

# LANDSCAPE





## ***Landscape***

The landscape of the 40 acre core embodies the spirit of Carroll Canyon Creek and the nearby mesas. Inspired by the aesthetic and spirit of the place, the landscape features broad swathes of swaying grasses, exuberant perennials that dot the landscape and large heritage trees that provide focal points and places for people to aggregate.

The loose arrangements of grasses that blend within one another and freely pop up throughout the district provide a consistent yet informal fabric of the landscape. Bright flowering perennials and exuberant palo verde trees announce the seasons and are dotted throughout. Lastly, heritage sycamore and oak trees frame the gathering spaces of the project and provide focal points, a sense of place and valuable shade.

The hardscape materials embrace the site's history as a quarry and featuring painted metal/ corten steel, rough hewed granite, concrete, gravel and sand.

These materials freely mix and you might see granite blocks for seating surrounded by concrete pavers with gravel joints. The addition of boldy painted metal or painterly corten provides a striking contrast for the hardscape and draws upon the industrial nature of a quarry. These honest materials and rough aesthetic bear impart a carefree legacy upon the site without being overbearing.

Furniture is eclectic, fun and moveable if possible. This laid back nature allows for a variety of styles and colors to co-exist and for the varied restaurants, retailers and users to feel like they can have something that is personal but engaged with others. Lastly, art elements are placed in highly trafficked areas and are bright, bold and intriguing. Interaction with the art and with other people is the art's primary motive and this interaction create the memorable and exciting moments that make this place special.



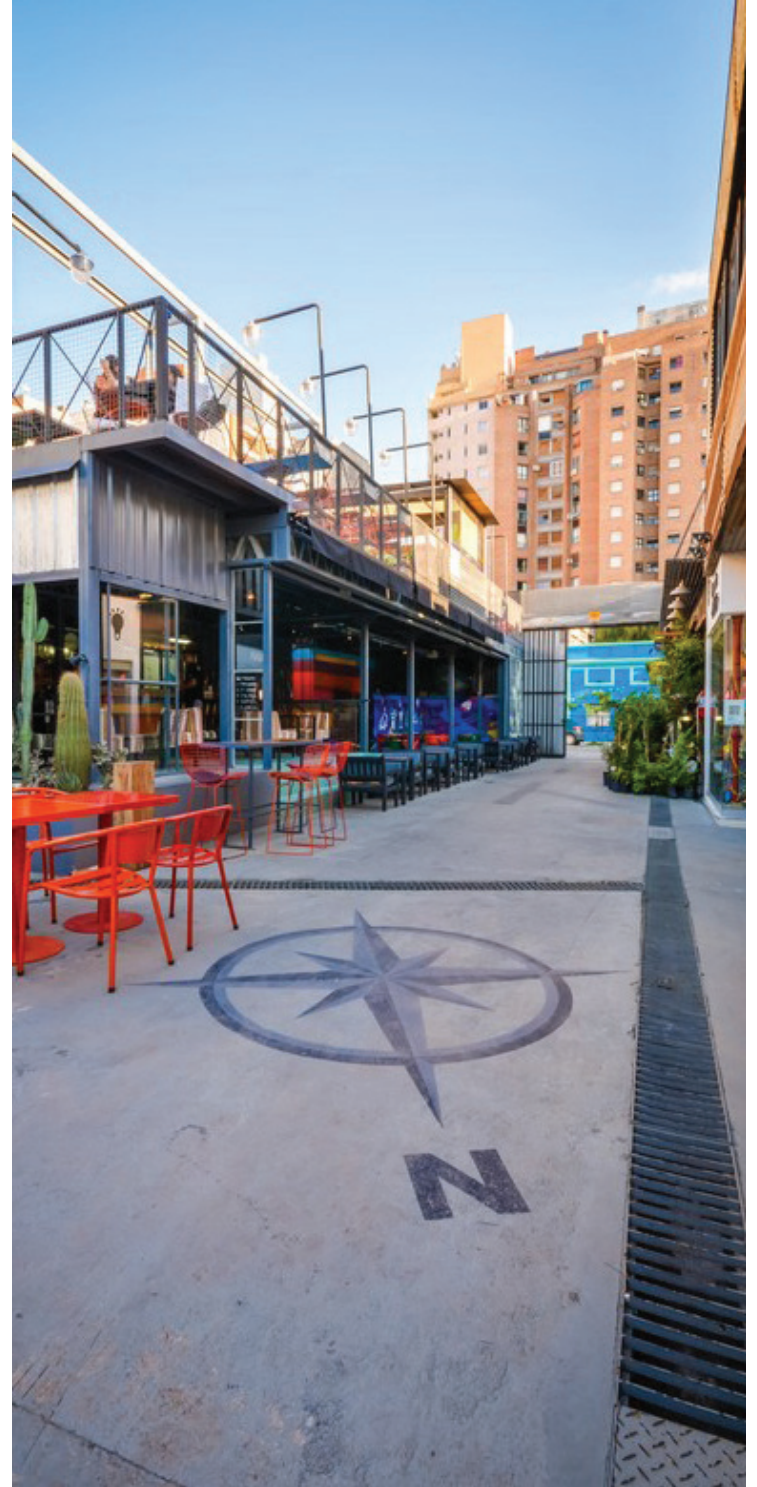
# HARDSCAPE & MATERIALS

## 8.5.17 Hardscape & Materials

- Concrete Pavers set within Gravel Bands
- C.I.P. Concrete with Paint Graphics
- Metal Slot Drains
- Cinderblock Walls
- Distressed Yellow Paint
- Corten Steel
- Corrugated Metal
- Granite Boulders
- Sand & Gravel Hardscape Areas
- Asphalt Streets with Paint Graphics









# PLANTING

## 8.5.18 Planting

- Primarily Native Plants
- Soft Grasses in Swaths
- Oak and Sycamore Specimen Trees
- Naturalistic Arrangements
- Succulents in Pots
- Limited to Yellow Flowers
- Loose and Informal Planting edges
- Drought Tolerant Species

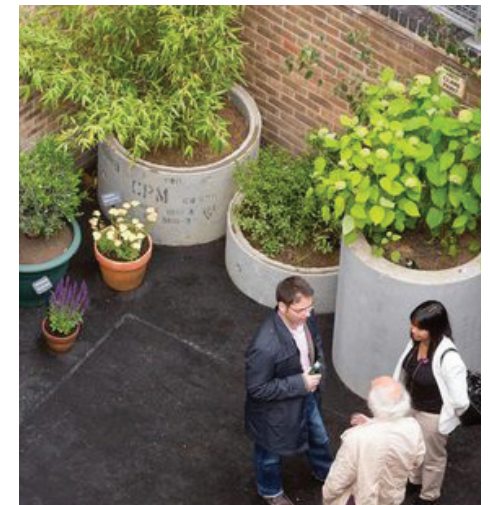
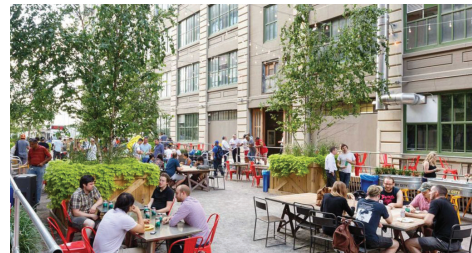




# FURNITURE

## 8.5.19 Furniture

- Eclectic Assortment of Furniture
- Bold & Bright Colored Furniture
- Moveable Tables w/chairs
- Oil Barrel Pots
- Concrete Pipe Pots
- Granite Boulder Seatwalls
- Plastic and Metal Seating
- Furniture to appear distressed





# ARCHITECTURAL COMPONENTS





## 8.6 Architectural Components

### *Architectural Components*

- Colors & Graphics
- Accent Materials
- Indoor/Outdoor Gathering Spaces
- Pedestrian Entries & Way Finding
- Opening off of Street
  - Retail Store Front
  - Massing
  - Informal Outdoor Gathering Nodes
- Building Articulation
- Setbacks / Breaks
- Stoops

Every building in each planning area should incorporate the following architectural components into their design as noted in this section.

#### Notes:

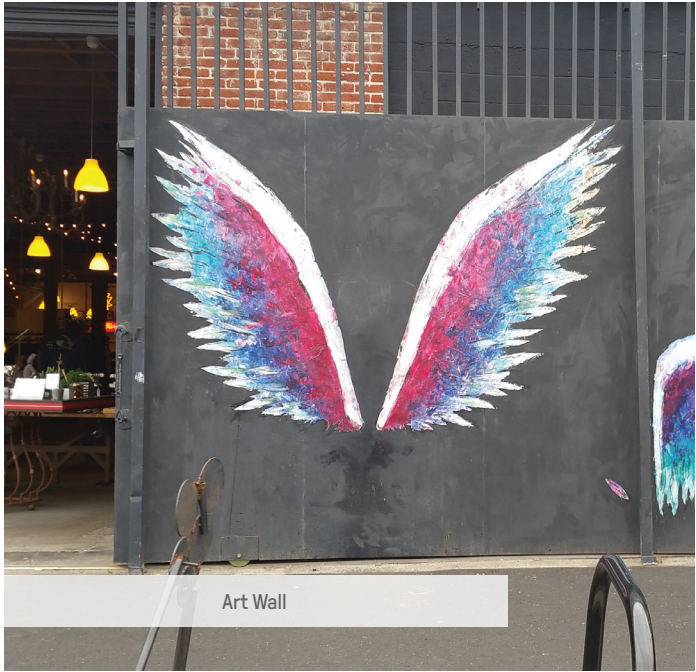
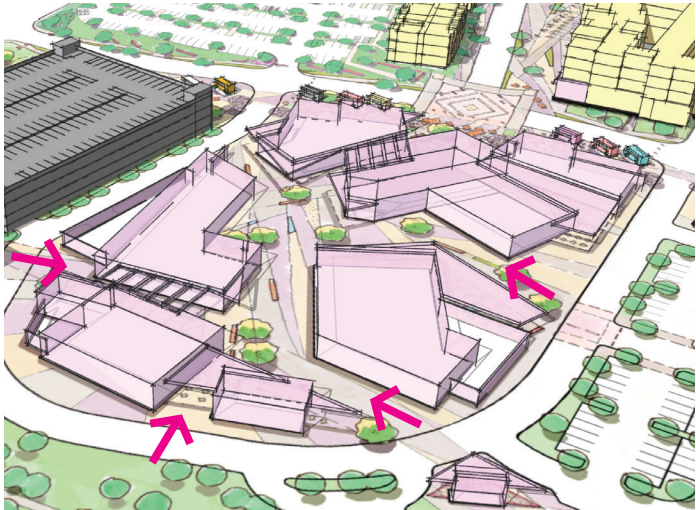
All diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

All photographs are for illustrative purposes.



FIGURE 8-42 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF COLORS & GRAPHICS

ACCENT AREAS: Community Collective requires 25% (by area) of rear retail walls and service walls to include graphics or colors



Conceptual graphic for illustrative purposes only.



## FIGURE 8-43 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF PARKING STRUCTURE SCREENING

PARKING STRUCTURE SCREENING: Community Collective requires 50% (by area) of parking structure walls to have screening or graphics

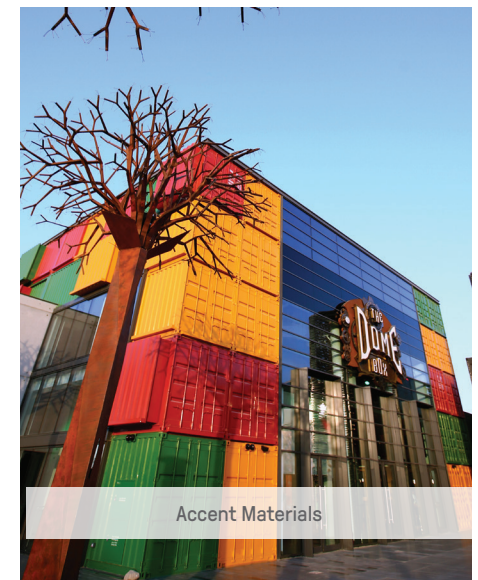
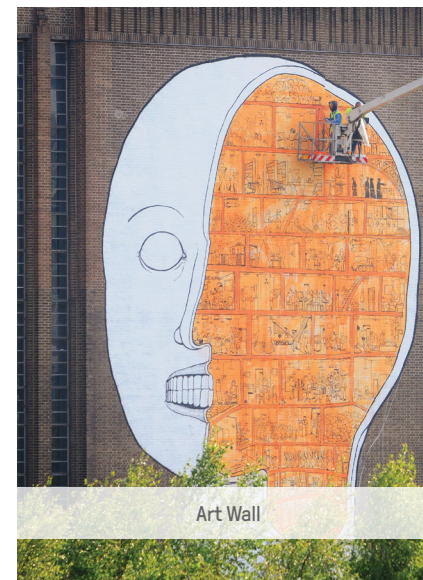
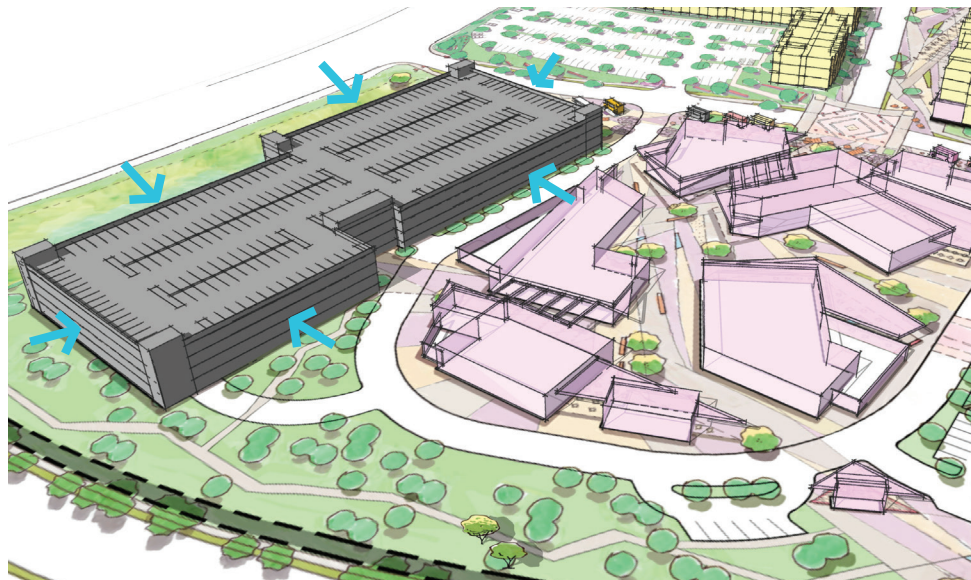
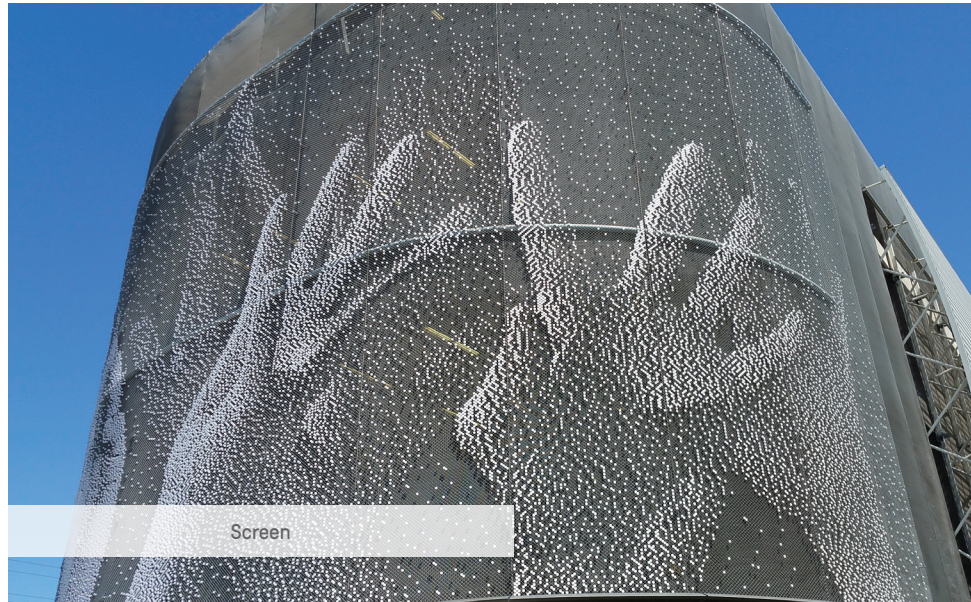




FIGURE 8-44 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF ACCENT MATERIALS

ACCENT MATERIALS: Community Collective requires 20% (by area) accent material on feature facades. Base material plaster



Conceptual graphic for illustrative purposes only.



## FIGURE 8-45 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF INDOOR/OUTDOOR GATHERING SPACE

GATHERING SPACES: Community Collective requires 20% (by area) of outdoor space between building dedicated to indoor/outdoor gathering space



Conceptual graphic for illustrative purposes only.



FIGURE 8-46 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF PEDESTRIAN ENTRIES & WAY FINDING

PEDESTRIAN ENTRIES & WAY FINDING: Community Collective encourages use of these (or similar) components at all major pedestrian entries



Conceptual graphic for illustrative purposes only.



## FIGURE 8-47 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF RETAIL STORE FRONT

RETAIL STORE FRONT: Community Collective encourages use of unique and individual personalization

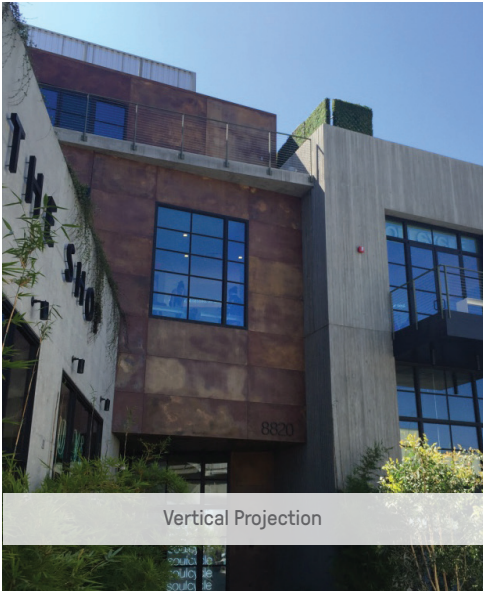
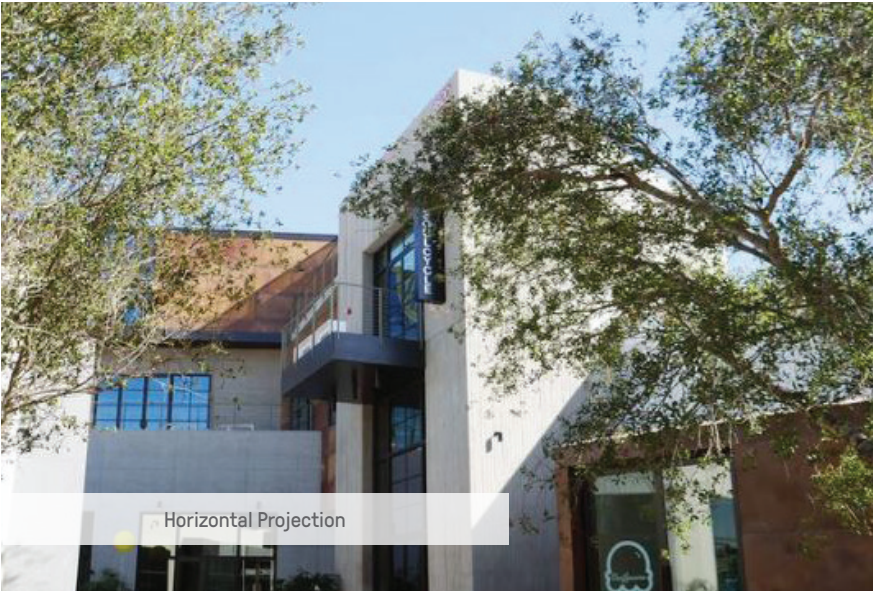


Conceptual graphic for illustrative purposes only.



FIGURE 8-48 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF MASSING

MASSING VARIATION: Community Collective requires 20% (by area) variation in massing along feature facade at entries and active pedestrian areas



Conceptual graphic for illustrative purposes only.



## FIGURE 8-49 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF INFORMAL OUTDOOR GATHERING NODE

OUTDOOR GATHERING: Community Collective encourages informal outdoor gathering spaces along public way throughout



Informal gathering in nature



Informal gathering in retail street

Conceptual graphic for illustrative purposes only.

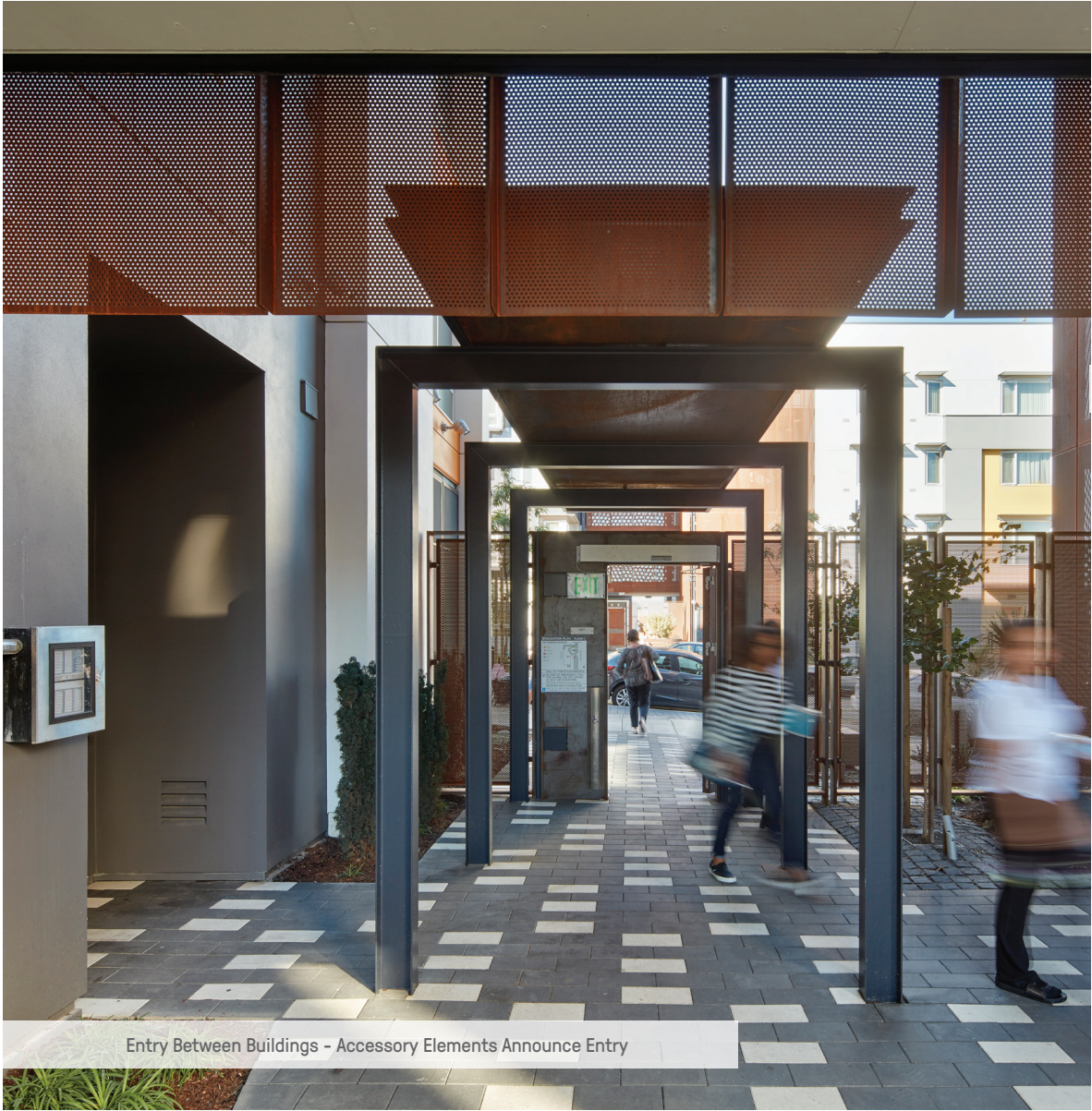


Provide structured outdoor gathering



*FIGURE 8-50 ARCHITECTURAL COMPONENTS - PA-13 & PA-14:  
EXAMPLES OF BUILDING ARTICULATION ▪ PEDESTRIAN ENTRIES & BREAKS BETWEEN BUILDINGS*

BUILDING ARTICULATION: Required building breaks as noted per planning area



Entry Between Buildings - Accessory Elements Announce Entry



Entry Under Building - Massing of Building creates entry portal

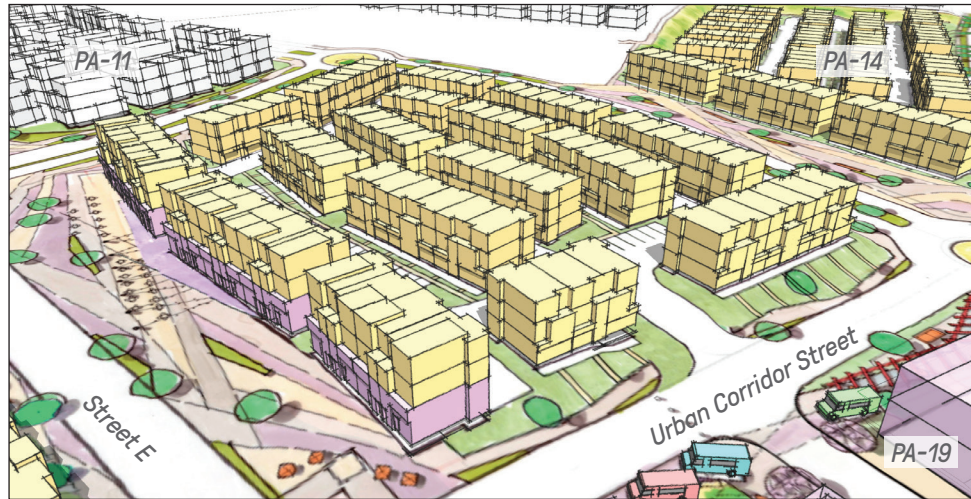


Entry Through Building - Feature Facade defines entry



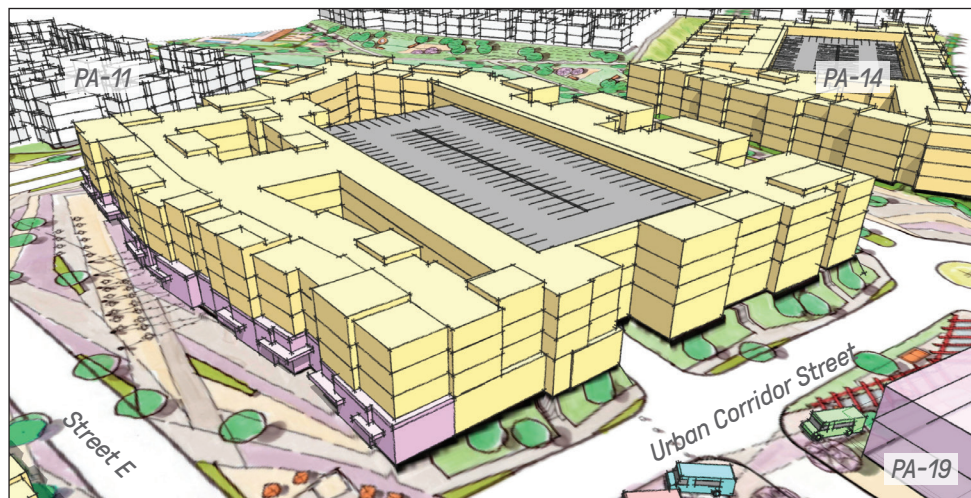
## FIGURE 8-51 ARCHITECTURAL COMPONENTS - PA-13: SETBACKS OR BREAKS IN RESIDENTIAL BLOCKS

BUILDING BREAKS: Required as noted per planning area (based on distance measured parallel to property line from setback to setback)



### LOWER DENSITY (MINIMUM 10' BREAKS BETWEEN BUILDINGS)

- 10% ▪ Village Entry
- 5% ▪ E Street
- 10% ▪ Spine Road
- 10% ▪ Urban Corridor



### HIGHER DENSITY (MINIMUM 10' WIDE & 30' DEEP BREAKS)

- 10% ▪ Village Entry
- 0% ▪ E Street
- 20% ▪ Spine Road
- 10% ▪ Urban Corridor



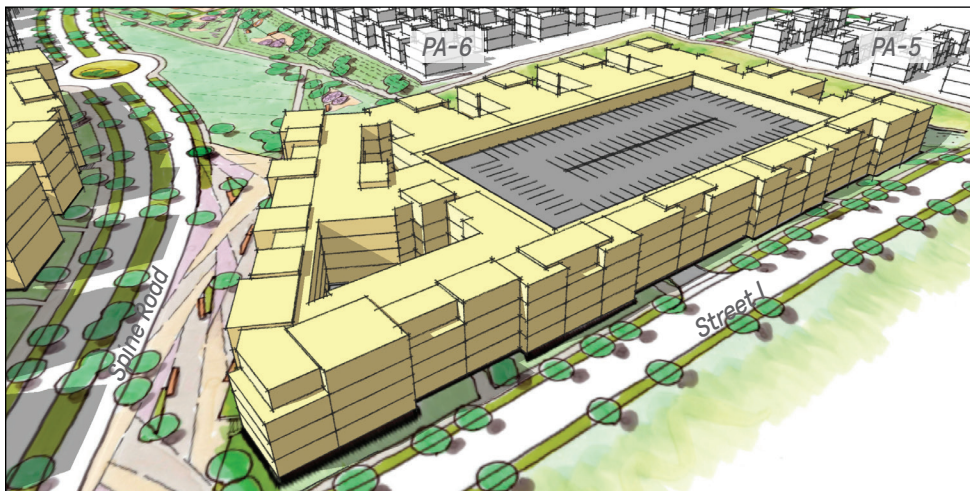
## FIGURE 8-52 ARCHITECTURAL COMPONENTS - PA-14: SETBACKS OR BREAKS IN RESIDENTIAL BLOCKS

BUILDING BREAKS: Required as noted per planning area (based on distance measured parallel to property line from setback to setback)



### LOWER DENSITY (MINIMUM 10' BREAKS BETWEEN BUILDINGS)

- 10% ▪ North Elevation
- 10% ▪ East Elevation
- 10% ▪ Urban Corridor
- 5% ▪ Spine Road



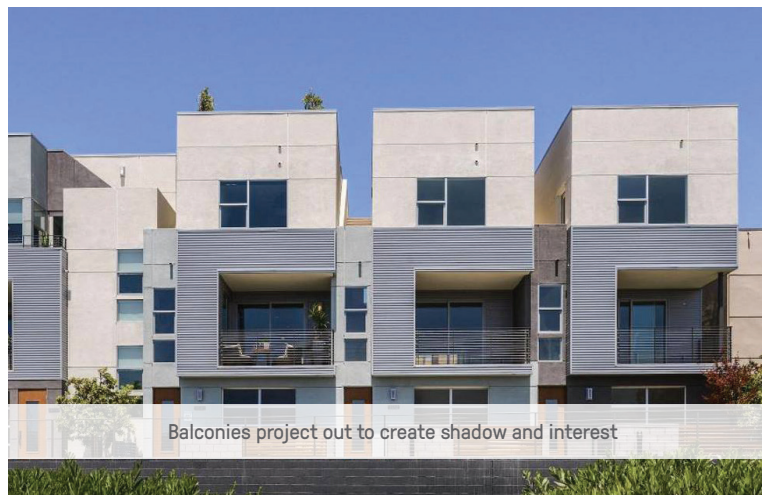
### HIGHER DENSITY (MINIMUM 10' WIDE & 30' DEEP BREAKS)

- 10% ▪ North Elevation
- 10% ▪ East Elevation
- 10% ▪ Urban Corridor
- 0% ▪ Spine Road



**FIGURE 8-53 ARCHITECTURAL COMPONENTS - PA-13 & PA-14:  
EXAMPLES OF BUILDING ARTICULATION ▪ MASSING [ PROJECTED ELEMENTS + BALCONIES ]**

PROJECTED ELEMENTS OR BALCONIES: Required as noted



Required minimum/maximum for projected elements (by area):

PA-13: 15% to 20% on façade facing street

PA-14: 10% to 15% on façade facing street

PA-14: 10% to 15% on façade facing north & east

*Conceptual graphic for illustrative purposes only.*

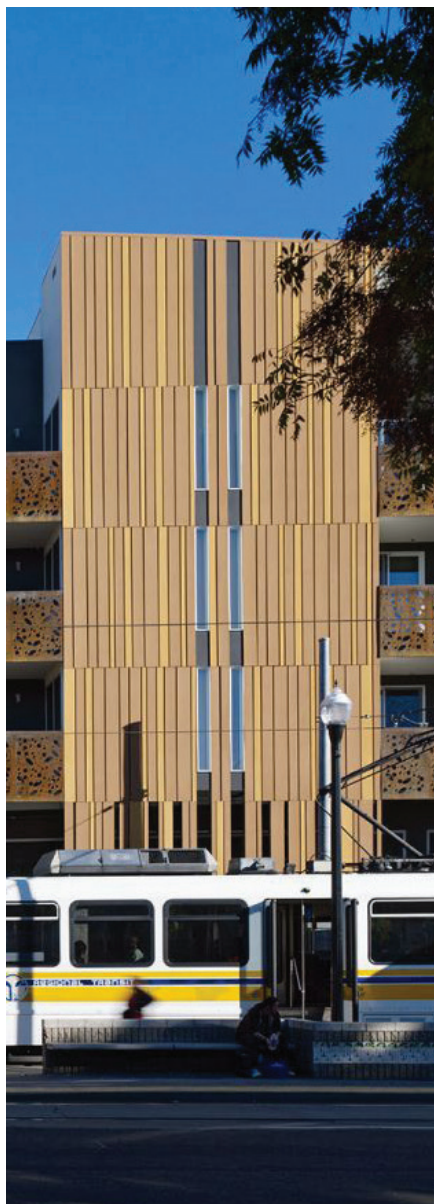




FIGURE 8-54 ARCHITECTURAL COMPONENTS - PA-13 & PA-14: STOOPS

STOOPS: Encourages use of these (or similar) components at active pedestrian edges



Conceptual graphic for illustrative purposes only.



## FIGURE 8-55 ARCHITECTURAL COMPONENTS - PA-13 & PA-14: EXAMPLES OF BUILDING ARTICULATION - MASSING [ VERTICAL ]

ARTICULATION OF VERTICAL MASSING: Required as noted



Portions of wall extend above the body of the building to emphasize areas and create interest



Required vertical massing variation, either raised projections or lower roof/deck projections (based on length of façade):

PA-13: 5% + on façade facing street, 3 stories or lower

PA-13: 15% + on façade facing street, 4 stories

PA-14: 5% + on façade facing street, 3 stories or lower

PA-14: 10% + on façade facing street, 4 stories

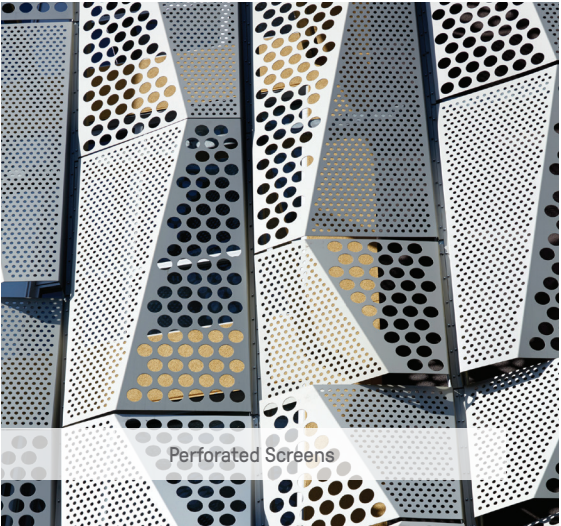
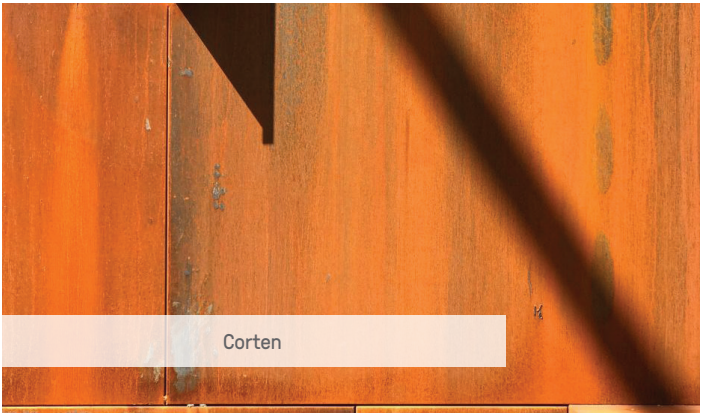
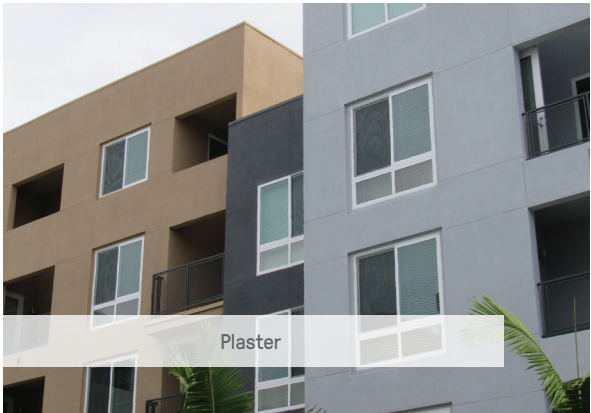
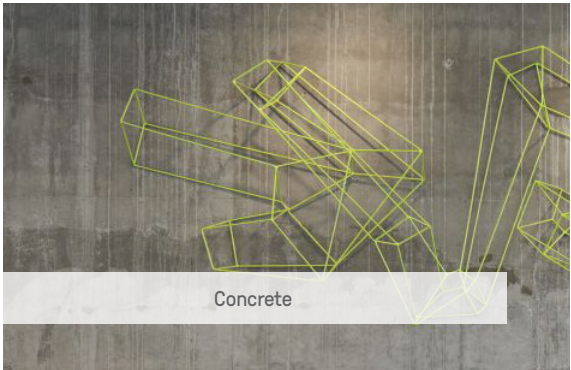
PA-14: 5% + on façade facing north & east, 3 stories or lower

PA-14: 10% + on façade facing north & east, 4 stories



FIGURE 8-56 ARCHITECTURAL COMPONENTS - PA-13 & PA-14: EXAMPLES OF ACCENT MATERIALS

ACCENT MATERIALS: Required as noted



Required accent materials (by area):

PA-13: 15% to 20% on façade facing street

PA-14: 15% to 20% on façade facing street

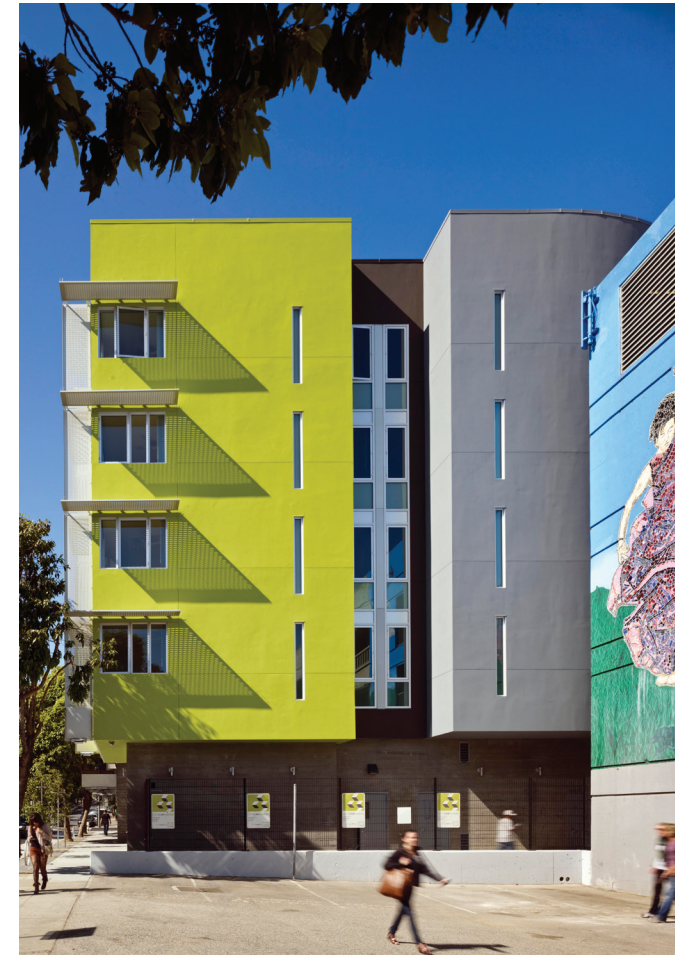
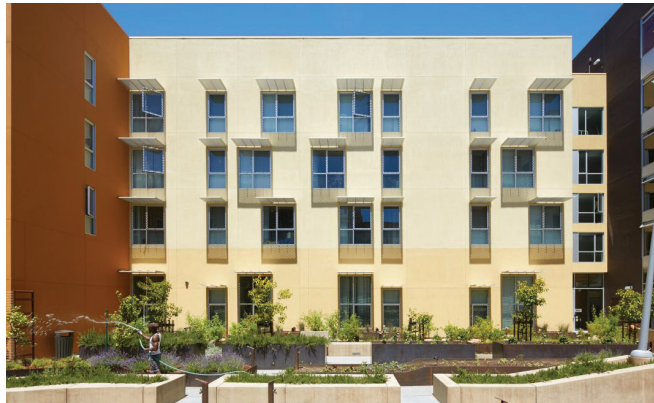
PA-14: 10% to 15% on façade facing north & east

Conceptual graphic for illustrative purposes only.



**FIGURE 8-57 ARCHITECTURAL COMPONENTS - PA-13 & PA-14: EXAMPLES OF MATERIALS ▪ COLORS**

**MATERIALS AND COLORS :** Color creates variation on horizontal and vertical planes to help break down scale and add interest to the facade



Required color variation (by area):

PA-13: 20% on façade facing street

PA-14: 15% on façade facing street

PA-14: 10- 15% on façade facing north & east

*Conceptual graphic for illustrative purposes only.*



FIGURE 8-58 ARCHITECTURAL COMPONENTS - PA-13 & PA-14: EXAMPLES OF MATERIALITY

MATERIALITY & LAYERING OF MATERIALS: Encourages use of these (or similar) components at feature areas



Conceptual graphic for illustrative purposes only.



## FIGURE 8-59 ARCHITECTURAL COMPONENTS - PA-13 & PA-14: EXAMPLES OF TRANSPARENCY

TRANSPARENCY: Encourages use of these (or similar) components to allow views into and out of spaces



*Conceptual graphic for illustrative purposes only.*





~~~~~

*THIS PAGE IS INTENTIONALLY LEFT BLANK.*

~~~~~



# 09



## LANDSCAPE DESIGN GUIDELINES

### 9.1 Introduction

The landscape design guidelines are intended to provide a best practice framework for the landscaping and selection of plants in all of 3Roots San Diego's major streets, buildings, and the public realm. These guidelines are provided to guide development in all of 3Roots San Diego.

### 9.2 Landscape Design

Landscape architecture addresses the design of outdoor areas such as public streets, private drives and alleys, public and private open space areas, and parking lots. It involves the purposeful interplay of plant material, furnishings, lighting, signage, landmarks, and other public amenities. The following landscape design standards and guidelines are provided to create an attractive, sustainable environment that is safe and comfortable and invites social interaction.

1. All landscaping and irrigation shall conform to the landscape guidelines in this MPDP or, for issues not addressed in the MPDP, Landscape Regulations of the City of San Diego Land Development Code and Landscape Standards of the Land Development Manual.
2. Incorporation of sustainable landscape practices is encouraged to achieve a desired

visual aesthetic and contribute to the long-term character of 3Roots San Diego.

3. Elements of landscape architecture shall be similar throughout 3Roots San Diego to create a unified sense of place. Unique qualities of the districts may be achieved through variation in design while utilizing similar landscape elements.
4. Landscaping along public streets shall be consistent and composed of signature planting from the Recommended Plant Palette in Table 9-1 to create an attractive and cohesive community identity. The primary public streets shall be notable for a connected pattern of planted parkways, medians, street trees to prioritize the pedestrian experience and calm vehicular traffic.
5. Street trees shall be in parkways between the curb and sidewalk to create a buffer between the sidewalk and the travel lane. Trees shall be planted extensively throughout 3Roots San Diego—along the streets, private drives, alleys, pathways, slopes, paseos, and trails and incorporated into public outdoor spaces such as plazas and parks to provide shade and beauty.
6. Streets will use signature plantings from the plant palette, according to district, to create



clearly defined identities unique to each street, improve wayfinding, and announce arrival into 3Roots San Diego and each district.

7. Entry spaces, transitional spaces, and gathering spaces shall incorporate identification and aesthetic landscape architecture elements such as gateways, fountains, and other public amenities that depict a sense of community, district identity, and wayfinding throughout the community.
8. The incorporation of biofiltration and bioretention measures in parking lot design, edges of paved areas, and other landscaped areas is encouraged to slow and treat stormwater runoff.
9. Landscaping will be arranged along parkways and landscape easements to provide a sense of rhythm and movement within the streetscape in irregular and organic style.
10. Figures 9-1, 9-2, and 9-3 provide an example of planting for PA-5 and PA-6 to demonstrate consistency of providing 1 tree per lot.
11. Plantings will emphasize context to provide shade/openness where it is needed to allow the flow of natural elements through the project.
12. The streetscape shall consist of the union of various elements within 3Roots San Diego, including structures and buildings, plantings, paving, lighting fixtures, and street furniture.

13. The use of rain gardens, open tree grates, and pockets of open space is encouraged to slow stormwater flow rates, allow natural percolation of runoff, and reduce the heat island effect.
14. Use of permeable pavement to capture and treat stormwater shall be used to the maximum extent possible. Examples of permeable paving include porous asphalt, reinforced grass, semi-impervious concrete paving blocks, and reinforced gravel with grass.
15. Trees and shrubs shall be provided along internal circulation to maintain a cohesive community identity and strengthen sense of place.

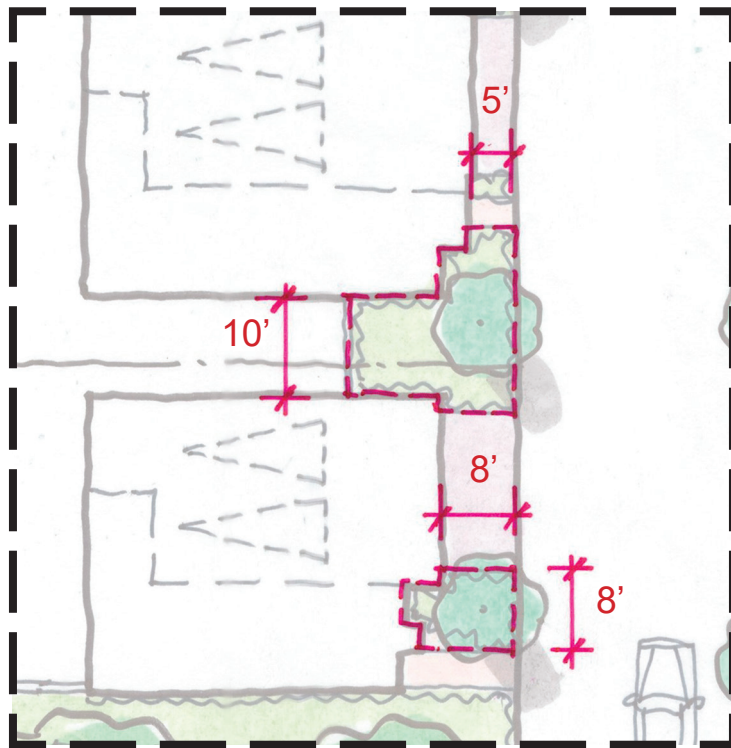
### **9.2.1 Plant Material**

This MPDP provides a recommended plant palette for 3Roots San Diego (see Table 9-1) consisting of street trees, shade and ornamental trees, shrubs, and ornamental grasses and ground covers. The plant palette and concepts described and illustrated in this MPDP depict options for parkways, medians, pathways, trails and paseos, and parks and open space. Selection are made for each district. Substitution of plant materials is allowed by this MPDP; however, the function and purpose of the overall landscape plan shall be maintained. Plant substitution shall be approved through a ministerial process by the City's landscaping staff and does not require an amendment to this MPDP. Any substitutions and/or additions to the plant palette are conditional upon approval by the City of San Diego.

Plant materials shall be chosen from the plant palette in Table 9-1. Some of the recommended plants for each of the five development districts are shown on Figure 9-4 through Figure 9-8 and for key streets on Figure 9-9 through Figure 9-12.



FIGURE 9-1 - PLANNING AREA 5 PLANTING VIGNETTE



- Provide enough planting area in front of the building along the driveway.
- Provide one tree on each lot with minimum 5' deep and 40 sf planting area.

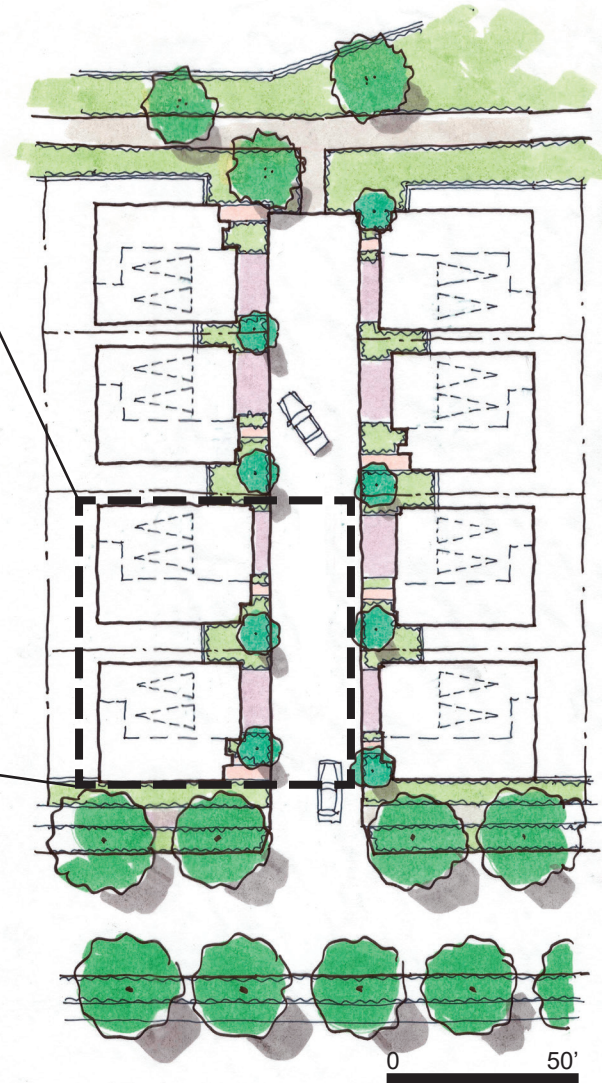




FIGURE 9-2 - PLANNING AREA 5 PLANTING VIGNETTE

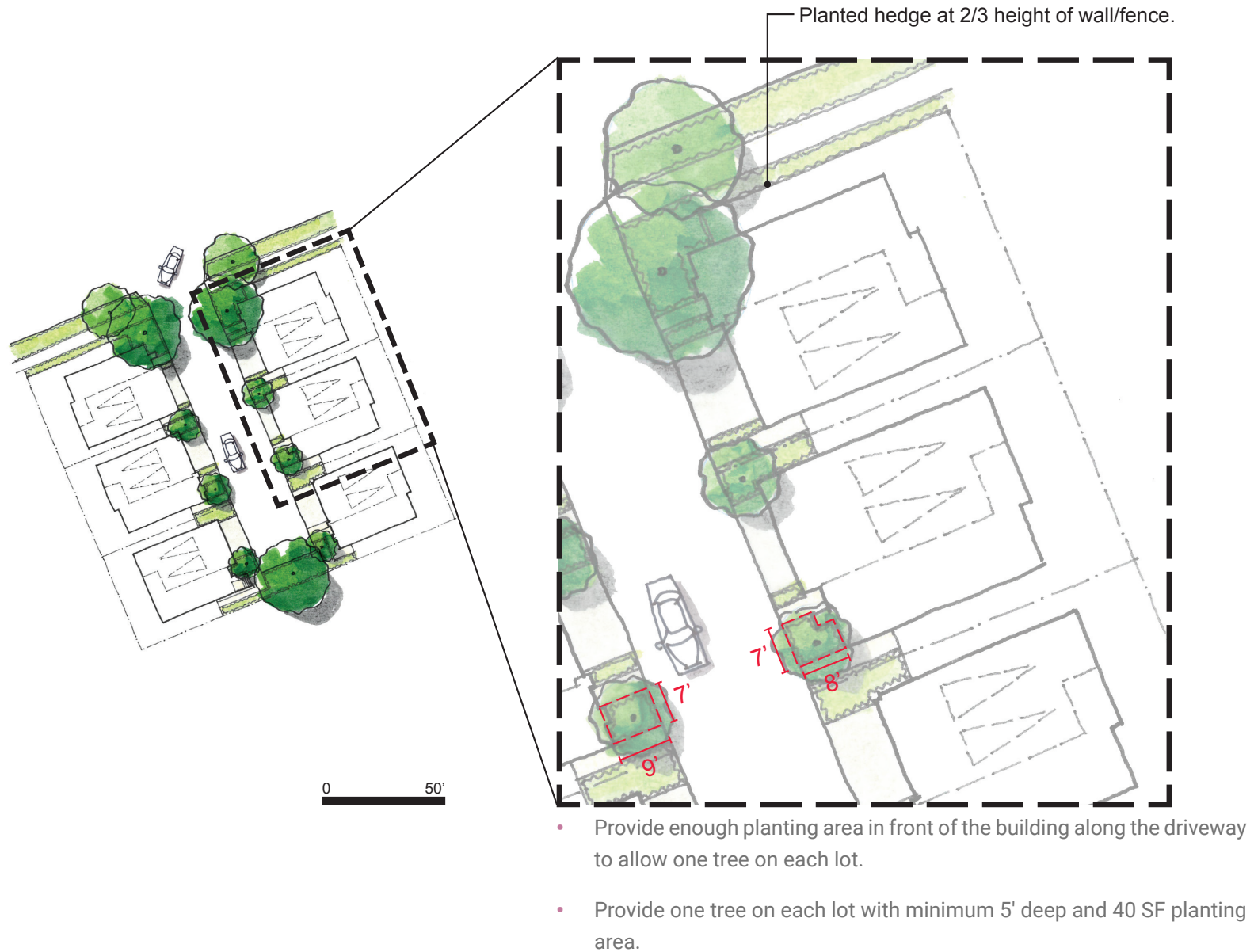




FIGURE 9-3 - PLANNING AREA 6 PLANTING VIGNETTE





**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
Trees										
<i>Acacia willardiana</i>	Palo Blanco	-	VL	✓	✓	✓	✓	0	10-20	12-15
<i>Acer macrophyllum</i>	Big Leaf Maple	F	M	✓		✓		✓	30	15
<i>Agonis flexuosa</i>	Peppermint Tree	S	L	✓	✓	✓		✓	30	20
<i>Albizia julibrissin</i>	Silk Tree	S	M	✓	✓			✓	30	25
<i>Alnus rhombifolia</i>	White Alder	N/F	H				✓	✓	50	40
<i>Arbutus 'Marina'</i>	Marina Arbutus	S	L			✓			35	30
<i>Arbutus menziesii</i>	Madrone	N/S	na			✓			40	40
<i>Arbutus unedo</i>	Strawberry Tree	F/S	L			✓			30	20
<i>Arctostaphylos spp.</i>	Manzanita	N/F	L			✓	✓	✓	10	10
<i>Bauhinia variegata (purpurea)</i>	Purple Orchid Tree	S	M		✓	✓			30	20
<i>Bauhinia x blakeana</i>	Hong Kong Orchid Tree	S	M		✓	✓			20	20
<i>Callistemon citrinus</i>	Bottle Brush	S	L	✓	✓				25	20
<i>Callistemon salignus</i>	Pink Tips/White Bottlebrush	S	M	✓	✓				25	25
<i>Callistemon viminalis</i>	Weeping Bottle Brush	S	M	✓	✓				30	20
<i>Cassia leptophylla</i>	Gold Medallion Tree	S	M	✓	✓				30	25
<i>Ceratonia siliqua</i>	Carob	F	L		✓	✓			30	20
<i>Cercidium 'Desert Museum'</i>	Palo Verde	F/S	M/L	✓	✓	✓	✓	✓	20	20
<i>Cercis canadensis</i>	Eastern Redbud	S	M		✓	✓			25	25
<i>Cercis mexicana</i>	Mexican Redbud	S	L		✓	✓			25	25
<i>Cercis occidentalis</i>	Western Redbud	N/F/S	L		✓	✓			25	25
<i>Cercocarpus betuloides</i>	Mountain Ironwood	N/S	VL			✓			20	20
<i>Chilopsis linearis</i>	Desert Willow	N/S	VL	✓	✓			✓	30	40
<i>Chionanthus retusus</i>	Chinese Fringe Tree	S	M		✓				20	20
<i>Chionanthus virginicus</i>	White Fringe Tree	S	na		✓				30	25
<i>Chitalpa tashkentensis</i>	Chitalpa	H/S	L	✓	✓		✓	✓	30	30
<i>Cupressus guadalupensis forbesii</i>	Tecate Cypress	S	VL	✓	✓			✓	25	25
<i>Erythrina caffra</i>	Kaffir Bloom Coral Tree	H/F	L	✓	✓			✓	30	40
<i>Ficus nitida</i>	Indian Laurel	H	M		✓	✓	✓	✓		
<i>Fraxinus oxycarpa 'Raywood'</i>	Raywood Ash	S	M		✓	✓	✓	✓	30	25

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park

+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
<i>Geijera parviflora</i>	Australian Willow	S	L	✓	✓	✓		✓	35	40
<i>Ginkgo biloba</i>	Maiden Hair Tree	F/S	M	✓	✓			✓	40	40
<i>Gleditsia triacanthos</i>	Honey Locust	F	M			✓			40	40
<i>Hymenosporum flavum</i>	Sweet Shade	S	M	✓	✓			✓	35	20
<i>Jacaranda mimosifolia</i>	Jacaranda	H/S	M		✓	✓			40	40
<i>Juglans californica</i>	Southern California Black Walnut	F/N	L	✓	✓	✓	✓	0	30	30
<i>Juglans hindsii</i>	California Black Walnut	F	na			✓			40	40
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	S	M			✓			40	40
<i>Koelreuteria paniculata</i>	Golden Rain Tree	S	L			✓			40	40
<i>Lagerstroemia indica</i>	Crape Myrtle	F/S	M		✓				20	20
<i>Ligustrum lucidum</i>	Glossy Privet	F	M		✓	✓			30	20
<i>Liquidambar styraciflua</i>	Sweet Gum	F	M		✓	✓			50	20
<i>Liriodendron tulipifera</i>	Tulip Tree	F/S	M	✓	✓			✓	60	30
<i>Lophostemon confertus</i>	Brisbane Box	F/S	M		✓				60	40
<i>Lyonothamnus floribundus</i>	Catalina Ironwood	N/F	VL			✓	✓	✓	30	20
<i>Magnolia grandiflora</i>	Southern Magnolia	S	M		✓	✓			25	20
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	S		✓	✓	✓	✓		20	10
<i>Metrosideros excelsa</i>	New Zealand Christmas Tree	S	M		✓	✓			20	20
<i>Olea europea</i> 'Swan Hill'	Fruitless Olive	S	L	✓				✓	40	25
<i>Parkinsonia aculeata</i>	Mexican Palo Verde/ Jerusalem Thorn	H/F	L	✓	✓			✓	30	25
<i>Parkinsonia florida</i> ( <i>Cercidium floridum</i> )	Blue Palo Verde	H/F	VL	✓	✓			✓	30	25
<i>Pistacia chinensis</i>	Chinese Pistache	F/S	M	✓		✓		✓	40	40
<i>Pittosporum phylliraeoides</i>	Willow Pittosporum	F/S	L	✓		✓		✓	25	15
<i>Pittosporum tenuifolium</i>	Tawhiwhi	S	M	✓	✓			✓	35	25
<i>Pittosporum undulatum</i>	Victorian Box	S	M	✓		✓		✓	25	25
<i>Platanus acerifolia</i> ( <i>Columbia</i> )	London Plane	F/S	M	✓				✓	60	40
<i>Platanus racemosa</i>	California Sycamore	H/N/F	M	✓	✓	✓	✓	✓	60	45
<i>Platanus wrightii</i>	Arizona Sycamore	H	M			✓	✓	✓	60	40
<i>Podocarpus macrophyllus</i>	Yew Podocarpus	S	M	✓	✓	✓	✓	0	40	20
<i>Populus alba</i>	Bolleana Poplar	F	M				✓	✓	50	20

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park  
+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
<i>Populus fremontii</i>	Western Cottonwood	H/N/F	M				✓	✓	50	30
<i>Populus trichocarpa</i>	Black Cottonwood	F	M				✓	✓	60	30
<i>Proposis 'Maverick'</i>	Thornless Mesquite	S	L	✓	✓	✓	✓	✓	30	30
<i>Prosopis x 'Phoenix'</i>	Phoenix Mesquite	S	L	✓	✓	✓	✓	0	30	30
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	F	M	✓	✓			✓	30	20
<i>Prunus ilicifolia</i>	Holly Leaf Cherry	N/F	VL	✓	✓			✓	25	20
<i>Prunus lyonii</i>	Catalina Cherry	F	L	✓	✓			✓	30	20
<i>Pyrus calleryana cultivars</i>	Callery Pear	S	M	✓	✓			✓	30	20
<i>Pyrus kawakamii</i>	Evergreen Pear	S	M	✓	✓			✓	30	25
<i>Quercus agrifolia</i>	Coast Live Oak	H/N/F/S	L	✓		✓	✓	✓	65	50
<i>Quercus berberidifolia</i>	Scrub Oak	F/N	VL	✓	✓	✓	✓	✓	20	15
<i>Quercus dumosa</i>	Coastal Sage Scrub Oak	F/N	VL	✓	✓	✓	✓	✓	6-12	6-10
<i>Quercus engelmannii</i>	Mesa Oak	N/F/S	L				✓	✓	50	45
<i>Quercus ilex</i>	Holly Oak	S	L				✓	✓	50	50
<i>Quercus suber</i>	Cork Oak	F/S	L				✓	✓	40	40
<i>Quercus virginiana</i>	Southern Live Oak	H/S	M	✓		✓	✓	✓	50	40
<i>Rhus lancea</i>	African Sumac	F/S	L		✓	✓			30	25
<i>Salix exigua</i>	Narrowleaf Willow	F/N	M/H	✓	✓	✓	✓	✓	12	15
<i>Salix gooddingii</i>	Black Willow	F/N	M/H	✓	✓	✓	✓	✓	20-30	20-30
<i>Salix lasiolepis</i>	Arroyo Willow	F/N	M/H	✓	✓	✓	✓	✓	15	21
<i>Salix spp.</i>	Willow	N/F	H				✓	✓	30	30
<i>Tabebuia impetiginosa (ipe)</i>	Pink/Lavender Trumpet Tree	S	M	✓				✓	30	25
<i>Tipuana tipu</i>	Tipu Tree	S	M	✓	✓	✓		✓	40	40
<i>Tristaniopsis laurina</i>	Little Leaf Myrtle	S	M		✓	✓			25	25
<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	F	M	✓	✓	✓	✓	✓	40	30
<i>Ulmus pumila</i>	Siberian Elm	F	na	✓	✓	✓	✓	✓	40	30
<i>Umbellularia californicax</i>	California Bay	F	M			✓			40	30
<i>Vitex agnus-castus</i>	Chaste Tree	S	L	✓	✓	✓	✓		8-10	5-8

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park

+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
Large Shrubs										
<i>Acca sellowiana</i> ( <i>Feijoa sellowiana</i> )	Pineapple Guava	F	M		✓	✓			10	8
<i>Agave attenuata</i> 'Variegata'	Variegated Fox Tail Agave	-	L	✓	✓	✓	✓	✓	na	na
<i>Amorpha fruticosa</i>	False Indigobush	F	L			✓	✓	✓	8	6
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Tree	-	M/L	✓	✓	✓	✓	✓	na	na
<i>Arctostaphylos</i> spp.	Manzanita	N/F	M			✓	✓	✓	10	10
<i>Atriplex</i> spp.	Saltbush	N/F	H			✓	✓	✓	10	10
<i>Baccharis glutinosa</i>	Mule Fat	F	na	✓	✓	✓	✓	✓	8	6
<i>Baccharis pilularis consanguinea</i>	Coyote Brush	N/F	L	✓	✓	✓	✓	✓	8	6
<i>Carissa</i> spp.	Natal Plum	F	L	✓	✓	✓		✓	6	6
<i>Ceanothus</i> spp.	California Lilac	N/F	L	✓	✓			✓	8	8
<i>Cistus</i> spp.	Rockrose	F	M	✓	✓	✓	✓	✓	6	6
<i>Cneoridium dumosum</i>	Bushrue	N/F	M			✓	✓	✓	8	6
<i>Convolvulus cneorum</i>	Bush Morning Glory	F	L			✓			6	8
<i>Dalea orcuttii</i>	Baja Indigo Bush	F	M			✓	✓	✓	4	4
<i>Elaeagnus pungens</i>	Silverberry	F	M		✓	✓	✓	✓	10	10
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	N/F	M			✓	✓	✓	3	4
<i>Escallonia</i> spp.	Escallonia	F	L		✓	✓	✓	✓	6	6
<i>Ferocactus viridescens</i>	San Diego Barrelcactus	N	L	✓	✓	✓	✓	✓	na	na
<i>Ficus nitida</i> 'Green Gem'	Green Gem Ficus	-	M		✓				na	na
<i>Fremontodendron</i> spp.	Flannel Bush	F	VL		✓	✓	✓	✓	10	10
<i>Galvesia juncea</i>	Baja Bush-Snapdragon	F	M			✓	✓	✓	6	6
<i>Galvesia speciosa</i>	Island Bush Snapdragon	F	L			✓	✓	✓	6	6
<i>Garrya elliptica</i>	Coast Silktassel	F	L		✓				15	15
<i>Garrya flavescens</i>	Ashy Silktassel	F	VL		✓				15	15
<i>Heteromeles arbutifolia</i>	Toyon	N/F	M		✓	✓	✓	✓	20	20
<i>Mahonia</i> spp.	Oregon Grape	F	na	✓	✓	✓		✓	6	10
<i>Malosma laurina</i>	Laurel Sumac	N/F	L			✓	✓	✓	8	10
<i>Mimulus</i> spp.	Monkey Flower	N/F	VL			✓	✓	✓	6	6

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park

+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
<i>Olea europea</i> 'Little Ollie'	Little Ollie Olive	-	L		✓				na	na
<i>Opuntia ellisiana</i>	Spineless Prickly Pear	-	VL	✓					na	na
<i>Opuntia violacea</i> var. 'Santa Rita'	Purple Beavertail	-	VL			✓			na	na
<i>Photinia</i> spp.	Photinia	F	L			✓	✓	✓	8	4
<i>Pittosporum viridiflorum</i>	Evergreen Pittosporum	F	M	✓	✓	✓		✓	20	3
<i>Plumbago auriculata</i> (campense)	Cape Plumbago	F	L		✓	✓			20	10
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	F	M		✓	✓			15	15
<i>Prunus ilicifolia</i>	Holly Leaf Cherry	N/F	M		✓	✓			10	10
<i>Prunus lyonii</i>	Catalina Cherry	F	M		✓	✓			10	10
<i>Psoralea arguta</i> (Dalea spinosa)	Smoke Tree	F	M		✓				10	8
<i>Punica granatum</i> 'Nana'	Dwarf Pomegranate	F	na		✓				10	5
<i>Quercus berberidifolia</i>	Scrub Oak	F	VL			✓	✓	✓	5	5
<i>Quercus dumosa</i>	Nuttall's Scrub Oak	F	L	✓	✓	✓	✓	✓	na	na
<i>Rhamnus alaternus</i>	Indian Buckthorn	F	M/L	✓	✓	✓	✓	✓	na	na
<i>Rhamnus californica</i>	Coffeeberry	F	M			✓	✓	✓	6	6
<i>Rhus integrifolia</i>	Lemonade Berry	N/F	M			✓	✓	✓	8	6
<i>Rhus lentii</i>	Pink-Flowering Sumac	F	M			✓	✓	✓	6	6
<i>Rhus ovata</i>	Sugar Bush	F/N	L/VL	✓	✓	✓	✓	✓	na	na
<i>Rhus trilobata</i>	Squawbush	F	VL			✓	✓	✓	6	6
<i>Ribes speciosum</i>	Fuchsia Flowering Gooseberry	N/F	M			✓	✓	✓	6	6
<i>Ribes viburnifolium</i>	Evergreen Currant	F	M			✓	✓	✓	6	6
<i>Sambucus nigra</i> ssp <i>Caerulea</i>	Western Elderberry	F/N	L	✓	✓	✓	✓	✓	na	na
<i>Sambucus</i> spp.	Elderberry	N/F	L			✓	✓	✓	6	6
<i>Simmondsia chinensis</i>	Jojoba	N	VL	✓	✓	✓	✓	✓	na	na
<i>Tecomaria capensis</i>	Cape Honeysuckle	F	L			✓			6	4
<i>Teucrium fruticans</i>	Bush Germander	F	VL		✓	✓			4	8
<i>Verbena lilacina</i>	Lilac Verbena	F	M		✓	✓			4	6
<i>Westringia fruticosa</i> (rosmariniformis)	Coast Rosemary		M		✓	✓			4	6
<i>Xylococcus bicolor</i>	Mission Manzanita	N	VL	✓	✓	✓	✓	✓	na	na

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park

+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
<i>Xylosma congestum</i>	Shiny Xylosma	F	L		✓	✓			6	4
<i>Yucca pallida</i>	Pale Leaf Yucca	-	L	✓	✓	✓	✓	✓	na	na
<i>Yucca schidigera</i>	Yucca	F/N	L		✓	✓	✓	✓	na	na
<b>Accent Shrubs</b>										
<i>Adenostoma fasciculatum</i>	Chaimise	-	VL	✓	✓	✓	✓	✓	na	na
<i>Aloe barbarae</i>	Tree Aloe	-	L	✓					na	na
<i>Aloe vera</i>	Aloe Vera	-	L	✓					na	na
<i>Ambrosia psilostachya</i>	Western Ragweed	N	VL	✓	✓	✓	✓	✓	na	na
<i>Artemisia douglasiana</i>	California Mugwort	N	L	✓	✓	✓	✓	✓	na	na
<i>Artemisia palmeria</i>	San Diego Sagewort	N	L	✓	✓	✓	✓	✓	na	na
<i>Dianella revoluta</i> 'Little Rev'	Flax Lily	-	L		✓				na	na
<i>Dianella tasmanica variegata</i>	Variegated Flax Lily	-	L		✓				na	na
<i>Dietes bicolor</i>	Fortnight Lily	-	M/L	✓	✓	✓	✓	✓	na	na
<i>Dietes vegeta</i>	African Iris	-	M/L		✓	✓			na	na
<i>Eriodictyon crassifolium</i>	Thick Leaved Yerba Santa	N	VL	✓	✓	✓	✓	✓	na	na
<i>Isocoma menziesii</i>	Coastal Goldenbush	N	VL	✓	✓	✓	✓	✓	na	na
<i>Perovskia atriplicifolia</i>	Russian Sage	-	L			✓			na	na
<i>Raphiolepis indica</i>	Indian Hawthorn	-	M	✓	✓	✓	✓	✓	na	na
<i>Ribes indecorum</i>	White Flowering Currant	N	L	✓	✓	✓	✓	✓	na	na
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Huntington Carpet Rosemary	-	L		✓				na	na
<i>Rosmarinus</i> 'Tuscan Blue'	Tuscan Blue Rosemary	-	L		✓				na	na
<i>Rumex salicifolius</i>	Willow Dock	N	-	✓	✓	✓	✓	✓	na	na
<i>Salvia apiana</i>	White Sage	F/N	VL	✓	✓	✓	✓	✓	na	na
<i>Salvia</i> 'Bee's Bliss'	Bee's Bliss Sage	F/N	VL		✓				na	na
<i>Salvia clevelandii</i> 'Winifred Gilman'	Winifred Gilman Sage	F	VL			✓			na	na
<i>Salvia leucantha</i>	Mexican Sage Bush	F	VL			✓			na	na
<i>Salvia mellifera</i>	Black Sage	F/N	VL	✓	✓	✓	✓	✓	na	na
<i>Santolina rosmarinifolia</i>	Green Santolina	-	L	✓	✓	✓	✓	✓	na	na

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park  
+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
<i>Tulbaghia violacea</i> 'White'	White Society Garlic	-	M/L			✓			na	na
<i>Verbena lilacina</i> 'De la Minia'	De La Mina Verbena	-	L	✓	✓	✓	✓	✓	na	na
<i>Acmispon glaber</i> ( <i>Lotus scoparius</i> )	Deer Weed	N/F	L	✓	✓	✓	✓	✓	na	na
<i>Agave</i> spp.	Agave	N/F	L	✓	✓	✓	✓	✓	na	na
<i>Aloe</i> spp.	Aloe		L	✓	✓	✓	✓	✓	na	na
<i>Anigozanthos</i> hybrids & cvs.	Kangaroo Paw		M	✓	✓		✓	✓	na	na
<i>Cistus</i> spp.	Rockrose	F	L	✓	✓	✓	✓	✓	na	na
<i>Encelia californica</i>	California Encelia	N/F	VL	✓	✓	✓	✓	✓	na	na
<i>Encelia farinosa</i>	Brittle Bush	N/F	VL	✓	✓	✓	✓	✓	na	na
<i>Fouquieria splendens</i>	Ocotillo	F	VL	✓	✓		✓	✓	na	na
<i>Hesperaloe parviflora</i>	Red/ Yellow Yucca		VL	✓	✓		✓	✓	na	na
<i>Nolina</i> spp.	Bear Grass	F	VL	✓	✓		✓	✓	na	na
<i>Opuntia</i> spp.	Prickly Pear/Cholla		VL	✓	✓	✓	✓	✓	na	na
<i>Pachocereus marginatus</i>	Mexican Fence Post Cactus		VL	✓	✓				na	na
<i>Rosa californica</i>	California Wild Rose	N/F	L	✓	✓			✓	na	na
<i>Rosa minutifolia</i>	Baja California Wild Rose	F	L	✓				✓	na	na
<i>Salvia clevelandii</i>	Cleveland= Sage	N/F	VL		✓	✓			na	na
<i>Salvia greggii</i> & hybrids	Autumn Sage		L		✓	✓			na	na
<i>Symphoricarpos mollis</i>	Creeping Snowberry	F	na			✓	✓	✓	na	na
<i>Syringa vulgaris</i>	Lilac	F	na		✓	✓	✓	✓	na	na
<i>Tagetes lemmonii</i>	Mountain Marigold		L	✓				✓	na	na
<i>Yucca</i> spp.	Yucca	N/F	L	✓	✓		✓	✓		

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park

+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
Ornamental Grasses and Grass Like Plants										
<i>Aptenia cordifolia</i>	Ice Plant (Aptenia)	F	L	✓				✓	na	na
<i>Artemisia californica</i>	California Sagebrush	N	VL	✓	✓	✓	✓	✓	na	na
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grass	-	L	✓	✓	✓	✓	✓	na	na
<i>Callistemon</i> 'Little John'	Little John Bottlebrush	-	L	✓				✓	na	na
<i>Carex divulsa</i>	Berkley Sage	-	L	0	0	0	✓	0	na	na
<i>Carex pansa</i>	Sand Dune Sedge	-	M		✓	✓	✓	✓	na	na
<i>Carex pregracilis</i>	California Field Sedge	N	M	✓	✓	✓	✓	✓	na	na
<i>Carex spissa</i>	San Diego Sedge	N	M/L	0	0	0	✓	0	na	na
<i>Carex tumulicola</i>	Berkeley Sedge	-	L		✓	✓	✓	✓	na	na
<i>Dietes bicolor</i> and cvs	Fortnight Lily	-	L	✓	✓	✓		✓	na	na
<i>Elymus glaucus</i>	Blue Wild Rye	N	L	0	0	0	✓	0	na	na
<i>Festuca mairei</i>	Maire's Fescue	-	L	✓	✓	✓	✓	✓	na	na
<i>Festuca microstachys</i>	Small Fescue	N	L	✓	✓	✓	✓	✓	na	na
<i>Festuca rubra</i>	Creeping Red Fescue	N	H	✓	✓	✓	✓	✓	na	na
<i>Gazania</i> spp.	Gazania	F	M	✓	✓	✓	✓	✓	na	na
<i>Juncus mexicanus</i>	Mexican Rush	N	M	✓	✓	✓	✓	✓	na	na
<i>Juncus patens</i> and cvs.	California Grey Rush	-	L	✓	✓		✓	✓	na	na
<i>Juncus textilis</i>	Basket Rush	N	M	0	0	0	✓	0	na	na
<i>Leymus tritcoides</i> 'Lagunita'	Lagunita Wild Rye	-	L	✓	✓	✓	✓	✓	na	na
<i>Muhlenbergia capillaris</i>	Hairy Awn Muhly	-	M	✓	✓			✓	na	na
<i>Muhlenbergia capillaris</i> 'White Cloud'	White Muhlygrass	-	M/L	0	0	0	0	0	na	na
<i>Muhlenbergia dubia</i>	Pine Muhly	-	L	✓	0	✓	0	0	na	na
<i>Muhlenbergia emersleyi</i>	Bull Grass	-	M/L	0	0	0	0	0	na	na
<i>Muhlenbergia rigens</i>	Deer Grass	N	L	✓	✓			✓	na	na
<i>Nassella tenuissima</i>	Mexican Feather Grass	-	L	✓	✓	✓	✓	✓	na	na
<i>Pennisetum spathiolatum</i>	Slender Veldt Grass	-	M	✓	✓	✓	✓	✓	na	na
<i>Penstemon</i> spp.	Penstemon	N/F	L	✓	✓	✓	✓	✓	na	na
<i>Sisyrinchium bellum</i>	Blue Eyed Grass	N	L/VL	✓	✓	✓	✓	✓	na	na
<i>Stipa pulchra</i>	Purple Needle Grass	N	VL	✓	✓	✓	✓	✓	na	na

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park  
+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
Vines and Ground Covers										
Acacia redolens	Desert Carpet Acaia	-	VL	✓	✓	✓	✓	✓	na	na
Achillea millefolium & hybrids	Common Yarrow	N/F	L			✓	✓	✓	na	na
Agrostis pallens	Bent Grass		na	✓	✓	✓	✓	✓	na	na
Anisodonte capensis	African Mallow		–		✓	✓			na	na
Antigonon leptopus	Coral Vine	F	L	✓	✓	✓	✓	✓	na	na
Arctostaphylos spp.	Manzanita	N/F	L			✓	✓	✓	na	na
Artemisia spp.	Sagebrush		L						na	na
Baccharis pilularis	Dwarf Coyote Brush	N/F	L			✓	✓	✓	na	na
Baccharis pilularis 'Twin Peaks'	Coyote Brush	-	L	✓	✓	✓	✓	✓	na	na
Baccharis salicifolia	Mule Fat	N	M	✓	✓	✓	✓	✓	na	na
Baccharis sarothroides	Desert Broom	N	VL	✓	✓	✓	✓	✓	na	na
Bougainvillea spp.	Bougainvillea		L	✓	✓	✓	✓	✓	na	na
Bulbine frutescens	Stalked Bulbine		L	✓	✓	✓	✓	✓	na	na
Calandrinia ciliata	Redmaids	N	L	✓	✓	✓	✓	✓	na	na
Ceanothus 'Concha'	Concha Ceanothus	F	M/L	✓	✓	✓	✓	✓	na	na
Ceanothus spp.	California Lilac	N/F	VL		✓	✓			na	na
Ceanothus t. griseus 'Yankee Point'	Carmel Creeper	F	M/L	✓	✓	✓	✓	✓	na	na
Ceanothus 'Valley Violet'	Valley Violet Ceanothus	F	M/L	0	✓	0	0	0	na	na
Cerastium tomentosum	Snow In Summer	F	M			✓	✓	✓	na	na
Cissus spp.	Grape Ivy		M	✓	✓	✓	✓	✓	na	na
Convolvulus sabatius	Ground Morning Glory	F/N	L	0	✓	0	0	0	na	na
Coprosma x 'Kirkii'	Creeping Coprosma	F	M	✓		✓	✓	✓	na	na
Coreopsis gigantea	Giant Coreopsis	F	VL			✓	✓	✓	na	na
Coreopsis maritima	Sea Dahlia	F	VL			✓	✓	✓	na	na
Coreopsis verticillata cvs.	Threadleaf Coreopsis	F	L			✓	✓	✓	na	na
Cotoneaster spp.	Cotoneaster	F	M			✓	✓	✓	na	na
Dalea capitata 'Sierra Gold'	Lemon Dalea	-	L	✓	✓	✓	✓	✓	na	na
Dalea greggii	Trailing Dalea	-	L	0	0	✓	0	0	na	na

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park  
+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
<i>Datura wrightii</i>	Sacred Datura	-	VL	✓	✓	✓	✓	✓	na	na
<i>Deinandra fasciculata</i>	Fascicled Tarplant	N	L	✓	✓	✓	✓	✓	na	na
<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine	F	M	✓	✓	✓	✓	✓	na	na
<i>Drosanthemum spp.</i>	Ice Plant (Drosanthemum)	F	L			✓			na	na
<i>Dudleya lanceolata</i>	Lanceleaf Liveforever	N	VL	✓	✓	✓	✓	✓	na	na
<i>Dudleya Pplverulenta</i>	Chalk Dudleya	N	VL	✓	✓	✓	✓	✓	na	na
<i>Dudleya spp.</i>	Dudleya	N/F	VL	✓	✓	✓	✓	✓	na	na
<i>Elymus glaucus</i>	Blue Wild Rye	N	L	✓	✓	✓	✓	✓	na	na
<i>Elymus triticoides (Leymus triticoides)</i>	Creeping Wild Rye		L	✓	✓	✓	✓	✓	na	na
<i>Encelia farinosa</i>	Brittle Bush	N	VL	✓		✓	✓	✓	na	na
<i>Epilobium canum 'Route 66'</i>	Route 66 Fuchsia	-	L	✓	✓	✓	✓	✓	na	na
<i>Epilobium spp.(Zauchneria)</i>	California Fuchsia	N/F	VL			✓	✓	✓	na	na
<i>Eremophila glabra 'Mingenew Gold'</i>	Gold Emu Bush	-	L	✓	0	0	0	0	na	na
<i>Eremophila Hygrophysana 'Blue Bells'</i>	Blue Emu Bush	-	L	0	0	✓	0	0	na	na
<i>Eriodictyon trichocalyx</i>	Hairy Yerba Santa	N	VL	✓	✓	✓	✓	✓	na	na
<i>Eriogonum fasciculatum</i>	California Buckwheat	N	VL	✓	✓	✓	✓	✓	na	na
<i>Eriophyllum confertiflorum</i>	Gold Yarrow	F/N	VL	✓	✓	✓	✓	✓	na	na
<i>Ferocactus spp.</i>	Barrel Cactus	N/F	VL	✓	✓			✓	na	na
<i>Festuca arundinacea 'Marathon'</i>	Tall Fescue		na	✓	✓	✓	✓	✓	na	na
<i>Festuca microstachys</i>	Small Fescue	N	na	✓	✓	✓	✓	✓	na	na
<i>Ficus pumila</i>	Creeping Fig	-	M	✓	✓	✓	✓	✓	na	na
<i>Gaillardia grandiflora</i>	Blanket Flower	F	M	✓	✓			✓	na	na
<i>Hazardia squarrosa</i>	Sawtoothed Goldenbrush	N	L	✓	✓	✓	✓	✓	na	na
<i>Helianthemum spp.</i>	Helianthemum	F	L			✓	✓	✓	na	na
<i>Heuchera maxima</i>	Island Alum Root	F	M			✓	✓	✓	na	na
<i>Hypericum calycinum</i>	Aarons Beard	-	M	✓	✓	✓	✓	✓	na	na
<i>Iris douglasiana</i>	Douglas Iris Hybrids	F	M	✓	✓			✓	na	na
<i>Iva hayesiana</i>	Poverty Weed	N/F	VL			✓	✓	✓	na	na
<i>Keckiella cordifolia</i>	Heart-Leaved Penstemmon	F	VL	✓	✓	✓	✓	✓	na	na

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park  
+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

Botanical Name	Common Name	Status*	Water Use*	District**					Mature Size	
		H / N / F / S	WUCOLS	1	2	3	4	5	Height (Feet)	Spread (Feet)
<i>Kniphofia uvaria</i>	Red Hot Poker	F	L	✓	✓			✓	na	na
<i>Lantana m. 'Sun Gold'</i>	Yellow Lantana	F	L	✓	0	0	0	0	na	na
<i>Lantana m. 'White Lightining</i>	White Hybrid Lantana	F	L	✓	✓	✓	✓	✓	na	na
<i>Lantana motevidensis 'Purple'</i>	Purple Trailing Lantana	F	L	0	0	✓	0	0	na	na
<i>Lavandula spp.</i>	Lavender	F	L		✓	✓			na	na
<i>Layia platyglossa</i>	Tidy Tips	N	L	✓	✓	✓	✓	✓	na	na
<i>Limonium commune var. californicum</i>	Coastal Statice	N/F	L		✓	✓			na	na
<i>Liriope spp.</i>	Lilyturf		M	✓	✓	✓		✓	na	na
<i>Liriope spicata</i>	Creeping Lily Turf	-	M	✓	✓	✓	✓	✓	na	na
<i>Lonicera subspicata</i>	Chaparral Honeysuckle	N/F	L	✓	✓	✓	✓	✓	na	na
<i>Melampodium leucanthum</i>	Blackfoot Daisy	-	L	✓	✓	✓	✓	✓	na	na
<i>Myoporum spp.</i>	Saltbush	F	L			✓	✓	✓	na	na
<i>Phacelia ciliata</i>	Great Valley Phacelia		na	✓	✓	✓	✓	✓	na	na
<i>Plantago erecta</i>	California Plantain	F	L	✓	✓	✓	✓	✓	na	na
<i>Ruellia brittoniana</i>	Mexican Petunia	-	M	0	0	✓	0	0	na	na
<i>Santolina spp.</i>	Lavender Cotton	F	L	✓		✓		✓	na	na
<i>Satureja douglasii</i>	Yerba Buena	F	M			✓			na	na
<i>Sedum spp.</i>	Stone Crop		L	✓	✓	✓	✓	✓	na	na
<i>Senecio serpens</i>	Blue Chalksticks		L		✓	✓			na	na
<i>Sisyrinchium californicum</i>	Golden-Eyed Grass	F	M	✓		✓		✓	na	na
<i>Solanum jasminoides</i>	Potato Vine	F	M	✓	✓	✓	✓	✓	na	na
<i>Solanum xanti</i>	Purple Nightshade	N/F	L		✓	✓	✓	✓	na	na
<i>Stipa pulchra</i>	Purple Needle Grass	N	VL	✓	✓	✓	✓	✓	na	na
<i>Thymus praecox</i>	Creeping Thyme		L	✓	✓	✓	✓	✓	na	na
<i>Trifolium fragiferum O'Connor</i>	O'connors Legume	F	M			✓			na	na
<i>Trifolium willdenovii</i>	Tomcat Clover	N	na	✓	✓	✓	✓	✓	na	na
<i>Verbena rigida</i>	Vervian	F	M		✓	✓			na	na
<i>Viguiera laciniata</i>	San Diego County Viguiera	F	VL	✓				✓	na	na
<i>Vinca minor</i>	Dwarf Periwinkle	-	M	✓	✓	✓	✓	✓	na	na
<i>Vitis spp.</i>	Grape Vine		L	✓	✓	✓	✓	✓	na	na

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park  
+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



**TABLE 9-1 - PLANT PALETTE**

<i>Botanical Name</i>	<i>Common Name</i>	<i>Status*</i>	<i>Water Use*</i>	<i>District**</i>					<i>Mature Size</i>	
		<b>H / N / F / S</b>	<b>WUCOLS</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>Height (Feet)</b>	<b>Spread (Feet)</b>
Wild Flowers										
<i>Chaenactis glabriuscula</i>	Yellow Pincushion	N	L	✓	✓	✓	✓	✓	na	na
<i>Cryptantha ssp</i>	Cryptantha	N	L	✓	✓	✓	✓	✓	na	na
<i>Eschscholzia californica</i>	California Poppy	N/F	L			✓	✓	✓	na	na
<i>Lasthenia californica</i>	Common Goldfields	N/F	--	✓	✓	✓	✓	✓	na	na
<i>Lasthenia glabrata</i>	Coastal Goldfields	N/F	--			✓	✓	✓	na	na
<i>Lupinus spp.</i>	Lupine	N/F	L		✓	✓			na	na
<i>Lupinus succulentus</i>	Arroyo Lupine	N	L	✓	✓	✓	✓	✓	na	na
<i>Oenothera spp.</i>	Primrose	N/F	VL		✓	✓			na	na
<i>Romneya coulteri</i>	Matilija Poppy	N/F	VL			✓	✓	✓	na	na
<i>Sisyrinchium bellum</i>	Blue-Eyed Grass	N/F	L		✓	✓		✓	na	na
<i>Stephanomeria virgata</i>	Rod Wirelettuce	N	L	✓	✓	✓	✓	✓	na	na

\* H = Heritage/Spiciemen, N = San Diego Native, F=Acceptable in Fire Prone Areas, S =City Approved Street Tree. \*\* 1= Root Collective, 2=The Routes, 3=Canopy, 4=The Meadows, 5=Seed Park  
+ Water use is based on WUCOLS. M=Medium, L=Low, VL=Very Low, na=no data.



## FIGURE 9-4 - LANDSCAPE PALETTE-ROOT COLLECTIVE

### TREES



Parkinsonia florida - Blue Palo Verde



Platanus racemosa - California Sycamore

### LARGE SHRUBS



Baccharis pilularis consanguinea - Coyote Bush



Rosa californica - California Wild Rose

### ACCENT SHRUBS



Tagetes lemmoni - Mountain Marigold



Anigozanthos hybrids & cvs. - Kangaroo Paw

### ORNAMENTAL GRASSES AND LIKE



Muhlenbergia rigens - Deer Grass



Nassella tenuissima - Mexican Feather Grass

### VINES AND GROUND COVERS



Santolina spp. - Lavender Cotton



Vitis spp. - Grape Vine

### WILDFLOWERS



Eschscholzia californica - California Poppy



Romneya coulteri - Matilja Poppy



## FIGURE 9-5 - LANDSCAPE PALETTE-THE ROUTES

### TREES



Lophostemon confertus - Brisbane Box



Erythrina caffra - Coral Tree

### ORNAMENTAL GRASSES AND LIKE



Muhlenbergia capillaris - Hairy Awn Muhly



Dietes bicolor - Fortnight Lily

### LARGE SHRUBS



Ceanothus spp. - Ceanothus

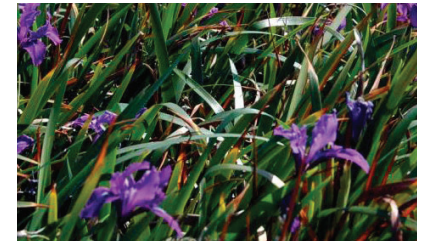


Verbena lilacina - Lilac Verbena

### VINES AND GROUND COVERS

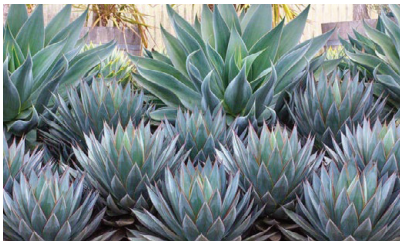


Solanum jasminoides - Potato Vine



Iris douglasiana - Douglas Iris

### ACCENT SHRUBS



Agave spp. - Agave



Echium candicans - Pride of Madeira

### WILDFLOWERS



Lupinus spp. - Lupine



Sisyrinchium bellum - Blue-eyed Grass



## FIGURE 9-6 - LANDSCAPE PALETTE-CANOPY

### TREES



Fraxinus oxycarpa "Raywood" - Raywood's Ash



Jacaranda mimosifolia - Jacaranda

### LARGE SHRUBS



Rhamnus californica - Coffeeberry



Rhus integrifolia - Lemonadeberry

### ACCENT SHRUBS



Salvia Clevelandii - Cleveland Sage



Cistus spp. - Rockrose

### ORNAMENTAL GRASSES AND LIKE



Carex pansa - California Meadow Sedge



Penstemon spp. - Penstemon

### VINES AND GROUND COVERS



Verbena rigida - Vervian



Lavandula spp. - Lavender

### WILDFLOWERS



Romneya coulteri - Matilja Poppy



Sisyrinchium bellum - Blue-eyed Grass



## FIGURE 9-7 - LANDSCAPE PALETTE-THE MEADOWS

### TREES



*Populus fremontii* - Fremont's Cottonwood



*Platanus racemosa* - California Sycamore

### LARGE SHRUBS



*Rhus ovata* - Sugar Bush



*Heteromeles arbutifolia* - Toyon

### ACCENT SHRUBS



*Encelia farinosa* - Brittlebrush



*Yucca* spp. - Yucca

### ORNAMENTAL GRASSES AND LIKE

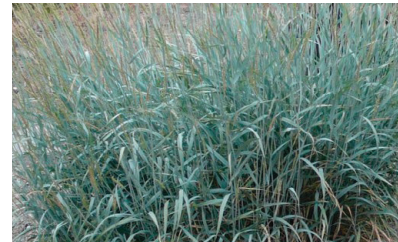


*Juncus patens* - California Grey Rush



*Festuca mairei* - Atlas Fescue

### VINES AND GROUND COVERS



*Elymus triticoides* - Creeping Wild Rye

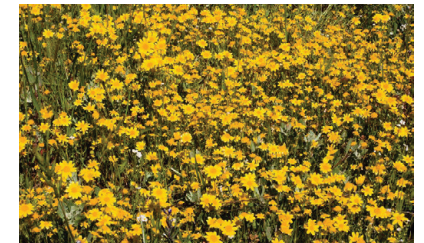


*Carex tumulicola* - Berkeley sedge

### WILDFLOWERS



*Eschscholzia californica* - California Poppy



*Lasthenia glabrata* - Coastal goldfields



**FIGURE 9-8 - LANDSCAPE PALETTE-SEED PARK**

**TREES**



*Alnus rhombifolia* - White Alder



*Platanus acefolia* - London Plane

**LARGE SHRUBS**



*Malosma laurina* - Laurel Sumac



*Hetermoeles arbutifolia* - Toyon

**ACCENT SHRUBS**



*Encelia californica* - California Encelia



*Hesperaloe parviflora* - False Red Yucca

**ORNAMENTAL GRASSES AND LIKE**

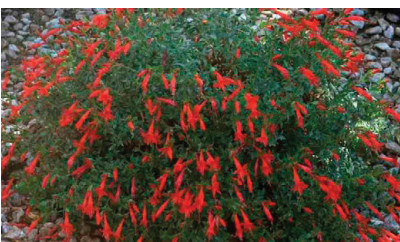


*Festuca rubra* - Creeping Red Fescue



*Festuca mairei* - Atlas Fescue

**VINES AND GROUND COVERS**



*Epilobium* spp. - California Fuschia



*Paspalum vaginatum* - Seashore Paspalum

**WILDFLOWERS**



*Eschscholzia californica* - California Poppy



*Lasthenia californica* - Common Goldfields



## FIGURE 9-9 - LANDSCAPE PALETTE-CARROLL CANYON ROAD

### TREES



*Platanus acerfolia* - London Plane



*Quercus agrifolia* - Coast Live Oak

### ORNAMENTAL GRASSES AND LIKE

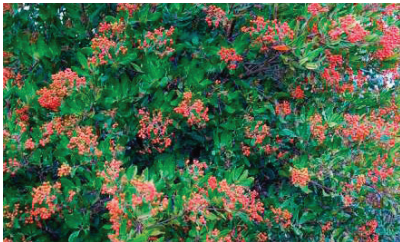


*Festuca mairei* - Maire's Fescue



*Muhlenbergia rigens* - Deer Grass

### LARGE SHRUBS



*Heteromeles arbutifolia* - Toyon



*Rhamnus californica* - Coffeeberry

### VINES AND GROUND COVERS



*Baccharis pilularis* - Dwarf Coyote Bush



*Coprosma x kirkii* - Creeping Coprosma

### ACCENT SHRUBS



*Agave* spp. - Agave



*Yucca* spp. - Yucca



FIGURE 9-10 - LANDSCAPE PALETTE-SPINE ROAD

TREES



Fraxinus oxycarpa "Raywood" - Raywood's Ash

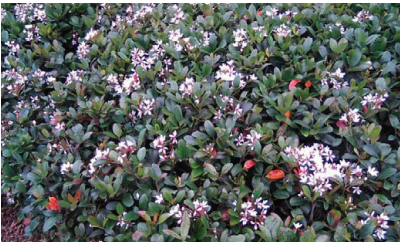


Platanus racemosa - California Sycamore

LARGE SHRUBS



Baccharis pilularis consanguinea - Coyote Bush



Raphiolepis indica - Indian Hawthorn

ACCENT SHRUBS



Echium candicans - Pride of Madeira



Hesperaloe parviflora - False Red Yucca

ORNAMENTAL GRASSES AND LIKE



Carex tumulicola - Berkeley Sedge



Muhlenbergia rigens - Deer Grass

VINES AND GROUND COVERS



Baccharis pilularis - Dwarf Coyote Bush



Coprosma x kirkii - Creeping Coprosma



## FIGURE 9-11 - LANDSCAPE PALETTE-URBAN CORRIDOR

### TREES



*Koelreuteria paniculata* - Golden Rain Tree



*Platanus acerifolia* - London Plane

### ORNAMENTAL GRASSES AND LIKE



*Callistemon "Little John"* - Little John Bottlebrush

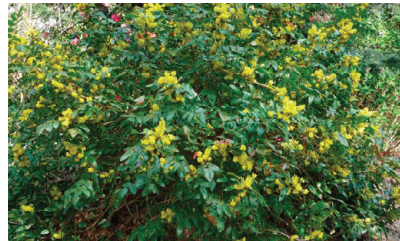


*Muhlenbergia rigens* - Deer Grass

### LARGE SHRUBS



*Pittosporum* spp. - Pittosporum



*Mahonia* spp. - Mahonia

### VINES AND GROUND COVERS



*Myoporum* sp. - Saltbrush



*Coprosma x kirkii* - Creeping Coprosma

### ACCENT SHRUBS



*Tagetes lemmonii* - Mountain Marigold



*Aloe* spp. - Aloe



FIGURE 9-12 - LANDSCAPE PALETTE-RESIDENTIAL STREET

TREES



Jacaranda mimosifolia - Jacaranda



Platanus acerifolia - London Plane

LARGE SHRUBS



Baccharis pilularis consanguinea - Coyote Bush



Raphiolepis indica - Indian Hawthorn

ACCENT SHRUBS



Salvia Clevelandii - Cleveland Sage



Hesperaloe parviflora - False Red Yucca

ORNAMENTAL GRASSES AND LIKE



Carex pansa - California Meadow Sedge



Festuca mairei - Atlas Fescue

VINES AND GROUND COVERS



Myoporum sp. - Saltbrush



Paspalum vaginatum - Seashore Paspalum



### 9.3 Gateways / Entry Monuments

Gateways are important elements for defining the 3Roots San Diego community identity and providing way-finding and visibility. Gateway treatments include entry monuments, signage, and landscaping that are used to convey a unified sense of design and style for the community and its districts.

All vehicular entries into 3Roots San Diego should have highly visible signs and monument identification. Special landscaping or other features may also be used to identify each of the primary and secondary entries. A strong design theme shall be developed initially with the major entry monument and then carried throughout the project as it develops. Entry and/or monuments signage will be designed to not obstruct the sight distance for drivers and pedestrians.

An important consideration in the design of gateways is the hierarchy of necessary signage. 3Roots San Diego should incorporate multiple levels of signage: entry monumentation; community directional signage; district identity monumentation and signage; tenant and address signage; and trails, paseos, street, wayfinding signage, and traffic-control signage. Traffic control signage on public streets must follow the standards in the California MUTCD. These various levels of signage should be designed with common forms and materials to establish a unified character, help define a distinct identity and brand, and establish a lively pedestrian-oriented atmosphere.

District identity monumentation and signage will be placed at numerous locations within 3Roots San Diego to establish district identity and brand. They should be designed to complement the entryway monuments but brand each respective district. Figure 9-13 shows the location of entry monuments that are important to establishing the overall design theme and evoke a sense of arrival to the community.



Example of entry monumentation to demarcate gateway to 3Roots San Diego



Example of entry monumentation to demarcate gateway to 3Roots San Diego



Example of entry monumentation to demarcate gateway to 3Roots San Diego



Example of entry monumentation to demarcate gateway to 3Roots San Diego



248 | 3 Roots San Diego MPDP





# 10



## PARKS AND OPEN SPACE

### 10.1 Overview

The recreation, open space, and conservation areas in 3Roots San Diego create a network of different outdoor spaces throughout the community. Each space will create an outdoor living room for people to enjoy a variety of passive and active recreation experiences, each one connected to trails that provide a comfortable place to walk and bike. Design elements that integrate art, design features, and interpretive signage in the landscape will help create a sense of place and foster an identity.

This chapter of the 3Roots San Diego MPDP discusses how 3Roots San Diego meets parks and recreation needs by providing a range of different types of parks. It also describes how 3Roots San Diego will contribute to the City of San Diego's Multiple Species Conservation Program (MSCP).

**TABLE 10-1 - CALCULATION OF REQUIRED ACREAGE FOR POPULATION BASED PARKS**

Population Estimate	
Total Dwelling Units	1,800 Units
Persons per Household (PPHH)	3.34 PPHH
Population	6,012 people
General Plan Required Park Acreage	
Population (in thousands)	6.012
Population Based Park Standard	2.8 acres per 1,000 people
<b>Acres</b>	<b>16.83</b>

### 10.2 City of San Diego Parks Guidelines

The City of San Diego's guidelines for parks, recreation, and open space are in the San Diego General Plan Recreation Element. Recreation element policies ensure that parks and recreation facilities are provided as part of new development, and the element includes guidelines for the quality and quantity of facilities. Three categories of parks and recreation areas are described in the recreation element:

- **Population-Based Parks (Neighborhood and Community Parks).** Located in close proximity to residential development—ideally, within walking distance of residences—population-based parks are intended to serve the daily needs of the neighborhood and community.
- **Resource-Based Parks:** Located at or centered on notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities). Intended to serve the citywide population as well as visitors. (3Roots San Diego does not include any Resource-Based Parks.)
- **Open Space:** City-owned lands consisting of canyons, mesas, and other natural landforms. Open space is intended to preserve and protect native plants and animals while providing



public access and enjoyment by hiking, biking, and equestrian trails.

For population-based parks, the recreation element establishes a ratio to ensure that there are sufficient parks to meet demand. RE-A.8 states: “Provide population-based parks at a minimum ratio of 2.8 usable acres per 1,000 residents.” Table 10-1 shows the calculation of required acreage for population-based parks in 3Roots San Diego using this standard. Table 10-2 describes the different population-based park typologies.

Table 10-3 shows how the different parks and open space areas in 3Roots San Diego will meet the City’s guidelines for population-based parks in Table RE-2 of the recreation element. The locations and categories of parks and open space are shown on Figure 10-1.

### **10.3 Carroll Canyon Master Plan**

The Carroll Canyon Master Plan required 20 acres of parks on-site—10 acres were identified as active sports park related uses and 10 acres were designated as active parks. 3Roots San Diego will increase the amount envisioned.

### **10.4 Conceptual Design**

Conceptual design vignettes have been provided for some of the parks within 3Roots San Diego. The vignettes, included in Figure 10-2 through Figure 10-7 show potential designs that demonstrate how the parks can be integrated into the community to provide recreational amenities for residents.

## **10.5 Parks and Open Space Standards**

1. Parks, greens, and open space shall be integrated into the design of and constructed concurrently with residential development in each district.
2. Improvements to parks, greens, and amenities should provide a range of passive and active recreation options.
3. Population-based parks shall be dedicated to the City of San Diego or a recreational use easement will be provided to ensure public access where an H.O.A or Special Assessment District (SAD) owns or maintains parks.
4. Population-based parks may be rezoned as part of the development process.
5. All park boundaries may be adjusted as necessary to further the objectives of the 3Roots San Diego MPDP.
6. Open space areas along the paseo and trail system shall be integrated into the design of each district by orienting buildings to front on the paseo and providing access to trails.
7. All parks shall have bicycle parking, and bicycle parking is recommended in other public areas.
8. Sidewalks, plazas irrigated landscaping, any trails within the street right of way, as well non-soft surface trails will be maintained by the City within ROW and by H.O.A outside ROW.

9. All plantings shall be consistent with the City of San Diego Council Policy 200-14.
10. These guidelines shall be used in conjunction with Chapter 8 - Design Guidelines for the Root Collective. If a conflict between this section and Chapter 8 exists, the standards in Chapter 8 shall superseded.



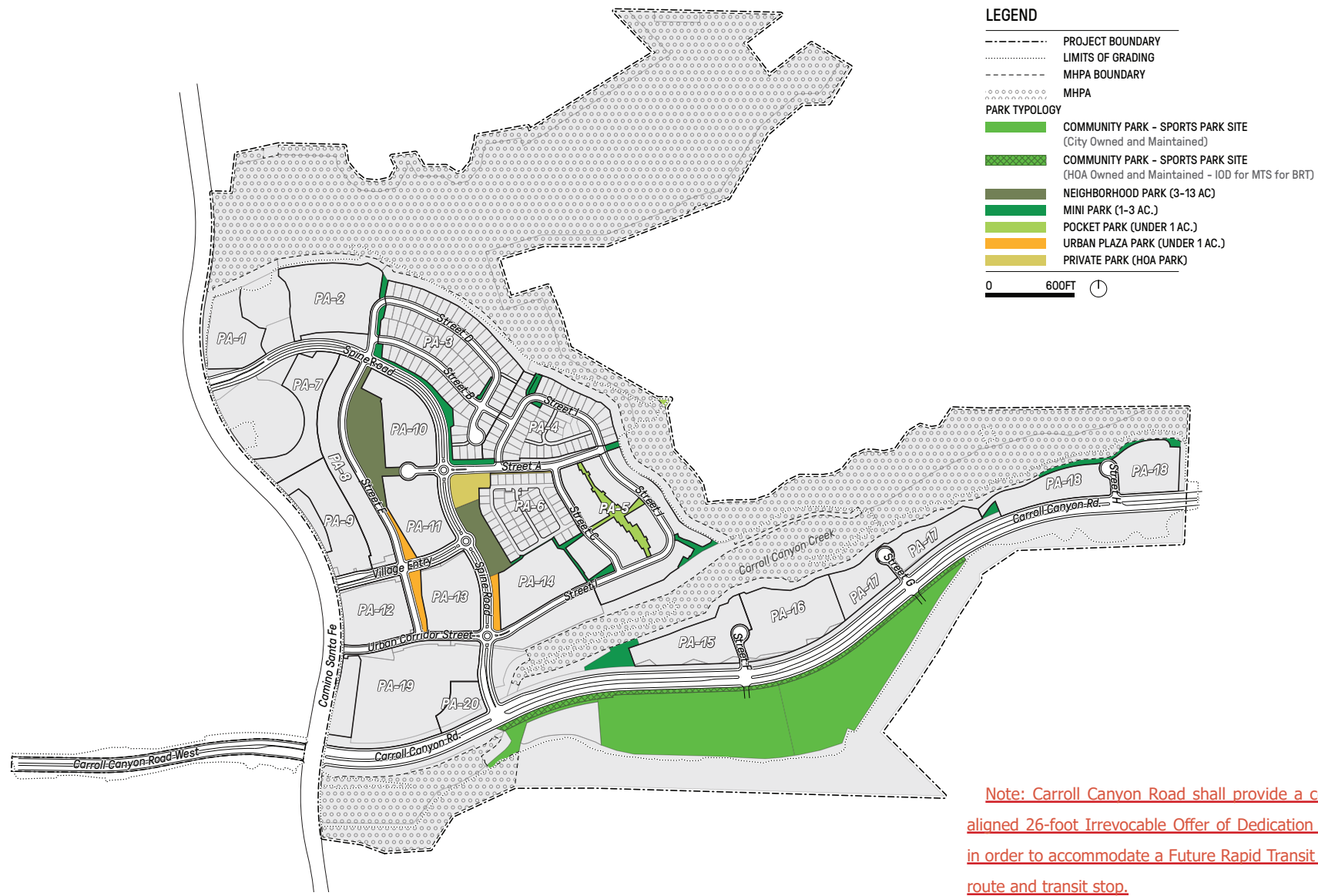
**TABLE 10-2 - DESCRIPTION OF POPULATION-BASED PARK TYPOLOGIES**

<i>Category</i>	<i>Guidelines</i>	<i>Typical Components</i>
Open Space	<ul style="list-style-type: none"> <li>• Canyons, mesas, and other natural landforms.</li> <li>• Serves single or multiple community plan area(s) population(s)</li> <li>• Provides habitat protection</li> </ul>	<ul style="list-style-type: none"> <li>• Trails, staging areas, outlooks, viewpoints, picnic areas</li> </ul>
Community Park	<ul style="list-style-type: none"> <li>• 13 acre minimum (consistent with program and facilities on-site)</li> <li>• Serves population of 25,000</li> <li>• Typically serves one community plan area but depending on location, may serve multiple community planning areas</li> <li>• Parking provided</li> </ul>	<ul style="list-style-type: none"> <li>• Passive and active recreation facilities</li> <li>• Facilities found in Neighborhood Parks</li> <li>• Community cultural facilities, recreation centers, aquatic complexes, multi-purpose sports fields.</li> </ul>
Neighborhood Park	<ul style="list-style-type: none"> <li>• 3 acres - 13 acres</li> <li>• Serves population of 5,000 within approximately 1 mile</li> <li>• Accessible primarily by bicycling and walking</li> <li>• Minimal parking as necessary, only if 5 acres or more</li> </ul>	<ul style="list-style-type: none"> <li>• Picnic areas, children's play areas, small multi-purpose courts, multi-purpose turf areas, walkways and landscaping</li> </ul>
Mini Park	<ul style="list-style-type: none"> <li>• 1 acre - 3 acres</li> <li>• Serves population within 1/2 mile</li> <li>• Accessible by bicycling and walking</li> <li>• No on-site parking, except for disabled access</li> <li>• May require funding source for extraordinary maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Picnic areas, children's play areas, small multi-purpose courts, multi-purpose turf areas, walkways and landscaping</li> </ul>
Pocket Park / Plaza	<ul style="list-style-type: none"> <li>• Less than 1 acre</li> <li>• Serves population within 1/4 mile</li> <li>• Accessible by bicycling and walking</li> <li>• No on-site parking, except for disabled access</li> <li>• May require funding source for extraordinary maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily hardscape</li> <li>• Picnic areas, children's play areas, walkways and landscaping</li> <li>• Multi-purpose courts</li> <li>• Multi-purpose turf areas</li> </ul>
Private Park	<ul style="list-style-type: none"> <li>• Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity.</li> </ul>	<ul style="list-style-type: none"> <li>• Sites within residential, commercial/industrial, or mixed-use developments</li> </ul>

Source: City of San Diego General Plan, Recreation Element, Table RE-2.



FIGURE 10-1 - PARKS TYPOLOGY





**TABLE 10-3 - ACREAGE, OWNERSHIP, AND MAINTENANCE BY PARK TYPOLOGY**

<i>Category</i>	<i>Gross Acres</i>	<i>Useable Acres<sup>1</sup> (&lt;2% Slope)</i>	<i>Useable Acres<sup>1</sup> (&lt;10% Slope)</i>	<i>Total Useable Public Park Area</i>	<i>Ownership</i>	<i>Maintenance</i>	<i>Recreation Easement<sup>2</sup></i>
Community Park (City)	23.6	23.6	0.0	23.6	City of San Diego	City of San Diego	Not Required
Community Park (HOA) <sup>3,4</sup>	2.2	2.2	0.0	2.2	H.O.A.	H.O.A. or S.A.D.	Yes
Neighborhood Park	5.1	2.3	1.5	3.8	H.O.A.	H.O.A. or S.A.D.	Yes
Mini Park	3.9	2.3	0.5	2.8	H.O.A.	H.O.A. or S.A.D.	Yes
Pocket Park	1.2	0.9	0.0	0.9	H.O.A.	H.O.A. or S.A.D.	Yes
Urban Plaza	1.2	0.9	0.0	0.9	H.O.A.	H.O.A. or S.A.D.	Yes
Subtotal	37.2	32.2	2.0	34.2	-	-	Yes
Private Park	1.1	0.0	0.9	-	H.O.A.	H.O.A.	No
Total	38.3 <sup>4</sup>	32.2	2.9	35.1			

Notes: 1) Useable Acres: A graded pad not exceeding two percent rough grade, as required to provide for structured, public recreational programs of an active nature common to local parks in the City of San Diego (such as ball games or court games). Or gently sloping land not exceeding ten percent grade for unstructured public recreational activities, such as children's play areas, appreciation of open spaces, or a combination thereof, unconstrained by environmental restrictions that would prevent its use as a park and recreation facility, free of structures, roads or utilities, and unencumbered by easements of any kind. 2) Public access to these park is required and provided from a public street frontage on at least one side and shall not be more than three (3) feet above, or below, street level. 3) ~~Community Park includes an irrevocable Offer of Dedication (IOD) for BRT public park area. A portion of the Community Park Gross acres includes an IOD and the implementation of the IOD for BRT does not effect function or circulation of Community Park.~~ 4) ~~Gross park acres will be reduced by 2.2 acres once the IOD for BRT adjacent to the Community Park is relocated to the center of Carroll Canyon Road for a total Park gross acres of 36.1.~~



FIGURE 10-2 - ROOT COLLECTIVE URBAN PLAZA VIGNETTE

1. Art Mural Gallery



- Legend
- 1. Entry Art Mural Gallery
  - 2. Heritage Tree
  - 3. Catenary Lighting
  - 4. Bike Racks
  - 5. Table Top Intersection





FIGURE 10-3 - ROUTES DISTRICT NEIGHBORHOOD PARK VIGNETTE

1. Ecological Acupuncture



3. ZiggyZagger Terraces



Legend

1. Ecological Acupuncture
2. Children's Playground
3. ZiggyZagger Terraces
4. Multi-generational Swings
5. The Greens Lawn
6. Bike Racks
7. Heritage Tree
8. Trail





FIGURE 10-4 - CANOPY DISTRICT NEIGHBORHOOD PARK VIGNETTE

11. Community Hearth



1. HOA Pool & Spa



5. Pipedream Park



- Legend
- 1. Jr. Olympic Pool
  - 2. Spa
  - 3. Recreational Building
  - 4. Barbecue Beach
  - 5. Pipedream Park - Children's Park
  - 6. Sundial Trellis
  - 7. The Great Lawn
  - 8. Bike Rack
  - 9. Heritage Tree
  - 10. Entry Signage
  - 11. Community Hearth
  - 12. Trail
  - 13. Picnic Area with Shade Structure





FIGURE 10-5 - CANOPY DISTRICT MINI-PARK VIGNETTE

1. Moon Gate Entrances



2. Orbital Benches



4. Planetary Shade Structures





FIGURE 10-6 - MEADOWS DISTRICT POCKET PARKS VIGNETTES

1. Boulder Outcrop



8. Creek Bridge



Legend

- 1. Boulder Outcrop
- 2. Entry Signage
- 3. Heritage Tree
- 4. Meadow
- 5. Bike Rack
- 6. Linear Bench Seating
- 7. Multi-Purpose Trail
- 8. Pedestrian Bridge
- 9. BMZ Zone 1 (South of Trail)
- 10. BMZ Zone 2 (North of Trail)
- 11. MHPA Zone

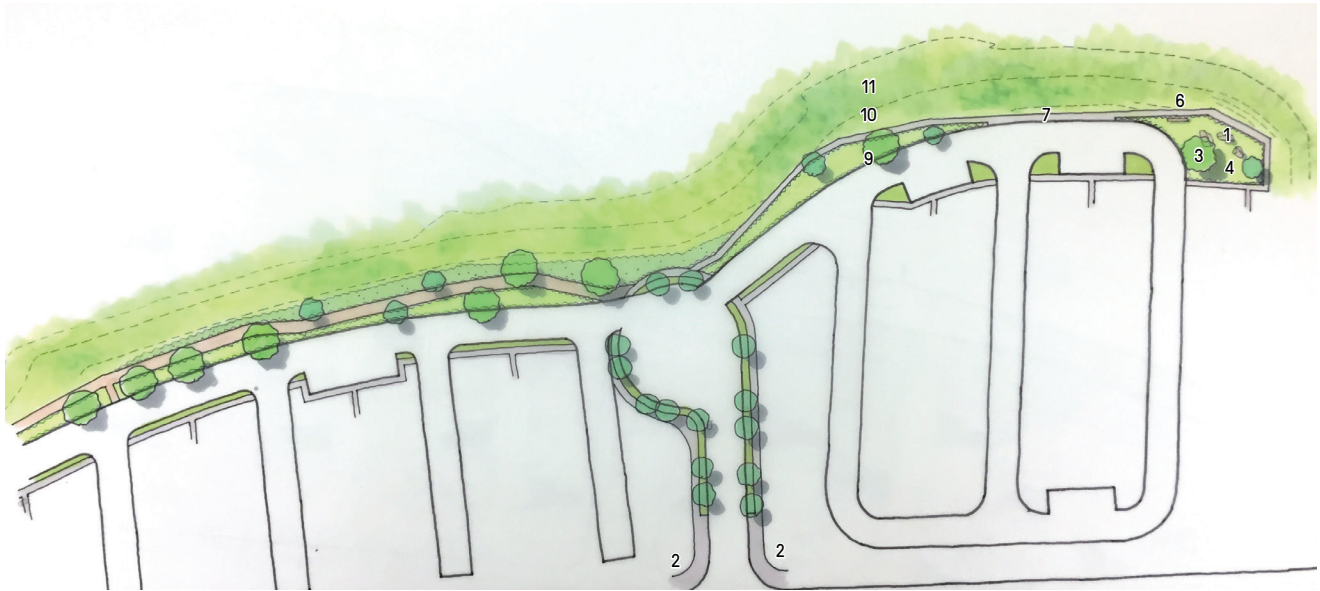
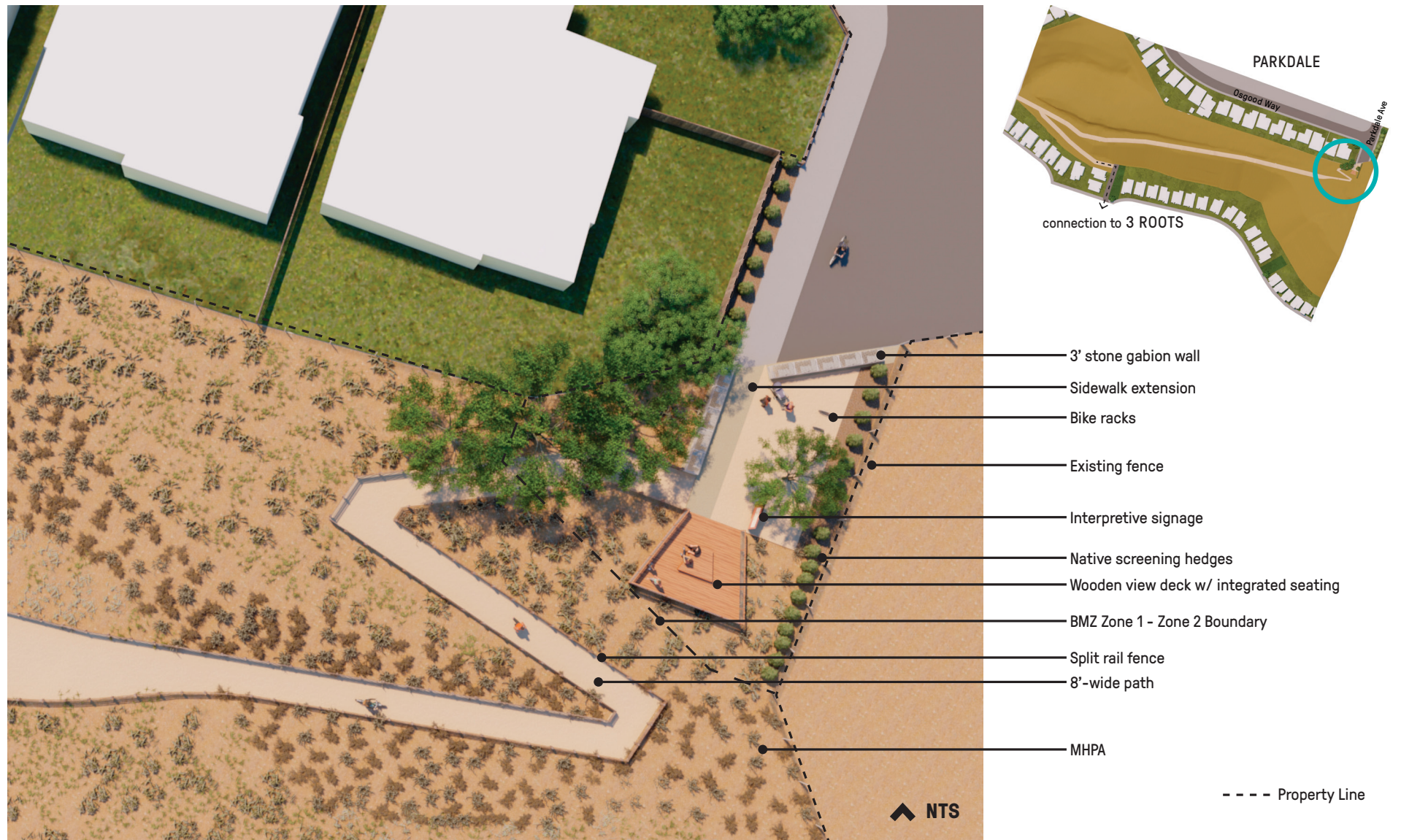




FIGURE 10-7 - PARKDALE PARK TRAILHEAD VIGNETTE





## **10.6 Restoration and Conservation**

3Roots San Diego will enhance Carroll Canyon Creek and commit over 180 acres to the City of San Diego's Multi-Habitat Planning Area (MHPA) as part of the City's MSCP Subarea Plan. This will ensure that these unique natural resources will be conserved as habitat and provide a place for recreation.

### **10.6.1 Carroll Canyon Creek Restoration**

The restoration of Carroll Canyon Creek is integral to 3Roots San Diego. Riparian areas and waterways along the entire length of Carroll Canyon Creek will be protected, restored or widened, as identified in Figure 10-8. In addition, the Carroll Canyon Road connection through 3Roots San Diego will require an under-crossing to allow water to flow under the road.

In addition to specific restoration and enhancement interventions to improve Carroll Canyon Creek, buffers will be provided between any new development and trails to protect surrounding habitat. Representative cross sections of Carroll Canyon Creek are provided in Figure 10-9 and 10-10.

Improvements to Carroll Canyon Creek will include trails along the creek that connect to trails in 3Roots San Diego, including activity centers in the Roots Collective and community Seed Park. Protected, restored, and enhanced areas are part of 3Roots San Diego's commitment of land to the City of San Diego MHPA.

A final habitat management strategy will be confirmed as part of the approval process for 3Roots San Diego.

### **10.6.2 Creek Crossings**

Two creek crossings will be created as part of 3Roots San Diego. One pedestrian-only bridge will link the Meadows to the Canopy. This connection provide access for all of 3Roots San Diego to Seed Park, Root Collective, and Mobility Hub by foot and bike.

The second crossing will allow pedestrian and bike trail access along the creek under Carroll Canyon Road. Figure 10-8 shows the locations of the bridge and under-crossing. The 3Roots San Diego VTM includes engineering details.

### **10.6.3 Multi-Habitat Planning Area**

Over 180 acres of open space are planned to be committed to the City of San Diego's MHPA as part of the City's MSCP Subarea Plan. This includes updating the limits of reclamation for the site, conducting new technical studies such as vegetation mapping, and establishing the flow line of Carroll Canyon Creek. A summary of the proposed open space areas is shown in Figure 10-11. Adjustments to the boundary of the MHPA will be required as part of the 3Roots San Diego MPDP (see Figure 10-12 for the adjustments to the proposed MHPA areas).

### **10.6.4 Slope Management Plan**

A slope management plan will be prepared for 3Roots San Diego.

## **10.7 H.O.A. Owned and Maintained Areas (Lettered Lots)**

Lettered lots are included as part of 3Roots San Diego to provide enhanced landscaped areas, brush management zones, and pop-up retail. These areas are not built or maintained by the City of San Diego. The H.O.A. (or other special assessment districts) maintain the lettered lots. Figure 10-13 shows the areas owned and maintained by the H.O.A.

Lettered lots for enhanced landscaping are important for creating the character and pedestrian experience of 3Roots San Diego. Lettered lots provide space to engage the street, enhance pedestrian circulation, and soften the interface between public and private realm, an example is provided in Figure 10-14. Brush management zones play a critical role in the interface between open space and the built environment and provide a transition zone between the two different landscapes.

Pop-up retail is also allowed on three (3) lots within PA-19 that are owned and maintained by the H.O.A., described in Section 6.5, to activate the spaces, create a transition area, and provide for placemaking opportunities on private property.