

A sepia-toned architectural sketch of a town, likely Stone Creek, featuring a river, a bridge, and various buildings. The sketch is rendered in a light, artistic style with fine lines and shading. The town is situated on a hillside, with a river flowing through the center. A bridge crosses the river, and several buildings, including a church with a tall steeple, are visible. The overall atmosphere is peaceful and historical.

# STONE CREEK

MASTER PLAN





# STONE CREEK

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## Master Plan

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## TABLE OF CONTENTS

STONE CREEK - THE VISION .....	THE VISION-I
STONE CREEK - THE EXPERIENCE .....	THE EXPERIENCE-I
<b>1 INTRODUCTION .....</b>	<b>1-I</b>
1.1 OVERVIEW .....	1-2
1.1.1 Document Purpose .....	1-2
1.1.2 Document Scope .....	1-2
1.1.3 Authority .....	1-2
1.2 LOCATION AND SETTING.....	1-3
1.3 BACKGROUND AND HISTORY.....	1-6
1.4 SITE CHARACTERISTICS AND DESIGN INFLUENCES.....	1-7
1.5 MASTER LAND USE PLAN OVERVIEW.....	1-8
1.6 MASTER PLAN GOALS AND OBJECTIVES .....	1-8
1.7 DISCRETIONARY ACTIONS.....	1-9
1.7.1 Community Plan Amendment .....	1-9
1.7.2 Master Plan.....	1-9
1.7.3 Master Planned Development Permit.....	1-10
1.7.4 Vesting Tentative Map.....	1-10
1.7.5 Site Development Permit .....	1-10
1.7.6 Zoning .....	1-11
1.7.7 Conditional Use Permit Amendment .....	1-11
1.7.8 Environmental Impact Report.....	1-11
1.7.9 Future Approvals.....	1-11

<b>2</b>	<b>LAND USE .....</b>	<b>2-1</b>
2.1	OVERVIEW .....	2-3
2.1.1	Neighborhoods .....	2-3
2.1.2	Land Uses .....	2-4
2.2	STONE CREEK VILLAGE CENTER .....	2-9
2.3	WESTSIDE NEIGHBORHOOD .....	2-11
2.4	PARKSIDE NEIGHBORHOOD .....	2-13
2.5	EASTSIDE NEIGHBORHOOD .....	2-15
2.6	CREEKSIDE NEIGHBORHOOD .....	2-17
2.7	STONE CREEK CENTRAL PARK AND WESTSIDE GARDENS .....	2-19
<b>3</b>	<b>OUTDOOR GATHERING SPACES AND LANDSCAPE TREATMENTS .....</b>	<b>3-1</b>
3.1	OVERVIEW .....	3-2
3.1.1	Primary Theme Trees .....	3-3
3.1.2	Formal to Natural Character Transition .....	3-4
3.1.3	Traditional Materials .....	3-5
3.2	STONE CREEK'S LANDSCAPE CONCEPT .....	3-6
3.3	STREETSCAPE .....	3-7
3.3.1	Streetscape Planting and Design Treatments .....	3-8
3.3.2	Specific Guidelines Applied to Streetscapes .....	3-11
3.4	PARKS AND OPEN SPACE SYSTEM .....	3-12
3.4.1	Park Planting and Design Elements .....	3-15
3.4.2	Specific Guidelines Applied to Park Facilities .....	3-18
3.4.3	Stone Creek Central Park .....	3-20
3.4.4	Westside Gardens .....	3-24
3.4.5	Pocket Parks .....	3-25
3.5	PIAZZAS .....	3-30
3.5.1	Piazza Design Elements .....	3-31
3.5.2	Specific Guidelines Applied to Piazzas .....	3-33
3.6	PEDESTRIAN WALKWAYS AND TRAILS .....	3-34
3.7	SLOPE PLANTINGS .....	3-37



<b>4</b>	<b>UNIFYING FEATURES .....</b>	<b>4-1</b>
4.1	OVERVIEW .....	4-2
4.2	ELEMENTS .....	4-3
4.3	SPECIAL EVENTS AND FESTIVAL SPACES .....	4-8
<b>5</b>	<b>CARROLL CANYON CREEK ENHANCEMENT .....</b>	<b>5-1</b>
5.1	OVERVIEW .....	5-2
5.2	DESIGN OBJECTIVES .....	5-4
5.3	CREEK ENHANCEMENT PLAN.....	5-5
5.3.1	The Falls Zone.....	5-7
5.3.2	The Rapids Zone .....	5-10
5.3.3	The Creekside Zone .....	5-13
5.3.4	Creek in the Park Zone .....	5-15
5.3.5	The Westside Zone .....	5-18
<b>6</b>	<b>TRANSPORTATION AND MOBILITY .....</b>	<b>6-1</b>
6.1	OVERVIEW .....	6-2
6.2	EXISTING CIRCULATION NETWORK .....	6-4
6.3	STONE CREEK CIRCULATION NETWORK.....	6-6
6.3.1	Carroll Canyon Road and Camino Ruiz (Street Sections A, A-1, A-2, A-3, A-4, B, and B-1) .....	6-9
6.3.2	Urban Collector (Street Sections C, C-1, C-2, C-3, C-4, C-5, and C-6) .....	6-16
6.3.3	Two-Lane Collector with Two-Way Left Turn Lane (Street Sections D, D-1, D-2, D-3, D-4, and D-5) .....	6-23
6.3.4	Two-Lane Collector (Street Sections E, E-1, and E-2) .....	6-29
6.3.5	Two-Lane Subcollector (Street Section F) .....	6-32
6.3.6	Residential Local Streets (Street Section G) .....	6-33
6.3.7	Local Streets and Private Drives .....	6-34
6.3.8	Intersections-Traffic Control .....	6-34
6.4	ALTERNATIVE CIRCULATION SYSTEMS/MOBILITY OPTIONS .....	6-35
6.4.1	Mass Transit .....	6-35
6.4.2	Transit Stops.....	6-36
6.4.3	Pedestrian Circulation and Linkages .....	6-37

6.4.4	Bicycle Access .....	6-44
6.4.5	Grid Pattern Streets and Curve Radii Deviations .....	6-46

## **7 PUBLIC SERVICES AND UTILITIES ..... 7-1**

7.1	OVERVIEW .....	7-2
7.2	PUBLIC SERVICES.....	7-2
7.2.1	Libraries .....	7-2
7.2.2	Schools .....	7-2
7.2.3	Fire Service .....	7-3
7.2.4	Police Service .....	7-3
7.2.5	Solid Waste .....	7-3
7.2.6	Public Parks and Recreation.....	7-3
7.3	PUBLIC UTILITIES .....	7-4
7.3.1	Water Service and Facilities.....	7-4
7.3.2	Sewer Service and Facilities.....	7-5
7.3.3	Storm Water System and Drainage .....	7-5
7.3.4	Storm Water Quality.....	7-5
7.3.5	Natural Gas and Electricity .....	7-5

## **8 DESIGN GUIDELINES AND DEVELOPMENT STANDARDS ..... 8-1**

8.1	OVERVIEW .....	8-2
8.2	DESIGN OBJECTIVES.....	8-2
8.3	SUSTAINABILITY .....	8-3
8.4	GENERAL GUIDELINES .....	8-5
8.4.1	Site Planning.....	8-6
8.4.2	Building Placement and Massing .....	8-6
8.4.3	Architectural Design.....	8-7
8.4.4	Building Details.....	8-8
8.4.5	Entry Design.....	8-10
8.4.6	Material, Texture, and Colors .....	8-10
8.4.7	Roofs.....	8-10
8.4.8	Doors and Windows .....	8-11

8.5	DEVELOPMENT STANDARDS AND PROPERTY DEVELOPMENT REGULATIONS .....	8-12
8.5.1	Floor/Area Ratio.....	8-12
8.5.2	Setbacks .....	8-12
8.5.3	Parking .....	8-12
8.5.4	Rooftop Equipment .....	8-14
8.5.5	Service, Loading, and Outdoor Storage Areas .....	8-14
8.5.6	Private Open Space – Residential Uses .....	8-14
8.5.7	Outdoor Employee Amenities – Office, Business Park, Light Industrial, and High Technology Uses .....	8-15
8.5.8	Walls and Fences.....	8-15
8.5.9	Monumentation.....	8-17
8.5.10	Signage.....	8-22
8.5.11	Interim/Temporary Uses .....	8-22
8.5.12	Brush Management.....	8-22
8.6	NEIGHBORHOOD DEVELOPMENT GUIDELINES .....	8-23
8.6.1	Village Center Development Guidelines.....	8-24
8.6.2	Westside Neighborhood Development Guidelines.....	8-37
8.6.3	Creeside Neighborhood Development Guidelines .....	8-44
8.6.4	Parkside Neighborhood Development Guidelines .....	8-50
8.6.5	Eastside Neighborhood Development Guidelines .....	8-54
8.6.6	Stone Creek's Park Development Guidelines .....	8-59
<b>9</b>	<b>IMPLEMENTATION.....</b>	<b>9-1</b>
9.1	OVERVIEW .....	9-2
9.2	DEVELOPMENT INTENSITY .....	9-2
9.3	ZONING.....	9-2
9.4	SELECTION OF ALTERNATIVE LAND USE TYPES AND INTENSITIES .....	9-6
9.5	PHASING .....	9-7
9.6	CONSTRUCTION AND DEVELOPMENT PERMITS PROCESSING REQUIREMENTS .....	9-12
9.6.1	Development Project Review Process.....	9-12
9.6.2	Other Development Permits.....	9-13
9.7	AFFORDABLE HOUSING.....	9-13
9.8	LOT RECONFIGURATION/CONSOLIDATION .....	9-13

9.9	MAINTENANCE REQUIREMENTS .....	9-13
9.9.1	Parkways and Public Areas .....	9-13
9.9.2	Private Development Landscaped Areas.....	9-13
SOURCES OF INSPIRATION – ABBREVIATED BIBLIOGRAPHY .....		BIBLIOGRAPHY-1

## APPENDICES

- APPENDIX A: STONE CREEK PLANT MATERIAL LEGEND AND LANDSCAPE CONCEPTS
- APPENDIX B: BASIS FOR POPULATION-BASED PARKS

## TABLES

Table 2-1.	Stone Creek Land Use Summary .....	2-6
Table 2-2.	Stone Creek Village Center – Land Use Summary .....	2-10
Table 2-3.	Westside Neighborhood – Land Use Summary .....	2-12
Table 2-4.	Parkside Neighborhood – Land Use Summary.....	2-14
Table 2-5.	Eastside Neighborhood – Land Use Summary .....	2-16
Table 2-6.	Creekside Neighborhood – Land Use Summary.....	2-18
Table 2-7.	Stone Creek Central Park and Westside Gardens – Land Use Summary .....	2-20
Table 8-1.	Village Center Zoning and Development Regulations .....	8-35
Table 8-2.	Westside Neighborhood Zoning and Development Regulations .....	8-43
Table 8-3.	Creekside Neighborhood Zoning and Development Regulations .....	8-49
Table 8-4.	Parkside Neighborhood Zoning and Development Regulations .....	8-53
Table 8-5.	Eastside Neighborhood Zoning and Development Regulations .....	8-58
Table 8-6.	Stone Creek Central Park, including Carroll Canyon Creek, Zoning and Development Regulations.....	8-63
Table 9-1.	Stone Creek Zones and Development Intensity .....	9-3
Table 9-2.	Stone Creek Trip Generation Rates.....	9-6
Table 9-3.	Stone Creek Phasing Summary Table .....	9-9
Table 9-4.	Development Project Review Process.....	9-12



## FIGURES

Figure 1-1.	Regional Map .....	1-3
Figure 1-2.	Vicinity Map .....	1-4
Figure 1-3.	Community Planning Context.....	1-5
Figure 1-4.	Aerial Photograph .....	1-6
Figure 2-1.	Stone Creek Land Use Map .....	2-5
Figure 2-2.	Stone Creek Illustrative Land Use Plan .....	2-7
Figure 2-3.	Neighborhoods within Stone Creek .....	2-8
Figure 2-4.	Stone Creek Village Center .....	2-10
Figure 2-5.	Westside Neighborhood.....	2-12
Figure 2-6.	Parkside Neighborhood.....	2-14
Figure 2-7.	Eastside Neighborhood .....	2-16
Figure 2-8.	Creekside Neighborhood.....	2-18
Figure 2-9.	Stone Creek Central Park and Westside Gardens .....	2-20
Figure 3-1.	Conceptual Landscape Plan .....	3-6
Figure 3-2.	Streetscape Planting Concept Plan .....	3-9
Figure 3-3.	Location of Wall Elements within Streetscape Planting and Design .....	3-10
Figure 3-4.	Conceptual Parks and Open Space Plan.....	3-17
Figure 3-5.	Conceptual Park Plan for a Portion of Stone Creek Central Park .....	3-21
Figure 3-6.	Conceptual Riparian Planting Plan.....	3-23
Figure 3-7.	Conceptual Park Plan for Westside Gardens.....	3-24
Figure 3-8.	Westside Neighborhood's Pocket Parks .....	3-26
Figure 3-9.	Piazas.....	3-32
Figure 3-10.	Trails.....	3-35
Figure 3-11.	Conceptual Slope Planting Plan .....	3-38
Figure 4-1.	Potential Locations for Unifying Features.....	4-4
Figure 5-1.	Carroll Canyon Creek Corridor.....	5-3
Figure 5-2.	Carroll Canyon Creek Corridor Illustrative Plan .....	5-6
Figure 5-3.	The Falls Zone Illustrative.....	5-7

Figure 5-4.	The Falls Zone .....	5-8
Figure 5-5.	Typical The Falls Zone Enhancement .....	5-9
Figure 5-6.	The Rapids Zone Illustrative.....	5-10
Figure 5-7.	Typical The Rapids Zone Enhancement.....	5-11
Figure 5-8.	The Rapids Zone Boulder Enrichment.....	5-12
Figure 5-9.	Creekside Zone Illustrative .....	5-13
Figure 5-10.	Typical Creekside Zone Enhancement .....	5-14
Figure 5-11.	Creek in the Park Zone Illustrative.....	5-15
Figure 5-12.	Creek in the Park Zone Enhancement with Pedestrian Bridge Crossing.....	5-16
Figure 5-13.	Creek in the Park Zone Enhancement with Boulder Creek Crossing .....	5-17
Figure 5-14.	Westside Zone Illustrative .....	5-18
Figure 5-15.	Typical Westside Zone Enhancement .....	5-19
Figure 5-16.	Landform Terracing in the Westside Zone .....	5-20
Figure 6-1.	Neighborhood Radius Map.....	6-3
Figure 6-2.	Existing Circulation System.....	6-5
Figure 6-3.	Stone Creek Vehicular Circulation Plan .....	6-7
Figure 6-4.	Stone Creek Street Section Key Map .....	6-8
Figure 6-5.	Stone Creek Intersection and Traffic Control Plan .....	6-34
Figure 6-6.	Village Center Transit Stop .....	6-36
Figure 6-7.	Conceptual Trail and Walkway Plan .....	6-38
Figure 6-8.	Location of Wall Elements within Stone Creek.....	6-39
Figure 6-9.	Trail Amenities Illustrative .....	6-40
Figure 6-10.	Pedestrian Crossings within Stone Creek .....	6-42
Figure 6-11.	Stone Creek Bicycle Circulation Plan.....	6-45
Figure 6-12.	Locations for Curve Radii Deviations .....	6-47
Figure 7-1.	Stone Creek Water Facilities .....	7-6
Figure 7-2.	Stone Creek Reclaimed Water Facilities.....	7-7
Figure 7-3.	Stone Creek Sewer Facilities.....	7-8
Figure 7-4.	Stone Creek Drainage Plan.....	7-9

Figure 8-1.	Location of Wall Elements within Streetscape Planting and Design .....	8-18
Figure 8-2.	Conceptual Entry Monumentation Plan.....	8-19
Figure 8-3.	Stone Creek Neighborhoods .....	8-23
Figure 8-4.	Stone Creek Village Center .....	8-25
Figure 8-5.	Site Section – Camino Ruiz – Pedestrian Bridge .....	8-29
Figure 8-6.	Site Section – Carroll Canyon Road – Pedestrian Cover .....	8-30
Figure 8-7.	Westside Neighborhood .....	8-38
Figure 8-8.	Creekside Neighborhood.....	8-45
Figure 8-9.	Parkside Neighborhood.....	8-50
Figure 8-10.	Eastside Neighborhood .....	8-55
Figure 8-11.	Stone Creek Central Park and Westside Gardens .....	8-61
Figure 9-1.	Zone Plan.....	9-5
Figure 9-2.	Stone Creek Phasing Plan .....	9-8





*“When we build, let us  
think we build forever.  
Let it be such work as  
our descendants will  
thank us for; and let us  
think as we lay stone on  
stone, that a time is to  
come when those  
stones will be held  
sacred...”*

– John Ruskin,  
artist and social thinker  
whose ideas anticipated  
values of enduring  
architectural vision and  
sustainability





STONE CREEK

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THE VISION





## STONE CREEK – THE VISION

*"Nothing is unthinkable, nothing impossible to the balanced person, provided it arises out of the needs of life and is dedicated to life's further developments."*

– Lewis Mumford, noted writer on cities and architecture, critic, historian, and philosopher

A "blank canvas" in the midst of a fully-built community, *Stone Creek* presents the unique opportunity to craft and implement an enduring, inspired Vision on a grand scale. As the end use of a reclaimed mining site, this brownfield not only allows *Mira Mesa* to carry out its Community Plan objectives, but also brings a distinctive new focal point to the region. A long-term Vision transforms the nearly 300-acre site from active aggregate mining into a series of vibrant, interconnected neighborhoods and parks. This Vision, inspired by traditional village design and site-specific attributes, results in the unified neighborhoods of *Stone Creek*.

Looking to European villages and traditional American neighborhoods for inspiration, *Stone Creek* draws from the qualities which make these places so desirable, so timeless and enduring. An essential mix of uses – including a diversity of homes, shops, and businesses – balances these communities and adds variety to the lives of their residents and employees. Well-defined, compact neighborhoods put daily needs within convenient walking distance. Rich architectural details and building elements enriched with ornamental, human-scaled features enhance streetscape and community ambiance. Landscaping and building

massing frame important views and accentuate vistas. Plentiful outdoor spaces provide lively destinations to relax, socialize, and play. A prominent village center at the heart of the community creates a strong identity and a special center of gravity for all of *Stone Creek*.

Attributes which are unique to the site and to the San Diego region further enhance the Vision for *Stone Creek*. San Diego's temperate climate distinguishes the region as a unique living environment and multiplies the benefit of *Stone Creek's* parks and open spaces. The project's sustainable design further builds upon the advantages of San Diego's pleasant climate. Enhanced *Carroll Canyon Creek*, which traverses the site, becomes an integral element of *Stone Creek Central*

Park and an expansive open space amenity for the community. Aggregate mining and reclamation shape new topography in a way that encourages pedestrian connectivity and creates visual interest.

The concepts listed above have collectively inspired the Vision for this new community. In the end, the mining and reclamation site evolves into the well-balanced, cohesive community of *Stone Creek*.



*San Gimignano, Italy, a traditional European village*





STONE CREEK

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THE EXPERIENCE





## STONE CREEK – THE EXPERIENCE

*"Restore human legs as a means of travel. Pedestrians rely on food for fuel and need no special parking facilities."  
– Lewis Mumford, noted writer on cities and architecture, critic, historian, and philosopher.*

What does it mean to create a unique sense of place? The answer to this seemingly rhetorical question remains a significant challenge for designers and planners everywhere. This Master Plan draws from the long-admired qualities of European villages and traditional American neighborhoods, with a focus on regional attributes of San Diego to define *Stone Creek* as a community within a community – an experience of place.

A vibrant mixed-use environment, *Stone Creek* offers a variety of homes, shops, and businesses. Running throughout *Stone Creek* will be a network of diverse parks and open spaces, including a "string-of-pearls" park and piazza system which links to the expansive *Stone Creek Central Park* and *Westside Gardens*. *Stone Creek's* neighborhoods will creatively integrate multiple transportation needs within a walkable, Transit-Oriented Development (TOD). When combined with enriched architectural detailing, framed views, and neighborhood landmarks, these features will establish *Stone Creek* with a distinctive character – a unique sense of place.



## Stone Creek's Neighborhoods: Places to Live, Work, and Play

Living in Stone Creek will provide residents easy access to daily necessities, as well as lifestyle amenities – including goods and services, employment, and recreation. The synergy of these integrated uses yields an enhanced quality of life. As people walk to shopping, dining, or recreation destinations, to transit, or to nearby places of employment, outgoing traffic will be reduced, and potential contributions to traffic congestion minimized.

At the heart of Stone Creek is the Village Center, which will feature a diversity of businesses, shops, and homes. Ample places to congregate, linger, and socialize will establish this vibrant town center as a distinctive focal point – Stone Creek's center of gravity. As in European villages and traditional American neighborhoods, the Village Center's series of piazzas will become a destination to promenade, window shop, and encounter friends. Stone Creek's piazzas will be lively, ever-changing places where restaurant dining spills outdoors; weekend farmers' markets display seasonal produce; and neighbors gather for community events, such as Fourth of July celebrations and art fairs.

Residents, employees, and visitors will at once take pleasure in – and contribute to – Stone Creek's distinctive ambiance. Those living in Stone Creek will add to the vibrant atmosphere by carrying out their daily activities – picking up coffee and dry cleaning at the start of the day, taking in sunny views of public spaces from upper-floor balconies on a lunchtime break, and strolling to the market or an outdoor cafe in the evening.

Employees in the Village Center and Stone Creek's employment neighborhoods will further enliven Stone Creek's streets, piazzas, and parks as they enjoy a respite from their work days. High technology uses proximate to residential areas will expand Stone Creek's live/work opportunities.

Like the vibrant mixed-use Village Center, Stone Creek's residential neighborhoods may feature ground-floor shops on a smaller scale. Centered on parks and piazzas, these convenience shops will bring amenities within a short walking distance and establish a localized focus for social activity.



Verona, Italy



## Stone Creek's "String-of-Pearls": Parks, Piazzas, and Creek Corridor

Celebrating San Diego's temperate climate as a unique living environment, *Stone Creek* will balance its shopping and entertainment amenities with ample opportunities for calm or recreation in a variety of outdoor spaces. The expansive *Stone Creek Central Park* and *Westside Gardens*, varied pocket parks, and charming piazzas – all connected with multi-use trails, grand staircases, and tree-lined sidewalks – will create an integrated park experience from one end of *Stone Creek* to the other.

*Stone Creek Central Park* and *Westside Gardens* are designed as a continuous park experience. The enhanced *Carroll Canyon Creek* will thread through these major park elements, creating a vast open space and recreation corridor running along *Stone Creek's* nearly two-mile length. Large stones and vegetation in the creek bed will manage creek hydrology and biology in a natural environment, while also inviting exploration and informal crossings. Recreational trails and bridge crossings will provide scenic, interwoven paths to bicycle, jog, and stroll along.

*Stone Creek Central Park* and *Westside Gardens* will adjoin and visually expand *Carroll Canyon Creek*. Separated from nearby busy roads, a series of distinct, well-defined spaces will create a pastoral sanctuary. Impromptu pick-up sports games will be easily accommodated on an

open lawn, while a variety of users – children's play groups, sunbathers, family birthday parties, picnicking couples, outdoor fitness buffs, and nature lovers – will all find a comfortable place in *Stone Creek Central Park* and *Westside Gardens*. A Grand Staircase will elegantly transition from the *Village Center* into *Stone Creek Central Park*, providing a scenic overlook and informal seating for outdoor entertainment such as concerts and theater. Ranging from formal to informal, manicured to naturalistic, expansive open lawn to intimate overlook, *Stone Creek Central Park* and *Westside Gardens* will bring a multitude of experiences.

*Stone Creek's* neighborhoods will also include numerous well-dispersed "pocket parks" and hardscaped piazzas. These spaces form a



*New York Central Park*

sequence of outdoor rooms - a "string-of-pearls" connected by an attractive network of landscaped sidewalks and trails. An experience of discovery and surprise will prevail as intimate, tree-canopied streets burst onto parks and piazzas, each different in character from the next. These lively, social gathering spaces will establish neighborhood character with identifiable landmarks and framed vistas. Community gardens, fountains, decorative seating, play areas, and shade pavilions are features which will give each neighborhood gathering space its own distinctive, inviting character.

## Stone Creek's Creative Integration of Transportation Needs

Stone Creek's Vision emphasizes a walkable scale where convenient amenities are located near homes and businesses. As a Transit-Oriented Development – TOD – with a transit corridor traversing Stone Creek, increased mobility options multiply the benefits of a walkable environment. The enhanced design of Stone Creek's two transit stops will form an architectural statement, with the integration of "old world" furniture and hardscape features. Pedestrian connections between all of Stone Creek's neighborhoods and access to its transit stops will be paramount to the experience of Stone Creek.

Stone Creek will complete important roadways (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road) to serve the greater Mira Mesa community. Although essential to the community circulation network, these wide, major thoroughfares bisect Stone Creek and could impede internal pedestrian flow. Stone Creek meets the challenge by knitting its neighborhoods together and establishing a walkable, pedestrian-scale community.





Stone Creek will bridge pedestrians over Camino Ruiz and Carroll Canyon Road without the need for significant elevation changes. Topography sculpted by the reclamation process, along with creative use of structural building elements, will allow subtle crossings between elevated piazzas that seem as if they are “at-grade.” Inspired by Pointe Vecchio in Florence, Italy, Stone Creek’s Village Center will feature a building-edged piazza that stretches across Carroll Canyon Road. Similarly, a decorative pedestrian bridge will span between two elevated plazas on either side of Camino Ruiz. The Grand Staircase at Stone Creek Central Park, and terracing and lively piazzas, will draw pedestrians over busy arterial roads, seamlessly linking Stone Creek’s neighborhoods and parks.

Stone Creek’s interwoven network of streets and walkways will provide multiple routes to go from one block to the next, making it easy to travel by foot, bicycle, auto, or public transit. Compact block sizes, a hierarchy of internal streets which are only as wide as necessary, buildings which have entrances and windows facing onto the sidewalks, and subterranean parking, will all contribute to Stone Creek’s pedestrian-friendly experience. Where possible, the auto-dominated world will be visually and physically distinguished from the pedestrian realm, further enhancing the human-scale atmosphere.

As a result, Stone Creek will be a truly walkable, interconnected community. Pedestrians will be able to travel unimpeded from one end of Stone Creek to the other along tree-lined sidewalks, meandering trails, and through a variety of parks and piazzas. Out for a stroll along a lively Village Center street, a Stone Creek resident may wander into an intimate piazza edged with potted flowers and outdoor café tables, cross into an adjoining plaza showcasing an ornamental fountain, and be drawn toward a piece of art or other Stone Creek unifying feature, partly visible around the corner. From there, views will open onto the Grand Staircase and Stone Creek Central Park below. The Grand Staircase will provide a sense of arrival into the spacious park, creek, and trails beyond, while also affording convenient access to a park-side transit stop.

Stone Creek’s integrated street and pedestrian network on the west side of Camino Ruiz will similarly allow easy access to residential neighborhoods, smaller shops and piazzas, and charming pocket parks, each with its own characteristics. Westside Gardens will be a major focal point, both through its physical access and its high visibility within the Westside Neighborhood.

Stone Creek’s walkability and connectivity creates a community where the region’s exceptional outdoor climate is truly celebrated. Stone Creek’s residents, employees, and visitors will feel drawn outside to enjoy the plentiful amenities of Stone Creek’s charming piazzas, lively streets, and inviting parks.

## Stone Creek's Distinctive Sense of Place

Stone Creek will be a cohesive community with an authentic, multi-layered sense of place. Characteristics of traditional village design and enhanced regional features shape the Vision for Stone Creek's framework. Enriched architectural details and notable neighborhood landmarks – along with Stone Creek's interwoven circulation network, extensive parks experience, and lively mixed-use atmosphere – all contribute to Stone Creek's distinctive identity.

Expressed and experienced in countless ways, Stone Creek's sense of place will manifest in the opportunity for exploration, the feeling of neighborhood belonging, an abundance of walkable destinations, the distinctive character of richly detailed elements, and the delight in chance social encounters with neighbors. The variety of lifestyle amenities – from lively commercial convenience to calming scenic refuge – will establish Stone Creek as an extraordinary experience.

A healthy assortment of traditional architectural styles, featuring enriched detailing and human-scaled elements, will contribute to the experience of place at Stone Creek. Ornamental building components will create an inviting pedestrian environment. Framed vistas will terminate at identifiable landmarks and well-placed notable massing elements.

Walkable connections, including bridged links that appear seamless over the auto-dominated thoroughfares, will make Stone Creek's neighborhoods an interrelated community. A diverse and active street scene will create a sense of place that is pedestrian-friendly and public transit-oriented.



Piazza del Campo, Siena, Italy's distinctive village center

Distinctive gathering spaces, each unique in design, contribute to neighborhood character and a sense of belonging. Connected by tree-lined sidewalks and a system of meandering trails, Stone Creek's outdoor gathering spaces will form a "string-of-pearls," inviting exploration across the length of Stone Creek. A variety of shops, businesses, and homes further add to this sense of exploration and the desire to discover what waits around the next corner.

Successful implementation of the Vision for Stone Creek, as defined by this Master Plan, will result in interwoven neighborhoods with a distinctive character and unique sense of place. As Mira Mesa's blank canvas, Stone Creek will transform the Carroll Canyon mining site into a timeless community and desirable place to live, work, play, and visit.



# CHAPTER 1

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## INTRODUCTION





## 1 INTRODUCTION

The *Stone Creek* Master Plan creates a pedestrian-friendly, transit-oriented, mixed-use project in the Mira Mesa community of the City of San Diego, connecting residential, office, retail, hotel, light industrial, high technology, and business park uses through a well-developed circulation network. Complete with parks, open space, and natural elements, *Stone Creek* implements the mixed-use Transit-Oriented Development (TOD) described in the Carroll Canyon Master Plan Element of the Mira Mesa Community Plan.

An integral feature of *Stone Creek* will be an enhanced riparian creek corridor, which will stretch along the central and southern portion of the project and include a multi-use trail system. *Stone Creek* Central Park and Westside Gardens will provide a continuous park experience that incorporates the riparian creek corridor of Carroll Canyon Creek.

Centrally located within the project site, a mixed-use core (the Village Center) will provide commercial/retail opportunities, residences, hotel, and office uses, in addition to a transit stop. Additional residential neighborhoods will be located west of the mixed-use core; light industrial and business park uses will be located to the east. Southeast of the Village Center will be a neighborhood that allows a mix of high technology uses with housing opportunities. All of the planned uses will be tied together by an internal network of streets, as well as pedestrian connections that are designed to enhance the community.



## 1.1 OVERVIEW

### 1.1.1 Document Purpose

This document serves as a Master Plan of development for *Stone Creek*. The City's General Plan, the Mira Mesa Community Plan, the City of San Diego Land Development Code (LDC), and the San Diego Association of Governments' (SANDAG's) Smart Growth Guidelines form the planning framework for this Master Plan.

The purpose of the *Stone Creek* Master Plan is to create a mixed-use development of five integrated neighborhoods - 1) Village Center; 2) Westside Neighborhood; 3) Parkside Neighborhood; 4) Eastside Neighborhood; and 5) Creekside Neighborhood - that, together, result in the pedestrian-oriented community of *Stone Creek*. The Master Plan achieves this goal through the establishment of land uses and design guidelines, as well as through applicable City zoning regulations, modified as necessary for specific application to the *Stone Creek* neighborhoods of this Master Plan.

### 1.1.2 Document Scope

This Master Plan provides detailed text and exhibits describing the range of land uses (mixed-use, residential, commercial/retail, hotel, office, business park, light industrial, high technology, and parks and open space), development intensities, landscape features, and circulation routes that can occur in the Master Plan area. It provides design guidelines that will ensure build-out of *Stone Creek* in a manner consistent with City policies and standards, as well as the Vision presented in this Master Plan. The design guidelines in this document, however, are not intended to be static and specific. Instead, these guidelines should be taken as such—guidelines for development that are intended to implement the Vision for *Stone Creek*. Application of these guidelines encourages use of contemporary planning and design techniques and philosophies that may be in place at the time a

particular neighborhood or project is brought forward for development.

### 1.1.3 Authority

The *Stone Creek* Master Plan document has been prepared under the direction of the City of San Diego Development Services Department and is intended to be a planning and policy document. This Master Plan is subject to City Council approval. Once adopted by City legislative action, this Master Plan document serves both planning and policy functions for *Stone Creek*. Regulatory functions for *Stone Creek* will be implemented through the City's Land Development Code and the Master Planned Development Permit (PDP No. XXX) for the project.

Adoption of the *Stone Creek* Master Plan by the San Diego City Council establishes the City's official development policy for *Stone Creek*. All future development plans, tentative parcel and/or subdivision map(s), or other similar entitlements for properties located within the boundaries of this Master Plan must be consistent with the policies set forth in this document.

All regulations, conditions, and programs contained herein shall be deemed separate, distinct, and independent provisions of the *Stone Creek* Master Plan. In the event that any provision is deemed invalid or unconstitutional by a State or Federal court of competent jurisdiction, the validity of all remaining provisions of this Master Plan shall not be affected.

Stone Creek encompasses approximately 293 acres within the Mira Mesa community of the City of San Diego, San Diego County, California, as shown in Figure 1-1, *Regional Map*. The project's vicinity is illustrated in Figure 1-2, *Vicinity Map*.

Stone Creek has convenient access to surface streets, freeways, and transit routes. Located in the east-central portion of Mira Mesa, Stone Creek is situated north of Miramar Road, south of Mira Mesa Boulevard, east of Camino Santa Fe, and west of Black Mountain Road. Interstate 15 (I-15) is located less than a mile east of the project site, and Interstate 805 (I-805) is located approximately four miles to the west. Camino Ruiz runs through the center of Stone Creek, dividing the site roughly in half. Carroll Canyon Road will be constructed through Stone Creek providing a parallel east-west route to Mira Mesa Boulevard and Miramar Road, eventually connecting I-15 and I-805 and serving as a route for a future Bus Rapid Transit (BRT) or other transit service through Carroll Canyon.

Stone Creek is in the Mira Mesa Community Plan area (see Figure 1-3, *Community Planning Context*). Stone Creek provides the transition between existing residential development to the north and the existing light industrial/business park areas to the south and east. Site design and development within Stone Creek responds to its location in Mira Mesa through its selected land uses and connective elements, as described in this Master Plan.

A map of the San Diego area, including the Pacific Ocean, San Diego Bay, and surrounding cities and highways. The map shows the location of the Stone Creek Master Plan, which is highlighted in red. The map includes labels for various cities and areas: DEL MAR, CARMEL VALLEY, POWAY, SCRIPPS RANCH, LA JOLLA, PACIFIC BEACH, MISSION VALLEY, TIERRASANTA, CLAIEMONT MESA, MISSION VALLEY, BALBOA PARK, DOWNTOWN SAN DIEGO, CORONADO, NATIONAL CITY, CHULA VISTA, and SAN DIEGO BAY. The map also shows major highways: 5, 15, 52, 54, 56, 75, 805, 8, 94, 163, and 101. The Stone Creek Master Plan is located near the intersection of Mira Mesa Blvd and Black Mtn Rd, south of Mira Mesa and north of Miramar.



Figure 1-2. Vicinity Map

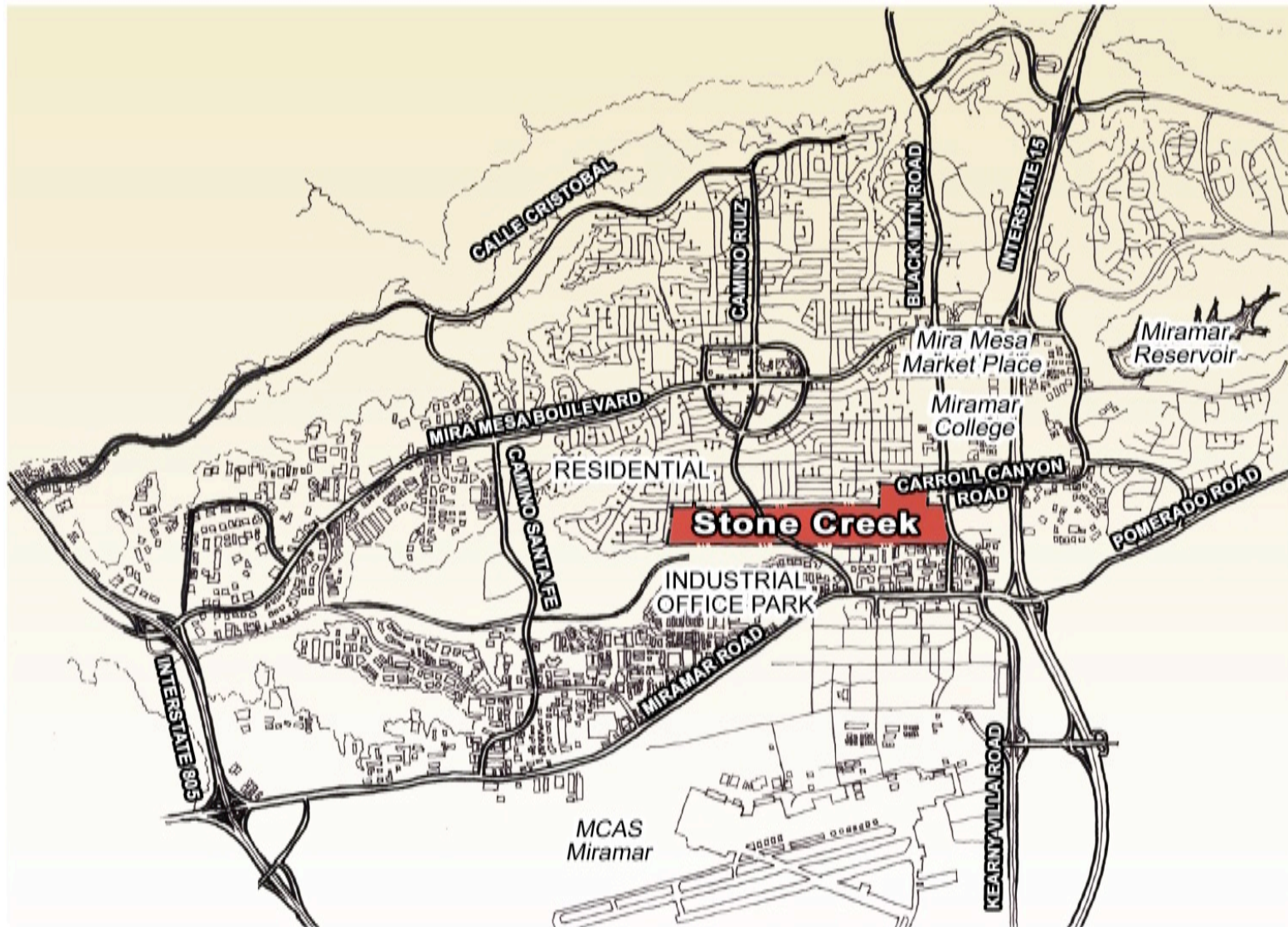
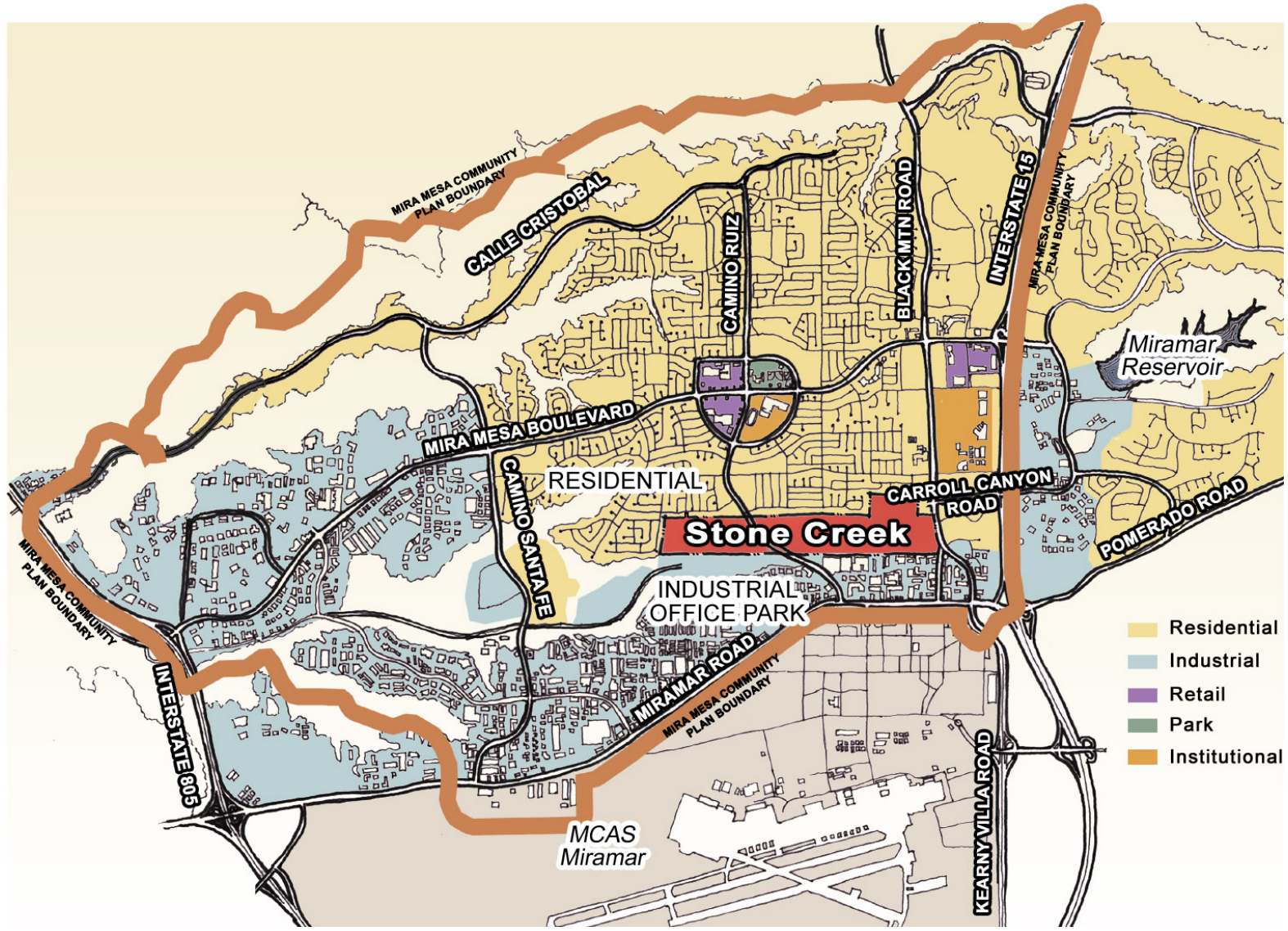




Figure 1-3. Community Planning Context



### 1.3 BACKGROUND AND HISTORY

The Stone Creek project site is the current location of an on-going mining operation, which functions under an approved Conditional Use Permit and Reclamation Plan (CUP 10-315-2). The *Aerial Photograph* presented in Figure 1-4 demonstrates the degree of disturbance that has occurred as a result of the approved mining permit.

Mining and processing of construction-grade sand and gravel began at the project site in the 1950s. The first permit was issued by the County of San Diego Board of Supervisors in 1957 as CUP No. 3726 for operation of a concrete and asphalt plant on approximately 340 acres. The City of San Diego issued CUP No. 315-PC in 1971 for sand and gravel extraction together with related facilities. In the early 1970s, a portion of the project site was dedicated for right-of-way to

construct improvements of both Black Mountain Road and Camino Ruiz. The current CUP – CUP No. 10-315-2 – has been in effect on the project site since 1981.

Portions of the project site are documented as an Inert Debris Engineered Fill Operation (IDEFO) by the City of San Diego Solid Waste Local Enforcement Agency (LEA). Prior to development of the site with land uses proposed by the Stone Creek project, the existing fill material would be excavated and engineered in accordance with regulations in a manner suitable for urban land uses.

**Figure 1-4. Aerial Photograph**





#### **1.4 SITE CHARACTERISTICS AND DESIGN INFLUENCES**

The *Stone Creek* Master Plan area is a disturbed site where mining operations have occurred since the 1950s. The entire site has undergone a considerable degree of modification as a result of the existing mining activities.

*Stone Creek* lies in the middle of urban development; circulation roadways are in place, for the most part, to serve that development. Residential land uses are predominant in areas north of the project site. To the south lies light industrial development. Land uses east of *Stone Creek* include light industrial development and residential communities. Immediately west of *Stone Creek* is the Hanson Aggregates' mining site where mining of sand and gravel resources has occurred.

The project site sits well below developed areas to the north and west. This elevational difference provides a natural buffer and transition between the established neighborhoods in Mira Mesa and future development in *Stone Creek*.

The *Stone Creek* Master Plan represents the ultimate re-use of the reclaimed site. The project site's situation within a developed community provides a unique infill opportunity to create a Master Plan that joins with and completes the established community framework. As such, this Master Plan is not only responsive to the existing neighborhoods that have developed around the site for the previous

50 years, but also serves to enhance the existing community by transforming the site to reflect forward-thinking design principles. Implementation of the Master Plan will enliven the existing Mira Mesa neighborhoods and deliver a "showcase" community amenity.



### 1.5 MASTER LAND USE PLAN OVERVIEW

This Master Plan has been designed with an overall theme of creating a pedestrian-friendly TOD and a mixed-use community within the Mira Mesa community. At the heart of *Stone Creek* is the Village Center, located in the central portion of the Master Plan area and containing retail opportunities, hotel rooms, residential homes, office space, and a transit stop. Residences are also provided west of the Village Center in the Westside Neighborhood. The Creekside Neighborhood, located in the southeast area of *Stone Creek*, integrates high technology uses with the adjacency of residential units within the same neighborhood. The eastern portion of the project site (Eastside Neighborhood and Parkside Neighborhood) is comprised predominantly of employment land uses, offering business park and light industrial space, as well as a second transit stop.

Running through the southern portion of *Stone Creek* is a major park element comprised of *Stone Creek Central Park* and *Westside Gardens*. Acting as the primary open space and recreation areas for residents, employees, and visitors of *Stone Creek*, the enhanced *Carroll Canyon Creek* threads through this continuous park element. Woven throughout the neighborhoods of *Stone Creek* is a well-developed pedestrian and bicycle trail network that invites residents to walk and bike to shopping, employment, and recreation opportunities within *Stone Creek*.

### 1.6 MASTER PLAN GOALS AND OBJECTIVES

Project goals and objectives were developed early in the planning process. The following project-wide goals provide the framework from which this Master Plan is based.

- ❧ Craft and implement an enduring inspired Vision on a grand scale to transform the *Carroll Canyon* reclaimed mining site into a desirable place to live, work and play.
- ❧ Enhance regional features and incorporate admirable characteristics of European villages and traditional American neighborhoods to create a timeless community which has an authentic, multi-layered sense of place.
- ❧ Incorporate a vibrant mix of uses – including a diversity of homes, shops, and businesses – within well-defined, compact neighborhoods.
- ❧ Enhance and expand *Carroll Canyon Creek* as a vast open space corridor within an expansive park setting that offers a multitude of park experiences.
- ❧ Invite a sense of exploration across the length of *Stone Creek*, establishing a “string-of-pearls” parks and open space network, which is linked by recreational trails and tree-lined sidewalks.
- ❧ Establish a prominent, mixed-use village center as a distinctive community focal point.
- ❧ Encourage walkability by locating convenient amenities near homes and businesses.

- ☞ Celebrate San Diego's temperate climate as a unique living environment by providing a variety of inviting parks, lively streets, and amenity-rich piazzas which draw people outdoors.
- ☞ Reinforce community identity through high-quality, traditional architectural detailing and a unified landscape design palette.
- ☞ Accommodate a variety of transportation needs within a pedestrian-friendly TOD whose network of streets and walkways allows multiple direct routes for vehicles, bicycles, and pedestrians.
- ☞ Incorporate a 35-foot-wide transit corridor along Carroll Canyon Road and locate transit stops so as to encourage public transit use.
- ☞ Create transit stops that are unique and architecturally integrated into the adjacent neighborhoods, functioning in and of themselves as focal gathering points, as well as functional connections to transit.
- ☞ Implement important community roadway improvements, including the construction of Carroll Canyon Road and Maya Linda Road, and improvements to Camino Ruiz.
- ☞ Shape topography and use structural components to facilitate pedestrian connections up and over major arterial roads.
- ☞ Enhance employment opportunities for the City of San Diego, Mira Mesa community, and Stone Creek residents with newly created office, business park, light industrial, and high technology spaces.
- ☞ Multiply the benefits of brownfield reclamation by encouraging the use of sustainable design to reduce energy needs and water consumption.

- ☞ Phase development as mining operations cease and with respect to the logical extension of infrastructure and services.
- ☞ Establish design guidelines and development standards which serve as a manual for developers, builders, planners, engineers, architects, landscape architects, and other professionals to achieve the Vision outlined in this Master Plan.
- ☞ Design and develop a project that respects the natural environment and builds out in a manner that is mindful of the global context in which development occurs.

## 1.7 DISCRETIONARY ACTIONS

Together, the following discretionary actions provide a pathway for appropriate development of Stone Creek, taking into account all local goals, objectives, and environmental considerations.

### 1.7.1 Community Plan Amendment

The 293-acre project site is located within the Mira Mesa Community Plan area. The site is designated as part of the Carroll Canyon Master Plan Area within the Mira Mesa Community Plan. As required by the Community Plan, development of this site necessitates preparation of a Master Plan and an amendment to the Mira Mesa Community Plan.

### 1.7.2 Master Plan

The preparation of this Master Plan is a requirement of the Mira Mesa Community Plan. This Master Plan document is a discretionary action and is subject to City Council approval. When adopted by City legislative action, the Master Plan document will serve both planning and policy functions. The Stone Creek Master Plan contains the standards, procedures, and guidelines necessary to accomplish the ordered development of Stone Creek. Adoption of this Master Plan, together with the City's Land Development Code, the Stone Creek

Vesting Tentative Map, the *Stone Creek* Master Planned Development Permit, and the *Stone Creek* will govern development within *Stone Creek*.

### **1.7.3 Master Planned Development Permit**

In concert with the Master Plan, a Master Planned Development Permit (PDP No. XXX) has been processed. The Master Planned Development Permit approval establishes the design guidelines contained in this Master Plan and allows for minor variations to the selected zones, as necessary, to implement the design guidelines. These variations are described in Chapter 8, *Design Guidelines and Development Standards*, of this Master Plan.

### **1.7.4 Vesting Tentative Map**

In order to facilitate development of *Stone Creek*, a Vesting Tentative Map (VTM No. 208328) has been processed concurrent with this Master Plan. The *Stone Creek* Vesting Tentative Map details actual land development and elevations, as well as necessary infrastructure, and has been prepared in accordance with the guidelines and development intensities presented in this Master Plan, the State of California Subdivision Map Act, and City of San Diego requirements. The Vesting Tentative Map provides a landform that will allow for development of *Stone Creek*, utilizing both the land and its resources in an efficient manner.

The Vesting Tentative Map includes the off-site connection of Carroll Canyon Road to Black Mountain Road, which is not covered by this Master Plan. Additionally, the Vesting Tentative Map, as well as this Master Plan, includes a small lot (0.01 acre), located in the southeast corner of the Carroll Canyon Road and Camino Ruiz intersection. Although this lot is within the *Stone Creek* project site, the majority of this lot is a part of the transit corridor and may develop as part of SANDAG's plans to provide transit through Carroll Canyon. Land use

and zoning of this small lot will remain as it is today – Light Industrial/IL-2-1.

All field elevations within *Stone Creek* will be in substantial conformance with the *Stone Creek* Vesting Tentative Map (VTM No. 208328), on file with the City of San Diego Development Services Department. However, it is recognized that changes to the Vesting Tentative Map and/or approval of subsequent Tentative Maps may be necessary to reflect site conditions and/or City standards. Minor modifications to the Vesting Tentative Map or the processing of new Tentative Maps that are consistent and in substantial conformance with the Master Plan will not require an amendment to this Master Plan. Additionally, minor modifications to the Vesting Tentative Map may occur as development takes place in *Stone Creek*. If these modifications are consistent and in substantial conformance with the Master Plan, an amendment to this Master Plan will not be necessary. However, substantial changes to the Vesting Tentative Map may result in the need for an amendment to this Master Plan.

Internal slopes, which create elevational differences between pads, will occur as part of the overall landform for *Stone Creek*. Some of these internal slopes may be temporary, as the finished elevations for several pads have been designed to accommodate what will ultimately be subterranean parking structures or subsurface water quality facilities. The intent is to avoid providing a street-level pad, only to have the pad dug-out to accommodate below-grade parking.

### **1.7.5 Site Development Permit**

While the *Stone Creek* project site is not located within a Multi Habitat Planning Area (MHPA), as identified by the City of San Diego Multiple Species Conservation Program (MSCP), the site does contain areas identified as Environmentally Sensitive Lands (ESL) in the City's Environmentally Sensitive Lands ordinance (LDC Section 143.0100).

Specifically, disturbed wetlands, as well as any other native vegetation on the project site, regarded as sensitive by the City of San Diego will be affected by implementation of the *Stone Creek Master Plan*. The ESL ordinance requires processing of a Site Development Permit (SDP) concurrently with the project's actions.

#### **1.7.6 Zoning**

In conjunction with the Master Plan, and concurrent with approval of the Vesting Tentative Map, areas within the Master Plan boundary will be rezoned to implement land uses adopted as part of the Master Plan. Zoning for *Stone Creek* is presented in Chapter 2, *Land Use*, and addressed in Chapter 8, *Design Guidelines and Development Standards*, and Chapter 9, *Implementation*. Zones identified in the City's Land Development Code will be applied to *Stone Creek* as described in and modified, in some cases, by this Master Plan and the Master Planned Development Permit.

#### **1.7.7 Conditional Use Permit Amendment**

*Stone Creek* is the location of an on-going resource extraction operation for the mining and processing of sand and gravel, which operates under an approved Conditional Use Permit and Reclamation Plan (CUP 10-315-2). As resources are depleted and mining operations phase out, the Reclamation Plan will be implemented to serve as an interim control until the Master Plan area builds out as anticipated by this Master Plan.

CUP 10-315-2 has been amended in conjunction with approval of this Master Plan, and the landform for the Reclamation Plan has been adjusted. Modifications to the previous approvals provide for an updated landform. Additionally, asphalt and concrete plants will continue to operate under the amended CUP until complete development of the site is realized. Additional amendments to the CUP and/or the Reclamation Plan that are consistent and in substantial

conformance with the Master Plan shall not require an amendment to this Master Plan.

Development of *Stone Creek* will occur in a phased manner and create a sequence of multiple maps as various neighborhoods and subneighborhoods begin to develop. This multiple map sequence will terminate the original CUP in phases as applicable to each approval for a particular area.

#### **1.7.8 Environmental Impact Report**

Concurrent with this Master Plan document and associated discretionary actions, an Environmental Impact Report (EIR) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). The EIR (Project No. 42-2673; SCH No. 2005091120) evaluates the land use, circulation, and infrastructure improvements resulting from implementation of the *Stone Creek Master Plan* and associated actions and the potential environmental impacts that would result from their implementation.

#### **1.7.9 Future Approvals**

Zones selected for the various neighborhoods in *Stone Creek* regulate permitted uses allowed under the City of San Diego Land Development Code. Other uses may be permitted with restrictions as designated in the appropriate special use permit. This Master Plan does not preclude the need for developments within the project to seek additional approvals, where applicable. These approvals may include, but are not limited to, Neighborhood Use Permits, Neighborhood Development Permits, and Conditional Use Permits.

Portions of the *Stone Creek* project site are documented as an IDEFO. An IDEFO must meet specifications prepared and certified by a Civil Engineer, Certified Engineering Geologist, or similar professional licensed by the State of California. IDEFOs are regulated under the

California Code of Regulations (CCR), Title 14, Division 7, Chapter 3.0, Article 5.95, and must submit Enforcement Agency (EA) Notification, as required by California Code of Regulations (CCR), Title 14, Section 18100 et seq. An EA Notification to operate the IDEFO was filed with the LEA in 2004.





## CHAPTER 2

LAND USE



## 2 LAND USE

Looking to European villages and traditional American neighborhoods for inspiration, *Stone Creek's* Vision draws from the qualities that make these places desirable and enduring. Incorporating a mix of land uses, *Stone Creek* will offer a variety of homes, shops, hotel(s), businesses, and social gathering spaces. Living in *Stone Creek* will provide residents easy access to daily necessities, including goods and services, employment, and recreation.

The prominent Village Center, at the heart of *Stone Creek*, will create a strong community identity and a distinctive sense of place. Ample spaces to congregate, linger, and socialize will establish this vibrant town center as a distinct focal point – *Stone Creek's* center of gravity. As in traditional communities, the Village Center's tree-lined main streets will become destinations to promenade, window shop, and meet friends. A connected series of piazzas will create lively, ever-changing places where restaurant dining spills outdoors onto patios, markets display seasonal produce, and neighbors gather for community events. A vertical mix of shops, businesses, and homes will enrich the ambiance of the Village Center.

Compact, interconnected residential neighborhoods place daily needs within convenient walking distance from homes. Numerous, well-dispersed green parks and hardscaped piazzas will provide a variety of destinations to relax, socialize, and play. With convenient, walkable connections to public transit, an amenity-rich Village Center, residential neighborhoods, and an extensive open space and trails network, *Stone Creek's* businesses will be ideal places of employment.



*Traditional American Main Street*



Throughout *Stone Creek* will be a network of diverse parks, open spaces, and trails which will link to the expansive *Stone Creek Central Park* and *Westside Gardens*. Ranging from formal to informal, manicured to naturalistic, expansive open lawns to intimate overlooks, *Stone Creek's* park spaces will encompass a multitude of experiences. Interconnected by multi-use trails and tree-lined sidewalks, these spaces will create a park experience from one end of *Stone Creek* to the other.

The diverse mix of uses within *Stone Creek* results in neighborhoods with vibrant character that create a unique community. Experienced in countless ways, *Stone Creek's* sense of place will manifest in the opportunity for exploration of ever-changing public spaces, the feeling of neighborhood belonging, the abundance of walkable destinations, and the delight in chance social encounters with neighbors. The variety of lifestyle amenities – from lively commercial convenience to calming scenic refuge – will establish *Stone Creek* as a distinctive experience.



*Parc Montsouris, Paris, France*

## 2.1 OVERVIEW

Stone Creek is the location of an on-going resource extraction operation for the mining and processing of sand and gravel, which operates under an approved Conditional Use Permit and Reclamation Plan (CUP 10-315-2). With approval of *Stone Creek*, the CUP termination date has been extended to 2039.

As mineral resources become depleted and as incremental reclamation occurs, development will begin in a phased manner. The asphalt and concrete plants will remain in the southeast corner of the project site, where the Creekside Neighborhood will eventually develop. Asphalt and concrete processing plants will continue to operate under the CUP until 2039.

*Stone Creek's* overall mining and reclamation results in creating a landform that allows for a gradual transition from the adjoining mesas of existing residential and light industrial neighborhoods, down to an elevation which allows Carroll Canyon Creek to accommodate its hydrology and biology in a naturalized and enhanced environment. Mining and reclamation also bring the unique opportunity to shape new topography in a way which encourages pedestrian connectivity and creates visual interest. The Vesting Tentative Map will provide further refinement to the manufactured landform.

Although construction of Carroll Canyon Road and improvements to Camino Ruiz will bring essential additions to the community circulation network, these major thoroughfares bisect *Stone Creek* and could have impeded pedestrian connectivity between its neighborhoods. Topography sculpted by the reclamation process, and with implementation of the Vesting Tentative Map, along with creative use of structural building elements, allows subtle at-grade crossings between elevated piazzas, effectively knitting *Stone Creek's* neighborhoods and parks together as a cohesive, walkable community.

### 2.1.1 Neighborhoods

*Stone Creek* will be developed as five distinct neighborhoods: 1) Village Center, 2) Westside Neighborhood, 3) Parkside Neighborhood, 4) Eastside Neighborhood, and 5) Creekside Neighborhood. Many of these neighborhoods are further divided into smaller subneighborhoods. While each neighborhood within *Stone Creek* has a personal identity, all have a common thread that connects them to the parks and open space system and the Village Center. In this manner, *Stone Creek* integrates workplace uses, residential uses, recreation uses, and commercial uses, creating a truly mixed-use community.

This Master Plan is formulated to reflect the uniqueness of each neighborhood and sub-neighborhood and to facilitate and focus the discussion of development opportunities in a manner that relates specific land uses and zoning, important off-site considerations, and opportunities for internal integration of land uses and/or product types. By dividing the approximately 293-acre *Stone Creek* Master Plan area into smaller neighborhoods, each neighborhood can develop with its own personality and identity, while remaining consistent with the overall Vision of *Stone Creek*. This also allows the Master Plan to address special conditions, such as the treatment of edges and interfaces between neighborhoods and other project features (such as roads); the location and design of project entries; special landscape treatment of slopes; incorporation of unifying elements that create place-making, such as low stone walls; and vehicle access points that are relevant to a particular planning area.

### 2.1.2 Land Uses

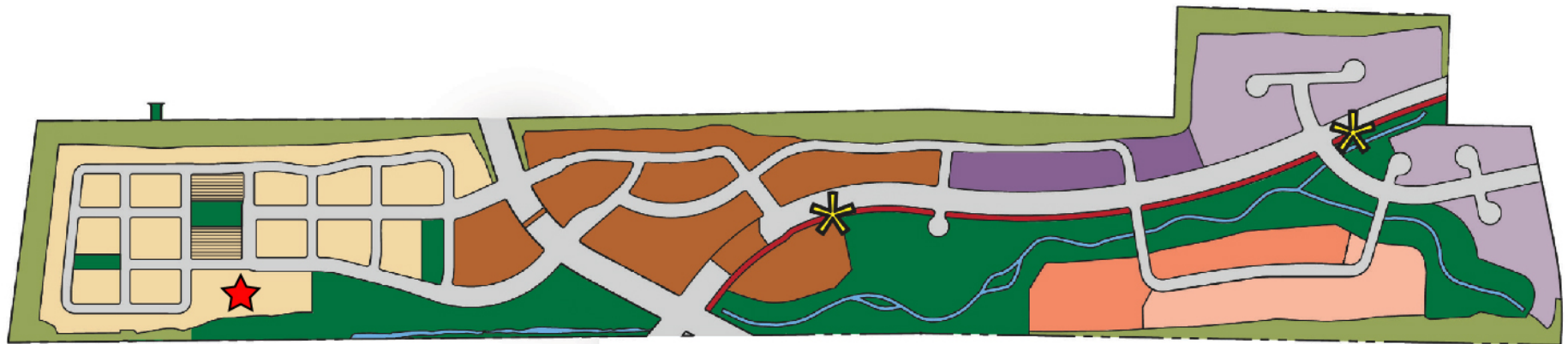
When fully implemented, *Stone Creek* will provide up to 4,445 residential units which may be offered as “for sale” and/or “for rent” housing and built as a variety of product types; 175 hotel rooms; 135,000 square feet of business park use; approximately 415,000 square feet of light industrial uses; approximately 174,000 square feet of commercial/retail use; approximately 200,000 square feet of commercial/office space; approximately 300,000 square feet of high technology uses; 104.31 acres of parks and open space, which includes 3.68 acres or nearly four miles of Rim Trail, the restored and enhanced creek corridor, developed park in *Stone Creek Central Park*, a developed park in *Westside Gardens*, and landscaped slopes. The *Stone Creek Village Center* will provide a pedestrian focused mixed-use core where residential uses, hotel(s), shops, and restaurants will create a lively urban center for the project.















Figure 2-1, *Stone Creek Land Use Map*, depicts the proposed land uses for *Stone Creek*. Table 2-1, *Stone Creek Land Use Summary*, provides a tabulation of the land uses, acreages, and development intensities for *Stone Creek*. Figure 2-2, *Stone Creek Illustrative Land Use Plan*, provides an artistic representation of how *Stone Creek* may look at build-out.

Figure 2-3, *Neighborhoods within Stone Creek*, shows the location of the various neighborhoods and sub-neighborhoods addressed in this Master Plan. For a detailed discussion of the use regulations and development standards for each neighborhood within *Stone Creek*, see Chapter 8, *Design Guidelines and Development Standards*.

Graphic representations are included throughout this document to visualize how development may occur within each neighborhood. These exhibits are provided for conceptual purposes only to illustrate possible scenarios for each neighborhood. They serve as a general guide to assist developers, designers, and decision-makers in the design, planning, approval, and construction phases. Actual development plans may vary, depending on planning philosophies, design techniques, and development needs at the time a particular neighborhood or part of a neighborhood is brought forward for development.

Figure 2-1. Stone Creek Land Use Map



- |   |   |
|---|---|
|  <b>Multi-Family Residential:</b> 2,725 Units (36.99 DU/AC)  |  <b>Parks and Open Space</b>           |
|  <b>Neighborhood Commercial:</b> 24,000 SF   |  <b>Landscaped Slopes</b>              |
|  <b>Mixed-Use Village Core</b><br>Multi-Family Residential: 1,420 Units (36.21 DU/AC)<br>Retail/Commercial: 150,000 SF<br>Office: 200,000 SF<br>Hotel: 175 Rooms |  <b>Carroll Canyon Creek</b>           |
|  <b>Light Industrial:</b> 415,000 SF   |  <b>Public Right-of-Way</b>          |
|  <b>Business Park:</b> 135,000 SF  |  <b>35' Public Transit Corridor</b>  |
|  <b>High-Technology:</b> 300,000 SF  |  <b>Transit Stop</b>                 |
|  <b>Multi-Family Residential:</b> 300 Units (11.96 DU/AC)  |  <b>Potential Future School Site</b> |

The locations of the transit stops are for illustrative purposes and are subject to alteration as transportation plans become available.

**Table 2-1. Stone Creek Land Use Summary**

Land Use	Land Area <sup>1,2</sup>	Net Development Area <sup>1,3</sup>	Development Intensity								Parks <sup>4</sup>	Rim Trail	Landscaped Slopes <sup>6</sup>
			Residential	Residential Density	Hotel	Commercial/ Retail	Commercial/ Office	Business Park	Light Industrial	High Technology			
Mixed-Use (Neighborhood Village) – VILLAGE CENTER													
Residential Retail Commercial Office Commercial Hotel	45.99 acres	38.32 acres	1,420 units	37.06 du/net ac	175 rooms	150,000 sq. ft.	200,000 sq. ft.	–	--	--	--	0.77 acre	6.9 acres
Residential – WESTSIDE NEIGHBORHOOD <sup>7</sup>													
Residential Retail Commercial	87.90 acres	73.74 acres	2,725 units	36.95 du/net ac	--	24,000 sq. ft.	--	--	--	--	19.26 acres	1.88 acres	12.28 acres
Mixed-Use (Business Park – Residential) – CREEKSIDE NEIGHBORHOOD													
High Technology Center Residential	29.81 acres	25.08 acres	300 units	11.96 du/net ac	--	See footnote 5.	--	--	--	300,000 sq. ft.	--	0.04 acre	4.69 acres
Employment Neighborhoods (Industrial Employment) – PARKSIDE NEIGHBORHOOD													
Business Park	14.23 acres	9.01 acres	--	--	--	See footnote 5.	--	135,000 sq. ft.	--	--	--	0.52 acre	4.7 acres
Employment Neighborhoods (Industrial Employment) – EASTSIDE NEIGHBORHOOD													
Light Industrial	36.63 acres	30.38 acres	--	--	--	See footnote 5.	--	--	415,000 sq. ft.	--	0.77 acre	0.47 acre	5.78 acres
SUBTOTAL	214.56 acres	176.53 acres	4,445 units	25.18 du/net ac	175 rooms	174,000 sq. ft.	200,000 sq. ft.	135,000 sq. ft.	415,000 sq. ft.	300,000 sq. ft.	20.03 acres	3.68 acres	34.35 acres
Stone Creek Central Park													
	46.25 acres	43.16 acres	--	--	--	--	--	--	--	--	43.16 acres	--	3.09 acres
SUBTOTAL	260.81 acres	219.69 acres	4,445 units	N/A	175 rooms	174,000 sq. ft.	200,000 sq. ft.	135,000 sq. ft.	415,000 sq. ft.	300,000 sq. ft.	63.19 acres	3.68 acres	37.44 acres
											Total Parks and Open Space: 104.31 acres		

Circulation/Public Rights-of-Way	
<ul style="list-style-type: none"> <li>Carroll Canyon Road</li> <li>Camino Ruiz</li> <li>Maya Linda Road</li> <li>Creekside West Bridge</li> <li>Creekside East Bridge</li> <li>Stone Creek Central Park Cul-de-Sac</li> <li>Black Mt. Road frontage</li> <li>Transit Reservations</li> </ul>	<b>28.33 acres</b>
<ul style="list-style-type: none"> <li>Street Corner &lt; 0.01 acres</li> </ul>	<b>N/A</b>
<b>SUBTOTAL</b>	<b>32.03 acres</b>
<b>SITE TOTAL</b>	<b>292.84 acres</b>

<sup>1</sup> Acreages are approximate and may vary with final mapping and actual build-out for specific development areas.

<sup>2</sup> Land Area includes gross land area, except for major streets (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road).

<sup>3</sup> Net Development Area includes development area plus Westside Gardens, pocket parks, piazzas and internal streets occurring within each neighborhood, minus landscaped slopes..

<sup>4</sup> Includes creek and creek corridor and trail within Stone Creek Central Park. Rim Trail counted separately.

<sup>5</sup> Development of ancillary commercial uses consistent with the underlying zones is to be included in these areas.

<sup>6</sup> Excludes Rim Trail acreage. NOTE: All other circulation/public rights-of-way are included within the neighborhood calculations.

<sup>7</sup> This Master Plan allows the flexibility for a school to be constructed in the Westside Neighborhood, if necessitated by student generation rates as Stone Creek and other developments in Mira Mesa are built and occupied, as described in Section 2.3, Westside Neighborhood.

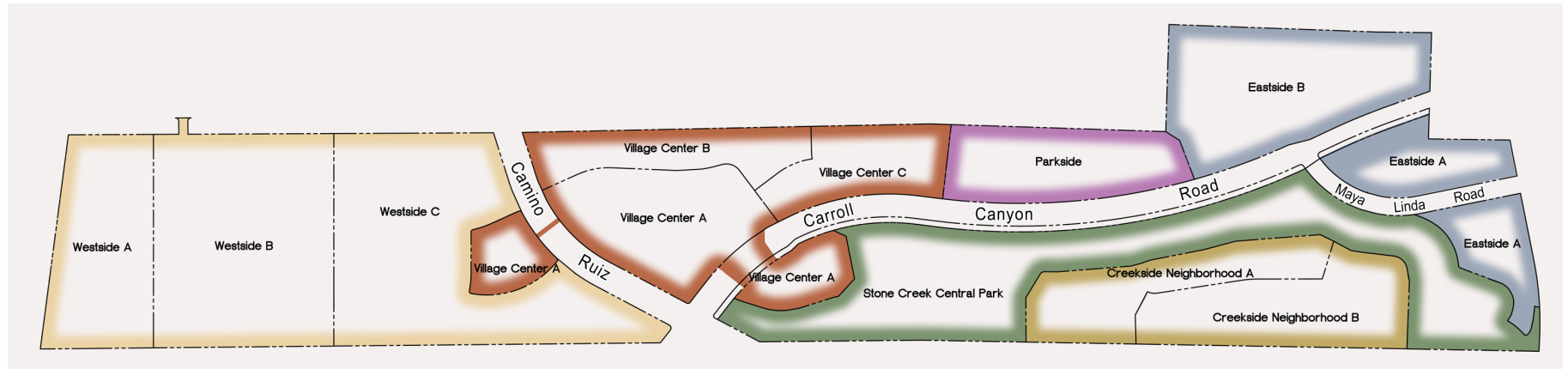


Figure 2-2. Stone Creek Illustrative Land Use Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 2-3. Neighborhoods within Stone Creek



## 2.2 STONE CREEK VILLAGE CENTER

The *Stone Creek Village Center* will function as the town center for the Master Plan. It will connect with the residential neighborhoods, employment areas, *Stone Creek Central Park* and *Westside Gardens* (see Figure 2-4, *Stone Creek Village Center*). The Village Center will offer those working and living in *Stone Creek* convenient access to readily available goods and services. Additionally, the *Stone Creek Village Center* will be a social gathering place - a "center of gravity" for *Stone Creek*.

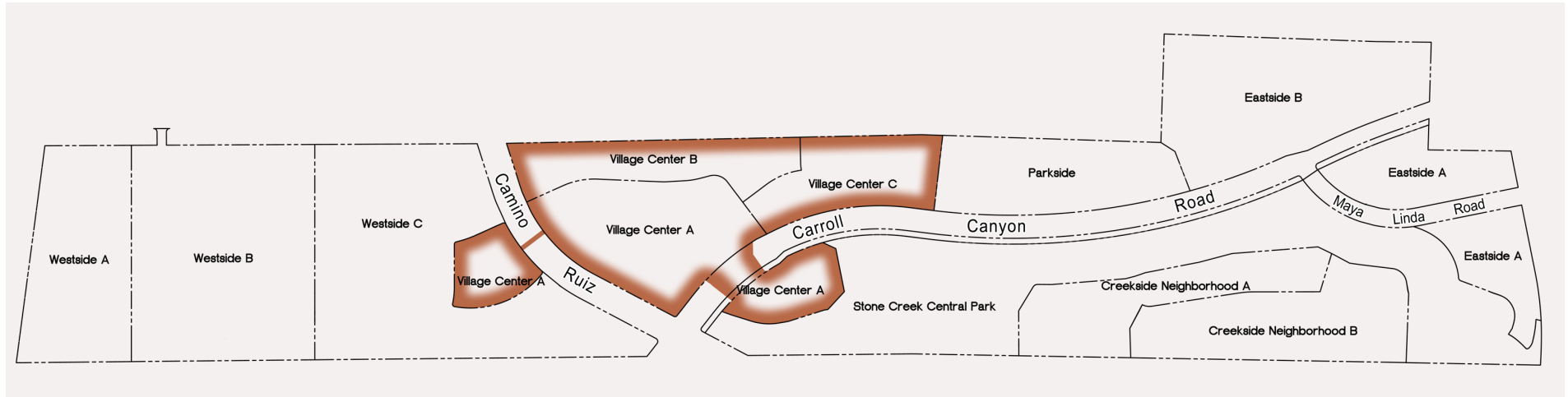
The ample open spaces and charming streets in the *Stone Creek Village Center* are envisioned as vibrant places to congregate, linger, and socialize. Pleasant pedestrian connections will link the Village Center to neighboring residential and employment neighborhoods, as well as to a generous park and open space network and public transit stops.

Housing is an essential ingredient that will distinguish *Stone Creek's* mixed-use Village Center. Residential units may be located above shops, restaurants, and offices, or occur in separate residential structures integrated with other buildings within the Village Center. Residents living in and near the *Stone Creek Village Center* will enliven the area by carrying out their everyday activities, providing the piazzas, streets, and parking areas with activity and added security. Additionally, the provision of commercial retail and office space (see Table 2-2, *Stone Creek Village Center – Land Use Summary*) will afford Village Center residents the opportunity not only to shop, but also to work within the bounds of their home neighborhood. Hotel development within the Village Center will provide visitor-serving resources supporting not only the uses within the Village Center, but also within *Stone Creek's* other neighborhoods.

A series of connected piazzas will occur within the Village Center. (See Chapter 8, Section 8.6.1, for a detailed description of *Stone Creek's* piazzas.) Functioning as a broad pedestrian promenade, the Grand Piazza will be an activated area, where street vendors can operate outdoor carts, and seating for cafés can spill onto the piazza. Landscaping will be minimized and positioned within piazzas to facilitate the gathering and flow of people through the open plazas. Unifying elements, such as low stone walls, will be incorporated into the design of the open piazzas to visually connect with similar design elements throughout *Stone Creek* and to provide additional informal seating areas. Store fronts and outdoor eating areas should include use of planters with landscaping or trees to provide greenery and shading along the edges of the piazzas, while at the same time making sure the spaces remain open for lively gatherings and pedestrian activity.



**Figure 2-4. Stone Creek Village Center**



**Table 2-2. Stone Creek Village Center – Land Use Summary**

Subneighborhood	Land Area <sup>1,2</sup>	Net Development Area <sup>1,3</sup>	Development Intensity							Parks	Rim Trail	Landscaped Slopes
			Residential	Residential Density	Hotel	Commercial/ Retail	Commercial/ Office	Business Park	Light Industrial			
Village Center Neighborhood A	25.34 acres	25.34 acres	840 units	33.15 du/net ac	175 rooms	150,000 sq. ft.	200,000 sq. ft.	--	--	--	--	--
Village Center Neighborhood B	10.49 acres	6.47 acres	290 units	44.82 du/net ac	--	--	--	--	--	--	0.39 acre	3.63 acres
Village Center Neighborhood C	10.16 acres	6.51 acres	290 units	44.55 du/net ac	--	--	--	--	--	--	0.38 acre	3.27 acres
<b>TOTAL</b>	<b>45.99 acres</b>	<b>38.32 acres</b>	<b>1,420 units</b>	<b>37.06 du/net ac</b>	<b>175 rooms</b>	<b>150,000 sq. ft.</b>	<b>200,000 sq. ft.</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>0.77 acre</b>	<b>6.9 acres</b>
											<b>Total Parks and Open Space:</b>	
											<b>7.67 acres</b>	

<sup>1</sup> Acreages are approximate and may vary with final mapping and actual build-out for specific development areas.

<sup>2</sup> Land Area includes gross land area, except for major streets (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road).

<sup>3</sup> Net Development Area includes development area plus Westside Gardens, pocket parks, piazzas and internal streets occurring within each neighborhood, minus landscaped slopes.



### 2.3 WESTSIDE NEIGHBORHOOD

Stone Creek's principally residential neighborhood is the Westside Neighborhood. Connected as smaller residential sub-neighborhoods, the Westside Neighborhood is located west of Stone Creek Village Center and Camino Ruiz (see Figure 2-8, *Westside Neighborhood*). These sub-neighborhoods will provide distinct residential enclaves comprised of multi-family housing and townhomes. Westside Gardens, an extensive park occupying the southeast portion of this neighborhood, will provide residents in the Westside sub-neighborhoods with direct access to a large recreation area and an associated trail system.

Characteristic of traditional neighborhoods, Stone Creek includes additional pocket parks within the Westside Neighborhood. These spaces are envisioned as a sequence of outdoor rooms, or a "string-of-pearls," connected by an attractive network of landscaped sidewalks and multi-use trails. Creating a sense of discovery and surprise, as intimate streets suddenly open onto a park, each distinct in design, these social gathering spaces will be essential in establishing neighborhood character and identity, defining unique views, and providing a break in buildings. Park benches, community gardens, low stone walls reflective of other wall elements in Stone Creek, and children's play areas are some of the characteristic uses that may occur within the Westside Neighborhood's pocket parks.

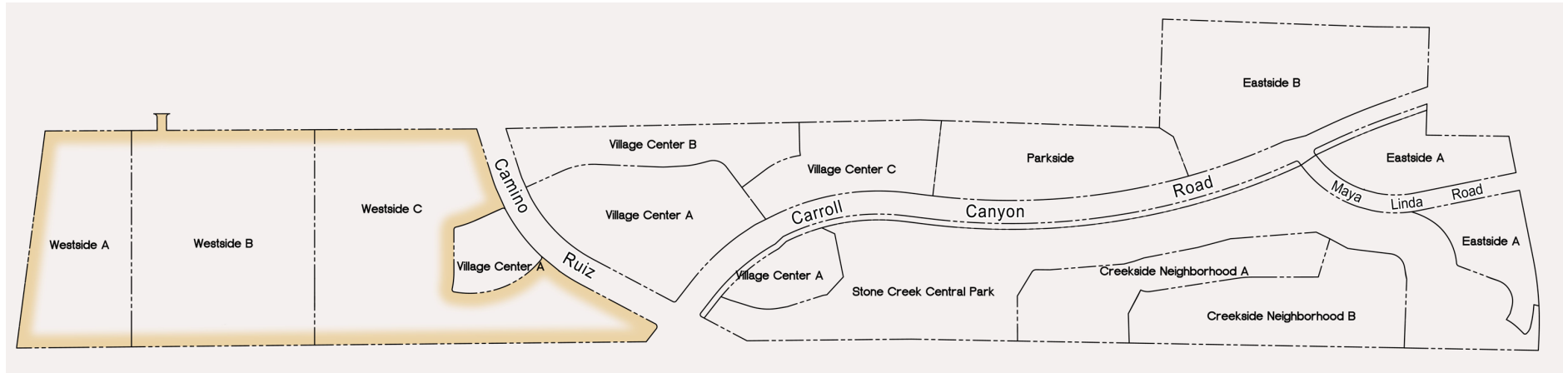
The heart and geographic center of the Westside Neighborhood is the Westside Commons. This ample green space will serve to enliven the neighborhood by providing a common gathering place and opportunity for various community events, such as a farmers' market, street fair, or holiday events, as well as a place for picnics or play. Neighborhood blocks immediately north and south of Westside Commons will house residential and commercial uses, which may also include outdoor dining (see Table 2-3, *Westside Neighborhood – Land*

*Use Summary*), creating a complete neighborhood with shops, amenities, and employment uses.

The Stone Creek Master Plan allows for the development of a public school facility within the Westside Neighborhood. An approximately 10-acre site adjacent to Westside Gardens will be made available for the San Diego Unified School District (SDUSD) to purchase for development of a future school facility, if necessitated by student generation rates as Stone Creek and other developments in Mira Mesa are built and occupied. The potential school site located in the Westside Neighborhood is designated as multi-family residential land use as shown in Figure 2-1. Should SDUSD choose to acquire a site in the Westside Neighborhood, based on the provisions for alternative land use types and intensities of Chapter 9, *Implementation*, a transfer of dwelling units from the school site to another residentially-designated site or sites within the Westside Neighborhood shall be allowed without requiring an amendment to this Master Plan. The approximately 10-acre school site shown in Figure 2-1 is conceptual. The precise location and site area will be determined if/when SDUSD determines a school within Stone Creek is required and acquires the property to construct a school. This Master Plan also allows the flexibility for SDUSD to acquire a different site within the Westside Neighborhood and the school to be constructed at that location with the agreement of the SDUSD and without an amendment to this Master Plan. Should a school be built by SDUSD adjacent to Westside Gardens, the Master Plan allows for joint use facilities for recreational opportunities with a joint use agreement between the City of San Diego and the SDUSD.



**Figure 2-5. Westside Neighborhood**



**Table 2-3. Westside Neighborhood – Land Use Summary**

Subneighborhood	Land Area <sup>1,2</sup>	Net Development Area <sup>1,3</sup>	Development Intensity						Parks <sup>4</sup>		Rim Trail	Landscaped Slopes
			Residential	Residential Density	Commercial/Retail	Commercial/Office	Business Park	Light Industrial	Westside Gardens	Pocket Parks		
Westside Neighborhood A	17.26 acres	10.69 acres	125 units	11.69 du/net ac	--	--	--	--	--	0.56 acre	0.45 acre	6.12 acres
Westside Neighborhood B <sup>5</sup>	33.88 acres	29.25 acres	1,285 units	43.93 du/net ac	24,000 sq. ft.	--	--	--	2.27 acres	1.17 acres	0.78 acre	3.85 acres
Westside Neighborhood C	36.76 acres	33.80 acres	1,315 units	38.91 du/net ac	--	--	--	--	14.31 acres	0.95 acre	0.65 acre	2.31 acres
<b>TOTAL</b>	<b>87.90 acres</b>	<b>73.74 acres</b>	<b>2,725 units</b>	<b>36.95 du/net ac</b>	<b>24,000 sq. ft.</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>19.26 acres</b>		<b>1.88 acres</b>	<b>12.28 acres</b>
									<b>Total Parks and Open Space:</b>			
									<b>33.42 acres</b>			

<sup>1</sup> Acreages are approximate and may vary with final mapping and actual build-out for specific development areas.

<sup>2</sup> Land Area includes gross land area, except for major streets (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road).

<sup>3</sup> Net Development Area includes development area plus Westside Gardens, pocket parks, piazzas and internal streets occurring within each neighborhood, minus landscaped slopes.

<sup>4</sup> Includes creek and creek corridor.

<sup>5</sup> This Master Plan allows the flexibility for a school to be constructed in the Westside Neighborhood, if necessitated by student generation rates as Stone Creek and other developments in Mira Mesa are built and occupied, as described in Section 2.3, Westside Neighborhood.

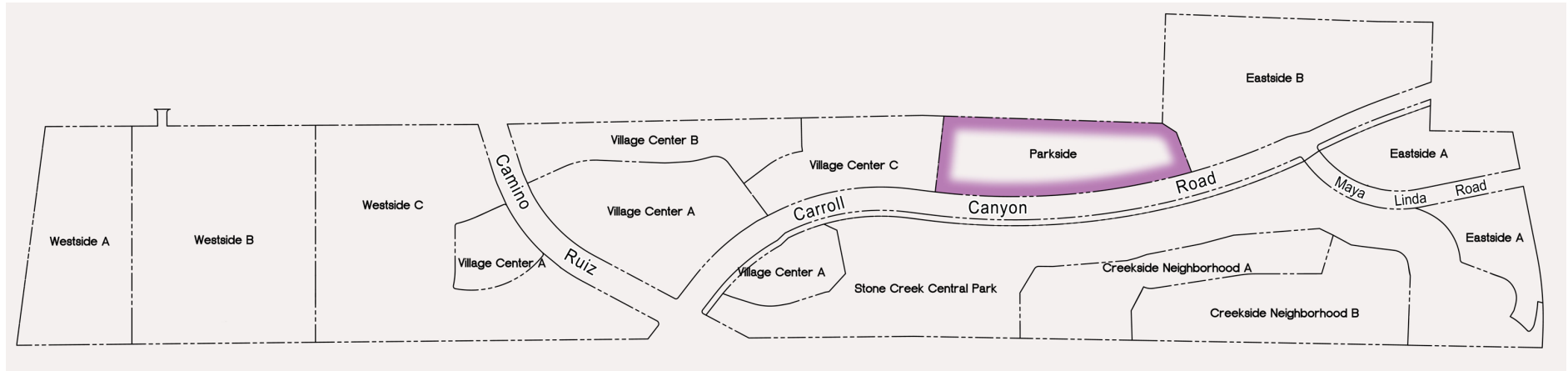
## 2.4 PARKSIDE NEIGHBORHOOD

To the east of *Stone Creek Village Center* is the Parkside Neighborhood (see Figure 2-10, *Parkside Neighborhood*). This neighborhood will provide employment opportunities for *Stone Creek* and *Mira Mesa*, particularly in the form of office, research and development, and light manufacturing uses (see Table 2-4, *Parkside Neighborhood – Land Use Summary*). The Parkside Neighborhood will also provide opportunities to develop business park uses in a campus environment.

*Stone Creek's* Rim Trail will occur along the slope that creates the northern backdrop for this neighborhood. Incorporated into business park developments within the Parkside Neighborhood will be formal connection(s) to the Rim Trail, identified with low stone walls to indicate linkage to a community-wide amenity, enhancing accessibility to the surrounding *Stone Creek* neighborhoods.

A transit stop planned within the Eastside Neighborhood will provide Parkside Neighborhood employees with an opportunity to use transit for daily commuting and to access *Stone Creek's* Village Center for a variety of amenities.

**Figure 2-6. Parkside Neighborhood**



**Table 2-4. Parkside Neighborhood – Land Use Summary**

Neighborhood	Land Area <sup>1,2</sup>	Net Development Area <sup>1,3</sup>	Development Intensity					Parks	Rim Trail	Landscaped Slopes
			Residential	Commercial/Retail <sup>4</sup>	Commercial/Office	Business Park	Light Industrial			
Parkside Neighborhood	14.23 acres	9.01 acres	--	--	--	135,000 sq. ft.	--	--	0.52 acre	4.7 acres
<b>TOTAL</b>	<b>14.23 acres</b>	<b>9.01 acres</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>135,000 sq. ft.</b>	<b>--</b>	<b>--</b>	<b>0.52 acre</b>	<b>4.7 acres</b>
									Total Parks and Open Space: 5.22 Acres	

<sup>1</sup> Acreages are approximate and may vary with final mapping and actual build-out for specific development areas.

<sup>2</sup> Land Area includes gross land area, except for major streets (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road).

<sup>3</sup> Net Development Area includes development area plus Westside Gardens, pocket parks, piazzas and internal streets occurring within each neighborhood, minus landscaped slopes.

<sup>4</sup> Development of ancillary commercial/retail uses consistent with the underlying zones is to be allowed in Parkside Neighborhood.

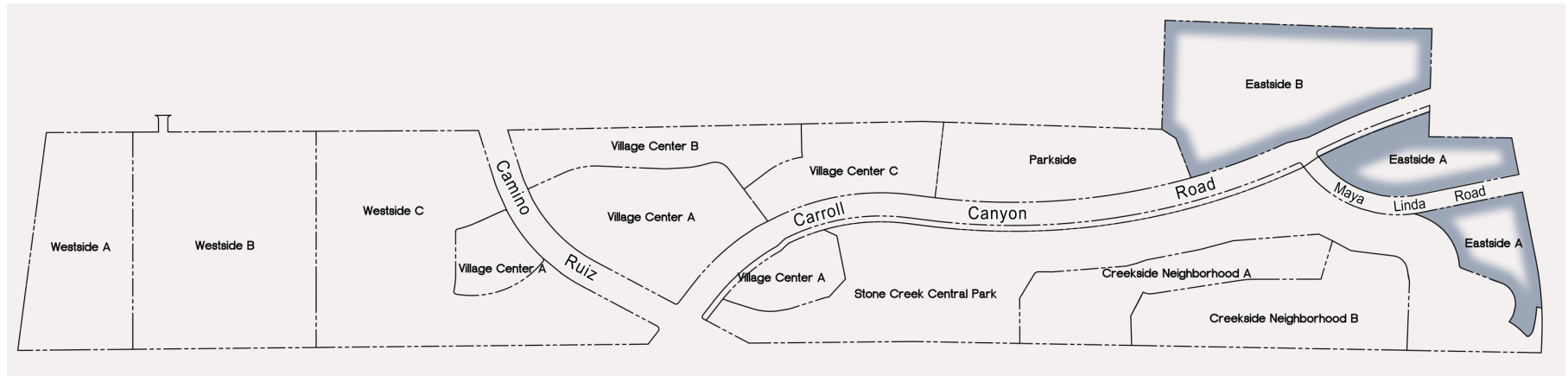
## 2.5 EASTSIDE NEIGHBORHOOD

East of the Parkside Neighborhood at the eastern boundary of *Stone Creek* is the Eastside Neighborhood. This neighborhood is divided into two sub-neighborhoods (see Figure 2-11, *Eastside Neighborhood*), providing the location for *Stone Creek*'s light industrial uses (see Table 2-5, *Eastside Neighborhood – Land Use Summary*) and simultaneously acting as a buffer for and blending with existing light industrial uses to the east of *Stone Creek* across Black Mountain Road. A transit stop is planned south of Carroll Canyon Road and adjacent to Eastside Neighborhood A. This transit stop will provide transit access for employees within the Eastside Neighborhood and will connect to the transit stop planned in the *Stone Creek* Village Center. A small commercial center to serve Eastside Neighborhood employees will be located in Eastside Neighborhood A.

The eastern extension of *Stone Creek*'s trail system along Carroll Canyon Creek and through *Stone Creek* Central Park will begin at the Eastside Neighborhood. Trail linkages from employment uses within the Eastside Neighborhood to *Stone Creek*'s public trail system will be identified with low stone walls to indicate linkage to a community-wide amenity, allowing employees use of the trail system for a lunchtime stroll or for before/after work use, as well as for pleasant pedestrian commuting.

*Stone Creek*'s eastern pocket park - Eastside Park - will be located in Eastside Neighborhood A near the transit stop. Eastside Park will be within easy walking distance from employment uses. Eastside Park will provide employees with an area to enjoy lunch, take a break from the workday, or conduct an impromptu outdoor meeting. Eastside Park will also include trail linkage to *Stone Creek*'s trail system along Carroll Canyon Creek and through *Stone Creek* Central Park, providing a starting point for jogging or extended walks.

**Figure 2-7. Eastside Neighborhood**



**Table 2-5. Eastside Neighborhood – Land Use Summary**

Subneighborhood	Land Area <sup>1,2</sup>	Net Development Area <sup>1,3</sup>	Development Intensity					Parks	Rim Trail	Landscaped Slopes
			Residential	Commercial/Retail <sup>4</sup>	Commercial/Office	Business Park	Light Industrial			
Eastside Neighborhood A	12.17 acres	12.17 acres	--	--	--	--	165,000 sq. ft.	0.77 acre	--	--
Eastside Neighborhood B	24.46 acres	18.21 acres	--	--	--	--	250,000 sq. ft.	--	0.47 acre	5.78 acres
<b>TOTAL</b>	<b>36.63 acres</b>	<b>30.38 acres</b>	--	--	--	--	<b>415,000 sq. ft.</b>	<b>0.77 acre</b>	<b>0.47 acre</b>	<b>5.78 acres</b>
									<b>Total Parks and Open Space:</b>	
									<b>7.02 acres</b>	

<sup>1</sup> Acreages are approximate and may vary with final mapping and actual build-out for specific development areas.

<sup>2</sup> Land Area includes gross land area, except for major streets (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road).

<sup>3</sup> Net Development Area includes development area plus Westside Gardens, pocket parks, piazzas and internal streets occurring within each neighborhood, minus landscaped slopes.

<sup>4</sup> Development of ancillary commercial/retail uses consistent with the underlying zones is to be allowed in Eastside Neighborhood A.



## 2.6 CREEKSIDE NEIGHBORHOOD

The Creekside Neighborhood is planned to be the last phase to develop within *Stone Creek*. Its location, surrounded on the north, east, and west by *Stone Creek Central Park* and on the south by existing off-site light industrial areas located at higher elevations, allows for the development of a distinct live/work neighborhood (see Figure 2-12, *Creekside Neighborhood*).

The Creekside Neighborhood is uniquely located with its connection to Carroll Canyon Road and Maya Linda Road by way of two bridges that cross over Carroll Canyon Creek. The enhanced Carroll Canyon Creek open space area and surrounding *Stone Creek Central Park* provide this enclave with immediate access to *Stone Creek's* parks and open space system, while at the same time creating a natural buffer from Carroll Canyon Road and Maya Linda Road.

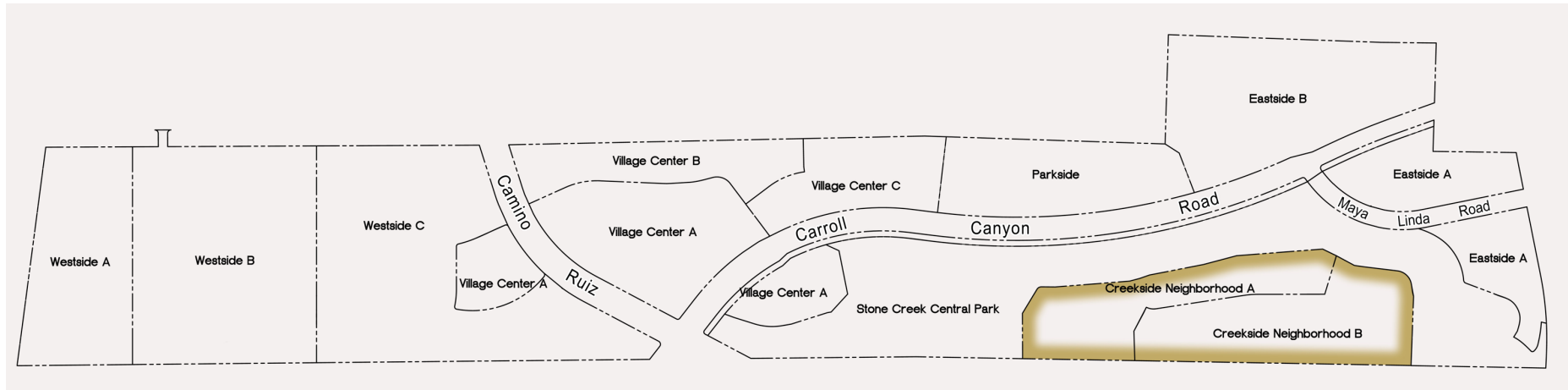
The unique location of this neighborhood provides an opportunity to create a forward-thinking mix of residential and high technology uses (see Table 2-6, *Creekside Neighborhood – Land Use Summary*). Designed within a campus-like setting accented by a lively “main street” spine, the south side of the primary east-west roadway serving this neighborhood will be mid-rise office buildings housing high technology users.

In order to provide adequate parking, structured parking will occur south of the high technology buildings and will be screened from street views by the buildings. North of the primary east-west spine road will be residential development, providing housing opportunities for high technology employees. Here, structures will be lower in elevation as development approaches Carroll Canyon Creek.

Design of residential units will take advantage of the enhanced Carroll Canyon Creek and *Stone Creek Central Park* located to the north and west of Creekside Neighborhood A. Buildings oriented to the creek, which may include balconies or patios, provide “eyes on the park” and enhance residential view opportunities.

To complete this truly mixed-use neighborhood, commercial retail uses may occur along the east-west roadway at the first floor of high technology buildings. This will create a pedestrian-scale main street where residents and employees can walk to small commercial shops and eating establishments, avoiding the need to use the private automobile for lunchtime errands, basic needs, or meeting up with neighbors.

**Figure 2-8. Creekside Neighborhood**



**Table 2-6. Creekside Neighborhood – Land Use Summary**

Subneighborhood	Land Area <sup>1,2</sup>	Net Development Area <sup>1,3</sup>	Development Intensity							Parks	Rim Trail	Landscaped Slopes
			Residential	Residential Density	Commercial/Retail <sup>4</sup>	Commercial/Office	Business Park	Light Industrial	High Technology			
Creekside Neighborhood A	13.33 acres	12.84 acres	300 units	23.36 du/net ac	--	--	--	--	--	--	0.04 acre	0.45 acre
Creekside Neighborhood B	16.48 acres	12.24 acres	--	--	--	--	--	--	300,000 sq. ft.	--	--	4.24 acres
<b>TOTAL</b>	<b>29.81 acres</b>	<b>25.08 acres</b>	<b>300 units</b>	<b>11.96 du/net ac</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>300,000 sq. ft.</b>	<b>--</b>	<b>0.04 acre</b>	<b>4.69 acres</b>
										Total Parks and Open Space:		
										4.73 acres		

<sup>1</sup> Acreages are approximate and may vary with final mapping and actual build-out for specific development areas.

<sup>2</sup> Land Area includes gross land area, except for major streets (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road).

<sup>3</sup> Net Development Area includes development area plus Westside Gardens, pocket parks, piazzas and internal streets occurring within each neighborhood, minus landscaped slopes.

<sup>4</sup> Development of ancillary commercial/retail uses consistent with the underlying zones is to be allowed in Creekside Neighborhood.

## 2.7 STONE CREEK CENTRAL PARK AND WESTSIDE GARDENS

Stone Creek is visually and physically tied together by an intricate and expansive series of parks and open space (connected in a “string-of-pearls”) with strong pedestrian linkages through trails or sidewalks and strong visual place-making through use of low stone walls. Chief among the park elements of Stone Creek is the massive Stone Creek Central Park and its neighbor to the west, Westside Gardens.

Stone Creek Central Park, which occupies much of the heart of Stone Creek, from Maya Linda Road and the Eastside Neighborhood to Camino Ruiz and the western extension of the Village Center, is an expanse of abundant landscaping and open play areas within a walkable distance to all Stone Creek occupants (see Figure 2-13, *Stone Creek Central Park*). Formal in nature—accentuated by the grand staircase entrance from the Village Center—Stone Creek Central Park offers numerous recreational opportunities in addition to enjoyable relaxation and picnic spaces.

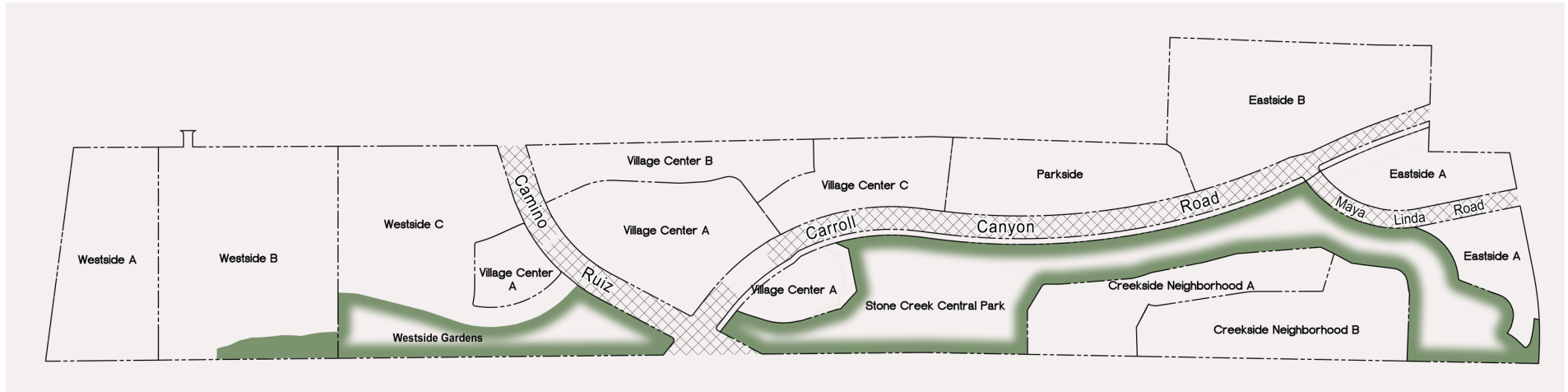
Stone Creek Central Park is envisioned as a pastoral sanctuary, separated visually from the nearby Carroll Canyon Road. Stone Creek Central Park will incorporate several distinct experiences from one end to the other to create a sense of exploration and surprise. The Grand Staircase will provide a lively gathering space and an elegant transition from Stone Creek Village Center into Stone Creek Central Park, while a pedestrian bridge spanning Carroll Canyon Creek will connect park spaces on both sides of Carroll Canyon Creek.

Transitioning Stone Creek Central Park to west of Camino Ruiz is Westside Gardens, a spacious neighborhood park with connections to the rest of Stone Creek through recreational trails, parks, and streets. Smaller in scale than Stone Creek Central Park but no less splendid, Westside

Gardens invites residents to relax and take in the view of the enhanced Carroll Canyon Creek corridor or play pick-up sports in the open lawn areas. Tying together Stone Creek’s two major public parks is Carroll Canyon Creek, enhanced and rehabilitated into a focal, natural element of Stone Creek. Planned to be an integral part of the park experience, with its interpretive trail and boulder creek crossings, Carroll Canyon Creek is both educational and interactive. Creek lookout areas will offer Stone Creek residents, visitors, and employees relaxation opportunities and peaceful picnic areas. Table 2-7, *Stone Creek Central Park – Land Use Summary*, provides a summary of the park area for Stone Creek Central Park, including the enhanced Carroll Canyon Creek corridor, as well as the Rim Trail. Park area for Westside Gardens is included within the parks calculation in Table 2-3, *Westside Neighborhood – Land Use Summary*, and is also shown in Table 2-7.



**Figure 2-9. Stone Creek Central Park and Westside Gardens**



**Table 2-7. Stone Creek Central Park and Westside Gardens – Land Use Summary**

Park / Trail	Land Area <sup>1,2</sup>	Net Development Area <sup>1</sup>	Developed Park Area <sup>1</sup>	Population-Based Area <sup>1</sup>	Restored and Enhanced Creek Corridor	Creek	Landscaped Slopes
Stone Creek Central Park	46.25 acres	43.16 acres <sup>3</sup>	24.65 acres	22.41 acres	9.32 acres	9.19 acres	3.09 acres
Westside Gardens	16.58 acres	16.58 acres	5.59 acres	4.78 acres	7.45 acres	3.54 acres	--
Rim Trail	3.68 acres	3.68 acres	3.68 acres	3.68 acres	--		--
<b>TOTAL</b>	<b>66.51 acres</b>	<b>63.42 acres</b>	<b>33.92 acres</b>	<b>30.87 acres</b>	<b>16.77 acres</b>	<b>12.73 acres</b>	<b>3.09 acres</b>

<sup>1</sup> Acreages are approximate and may vary with final mapping for specific development areas.

<sup>2</sup> Land Area includes gross land area, except for major streets (Carroll Canyon Road, Camino Ruiz, and Maya Linda Road) and slopes.

<sup>3</sup> Net Development Area for Stone Creek Central Park includes park land area minus manufactured slopes.



## CHAPTER 3

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### OUTDOOR GATHERING SPACES AND LANDSCAPE TREATMENTS





### 3 OUTDOOR GATHERING SPACES AND LANDSCAPE TREATMENTS

Attributes which are unique to the site and to the San Diego region, along with characteristics of endearing traditional American neighborhoods and European villages, have inspired the Vision for *Stone Creek*. Celebrating San Diego's temperate climate as a unique living environment, *Stone Creek* will provide an expansive, interconnected network of parks, piazzas, and trails. *Stone Creek* will afford many opportunities for passive enjoyment, recreation, and social interactions within a variety of outdoor spaces.

*Stone Creek Central Park* and *Westside Gardens* will run along *Stone Creek's* nearly two-mile length, encompassing neighborhood parks and the vast Carroll Canyon Creek open space corridor. Landscaped with Southern Californian foliage, Carroll Canyon Creek will manage its hydrology and biology in a natural environment. Large stones and vegetation in the creekbed will invite exploration and informal crossings. Recreational trails and bridge crossings will provide scenic, interwoven paths to bicycle, jog, or stroll.



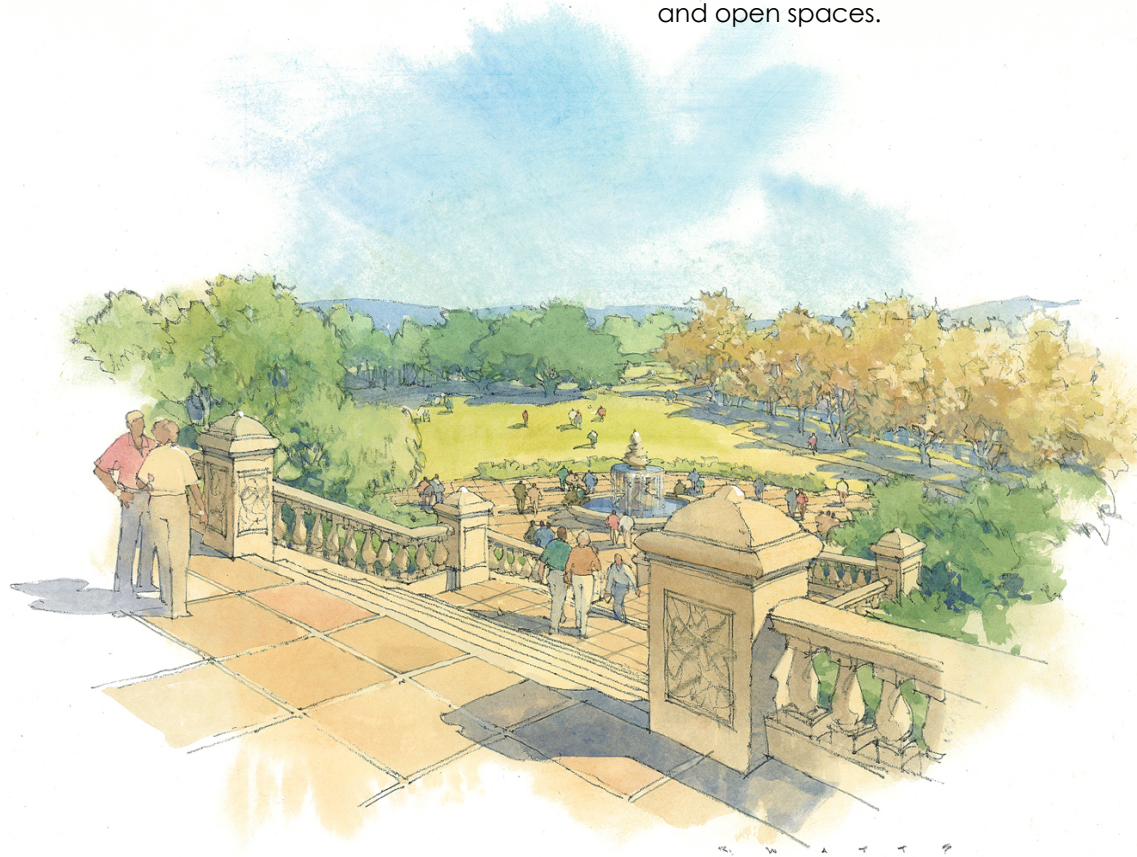
A pastoral sanctuary visually separated from nearby busy roads by low stone walls reminiscent of European villages and traditional American landscapes, *Stone Creek Central Park* and *Westside Gardens'* distinct, well-defined spaces will invite an experience of discovery from one end of *Stone Creek* to the other. A Grand Staircase will elegantly transition from the Village Center into *Stone Creek Central Park*, providing a formal access to the park, as well as a scenic overlook and informal seating for activities such as outdoor concerts and theater. *Stone Creek's* park space will bring a multitude of experiences for a variety of users.

Added to *Stone Creek's* park system will be numerous, well-dispersed green spaces and hardscaped piazzas. These expanses form a sequence of public outdoor rooms - a "string-of-pearls" - connected by an attractive network of landscaped sidewalks and trails. An experience of discovery and surprise will prevail as intimate tree-canopied streets burst onto parks and piazzas, each different in character from the next. Lively social gathering spaces or respites from daily activities, these pocket parks and piazzas will establish neighborhood character with identifiable landmarks and framed vistas.

### 3.1 OVERVIEW

Stone Creek's open spaces will provide a rich variety of outdoor experiences. Comprised of an interconnected network of parks, piazzas, landscaped streets and parkways, and meandering trails, these outdoor spaces will contribute to Stone Creek's distinctive sense of place. Emphasizing rich detailing, human scale, and traditional materials should establish a unified character throughout Stone Creek's neighborhoods. Balancing this overall unity, identifiable landmarks, focal points, and design diversity will create special destinations and contribute to individual neighborhood character.

Intrinsically linked to an enjoyable pedestrian experience in Stone Creek's open spaces is the multi-sensory experience of Stone Creek's landscape elements. Care will be taken when designing Stone Creek's parks, piazzas, and open spaces to appeal to the senses. This goal will be supported through the placement of theme trees throughout the project, selected for their olfactory characteristics, vivid colors, or seasonal leaf changes. The smell of sycamores, striking green of olive trees, and rustle of oaks will draw the pedestrian pleasantly through one space to another, adding to the experience of Stone Creek's parks and open spaces.





### 3.1.1 Primary Theme Trees

Stone Creek's landscaped environment should enhance and unite the project's rich variety of traditional architectural styles with the use of primary theme trees as a unifying element. The visual interest inherent in Stone Creek's diversity of building elements is balanced and tied together by a landscape theme which emphasizes the use of four primary trees throughout the project. These four trees include the California sycamore, California pepper, European olive, and California oak (see Appendix A for specific species). Distinctively Southern Californian in nature, these four trees reflect traditional neighborhoods and define a hierarchy of outdoor spaces, while establishing a harmonious identity common throughout Stone Creek's neighborhoods and parks.



Oak



Sycamore



Pepper



Olive



### 3.1.2 Formal to Natural Character Transition

Featured throughout *Stone Creek* will be a rich variety of outdoor spaces, ranging in character from formal gardens and piazzas to the informal creek corridor. Treatment of these outdoor spaces with transitional landscape elements will integrate the formal to natural character of *Stone Creek* as a whole. When landscaped with Southern Californian foliage and large stones, *Stone Creek* Central Park's creek corridor will invite informal exploration. *Stone Creek*'s neighborhoods, conversely, will highlight numerous green parks and hardscaped piazzas. Functioning as lively social gathering spaces, these parks and piazzas will establish neighborhood character.

*Stone Creek*'s exterior spaces should be designed to embrace and transition between this range in formality of outdoor spaces. When closest to the creek, less manicured landscaping and natural forms should prevail; when closest to the built environment, a formal approach to landscaping should be used. Areas which are located between buildings and natural areas should be designed to mediate between the formal and informal, incorporating transitional design and materials.



Formal



Transitional



Natural



### 3.1.3 Traditional Materials

A palette of traditional materials, primarily highlighting time-honored elements such as stone and dark metalwork, should be featured throughout *Stone Creek* to establish a unified neighborhood character and a distinctive community identity. These materials should be incorporated as a unifying element throughout *Stone Creek's* diverse outdoor spaces, spanning the range between formal gathering spaces to informal creekside settings.

Reflective of traditional American neighborhoods and European villages, detailed dark metal ironwork could be used for street furniture such as light posts, benches, railings and bollards, as well as fencing and gates. Stone materials may be incorporated in piazza and street paving, balustrades, creekside rocks and boulders, walls and project monumentation. The solid, heavy nature of stone elements should complement the intricate detailing of traditional metalwork.



*Carved stone staircase*



*Railings with intricate metal work*



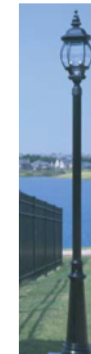
*Classic stone balustrades*



*Traditional stone wall*



*Natural stonework*



*Metal lamp post and gate*

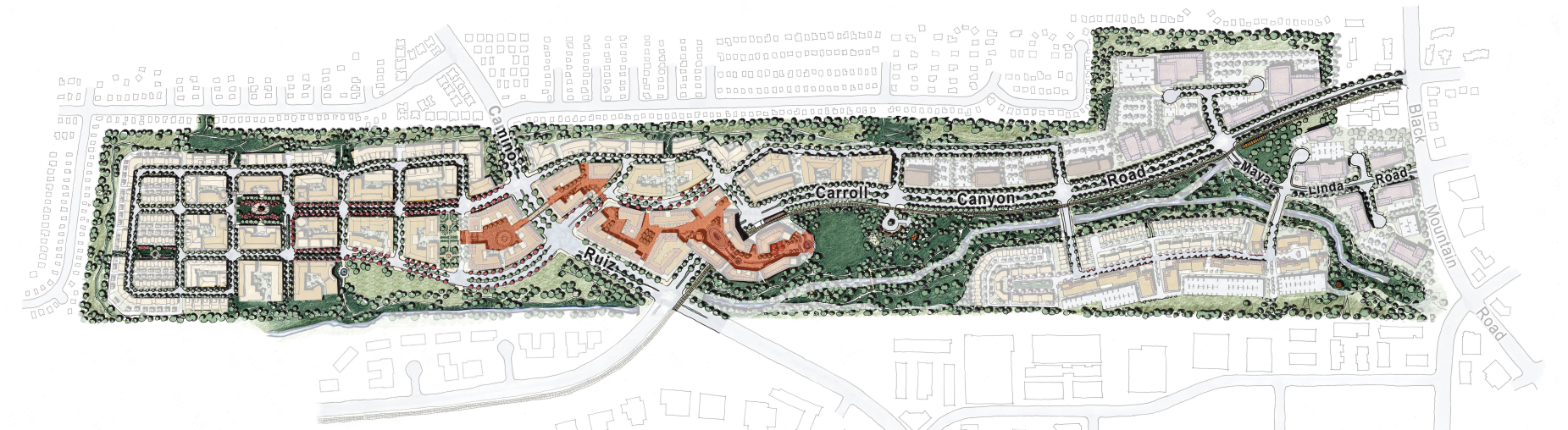
### 3.2 STONE CREEK'S LANDSCAPE CONCEPT

The *Conceptual Landscape Plan* (Figure 3-1) illustrates Stone Creek's extensive, interconnected network of parks, piazzas, tree-lined streets and trails. This "string-of-pearls" open space system establishes a park experience across Stone Creek's nearly two-mile length.

Stone Creek's landscape palette and treatments will provide a transition between the architectural environment and Stone Creek Central Park, Westside Gardens, the Carroll Canyon Creek corridor, and other outdoor spaces. Natural elements shall prevail in the creekside environment; while more manicured, formal landscape treatments should define the architectural realm.

Appendix A, *Stone Creek Plant Material*, provides a list of suggested plant material for Stone Creek. Additional plant materials are permitted under this Master Plan, provided the function and purpose of the landscape plan is maintained. Use of other plant materials shall be approved through a ministerial process by the City's landscape architectural staff and will not require an amendment to this Master Plan.

**Figure 3-1. Conceptual Landscape Plan**



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



### 3.3 STREETScape

*Stone Creek's* Vision has been inspired by the walkable scale of European villages and traditional American neighborhoods where convenient amenities are located near homes and businesses. An interwoven network of streets and walkways will provide multiple routes to go from one block to the next, making it easy and inviting to travel by foot, bicycle, auto, or public transit. Compact block sizes, a hierarchy of internal streets which are only as wide as necessary, buildings which have entrances and windows facing onto the sidewalks, and subterranean parking all contribute to *Stone Creek's* pedestrian-friendly experience. Street medians will feature broad-headed trees with an understory of shrubs and ground covers. Where possible, the auto-dominated world will be visually and physically distinguished from the pedestrian realm, further enhancing the human-scaled experience.



A traditional American main street

To make walking between destinations at *Stone Creek* an attractive lifestyle opportunity, human-scaled details and streetscape amenities will be used to support pedestrian safety and connectivity. Landscaping and street furniture should enhance the walkable experience at *Stone Creek*, providing filtered shade, ambient lighting, places to relax, and buffering from passing cars. Rustic, low stone walls should become prominent elements along major thoroughfares through *Stone Creek* to implement the Vision for *Stone Creek* and to create a cohesive design thread that visually ties together *Stone Creek's* neighborhoods.

*Stone Creek's* tree-lined streets and sidewalks should be inviting destinations to promenade, window-shop, and encounter friends and neighbors. *Stone Creek's* streetscapes should feature landscaping and framed vistas that draw people outdoors. Enhanced paving from curbs to buildings, and vertical street trees using tree grates, will provide pleasant connections between *Stone Creek's* charming piazzas, parks, and lifestyle amenities to make walking an appealing, enjoyable preference.



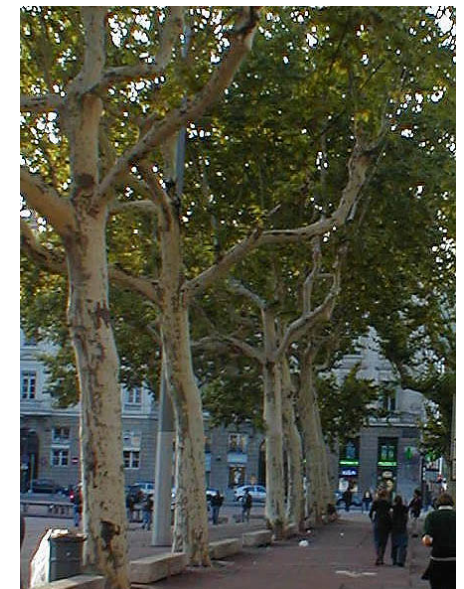
### 3.3.1 Streetscape Planting and Design Treatments

Stone Creek's streetscapes will be perceived at three levels: from the street as a pedestrian; from the street as an occupant of a motor vehicle or riding a bicycle; and from a building's occupied areas looking out. In order to appeal to all three perception levels, landscaping at Stone Creek should incorporate intricate design details for slower moving pedestrians, as well as large, bold plant masses, site stone walls, and hardscape materials which are visible to passing motorists at higher speeds or from further distances. To further enhance the pedestrian and vehicular experiences, streetscape plantings should include elements of olfactory, visual, and auditory stimulation – such as fragrant trees, vibrant colors, and rustling leaves.

Various elements including street width, landscape palette, building massing and style, paving, lighting fixtures, low stone walls, and street furniture will determine Stone Creek's streetscape character. Figure 3-2, *Streetscape Planting Concept Plan*, illustrates the overall streetscape plan for Stone Creek's internal roadways. Figure 3-3, *Location of Wall Elements within Streetscape Planting and Design*, provides locations for walls along Stone Creek's primary thoroughfares to be considered as part of the streetscape planting and design. Appendix A provides detailed plant lists of the primary trees, shrubs, and groundcovers suggested for Carroll Canyon Road, Camino Ruiz, streets that make up the prominent loop, and the remaining streets referred to as neighborhood streets.

Design considerations that apply to Stone Creek's streetscape include:

- ❧ Define a human-scale experience in the pedestrian realm.
- ❧ Afford pedestrians protection from the elements with trees, trellises, awnings, and other elements which provide shade.
- ❧ Provide amenities for public use, including benches for seating and attractive streetlamps for ambient lighting.
- ❧ Incorporate unifying design principles which contribute to a distinctive character at Stone Creek, such as low stone walls.
- ❧ Assist in neighborhood identity and way-finding with signage and monumentation.



A consistent street tree palette – including Sycamore and Plane Trees - can establish a unifying theme



Figure 3-2. Streetscape Planting Concept Plan



See Appendix 'A' For Plant Materials Legend.

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



**Figure 3-3. Location of Wall Elements within Streetscape Planting and Design**



### 3.3.2 Specific Guidelines Applied to Streetscapes

- ☞ Stone Creek's streets should portray both a uniformity of neighborhood character and a distinct hierarchy of place. Uniformity should be obtained through consistent levels of streetscape elements. A hierarchy of street trees should contribute to a distinctive sense of place throughout Stone Creek's neighborhoods. A level of continuity in street trees throughout Stone Creek's neighborhoods will reinforce overall project identity.
- ☞ Major streets will require a nearly continuous pattern of planted street trees in parkways and medians. Carroll Canyon Road will provide a transition from the formal pattern of most of the project's street trees to the informal arrangement of trees found in parks and along the creek. This transition will be made by providing a formal arrangement of trees along Carroll Canyon Road that are interrupted by gaps. These gaps or breaks in the formal pattern will provide a look into nearby Stone Creek Central Park.
- ☞ Neighborhood streets should feature parkway trees that possess visually interesting characteristics, such as textured bark, bright fall coloring, or seasonal flowering, and have a pleasant scent to enhance the pedestrian experience. Landscaped medians shall utilize taller, broader trees that will help to divide the roadway and provide structure to the streetscape.
- ☞ Street trees along Carroll Canyon Road will be selected to relate to the natural trees located along the creek. Natural forms, patterns, and groupings of trees and other plant material are to be utilized to set a natural theme for this streetscape.
- ☞ Like Carroll Canyon Road, street plantings along Camino Ruiz are to be informal and reflective of the natural setting natively found within this canyon environment. Because Camino Ruiz will accommodate traffic from outside of Stone Creek, streetscape planting is to be inviting, enticing the passerby to stop into Stone Creek's Village Center or enjoy a stroll in Westside Gardens. Here the use of sycamores is recommended, both for their visual texture as well as their aromatic nature, which will remind passers-by of Carroll Canyon Creek.
- ☞ In some areas, trees may be planted closer than the standard 30 feet on center in order to enhance massing and screening opportunities. This applies mostly to Carroll Canyon Road. No more than 100 feet in spacing shall be provided along any one street segment.
- ☞ Trees should not be placed near intersections where visibility is an important safety factor. Generally, street trees should be kept a minimum of 25 feet from the intersection apex point.
- ☞ Medians may contain canopy trees capable of a branching pattern that can be trained and pruned above 12 feet in height, where the tree canopy is expected to grow over any portion of the roadway travel lanes.
- ☞ Medians and parkway strips may contain a combination of bark mulch, container shrubs, groundcover, and trees. Alternatively, medians can contain stone, pavers, small cobble, or boulders between planting areas. Shrubs above three feet tall will not be allowed in medians and parkway strips.
- ☞ Street trees shall be pruned to have their branches removed up to six feet above the ground for pedestrians and 12 feet above the ground where they extend over roadway lanes.



### 3.4 PARKS AND OPEN SPACE SYSTEM

*Stone Creek* encompasses a vast and varied parks and open space system, embracing the full range from formal to natural in character and design.

*Stone Creek's* most natural, informal areas will include *Stone Creek Central Park's* creek corridor, landscaped slopes and other transitional areas. To establish these open spaces as natural in form and material, native plants or naturalized species shall be included. *Westside Gardens* will extend the elements of *Stone Creek Central Park* to the west of Camino Ruiz. Landscaping in *Westside Gardens* may take on a more structured component, providing turfed areas for outdoor play.

Essential to establishing neighborhood character and identity, a series of pocket parks will occur within *Stone Creek*. These social gathering spaces should incorporate notable landmarks and framed vistas, providing breaks between buildings and giving surrounding living spaces "a room with a view." Park benches, community gardens, children's play areas, and special events, such as farmers' markets, are some of the characteristic uses or features that could be included in these parks and open spaces.

*Stone Creek's* open spaces will include access by way of an interconnected system of trails and bridges. Along *Stone Creek Central Park's* creek corridor, boulders and rock outcrops arranged in natural formations shall be used to manage creek hydrology and biology, while also inviting exploration and informal creek crossings.



*Ambient lighting and lush vegetation create naturalistic trail character*



Stone Creek Central Park, as well as Westside Gardens, encompasses the enhanced Carroll Canyon Creek open space corridor and numerous park spaces which adjoin and visually expand Carroll Canyon Creek. Pastoral sanctuaries visually separated from nearby busy roads by low stone walls reminiscent of European villages and traditional American landscapes, Stone Creek Central Park and Westside Gardens will create an expansive open space park experience from one end of Stone Creek to the other. Low growing shrubs and groundcover shall be planted within the parkway between the streets and sidewalks to act as a visual separation between the roadways and the park space while maintaining a safe and secure place for pedestrians while allowing views into the adjacent park space.

Stone Creek Central Park should be developed as a series of distinct, well-defined experiences. Outdoor "rooms" (spaces) with central "halls" (walkways) should be defined by "edges" created by plant material and landforms. Generally, these "edges" should be transparent at the pedestrian level to support defensible spaces, though the ground plane and upper canopy may be used to control views and form these perceptual walls. The "edges" will not only consist of dense trees and shrubs, but can also be defined by low walls made of stone that extend from natural landforms, as these characteristics help buffer the park spaces from adjacent roadway noises.



*Rooms can be defined by heavy shade tree canopies, or shrubs in the ground plane*



*Parks should be experienced as a series of outdoor rooms*

Certain “rooms,” such as playgrounds and seating areas, may benefit from full visual access through “windows” (breaks in vegetation), while other areas, especially those adjacent to busy near-by roadways, could feature more solid landscaping to create a sense of enclosure. Breaks in the landscaping should function as “windows” into the larger “rooms” of Stone Creek Central Park, such as the “Great Lawn” area. Multiple levels of “floors” and “ceilings” should enforce this visual organization, establishing visually distinct areas while at the same time providing protection from the elements.

Trail surfaces may consist of materials such as concrete, asphalt, pavers, or other hard, smooth surfaces. Activities along trails may include fitness course equipment, benches, or other elements. Interpretive signs may also be used to guide and inform the trail user.



*A room, defined by walls, hallways, and doors*



### 3.4.1 Park Planting and Design Elements

Celebrating San Diego's temperate climate as a unique living environment, *Stone Creek* will provide a variety of opportunities for recreation, socializing, and quiet rest within an abundance of outdoor spaces (see Figure 3-4, *Conceptual Parks and Open Space Plan*). *Stone Creek's* parks and open spaces will encompass a healthy diversity of sizes, locations, and arrangements. The expansive *Stone Creek Central Park*, *Westside Gardens*, varied pocket parks, charming piazzas, and the *Grand Staircase* – all connected by multi-use trails and tree-lined sidewalks – will create a rich variety of outdoor experiences from one end of *Stone Creek* to the other.

The centerpiece of the *Stone Creek* community, *Stone Creek Central Park*, will encompass a neighborhood park that includes the enhanced creek corridor. A pastoral sanctuary visually separated from nearby busy roads, *Stone Creek Central Park* will be formally separated from busy *Carroll Canyon Road* by a low stone wall – an introduction to *Stone Creek Central Park's* series of well-defined spaces that will create an experience of discovery. Impromptu sports games can be easily accommodated, while a variety of users – children's play groups, sunbathers, family birthday party guests, picnicking couples, outdoor fitness buffs, and nature lovers – will all find a comfortable place in *Stone Creek Central Park*.

The *Grand Staircase* will elegantly transition from the *Village Center* into *Stone Creek Central Park*, providing formal access, a scenic overlook, and informal seating for outdoor entertainment such as concerts, theater, or other cultural events. Ranging from formal to informal, manicured to naturalistic, expansive open lawn to intimate overlook, *Stone Creek Central Park* will offer a multitude of experiences.



Stone Creek's residential neighborhoods will highlight numerous well-dispersed green parks and hardscaped piazzas. These spaces form a sequence of public outdoor rooms – a “string-of-pearls” – connected by an attractive network of landscaped sidewalks, trails, and low stone walls. An experience of discovery and surprise will prevail as intimate, tree-canopied streets burst onto parks and piazzas, each different in character. Functioning as lively social gathering spaces, these pocket parks and piazzas will establish neighborhood character with their identifiable landmarks and framed vistas. Community gardens, fountains, decorative seating, play areas, or shade pavilions are examples of features which can give each neighborhood gathering space its own distinctive, inviting character. Completing the “string-of-pearls” park at the eastern end, Stone Creek's employment base will be accentuated by a pocket park, easily accessible to employees and will function as open space for outdoor breaks with co-workers or visitors.

A truly walkable, interconnected community, pedestrians at Stone Creek will be able to travel from one end of Stone Creek to the other – a nearly two-mile distance – along tree-lined sidewalks, meandering trails, and through a variety of parks and piazzas. An interconnected network with a variety of linkages will afford pedestrians easy connection between all of Stone Creek's neighborhoods, as well as with established Mira Mesa neighborhoods. As an alternative to the sidewalks along Stone Creek's landscaped streets, multi-use trails will also support walking, hiking, biking, and jogging.

While park designs are discussed and graphically rendered in this Master Plan, they are intended to represent conceptual designs for illustrative purposes only. Final park design may vary and will not require an amendment to this Master Plan. Stone Creek Central Park and Westside Gardens are identified as addressing the project's population-based park requirements, in accordance with City requirements. Therefore, the development of these park spaces shall follow Council Policy 600-33, *Community Notification and Input for City-Wide Park Development Projects*, which requires a public input process and Park and Recreation Board approval for the park's design. As part of the City's park development process, the following general guidelines, as well as the specific Master Plan guidelines for Stone Creek Central Park and Westside Gardens (found in Chapter 8, Sections 8.6.2 and 8.6.6, of the Master Plan), shall be considered.

Figure 3-4. Conceptual Parks and Open Space Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



### 3.4.2 Specific Guidelines Applied to Park Facilities

- ❧ Stone Creek Central Park shall integrate park areas with the natural system of the creek through the use of landforms, trails, creek edge treatments, bridge crossings, low stone walls, and extensive plantings such as sycamore, willow, cottonwood, and oak.
- ❧ Stone Creek's natural systems may be highlighted through the use of interpretative trail elements that could address the creek's hydrology, geomorphology, history, biology, and riparian habitats, or other features.
- ❧ Landscaping within Stone Creek's parks shall include a variety of trees, shrubs, groundcover, and grasses. Plant materials should be selected to complement planned activities, spatial definition, and other requirements.
- ❧ In general, gently sloping areas (less than 5:1) will be planted with turf to encourage and allow informal play and recreation. Slopes steeper than 5:1 will generally be planted with groundcover, shrubs, and trees.
- ❧ Stone Creek's park spaces should include landscape treatments that create distinct outdoor "rooms." Each room should have a distinctive character. Rooms may also be defined through the use of low walls, made of stone or other masonry. These walls may originate from mounded landforms and extend into lower areas away from the landforms. The walls and mounds will help to define the edges as well as provide noise attenuation from busier adjacent streets.

- ❧ Various spaces could be further defined through the use of changes from bright lighting and darker shade areas. For example, a grove of trees could create a heavily shaded area that would contrast with a sunny, brighter green turf area. To emphasize the spatial experience of going from room to room (space to space), "halls" (walkways) could pass through "doorways" (tree and shrub masses).



*Trails should feature design treatments such as stone walls, boulders, and plantings, which transition to the creek environment*

- ❧ To entice movement through park spaces, “windows” (openings through the space edges or walls) could be created by providing breaks between tree and shrub masses.
- ❧ Surface drainage may be handled through dry creek beds that will appear to be natural in form. The bottom of these dry creeks should be durable enough to allow for movement of water but permeable enough to allow for water percolation.

- ❧ Vegetation is encouraged along dry creek-beds to enhance a naturalistic appearance, while also providing the water cleansing function of a bio-swale. Storm water runoff should not be allowed to simply drain into the creek without first going through a bio-swale, wetland treatment pond, or other in-line filtering system.



*Sycamores and oaks, two distinctly Southern Californian trees, could be utilized as a theme tree of parks and creek-side areas*



### 3.4.3 Stone Creek Central Park

An expansive open space corridor running along *Stone Creek's* nearly two-mile length, *Stone Creek Central Park* encompasses approximately 46 acres. Comprised of a variety of park spaces and the adjacent enhanced Carroll Canyon Creek open space corridor, *Stone Creek Central Park* will offer a variety of ever-changing outdoor experiences.

As shown in Figure 3-5, *Conceptual Park Plan for a Portion of Stone Creek*, *Stone Creek Central Park* should include active and passive park play areas, trails, landscaped slopes, and general open space. A sense of exploration and surprise should prevail throughout *Stone Creek Central Park*, as distinct outdoor rooms provide a series of unique and sequential experiences. The Grand Staircase should create an elegant transition and impressive entrance from the Village Center, and a low stone wall along Carroll Canyon Road will announce and showcase *Stone Creek Central Park*. Both of these features will double as informal seating areas for viewing play, wildlife, and entertainment, such as theater, outdoor concerts, or other neighborhood events.

*Stone Creek Central Park* should accommodate a variety of uses on its "Great Lawn." Grand in scale, the "Great Lawn" will be a space for recreational activities associated with a typical neighborhood park.

*Stone Creek Central Park* includes the Carroll Canyon Creek floodway, which will be vegetated with native riparian species. Low shrubs and groundcover should feature a naturalistic form, spacing, and appearance. Plant materials should be arranged naturally around rock walls, trails, and boulders.

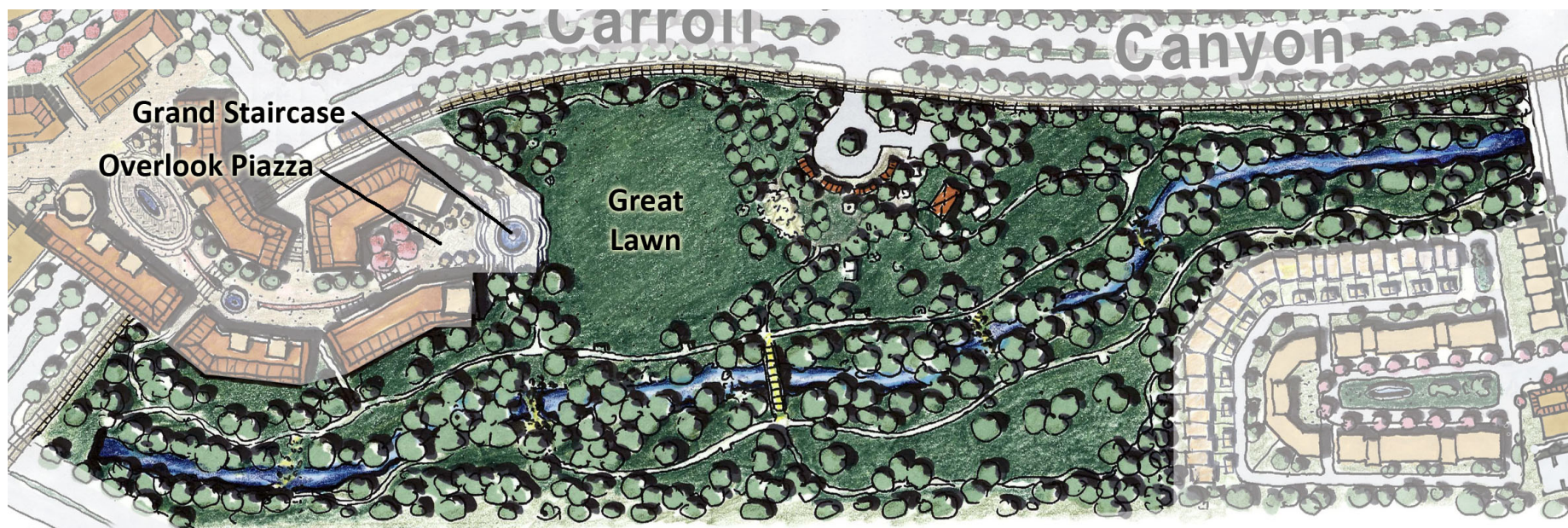
An additional area within *Stone Creek Central Park* will consist of floodplain areas. These areas will support recreational uses, as well as multi-use trails. Turf grasses may be featured in more level areas to accommodate active recreational uses.

Two architecturally-enhanced bridges will provide crossings for vehicles, bicyclists, and pedestrians over Carroll Canyon Creek, providing connections between Carroll Canyon Road and Maya Linda Road and the Creekside Neighborhood. An additional bridge will bring pedestrians across the creek, linking both sides of *Stone Creek Central Park*, connecting trails, and affording Creekside Neighborhood residents easy access to the Village Center.



*Bridge crossings should contribute to the naturalistic character of the creekside environment*

Figure 3-5. Conceptual Park Plan for a Portion of Stone Creek Central Park



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



**The Grand Staircase at Stone Creek Central Park**

The "Grand Staircase" provides an elegant transition from the Village Center above to the "Great Lawn" below. It will provide scenic overlooks, informal seating, and a grand entrance into Stone Creek Central Park. The Grand Staircase sits at the western edge of the "Great Lawn's" informal playfield and serves as the gateway to Stone Creek Central Park.

From the Village Center, the Overlook Piazza (see Figure 3-8, *Piazas*) provides impressive views of Stone Creek Central Park, looking down the Grand Staircase. At the base of the Grand Staircase, a visual focal point, such as a fountain, sculpture, or other feature, should be provided to create a unique identity and neighborhood landmark.



### **Creekside Riparian Planting and Design Elements**

Running along the approximately two-mile length of *Stone Creek*, an enhanced creek will become a prominently featured amenity (see Figure 3-6, *Conceptual Riparian Planting Plan*). To ensure that the creek is developed and maintained as an attractive, flourishing environment, creek-side plantings will require special conditions.

Riparian vegetation should be self-sustaining, and ground water or surface water should be available within the root zone of planted trees and shrubs. Plant species in the riparian area should be able to sustain inundation of water for extended periods of time and should not obstruct the active floodway and should be able to withstand some flooding without breaking away or causing stream flow friction. At maturity, the majority of the creek should feature an overhead canopy of riparian trees. This canopy will be essential to the creek's self-sustaining habitat, maintaining water quality by preventing algal blooms associated with open water in direct sunlight.

Invasive plant species shall be avoided in the riparian zone. The invasive species list provided by the local chapter of the American Society of Landscape Architects (ASLA) should be consulted during plant selection. Type 1 (most invasive) plant materials should not be used anywhere in the project and Type 2 (moderately invasive) plants should not be used adjacent to natural areas, slopes, or creek edges.

Although much of the time the creek will be without water, boulders will serve as energy dissipaters to accommodate drops in the creek elevation during heavy water flows. Plantings around boulders will consist of native species that can sustain inundation of water. Areas leading to these creek crossings should feature larger shrub massing that help to reveal trail crossings.

See Chapter 5, *Carroll Canyon Creek Enhancement*, for a detailed description of the Carroll Canyon Creek Enhancement Plan.

**Figure 3-6. Conceptual Riparian Planting Plan**



See Appendix 'A' For Plant Materials

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

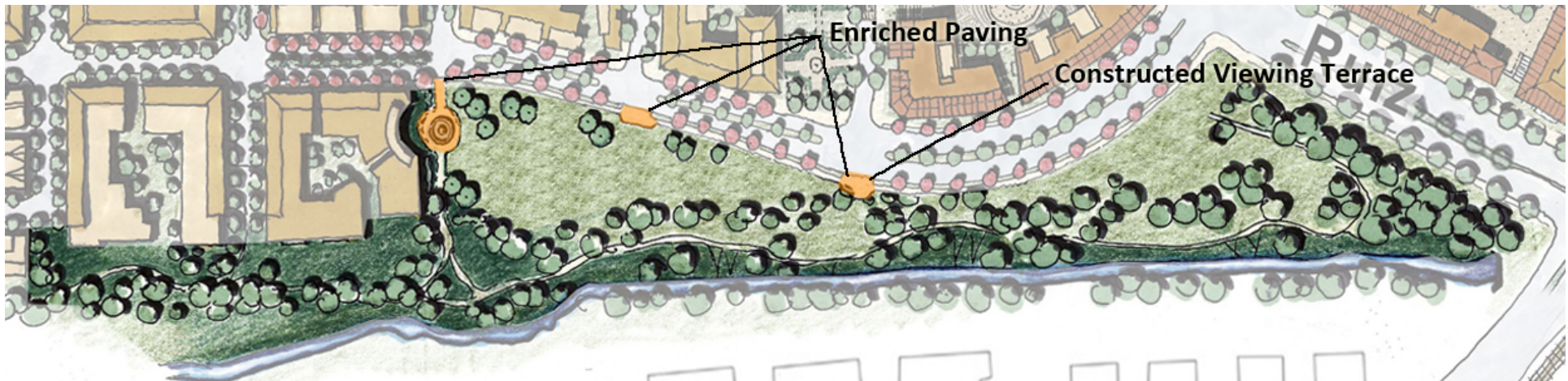


### 3.4.4 Westside Gardens

Located in the southern portion of Stone Creek's Westside Neighborhood, Westside Gardens (Figure 3-7) is a continuation of Stone Creek Central Park west of Camino Ruiz and includes linkages to Stone Creek's trail system by way of defined pathways and trails. A focal point should identify the park's entrances at the visual terminus of streets within the Westside Neighborhood, creating a notable neighborhood landmark. Enriched paving should connect these two axes, leading to a centerpiece in the Westside Gardens. A low stone wall along Westside Garden's street frontage will provide a formal introduction to the park space, while also providing informal seating for viewing play, observing wildlife, or taking a break from a leisurely stroll.

The plant palette and landscape design should transition between an informal, naturalistic character at Westside Gardens' southern edge to a more formal, manicured park to the north. A constructed viewing terrace will allow for scenic overlooks into Westside Gardens. Turf areas could provide opportunities for picnicking and informal sports, and benches, located around the focal points, could provide areas for passive enjoyment. A bioswale along the western edge of the park will link to Stone Creek Central Park's creek corridor and trail system.

Figure 3-7. Conceptual Park Plan for Westside Gardens



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

### 3.4.5 Pocket Parks

Reminiscent of European villages and traditional American neighborhoods, *Stone Creek* incorporates a series of well-dispersed pocket parks (see Figure 3-3, *Conceptual Parks and Open Space Plan*). These parks form a sequence of outdoor rooms – a “string-of-pearls” connected by an attractive network of landscaped sidewalks and trails. An experience of discovery and surprise should prevail as intimate tree-canopied streets open onto parks and piazzas, each different in character from the next. Whether lively social gathering spaces, or a place for quiet reflections, these pocket parks should establish neighborhood character with their identifiable landmarks and framed vistas.

Community gardens, fountains, decorative seating, play areas, picnic tables, benches, low stone walls, opportunities for reflective moments, and shade pavilions are features which could be included and should give each pocket park its own distinctive character. In this manner, *Stone Creek*'s pocket parks add to the park experience for residents, employees, and visitors of *Stone Creek*.

Because *Stone Creek*'s pocket parks are not included in the calculation of park space to meet the City's neighborhood or community population-based park requirements, pocket parks within the Westside Neighborhood may be counted toward meeting the common useable open space requirements for development within the Westside Neighborhood. Similarly, Eastside Park may be counted toward meeting the common useable open space requirements for development within the Eastside Neighborhood.

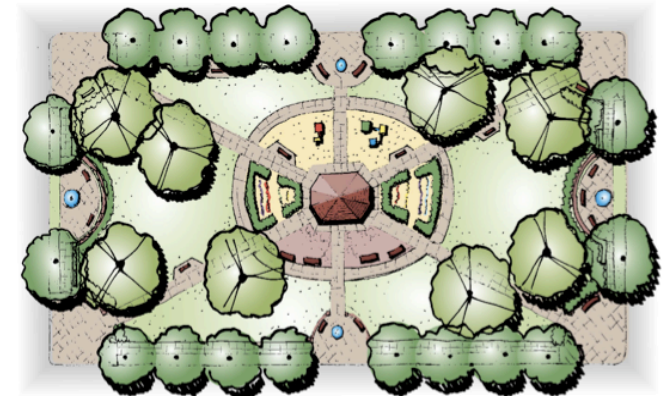
The Westside Neighborhood will feature five pocket parks as shown in Figure 3-8, *Westside Neighborhood's Parks*, and described below.

### Westside Commons

Westside Commons is located in the heart of the Westside Neighborhood. Surrounded by ground floor convenience shops, this should be a space where neighbors, families, and friends gather for casual meetings or for organized seasonal events. Westside Commons can also be a venue for neighborhood functions and events, such as community picnics, Fourth of July celebrations, and local art fairs. Ample arranged seating and tables should encourage social activity. Outdoor dining at cafés is encouraged to spill out into Westside Commons, allowing for a place to enjoy a meal or beverage while children play in the park space.

This park may incorporate materials and design elements typical of a traditional town square, with a prominent focal point at the center to provide a unique sense of place and neighborhood identity.

Designed to include seating and tables arranged at the entry points of pedestrian crossings and close to nearby neighborhood retail shops, the center of Westside Commons may feature amenities such as a children's play area, a bandstand and dance area, or other traditional uses designed around a shade shelter.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 3-8. Westside Neighborhood's Pocket Parks



### Parkland Legend:

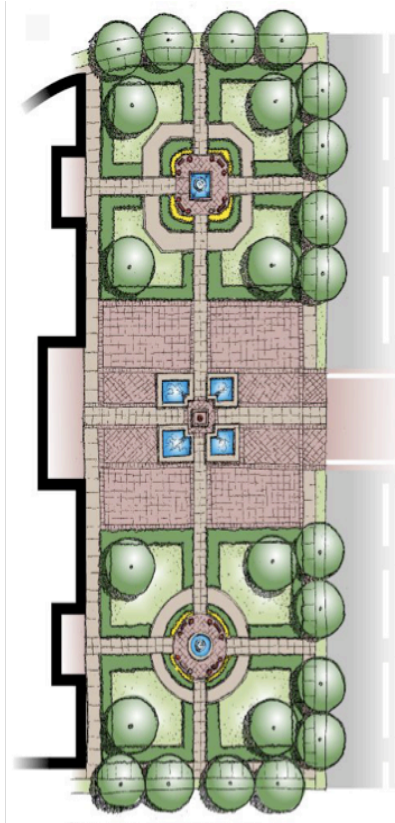
- |                    |                     |                    |
|--------------------|---------------------|--------------------|
| ① Westside Terrace | ③ Westside Crossing | ⑤ Overlook Terrace |
| ② Westside Commons | ④ Trailhead Park    |                    |

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



### **Westside Terrace**

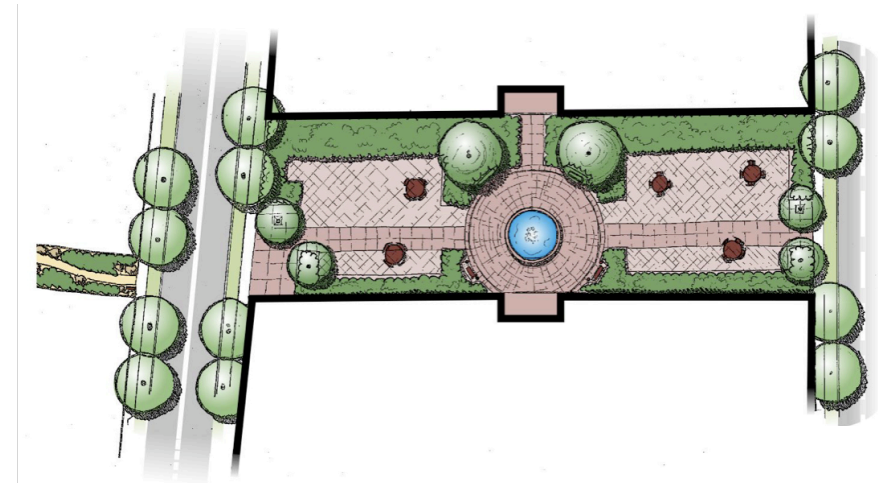
Adjacent to the Village Center, the Westside Terrace is the gateway into the Westside Neighborhood, welcoming pedestrians who have come from the Village Center via the Camino Ruiz pedestrian bridge. Upon turning off Camino Ruiz, this will be a major focal point to be encountered by autos and bicyclists. As such, the corners of the Westside Terrace should be marked with a notable, edge-defining feature, such as a low stone wall. Perhaps designed as a formal English garden, the Westside Terrace could feature a grid of open lawn areas centered on a water feature or similar focal point. Formal plantings in pots, benches located near to the central identifiable landmark, and unifying features are elements that could add to the distinctive character of Westside Terrace. Use of enhanced paving should identify pedestrian connections between the Village Center and the Westside Terrace.



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### **Westside Crossing**

Westside Crossing should be designed as an intimate, restful setting. Edged by residential units, Westside Crossing is located in Westside Neighborhood C. This park will connect to Stone Creek's trail system. Westside Crossing should include planters and flowerbeds that define the park's boundaries. A central focal point should be incorporated. Benches could be provided to enjoy an outdoor rest, or to sit and enjoy time spent with a friend.

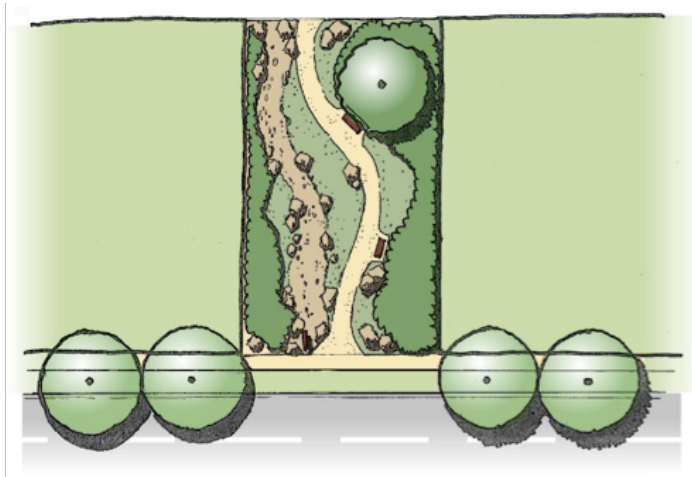


Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



### **Trailhead Park**

Trailhead Park, located at the top of the slope in the central portion of the Westside Neighborhood, will function as a formal gateway for public trail access from the existing residential neighborhoods to the north of Stone Creek. This linkage is vitally important to the creation of a cohesive pedestrian/bicycle core to the Mira Mesa community and will be defined with a prominent low stone wall element. A path through Trailhead Park will connect to Stone Creek's Rim Trail and internal system of public street sidewalks. Trailhead Park could also include a kiosk identifying the various trails within Stone Creek.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

### **Overlook Terrace**

A constructed terrace will occur at the primary entrance to Westside Gardens. Constructed as a broad hardscape terrace overlook, this pocket park will provide elevated views into Westside Gardens and of the enhanced Carroll Canyon Creek. The Overlook Terrace will feature stamped concrete or other decorative hard surface material, a stone wall perimeter along the creekside edge, and large trees within constructed planter boxes. The Overlook Terrace will also allow trail connections to the east and west through Westside Gardens.



A pocket park will also be provided in the Eastside Neighborhood (see Figure 3-3, *Conceptual Parks and Open Space Plan*).

### **Eastside Park**

Eastside Park should be informal in design and provide for turf areas with picnic tables and benches to serve employees within the adjacent Eastside Neighborhood. The location of shade structures and picnic tables should take into account the lunchtime use patterns and timeframes of persons using the site from the employment uses in Eastside Neighborhood. Use of low stone walls will signify connection to *Stone Creek's* trail system and also provide a cohesive design element with other stone wall features in *Stone Creek*.



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



### 3.5 PIAZZAS

Like great gathering spaces throughout European villages and traditional American neighborhoods, *Stone Creek's* piazzas will serve as attractive, inviting places. While high quality, traditional materials will enhance the ambiance of *Stone Creek's* piazzas, basic attributes such as protection from the elements, ample seating, and visually stimulating design should establish comfortable gathering places. Without the need for heavy landscaping, stone or brick paving patterns, balustrades with a cut-stone appearance, and dark metal railings and seating are all traditional components that can be used to add to the inviting ambience of *Stone Creek's* piazzas.

*Stone Creek's* piazzas will be varied in form, using angled building edges to create unique spaces and afford partially hidden views into the next adjoining space. Focal points, such as fountains, sculptures, or other design features, should be included to give each piazza a unique identity. A variety of activities such as outdoor dining, socializing with neighbors, and quiet relaxation will be supported in *Stone Creek's* piazzas. Converging building walls, partial vistas, and walkway angles that slowly reveal the next experience will draw a person from one space to the next, creating a sense of discovery about what waits around the next corner.







*Piazas could provide places to sit in the sun and the shade. Constricted views of adjoining piazas should draw pedestrians from space to space.*

### 3.5.1 **Piazza Design Elements**

Reminiscent of European villages and traditional American neighborhoods, Stone Creek's piazas should be vibrant, ever-changing places where restaurant dining spills outdoors, farmers' markets display seasonal produce, and neighbors gather for community events. With ample places to congregate, linger and socialize, these linked piazas will help to establish the Village Center as Stone Creek's center of gravity.

More than social gathering places, Stone Creek's series of linked piazas will draw pedestrians from the Westside Neighborhood to the Village Center and beyond into Stone Creek Central Park (see Figure 3.9, *Piazas*).

Bridging pedestrians over Camino Ruiz and Carroll Canyon Road in a subtle, pleasant manner, pedestrians will cross at-grade between elevated, building-edged piazas. Staircases, terracing, and lively piazas should complement Stone Creek's varied pedestrian connections and seamlessly link Stone Creek's neighborhoods and parks.

The form and area of Stone Creek's piazas are not specifically defined in this Master Plan. Instead, the actual shape of each piazza or piazas shall be determined through the design of adjacent buildings and uses. Because Stone Creek's piazas are not included in the calculation of park space to meet the neighborhood or community park requirements of the Master Plan, they may be counted toward meeting the common useable open space requirements for development within the Village Center.

Figure 3-9. Piazzas



## Piazza Legend:

- |                     |                  |                       |
|---------------------|------------------|-----------------------|
| ① Westside Stairway | ③ Village Piazza | ⑤ Grand Piazza        |
| ② Westside Piazza   | ④ Market Piazza  | ⑥ Overlook Piazza     |
|                     |                  | ⑦ The Grand Staircase |

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.



### 3.5.2 Specific Guidelines Applied to Piazzas

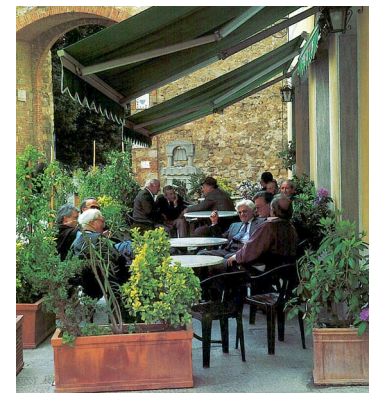
- ❧ Each of *Stone Creek's* piazzas should feature distinct design elements, creating a series of unique, identifiable gathering spaces. A consistent level of uniformity among all of *Stone Creek's* piazzas should come from a common palette of human-scaled, traditional details. Use of design treatments such as stone materials, intricate dark metalwork, low stone walls, and planters with flowering color should add to the pedestrian-friendly atmosphere of *Stone Creek's* piazzas.
- ❧ *Stone Creek's* piazzas should feature converging perspective angles, distinctive focal points, and colorful landscaping to enhance a sense of discovery about what waits around every corner.
- ❧ Ample areas for sitting, socializing, reading, or other passive activities should be available throughout *Stone Creek's* piazzas. These spaces should provide a variety of seating arrangements, located in areas which may range from full sun to full shade.
- ❧ *Stone Creek's* piazzas should incorporate high quality hardscape surfaces. A traditional variety of paving patterns and materials may be utilized to define smaller areas within a larger space. Plant materials, classic stone bollards, and delicate metal railings may be used to further define piazza edges and give each space a distinctive character.
- ❧ Plant material could include trees placed within decorative tree grates or in raised planters. Flowers, annuals, and small shrubs may be placed in pots or planters. Baskets of cascading flowers hanging from decorative light posts could further add to the color and ambiance of *Stone Creek's* piazzas. These landscape treatments should be subtle and not dominate the more open

space nature of the piazzas. They should occur in well-defined locations, allowing other more open areas to be flexible for changing events and use areas.

- ❧ Extensive use of flowering and/or fragrant plant material should be featured in piazzas, along streets, and along the Camino Ruiz pedestrian bridge. These should occur along the edges of hardscape paving in pots and planters, keeping the central areas available for pedestrian circulation, viewing, and special events.
- ❧ Piazzas should include distinctive, identifiable landmarks. These focal points may showcase sculptures, water fountains, or other prominent design elements. Focal points should be placed along ever-changing site lines. A pedestrian should be drawn between *Stone Creek's* spaces by these special focal points, vistas, and landmarks.
- ❧ Piazzas should be sized to allow for use as public gathering spaces, spill-over outdoor dining, weekend markets, and other social community activities.



*Traditional European piazzas feature fountains and outdoor dining*





### 3.6 PEDESTRIAN WALKWAYS AND TRAILS

Stone Creek will be a truly walkable, interconnected community. Pedestrians should be able to travel unimpeded from one end of Stone Creek to the other – a nearly two-mile distance – along tree-lined sidewalks, meandering trails, and through a variety of parks and piazzas. Compact block sizes, a hierarchy of tree-lined streets, buildings which have entrances and windows facing onto the sidewalks, and use of subterranean parking should all contribute to Stone Creek's pedestrian-friendly experience. Where possible, the auto-dominated world should be visually and physically distinguished from the pedestrian realm, further enhancing the human-scaled atmosphere.

Streetscapes should include traditionally detailed, pedestrian-scaled street furniture such as benches, lamp posts, trash receptacles, and flowering planters. A common design theme among these streetscape amenities should contribute to a unified identity among Stone Creek's neighborhoods. Stone Creek's streets should be designed with generous sidewalks in compliance with the San Diego Street Design Manual (November, 2002). (See Chapter 6, *Transportation and Mobility*, for a discussion of Stone Creek's street design and standards.) Sidewalks shall be non-contiguous and lined with trees that provide shade and separate pedestrians from passing cars. Interior sidewalks shall be scored to create a more pleasant and interesting human-scaled experience. Crosswalks with special treatments at primary pedestrian crossings should enhance pedestrian safety.

While maintaining a consistent, high level of design standards throughout Stone Creek, pedestrian crosswalks should respond to roadway and traffic configurations specific to each location. Individual pedestrian crosswalk design may also relate to the surrounding roadway paving and nearby building design. Crosswalks may use enhanced paving which relates to nearby sidewalks, but is clearly different from adjacent roadway material. Materials which

have a traditional, natural appearance, such as brick or stone paving patterns may be used. White-striped crosswalks, painted or thermoplastic, may be also considered. Crosswalk edges should be clearly defined either with painted borders or a distinct paving material. Intersections at project entries may also be treated with pavement enhancements as each development occurs. Crosswalks should have detectable warning strips where the sidewalk curb ramps meet the street crosswalk.

A network of interconnected trails will create an extensive system of multi-use trails throughout Stone Creek. Trails will meander along Stone Creek's landscaped slopes and run through Stone Creek Central Park and Westside Gardens with nearly four miles of continuous trails. Trails may feature asphalt, concrete, or other hard, smooth-surface materials depending on location and topography. Trail materials should be suitable for all users – walkers, joggers, bicyclists, strollers, etc.

The Rim Trail (see Figure 3-10, *Trails*) within Stone Creek will include security lighting to allow for use in early morning and evening hours. Walkway lighting on poles, as well as lower level landscape lighting, may be used. Lighting shall be designed in keeping with architectural elements of nearby neighborhoods and shall occur at intervals to provide safety for trail users. Use of solar lighting shall be encouraged, where possible. Landscaping along trails shall be open to promote user safety and security.

Figure 3-10. Trails



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

**Specific Guidelines Applied to Walkways and Trails**

- ❧ Materials for trails within Stone Creek Central Park and Westside Gardens will be determined in conjunction with the park planning efforts for these parks.
- ❧ Stone Creek's Rim Trail, as well as the trail crossing of Carroll Canyon Creek within Stone Creek Central Park, will consist of asphalt, concrete, or other hard, smooth-surface materials.
- ❧ Walkway materials for sidewalks along streets shall include modular paving patterns, scored concrete, or other traditional materials.
- ❧ Walks associated with piazzas or promenades with formal parks shall feature special concrete treatments such as stone. Materials used shall provide a smooth, hard surface suitable for a variety of uses, including pedestrians, joggers, and those pushing strollers.
- ❧ Where appropriate, trails and walkways shall include amenities such as seating areas, trash receptacles, or pedestrian level lighting.
- ❧ Trails should be designed to meet Title 24 and ADA standards, where applicable.
- ❧ The minimum width of the Rim Trail will be eight feet. Width of trails within Stone Creek Central Park and Westside Gardens will be determined as part of the park planning efforts for these parks.
- ❧ Easements that allow for public access shall be required for any connections to Stone Creek's trail system that occur on private property.
- ❧ The Rim Trail within Stone Creek will include security lighting to allow for use in early morning and evening hours. Use of solar lighting shall be encouraged, where possible.
- ❧ Landscaping along Stone Creek's trails should be open to promote user safety and overall security.





### 3.7 SLOPE PLANTINGS

Special slope treatments will occur along some perimeters of *Stone Creek's* neighborhoods (see Figure 3-11, *Conceptual Slope Planting Plan*). These slopes will frame the *Stone Creek* community, transitioning and buffering between adjacent Mira Mesa neighborhoods.

Enhanced with ample landscaping, a portion of *Stone Creek's* trail system will run along these landscaped perimeter slopes, inviting pedestrian activity and linking to other trails within *Stone Creek*. Tree types shall include broadleaf evergreens and conifers, as well as deciduous species, which will provide visual interest throughout the year by seasonal flowering or changes in leaf color (see Appendix A for tree species).

Upper slopes will be planted to provide screening from adjacent communities while providing opportunities for interesting views into *Stone Creek*. The screening may not necessarily be continuous since views of the mining operation will cease in the future and new views of a vibrant community will be available. Variations in the upper slope screening buffers will help to emphasize a more natural landform appearance and edge treatments.

Special landscape transition areas should occur at the base of steeper slopes. In these transition areas, plantings may include ornamental, native, and naturalized fire retardant plant material. Transition areas may vary in width from ten feet to 30 feet on the lower slope. These lower slope areas should feature faster-growing trees to enhance the backdrop for neighboring buildings. Planting within the transition areas may include oaks and other native trees and shrubs appropriate for slope bases (see Appendix A).

*Stone Creek's* northern and western perimeter slopes support a significant portion of *Stone Creek's* recreational trail system, which has been designed to accommodate both internal and external users. Enhancing the aesthetic value of the plantings along these trails is a crucial element to the long-term success of *Stone Creek's* trail system. As such, most trails will have a higher density of ornamental flowering trees than the adjacent slopes. These will enhance the pedestrian experience by creating seasonal interest, as well as offering continuous filtering of sunlight to offset the predominantly southern exposure in the hotter months of the year. Additionally, ground plantings will be a mix of native and ornamental flowering shrubs, which will provide additional visual interest while taking advantage of the interplay between sun and shade created by the tree planting.

#### **Specific Guidelines Applied to Slopes**

- ☞ Perimeter slopes shall be planted with a variety of native and indigenous plants that have adapted to dry environments. Although the slopes will be irrigated, plant materials should be drought tolerant, where feasible.
- ☞ Brush management will be in accordance with the City's landscape regulations (Section 142.0412 of the Land Development Code).
- ☞ Landscaping for erosion control shall also be in accordance with the City's landscape regulations (Section 142.0411 of the City's Land Development Code).

Figure 3-11. Conceptual Slope Planting Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.