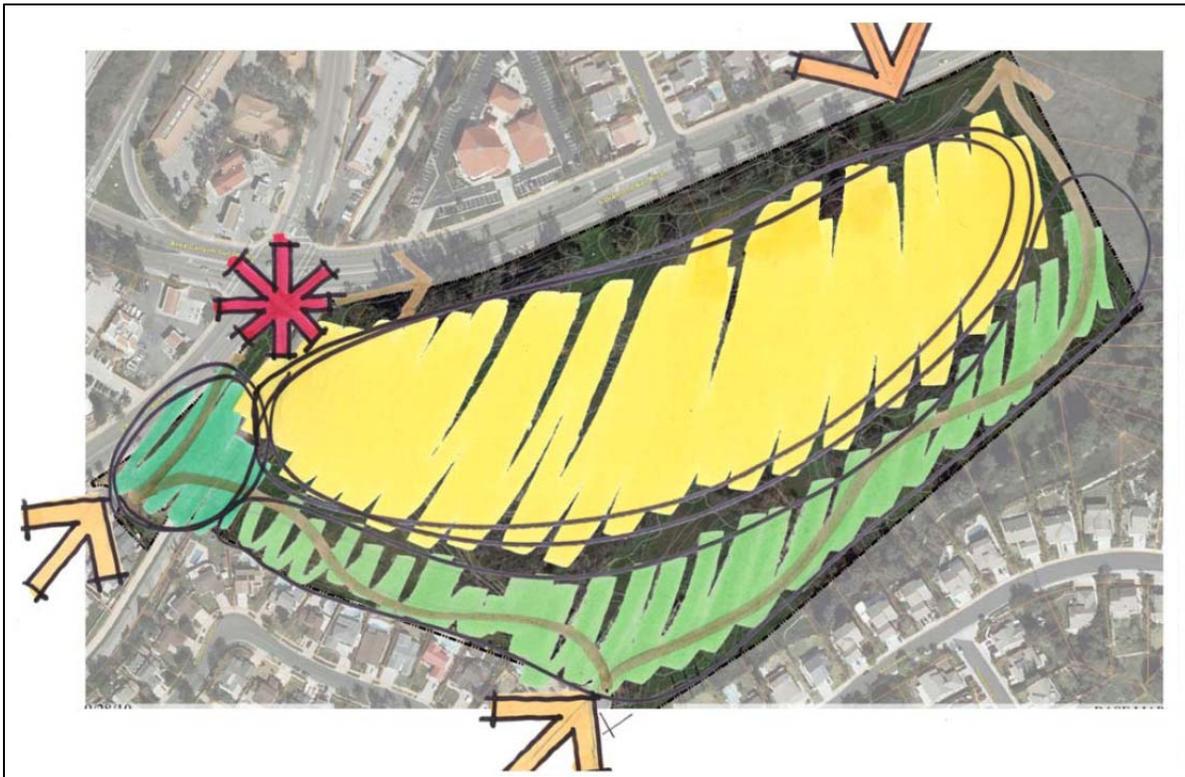
On May 11, 2010, the Planning Commission recommended that the City Council approve the mixed-use plan. In addition, the Commission recommended incorporating a 1.3 net acre usable neighborhood public park within the commercial component, adjacent to the slope areas or other contiguous open space.

On July 20, 2010, the City Council opened the public hearing to consider adoption of the mixed-use plan. At the District's request, the Council continued the hearing to allow additional time to obtain input and feedback from the community.

The (Walnut Valley Unified School) District hired RJM Design Group, a firm specializing in public facilitation, to lead the community outreach effort. As detailed below, this effort led to the elimination of the commercial component from the SDSP.

A half-day community workshop (facilitated by RJM Design Group) was held on Saturday, October 16, 2010 from 8:30 am to 1:30 pm. The purpose of the workshop was to solicit public input, identify underlying concerns and site issues, investigate site constraints and opportunities, and build consensus (for a Conceptual Site Plan).

A summary of the community input from the workshop was presented at the Walnut Valley Unified School District Board special meeting on November 9, 2010.



CONSENSUS PLAN FROM SITE 'D' WORKSHOP – October 16, 2010

At a special meeting on December 1, 2010, the Board of Trustees unanimously recommended changing the Site D land use framework to 100 percent residential. The recommendation also included the following:

- Incorporate peripheral open space, green belt and park areas with some form of entry feature at the corner of Brea Canyon Road and Diamond Bar Boulevard to mark the entrance into the City of Diamond Bar; and
- Reduce the residential density to less than 20 units per acre to better blend in with the existing residences in the vicinity to address residents' concerns, while still meeting the District's needs.

On December 7, 2010, the City Council directed staff to revise the Site D Specific Plan to, among other things, eliminate the commercial component and incorporate a public park consisting of at least two usable acres... (The following elements are included in the Specific Plan.)

- A neighborhood park to be constructed by the Site D developer and dedicated to the City. The park shall be a minimum of two usable (i.e. "flat") acres in size.
- Pedestrian connectivity with trails and sidewalks to allow easy access.
- Pedestrian access to the park for residents of the adjacent neighborhood shall be provided at the terminus of Pasado Drive.

The Site D Specific Plan allows for 200 residential dwelling units, a minimum two-acre public park, a landmark entry feature, and a landscape buffer between the new residential pads and the existing single-family residences that surround the SDSP project area.

❖ **Excerpts from the Diamond Bar Parks and Recreation Master Plan:**

Parks are classified by type based on the size, use and physical characteristics of the land. Mini neighborhood parks are the smallest park classification ranging from ¼ to 5 acres in size. They are best used to meet limited or specialized recreation needs. Mini neighborhood parks can provide landscaped public use areas, scenic overlooks, linkage to the community pathway system, and facilities to serve a concentrated or limited population or group such as tots or senior citizens.

Public trails provide an important function in the overall park system. They can provide pedestrian movement through the City and can tie park components together to form a cohesive park, recreation and open space system as well as provide residents with a resource based outdoor recreational opportunity and experience.

The future developer of the site shall improve and dedicate a minimum two acre public park. The future developer will be required to hold neighborhood outreach meetings for the design and location of the public park as part of the tentative tract map entitlement process.

This property is currently vacant. There is a proposed pedestrian access from Posado Drive.

This park would serve as a small neighborhood park and include opportunities for pedestrian and bike trails with linkage to the sidewalk on Brea Canyon Road and Diamond Bar Boulevard.

PUBLIC PARK AT SITE 'D' WORKSHOP

January 26, 2013

INTRODUCTION

This report summarizes the results of the workshop which was conducted as part of the public outreach effort to encourage community members to share ideas regarding the future of the public park at Site 'D' in the City of Diamond Bar. The following lists the various steps in the process.

PROCESS

The process began with research analysis and fact finding. The project team, consisting of Representatives of Lennar, the City of Diamond Bar, and RJM Design Group, met first to review the approach and methodology. Data collection began to establish a comprehensive database through a review and analysis of available pertinent information provided by the client.

Site Analysis exhibits were created that identified the existing site and adjoining uses. The critical region of investigation focused upon the immediate site and those sites physically adjacent to the project area.

WORKSHOP INTRODUCTION

As part of the planning process, a workshop was held on Saturday, January 26th, from 1:30 pm to 4:30 pm at the Castle Rock Elementary School. Thirty-Four (34) residents and community members attended the workshop. Robert Mueting of RJM Design Group welcomed the participants and provided an overview for the project. Bob reviewed the process for the afternoon's activities and presented background information including the project history, current Specific Plan, site analysis, opportunities and constraints and then proceeded to facilitate the workshop activities.



Tour Bus



Tour Group

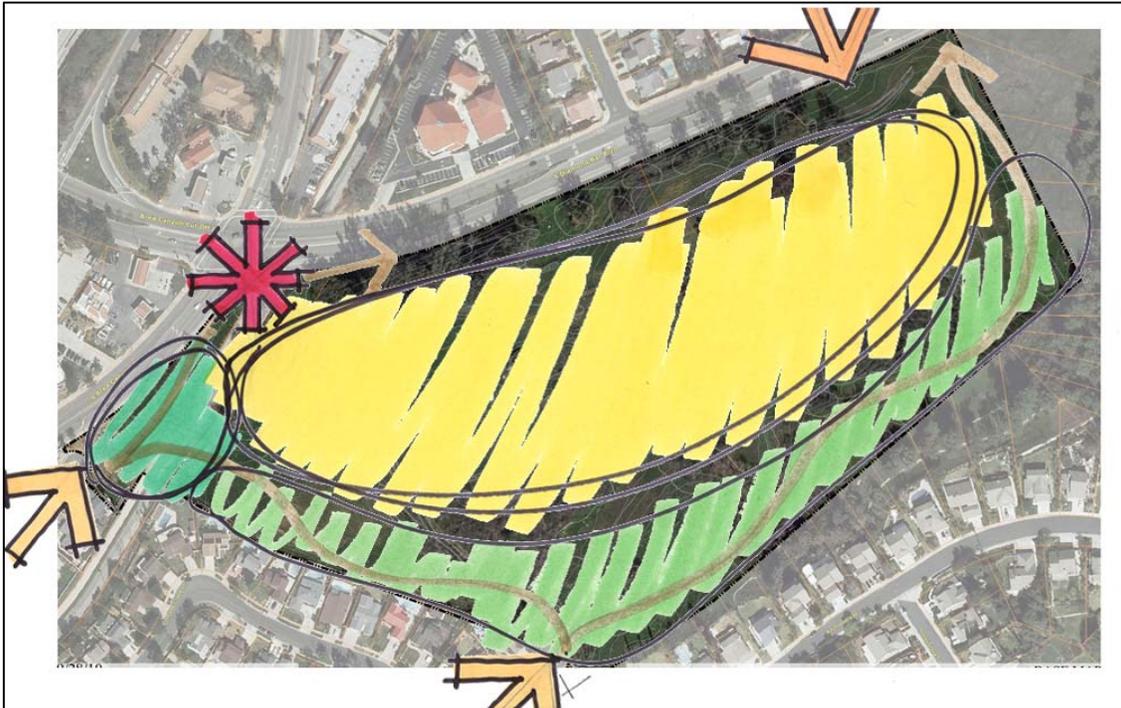


Site Tour

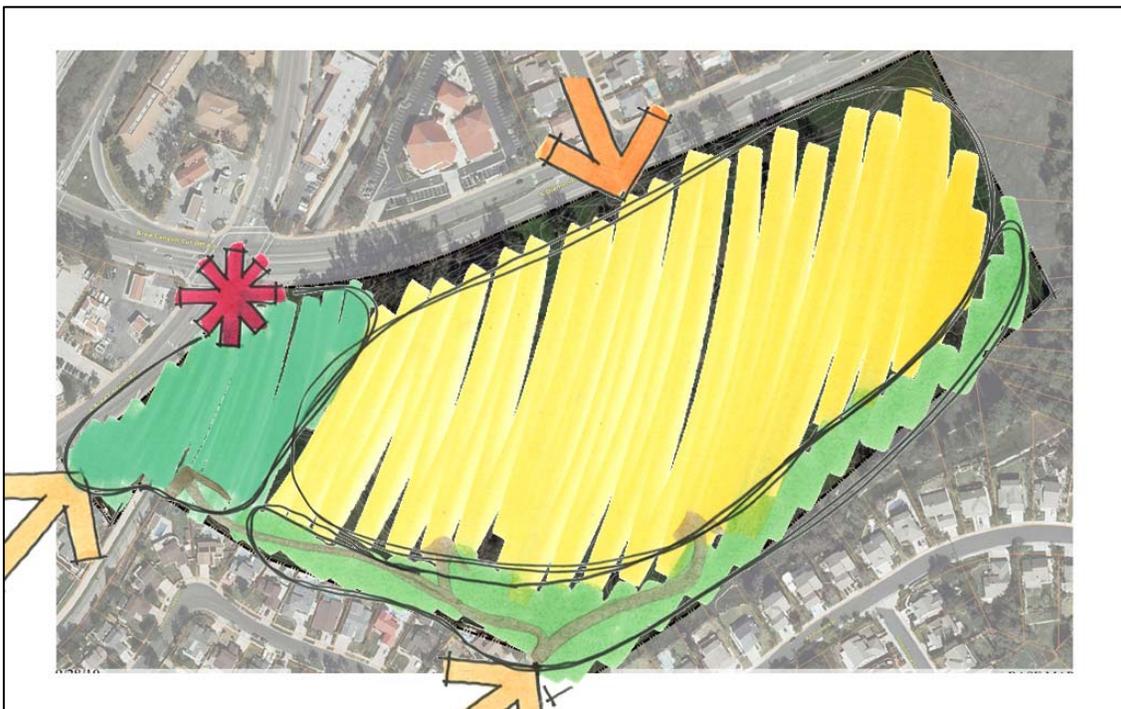
WORKSHOP GOALS

The goals of the workshop are to:

1. Provide an overview of the Public Park at Site 'D' history, existing conditions, Specific Plan and Diamond Bar Park and Recreation Master Plan.
2. Tour the site and adjacent areas to become familiar with the Site.
3. Provide a forum for discussion of potential park improvements.
4. Provide an opportunity to share ideas.



CONSENSUS PLAN FROM SITE 'D' WORKSHOP - October 16, 2010



LENNAR PLAN

SITE TOUR

The site tour was conducted at the beginning of the workshop on January 26, 2013. Each participant was given a “Taking Part” Workbook which contained a series of comments and questions to answer as they walked the tour route. Due to recent rains and muddy site conditions, the tour route was modified for safety of the participants.

The format of the workshop follows a method called TAKING PART which is based on the theory that we all are inherently creative and that the real task for group leaders / teachers is to help us release our creativity. In TAKING PART we use many devices to release creativity – among these are actual experiences, becoming aware together so as to develop a common language, sharing experiences so as to increase communication. Each person’s feelings and attitudes have equal value. There are no experts who have “the answer”. As the workshop progresses, more and more energy is released and more and more interaction of creative ideas occur until eventually some forms of creative consensus about the project emerge.



Site Tour

The workshop involved a series of exercises. First basic background information was provided to community participants and then they were invited to participate in a site awareness tour which allowed everyone to experience the site in the same way. The planning workshop followed, during which together participants explored, discussed and developed actual concepts for the Public Park at Site ‘D’.

DISCUSSION WORKSHOP

After the site tour, participants were divided into four (4) different working groups for the discussion process. Each member of the group sat at a table of no more than eight (8) participants with materials that included a flip chart, note cards, and markers to record their discussions. Volunteers were requested from each group to act as recorder/presenter. During the course of the workshop, three topics were presented for individual consideration and group discussion.

Below are the topics discussed:

- What do you **like** best about the site?
- What do you **dislike** about the site?
- What **park amenities** would you like to see at the Park?

Initially, participants were asked to individually respond on forms that were distributed before the presentation of each topic. They were encouraged to list as many responses that came to mind.

A group discussion then began with individual members of each group sharing their responses with the entire group. Time was allotted for the groups to gain consensus on their top consensus responses to the particular topic. Following each topic discussion, the group's presenter reported their findings to all of the workshop participants.

Upon completion of the group presentations of the top priorities for each topic, all individual topic response forms were collected.

WORKSHOP SUMMARY

After the presentations were given, the consultant team identified the consensus responses of all groups. They are listed below:

TOPIC 1

What do you **like** best about the site?

- ❖ Pedestrian Access
- ❖ Nature Elements
- ❖ Trails

TOPIC 2

What do you **dislike** about the site?

- ❖ Dog Leg Configuration – Too close to Neighbors
- ❖ Traffic
- ❖ Culvert

TOPIC 3

What **park amenities** would you like to see at the Park?

- ❖ Trails
- ❖ Benches
- ❖ Fitness Stations
- ❖ Interpretive Panels
- ❖ Tot Lot / Playground