

3Roots San Diego Project
Environmental Impact Report
SCH No. 2018041065; Project No. 587128

Appendix T

Master Planned Development Permit

June 2020

3ROOTS



by Mesa Canyon Community Partners



MASTER PLANNED DEVELOPMENT PERMIT

JUNE 2020



The 3Roots San Diego Master Planned Development Permit replaces the 1994 Carroll Canyon Master Plan and serves as an amendment to the Mira Mesa Community Plan.



TABLE OF CONTENTS

SECTION 1: CONTEXT + VISION	1
CHAPTER 1 - INTRODUCTION.....	3
1.1 Purpose	3
1.2 Summary of 3Roots San Diego.....	3
1.3 Vision.....	4
1.4 Location.....	4
1.5 How to Use this Plan	5
1.6 Organization of the MPDP.....	5
1.7 Routes District Vision	10
1.8 Canopy District Vision	12
1.9 Meadows District Vision	14
1.10 Seed Park Vision.....	16
1.11 Root Collective Vision	18
CHAPTER 2 - CLIMATE ACTION AND SUSTAINABILITY	21
2.1 Introduction.....	21
2.2 Climate Action Plan (CAP)	21
2.3 Project-Specific Strategies	22
CHAPTER 3 - CIRCULATION AND MOBILITY	25
3.1 Introduction.....	25
3.2 Mobility Hub / TDM Features	25
3.3 Street Network	28
3.4 Pedestrian Improvements	41
3.5 Trails and Paseos.....	41
3.6 Bike Network and Improvements	41
CHAPTER 4 - INFRASTRUCTURE.....	45
4.1 Infrastructure	45
4.2 Phasing.....	45
4.3 Roads.....	45
4.4 Water	45
4.5 Sewer	46
4.6 Stormwater.....	46
4.7 Dry Utilities	46
4.8 Grading.....	46

TABLE OF CONTENTS (CONT.)

SECTION 2: REGULATIONS	53
CHAPTER 5 - LAND USE	55
5.1 Introduction	55
5.2 Development Regulations	55
5.3 Application of and Deviation to Parking Requirements.....	55
5.4 Landscape Regulations	62
5.5 Non-Developable Areas	62
5.6 Brush Management	62
5.7 MCAS Miramar Airport Land Use Compatibility Plan	64
5.8 Airport Land Use Compatibility Overlay Zone	64
5.9 CPIOZ	64
CHAPTER 6 - ADMINISTRATION AND IMPLEMENTATION	67
6.1 Introduction	67
6.2 Implementation.....	67
6.3 Residential Development.....	68
6.4 Non-Residential Development.....	68
6.5 Pop-Up Retail.....	71
6.6 Lot Reconfiguration / Consolidation.....	72
6.7 Signage.....	72
6.8 Interpretation.....	72
6.9 Images Used in the 3Roots San Diego MPDP	72
6.10 Calculation and Measurement.....	72

TABLE OF CONTENTS (CONT.)

SECTION 3: DESIGN GUIDELINES..... 73

**CHAPTER 7 - DESIGN GUIDELINES FOR
INTERFACE BETWEEN PUBLIC AND PRIVATE REALM 75**

7.1 Introduction.....75

CHAPTER 8 - ROOT COLLECTIVE DESIGN GUIDELINES 119

8.1 Introduction..... 119

8.2 Vision..... 121

8.3 Planning Areas 127

8.4 Circulation 147

8.5 Urban Design..... 161

8.6 Architectural Components 201

CHAPTER 9 - LANDSCAPE DESIGN GUIDELINES..... 221

9.1 Introduction..... 221

9.2 Landscape Design 221

9.3 Gateways / Entry Monuments..... 247

CHAPTER 10 - PARKS AND OPEN SPACE.....249

10.1 Overview..... 249

10.2 City of San Diego Parks Guidelines 249

10.3 Carroll Canyon Master Plan 250

10.4 Conceptual Design..... 250

10.5 Parks and Open Space Standards 250

10.6 Restoration and Conservation 260

10.7 H.O.A. Owned and Maintained Areas (Lettered Lots) 260

CHAPTER 11 - WALLS AND FENCES STRATEGY..... 269

11.1 Introduction..... 269

APPENDIX A: TREE CANOPY COVERAGE CALCULATIONS..... A-1

APPENDIX B: PRIVATE EXTERIOR OPEN SPACE CALCULATIONSA-2

LIST OF FIGURES

Figure 1-1 - Regional Location.....	6
Figure 1-2 - Project Vicinity.....	7
Figure 1-3 - Districts.....	8
Figure 1-4 - District Identity	9
Figure 3-1 - Street Network Classifications.....	29
Figure 3-2 - Standard Cross Section of Carroll Canyon Road (Section A-A)	30
Figure 3-3 - Standard Cross Section of Carroll Canyon Road (Section B-B).....	31
Figure 3-4 - Standard Cross Section of Carroll Canyon Road (Section C-C)	32
Figure 3-5 - Standard Cross Section of Carroll Canyon Road (Section D-D)	33
Figure 3-6 - Typical Cross Section of Carroll Canyon Road West (4 Lane Urban Major).....	34
Figure 3-7 - Typical Cross Section of Spine Road (Mod. 2 Lane Collector w/ 2 Wy. Left Turn)	35
Figure 3-8 - Typical Cross Section of Urban Corridor (Mod. 2 Lane Collector)	37
Figure 3-9 - Typical Cross Section of Village Entry (Mod. 2 Lane Collector w/ 2 Wy. Left Turn)	38
Figure 3-10 - Typical Cross Section of Residential Local Collector	39
Figure 3-11 - Typical Cross Section of Residential Local Street	40
Figure 3-12 - Typical Cross Section of Private Drive.....	41
Figure 3-13 - Trails Typology Map	42
Figure 3-14 - Trail Materials map	43
Figure 3-15 - Bicycle Network.....	44
Figure 4-1 - Phasing	47
Figure 4-2 - Water infrastructure	48
Figure 4-3 - Sewer infrastructure.....	49
Figure 4-4 - Stormwater infrastructure	50
Figure 4-5 - Dry Utility infrastructure	51
Figure 4-6 - Conceptual Grading.....	52
Figure 5-1 - Zoning Map.....	57
Figure 5-2 - Non-Developable areas.....	63
Figure 5-3 - Airport Land Use Compatibility Overlay Zone	65
Figure 6-1 - Implementation Mechanism by Planning Area	70
Figure 6-2 - Location and Examples of Pop-Up Retail	71
Figure 7-1 - Section #1.....	76
Figure 7-2 - Section #2.....	77
Figure 7-3 - Section #3.....	78
Figure 7-4 - Section #4.....	79
Figure 7-5 - Section #5.....	80
Figure 7-6 - Section #6.....	81
Figure 7-7 - Section #7.....	82
Figure 7-8 - Section #8.....	83
Figure 7-9 - Section #9.....	84
Figure 7-10 - Section #10	86
Figure 7-11 - Section #11	87
Figure 7-12 - Section #12	88
Figure 7-13 - Section #13	89
Figure 7-14 - Section #14	90
Figure 7-15 - Section #15	91
Figure 7-16 - Section #16	92
Figure 7-17 - Section #17	93
Figure 7-18 - Section #18	94

Figure 7-19 - Section #19	95
Figure 7-20 - Section #20	96
Figure 7-21 - Section #21	97
Figure 7-22 - Section #22	98
Figure 7-23 - Section #23	99
Figure 7-24 - Section #24	100
Figure 7-25 - Section #25	101
Figure 7-26 - Section #26	102
Figure 7-27 - Section #27	103
Figure 7-28 - Section #28	104
Figure 7-29 - Section #29	105
Figure 7-30 - Section #30	106
Figure 7-31 - Section #31	107
Figure 7-32 - Section #32	108
Figure 7-33 - Section #33	110
Figure 7-34 - Section #34	111
Figure 7-35 - Section #35	112
Figure 7-36 - Section #36	113
Figure 7-37 - Section #37	114
Figure 7-38 - Section #38	115
Figure 7-39 - Section #39-	116
Figure 7-40 - Section #40	117
Figure 8-1 - Community Collective Concept Diagram	121
Figure 8-2 - Community Collective Land Use Plan	127
Figure 8-3 - Mixed Use PA-13 Plan	128
Figure 8-4 - Mixed Use PA-13 Diagram	129
Figure 8-5 - Mixed Use PA-13 Massing	130
Figure 8-6 - Mixed Use PA-13 Massing	131
Figure 8-7 - Mixed Use PA-13 Conceptual Plaza	132
Figure 8-8 - Mixed Use PA-14 Plan	133
Figure 8-9 - Mixed Use PA-14 Diagram	134
Figure 8-10 - Mixed Use PA-14 Massing	135
Figure 8-11 - Mixed Use PA-14 Massing	136
Figure 8-12 - Mixed Use PA-14 Section	137
Figure 8-13 - Community Collective PA-19 Plan	138
Figure 8-14 - Community Collective PA-19 Diagram	139
Figure 8-15 - Community Collective PA-19 Massing	140
Figure 8-16 - Community Collective PA-20 Plan	141
Figure 8-17 - Community Collective PA-20 Diagram	142
Figure 8-18 - Community Collective PA-20 Massing	143
Figure 8-19 - Lettered Lots	144
Figure 8-20 - Mobility Hub Plan	149
Figure 8-21 - Arrival Points Diagram	151
Figure 8-22 - Pedestrian Circulation Diagram	153
Figure 8-23 - Bike Circulation Diagram	155
Figure 8-24 - Vehicular Circulation Diagram	157
Figure 8-25 - Parking Diagram	159
Figure 8-26 - Streetscape Between PA-12 & PA-13	161
Figure 8-27 - Streetscape at North Side of PA-12 & PA-13	164
Figure 8-28 - Streetscape Between PA-12 & PA-19	166

Figure 8-29 – Streetscape Between PA-13 & PA-19	168
Figure 8-30 – Streetscape Between PA-13 & PA-14	170
Figure 8-31 – Streetscape at South Side of PA-14	172
Figure 8-32 – Tabletop Intersection Enlarged Plans.....	175
Figure 8-33 – Urban Design Elements.....	177
Figure 8-34 – Art Wall Diagram.....	179
Figure 8-35 – Urban Art Diagram	181
Figure 8-36 – Urban Art: On Building Walls Diagram.....	182
Figure 8-37 – Urban Illumination Diagram	185
Figure 8-38 – Urban Plazas Diagram.....	187
Figure 8-39 – Interactive People + Spaces Diagram	189
Figure 8-40 – Food Truck Diagram	191
Figure 8-41 – Pop-Up Retail Diagram	193
Figure 8-42 – Examples of Colors & Graphics	202
Figure 8-43 – Examples of Parking Structure Screening.....	203
Figure 8-44 – Examples of Accent Materials.....	204
Figure 8-45 – Examples of Indoor/Outdoor Gathering Space	205
Figure 8-46 – Examples of Pedestrian Entries & Way Finding	206
Figure 8-47 – Examples of Retail Store Front	207
Figure 8-48 – Examples of Massing	208
Figure 8-49 – Examples of Informal Outdoor Gathering Node	209
Figure 8-50 – Examples of Building Articulation · Pedestrian Entries & Breaks Between Buildings.....	210
Figure 8-51 – Setbacks or Breaks in Residential Blocks	211
Figure 8-52 – Setbacks or Breaks in Residential Blocks.....	212
Figure 8-53 – Examples of Building Articulation · Massing (Projected Elements + Balconies)	213
Figure 8-54 – Stoops	214
Figure 8-55 – Examples of Building Articulation · Massing (Vertical).....	215
Figure 8-56 – Examples of Accent Materials.....	216
Figure 8-57 – Examples of Materials · Colors.....	217
Figure 8-58 – Examples of Materiality.....	218
Figure 8-59 – Examples of Transparency.....	219
Figure 9-1 - Planning Area 5 Planting Vignette	223
Figure 9-2 - Planning Area 5 Planting Vignette	224
Figure 9-3 - Planning Area 6 Planting Vignette	225
Figure 9-4 - Landscape Palette-Root Collective	238
Figure 9-5 - Landscape Palette-The Routes	239
Figure 9-6 - Landscape Palette-Canopy.....	240
Figure 9-7 - Landscape Palette-The Meadows.....	241
Figure 9-8 - Landscape Palette-Seed Park	242
Figure 9-9 - Landscape Palette-Carroll Canyon Road	243
Figure 9-10 - Landscape Palette-Spine Road	244
Figure 9-11 - Landscape Palette-Urban Corridor.....	245
Figure 9-12 - Landscape Palette-Residential Street.....	246
Figure 9-13 - Gateways / Entry Monuments.....	248
Figure 10-1 - Parks Typology	252
Figure 10-2 - Root Collective Urban Plaza Vignette	254
Figure 10-3 - Routes District Neighborhood Park Vignette	255
Figure 10-4 - Canopy District Neighborhood Park Vignette	256
Figure 10-5 - Canopy District Mini-Park Vignette	257
Figure 10-6 - Meadows District Pocket Parks Vignettes	258

Figure 10-7 - Parkdale Park Trailhead Vignette..... 259

Figure 10-8 - Carroll Canyon Creek Enhancements 261

Figure 10-9 - Carroll Canyon Creek - Example Cross-Section “C-C” 262

Figure 10-10 - Carroll Canyon Creek - Example Cross-Section “D-D” 263

Figure 10-11 - Open Space 264

Figure 10-12 - Existing and Proposed MHPA Areas..... 266

Figure 10-13 - H.O.A. Owned and Maintained Areas (Lettered Lots)..... 267

Figure 10-14 - Example of Enhanced Landscaping on Lettered Lot in PA-12 268

Figure 11-1 – PA-1 Wall & Fence Diagram..... 270

Figure 11-2 – PA-2 Wall & Fence Diagram..... 271

Figure 11-3 – PA-3 Wall & Fence Diagram..... 272

Figure 11-4 – PA-4 Wall & Fence Diagram..... 273

Figure 11-5 – PA-5 Wall & Fence Diagram..... 274

Figure 11-6 – PA-6 Wall & Fence Diagram..... 275

Figure 11-7 – PA-12 Wall & Fence Diagram..... 276

Figure 11-8 – PA-15 Wall & Fence Diagram..... 277

Figure 11-9 – PA-16 Wall & Fence Diagram..... 278

Figure 11-10 – PA-17 Wall & Fence Diagram 279

Figure 11-11 – PA-18 Wall & Fence Diagram 280

Figure 11-12 – PA-19 & 20 Wall & Fence Diagram 281

LIST OF TABLES

Table 5-1 - Zoning by Planning Area	56
Table 5-2 - Development Regulations for RX-1-2 Zone.....	58
Table 5-3 - Development Regulations for RM-2-6 Zone.....	59
Table 5-4 - Development Regulations for RM-3-9 Zone.....	60
Table 5-5 - Development Regulations for CC-2-4 Zone.....	61
Table 6-1 - Implementation Summary	69
Table 9-1 - Plant Palette.....	226
Table 10-1 - Calculation of Required Acreage for Population Based Parks	249
Table 10-2 - Description of Population-Based Park Typologies	251
Table 10-3 - Acreage, Ownership, and Maintenance by Park Typology	253
Table 10-4 - Acreage, Ownership, and Maintenance of Open Space Areas	265



THIS PAGE IS INTENTIONALLY LEFT BLANK.





SECTION 1: CONTEXT + VISION



LEGACY

CONNECTIVITY

RESPONSIBILITY

01



INTRODUCTION

1.1 Purpose

The 3Roots San Diego Master Planned Development Permit (MPDP) provides for the reuse and development of the former mining site into a residential neighborhood within the Mira Mesa Community. The 3Roots San Diego MPDP provides a framework to create a community in the heart of San Diego's technology hub.

The 3Roots San Diego MPDP is a regulatory document that together with the Vesting Tentative Map (VTM) and Exhibit A, and associated permits, provides for the orderly development of Phase 2 of the Carrol Canyon Master Plan area in the Mira Mesa Community Plan area. The MPDP has been found consistent with the Mira Mesa Community Plan and the Carroll Canyon Master Plan.

1.2 Summary of 3Roots San Diego

The 3Roots San Diego MPDP includes up to 1,800 residential units, a maximum of 160,160 square feet of non-residential uses, and a 1.5-acre Mobility Hub. Residential densities range from 5 dwelling units per acre to 72 dwelling units per acre in a mix of single-family attached, single-family detached, and multifamily housing (attached and detached). Ten percent of the units will be designated affordable and located on-site, affordable housing options shall be provided consistent with the City's Inclusionary housing recommendations

Nonresidential uses envisioned for 3Roots San Diego include office, business support, commercial services, restaurants, entertainment and retail. The MPDP also describes the restoration and realignment of a portion of Carroll Creek and the preservation of other significant portions of the creek. 3Roots San Diego will dedicate over 180 acres as preserved open space.

3ROOTS SAN DIEGO AT-A-GLANCE

3Roots San Diego will provide a mix of land uses close to regional job centers, and will help reduce vehicle miles traveled per person.

- 1,800 new homes—attached and detached single family and a mix of multifamily.
- 160,160 square feet of commercial, retail, and office.
- Over 250 acres of parks and open space
- Onsite affordable housing, affordable housing options shall be provided consistent with the City's Inclusionary housing recommendations.

Subject to change in accordance with project review and approval by the City of San Diego.

3ROOTS SAN DIEGO: OF VISION

CONNECTIVITY

Trails, community invitation, multi modal concepts.

LEGACY

25 acre community park, creek restoration, 50% of land dedicated as open space, energy conservation.

RESPONSIBILITY

Supplying housing for all stages of life, walkable local serving retail, Onsite affordable housing, affordable housing options shall be provided consistent with the City's Inclusionary housing recommendations.

1.3 Vision

As the 3Roots San Diego site transforms into a vibrant and active neighborhood, it will pay homage to its industrial heritage while embracing lifestyle choices of today and preparing for the technologies of the future. The design elements in the 3Roots San Diego MPDP are inspired by the rich heritage of the Mira Mesa community that surrounds it.

3Roots San Diego hosts a number of groups, loosely categorized as: the “innovators” of the life sciences, semiconductor, cyber security, and other technology-based industries; the “makers” of craft beer, food, and aerospace fabricators; the families atop the mesas directly north; and the military of the nearby Marine Corps Air Station Miramar and the related, large population of veterans in the area.

3Roots San Diego reflects this diversity and creativity through a series of unique amenities and districts that will attract an array of life stages and interests. A network of on-street and off-street pathways physically weave community and industry, artists and manufacturers, young families and more mature residents together with a lively mix of uses and activities.

3Roots San Diego is an open invitation for all to enjoy public parks, trails, restaurants, local artisans, event gathering spaces adjacent to hundreds of acres of preserved open space. The purpose of the 3Roots MPDP is to provide a community stage for local interactions, art, fabrication, and a connectedness to passive and active open space elements that is truly indigenous to San Diego.

1.4 Location

3Roots San Diego is on the east side of Camino Santa Fe, approximately midway between Mira Mesa Boulevard and Miramar Road, in the City of San Diego. It consists of approximately 413 acres, of which 256 acres were part of an active mining operation. Figure 1-1 shows the regional location of 3Roots San Diego and Figure 1-2 shows the project vicinity. The site is bounded on the north and east by the residential neighborhoods of the Mira Mesa community, which includes both single-family and apartment homes. Light industrial and business park land uses are adjacent to 3Roots San Diego on the south, east, and west. Directly to the east is an active aggregate mining operation owned and operated by Vulcan Materials; the 270-acre site is also proposed for future mixed-use development.

The primary access to 3Roots San Diego is from Camino Santa Fe, a road improvement project funded by Fenton Development and Hanson Aggregates in 2004 as part of the first phase of the Carroll Canyon Master Plan. Camino Santa Fe is an important north-south connection that links the major east-west corridors of Mira Mesa Boulevard and Miramar Road, both of which provide connections to Interstate 5, Interstate 805, and Interstate 15. Interstate 5 serves commuters traveling north/south and those working in the La Jolla/University Town Center area or in Downtown San Diego; Interstate 805 serves commuters in Downtown San Diego, Mission Valley, and the South Bay; and Interstate 15 connects to both Riverside County and southern San Diego. These major freeways can be accessed within five miles of 3Roots San Diego.

1.5 How to Use this Plan

The 3Roots San Diego MPDP is a regulatory document that sets physical design standards for land use, circulation, building form, and architectural character.

1.5.1 MPDP Authority and Requirements

When using this MPDP to review future development projects or determine appropriate uses for a site, the applicable zoning regulations of the City's Land Development Code that are not superseded by the design standards and guidelines in this MPDP should also be reviewed to ensure full implementation of this plan.

Where this MPDP is silent, applicable provisions of the Land Development Code shall apply. Where a conflict exists between the 3Roots San Diego MPDP and the Land Development Code, the MPDP standard shall apply.

1.5.2 Environmental Review

The 3Roots San Diego MPDP was required by state law to undergo environmental review in accordance with the California Environmental Quality Act (CEQA). Pursuant to state and local CEQA guidelines, the City of San Diego prepared an environmental impact report (**EIR; State Clearinghouse No. 2018041065**) to address the potential environmental impacts of the 3Roots San Diego MPDP. Prior to the approval of the MPDP, the EIR was considered and certified by the San Diego City Council. Any amendments to this MPDP

or discretionary approvals required to implement this MPDP also are subject to the requirements of CEQA.

1.6 Organization of the MPDP

Each of the three sections of 3Roots San Diego has a different function and includes related chapters that each address a unique topic.

1.6.1 Section 1: Context + Vision

Provides an overview of 3Roots San Diego and describes project elements that are essential to the buildout of the project.

Chapter 1, Introduction. Provides an overview and purpose of the MPDP and introduces 3Roots San Diego by describing the setting, location, and background. It also describes the vision for different districts within 3Roots San Diego.

Chapter 2, Climate Action and Sustainability. Provides the strategies integrated into 3Roots San Diego to achieve the goals of the City of San Diego Climate Action Plan.

Chapter 3, Circulation and Mobility. Describes the circulation network and elements that enhance mobility options including transit, biking, and walking.

Chapter 4, Infrastructure. Summarizes improvements for all streets and public rights-of-way, underground utilities, and grading.

1.6.2 Section 2: Regulations

Provides regulations that guide future development in 3Roots San Diego.

Chapter 5, Land Use. Establishes zoning and development regulations to guide the use and intensity of future development.

Chapter 6, Administration and Implementation. Identifies the processes for implementing the standards and guidelines of the MPDP.

1.6.3 Section 3: Design Guidelines

Includes design standards for specific topics or areas that apply to future development in 3Roots San Diego, as described in Section 2: Regulations.

Chapter 7, Design Guidelines for Interface between public and Private Realm. Includes conceptual sections which demonstrate the relationship between development and the public realm.

Chapter 8, Root Collective Design Guidelines. Provides design guidelines for the Root Collective District.

Chapter 9, Landscape Design. Details community-wide landscape standards and plant palette.

Chapter 10, Parks and Open Space. Provides the framework and standards for active and passive recreation and open space conservation and restoration.

Chapter 11, Walls and Fences Strategy. Design guidelines for walls and fences in 3Roots San Diego.

FIGURE 1-1 - REGIONAL LOCATION

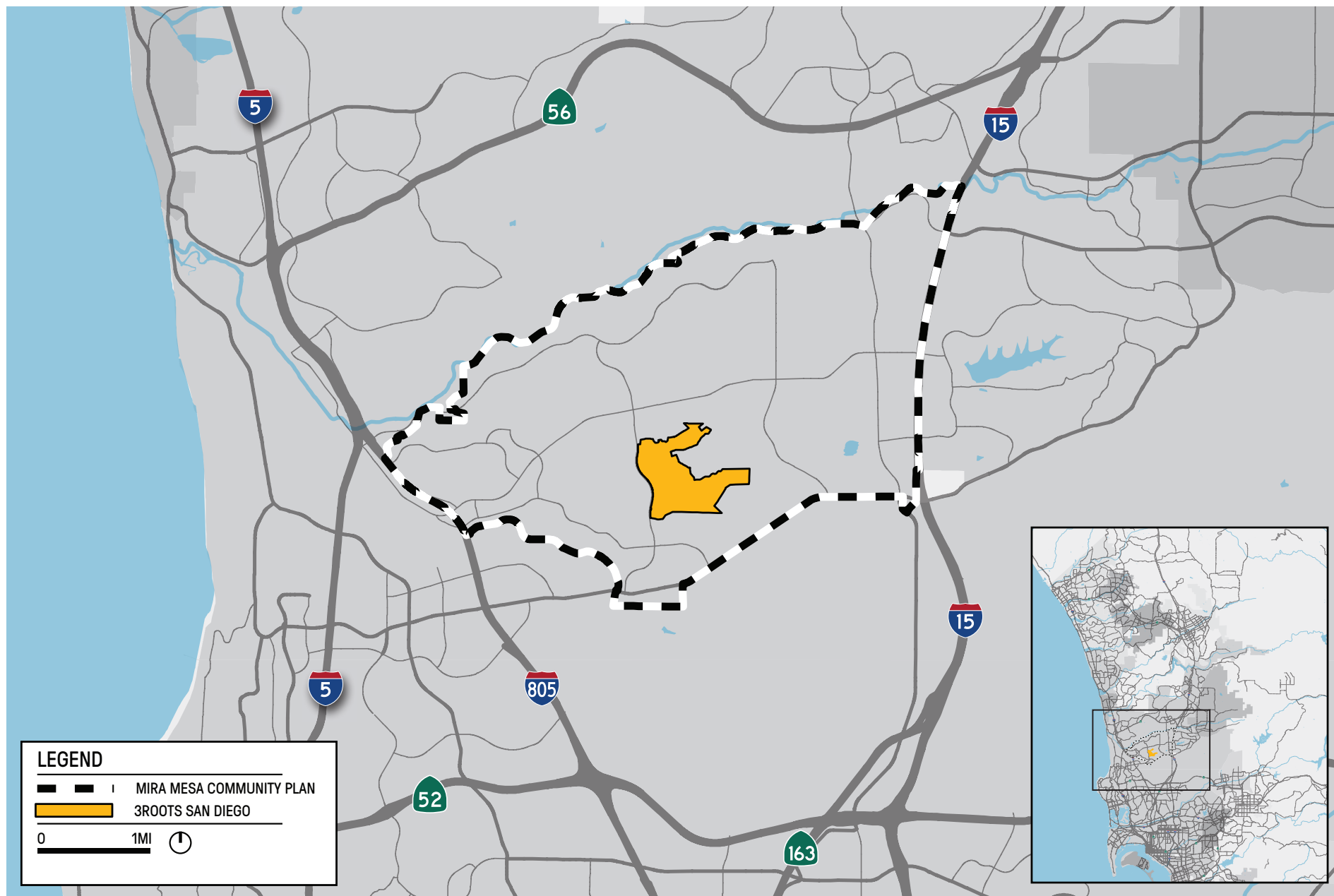


FIGURE 1-2 - PROJECT VICINITY

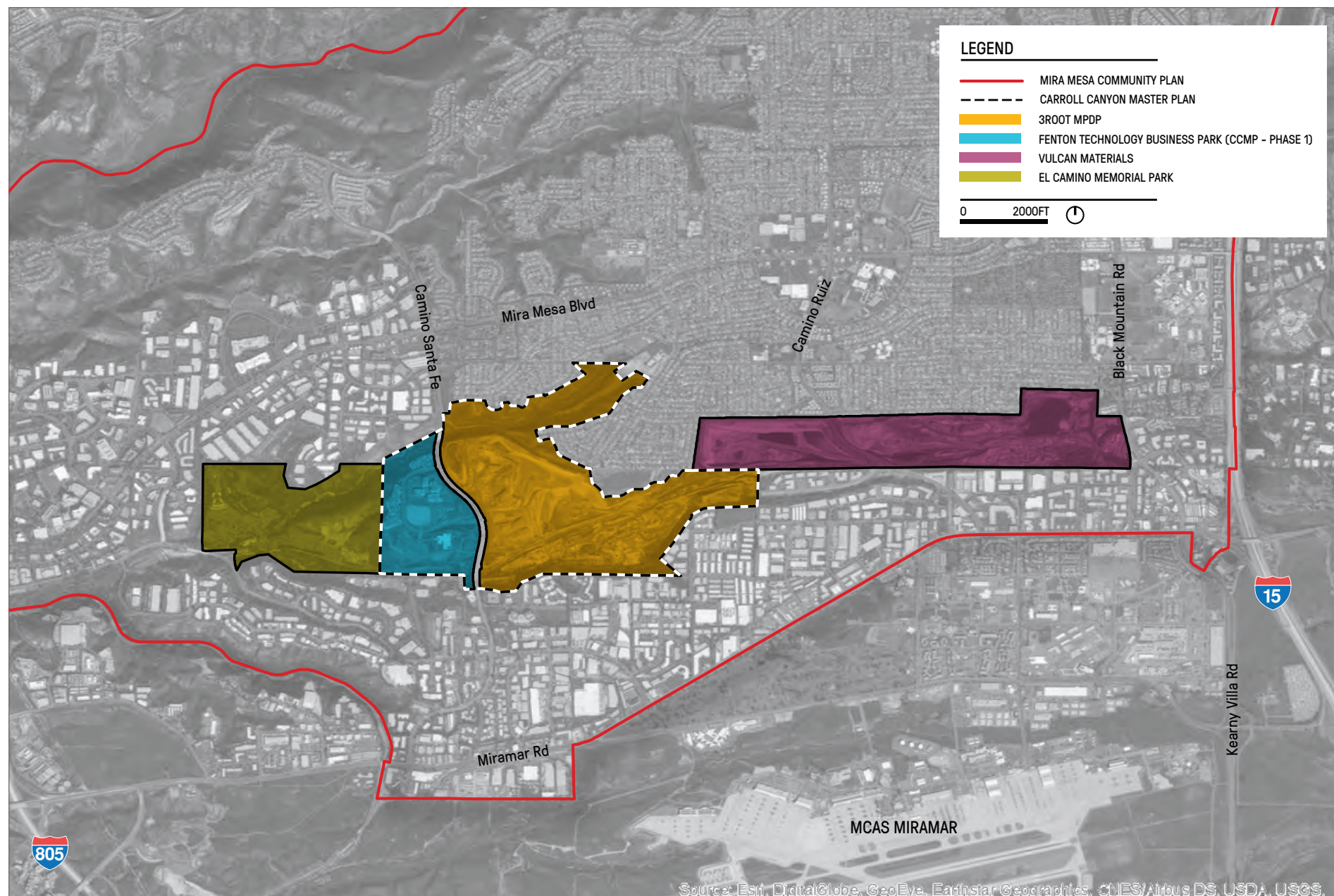
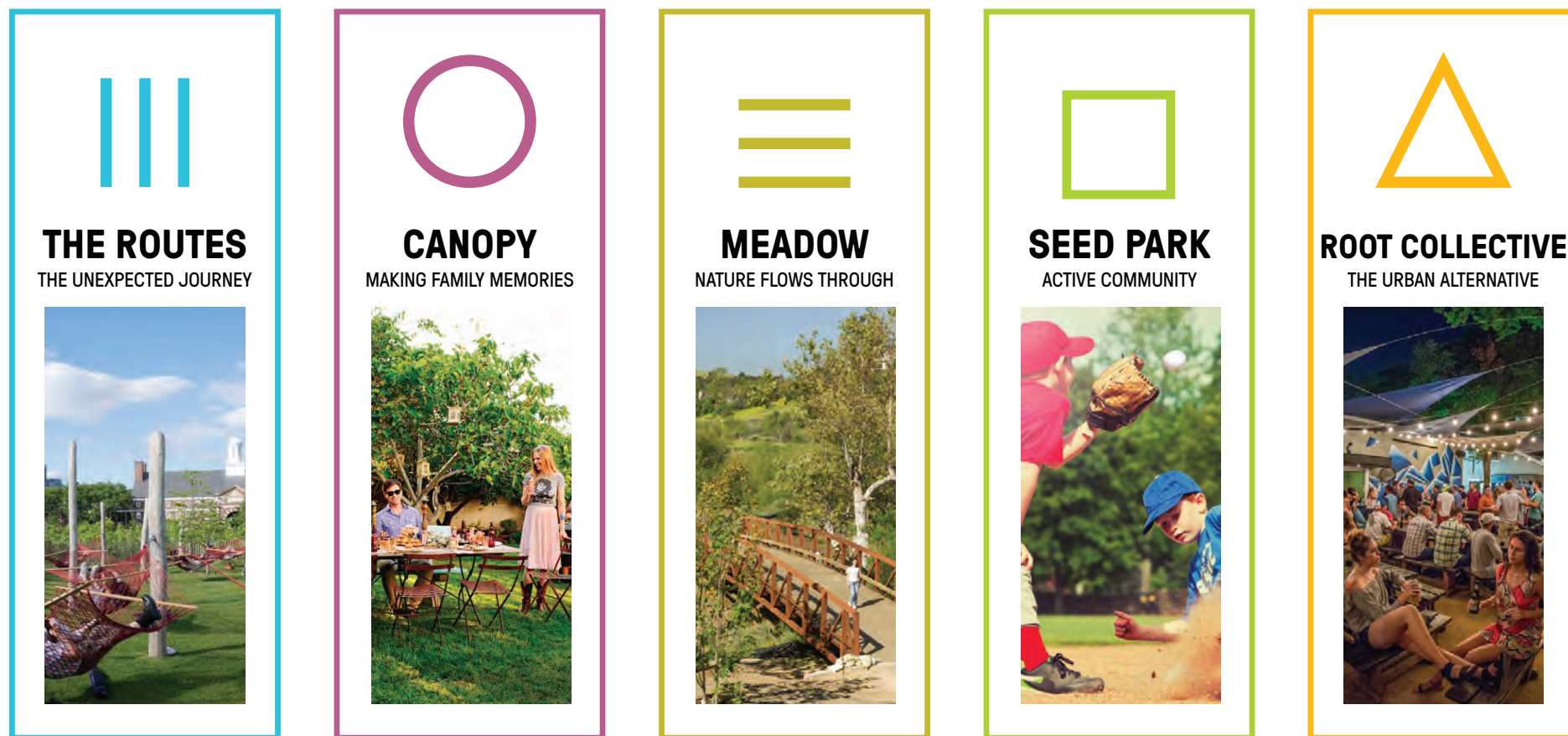


FIGURE 1-3 - DISTRICTS



Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop.

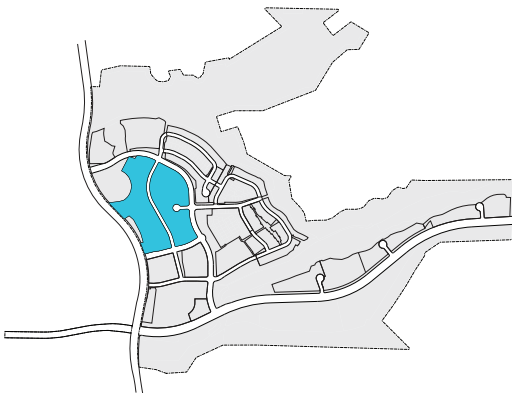
FIGURE 1-4 - DISTRICT IDENTITY



ROUTES DISTRICT

1.7 Routes District Vision

The Routes District includes single-family attached and detached homes grouped together into larger clusters. Each cluster allows homes to have a front-facing presence, some oriented toward a common area such as a paseo or a park. Access will be provided through common driveways or alleys. The Routes District acts as a transitional neighborhood between the multifamily neighborhood of the Root Collective and the single-family detached neighborhood of the Canopy District. Residents of the Routes District will enjoy the pleasure of easy access to open spaces.

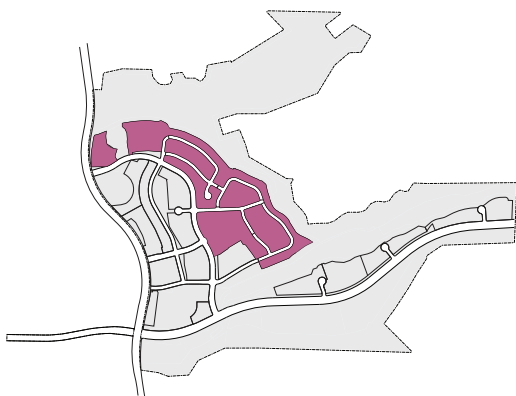


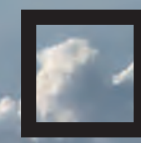


CANOPY DISTRICT

1.8 Canopy District Vision

The homes envisioned in the Canopy District range from two to three stories. Passages among the homes allow breezes, sunlight, and residents to move freely. The styles reflect the vernacular designs commonly found in San Diego, with features like large canopied overhangs, many windows, and landscaped paths. An emphasis on shade creates a timeless style of light and texture unique to 3Roots San Diego. The district is home to the second largest park and private community recreation complex in 3Roots San Diego. The Canopy District creates a buffer between the denser uses of 3Roots San Diego and the existing single-family neighborhoods in Mira Mesa to the north.





Conceptual graphic for illustrative purposes only.

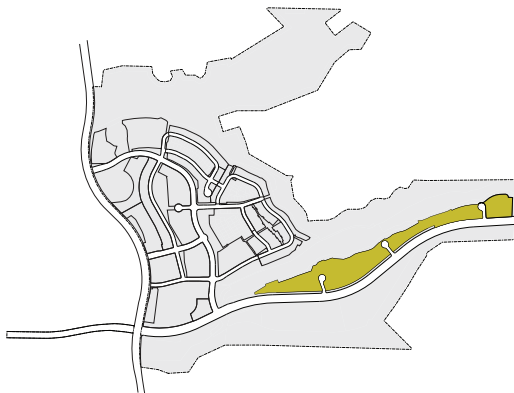
3 Roots San Diego, March 2019

MEADOWS DISTRICT

1.9 Meadows District Vision

The single-family attached and detached homes that line the Meadows District have an architectural presence that is grounded in natural materials, expressing the movement of the Meadows.

Fronting a restored Carroll Canyon Creek, these homes preside over a natural environment that hosts hikers and cyclists along a natural trail in the midst of a city. The Meadows provides a peaceful transition from passive recreation along the creek to the energy-filled Seed Park.



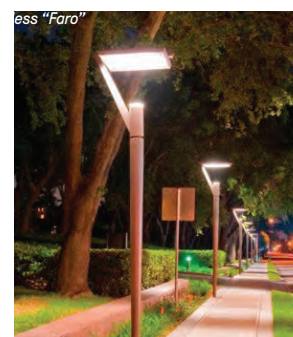


SEED PARK

1.10 Seed Park Vision

The community park is as important to the vibrant lifestyle of the 3Roots San Diego community as it is to the surrounding residents of Mira Mesa. The 25-acre Seed Park is intended to accommodate soccer, baseball, and a host of organized active sports as well as passive recreation. Carroll Canyon Road acts as a buffer between the residential Meadows District and the lit sports fields of Seed Park.

From July 2018 through October 2018, Mesa Canyon Community Partners and the City of San Diego jointly facilitated a General Development Plan (GDP) process for the Seed Park. Under Council Policy 600-33, the GDP process provided an opportunity for community input into Mira Mesa's future 3rd Community Park. After a series of public meetings, the GDP plan was approved on October 9, 2018 by the Mira Mesa Recreation Advisory Board. The approved plan for the Seed Park are included in the 3Roots San Diego VTM. 3Roots San Diego will provide the trails that link the park to the community at large.





ROOT COLLECTIVE

1.11 Root Collective Vision

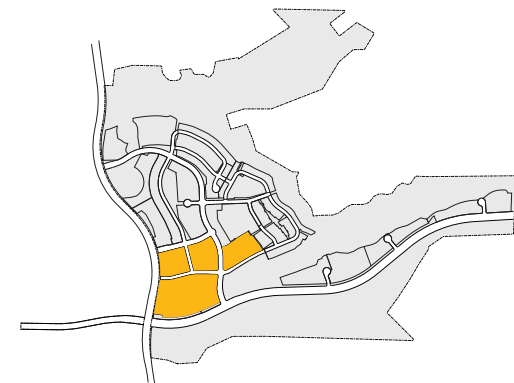
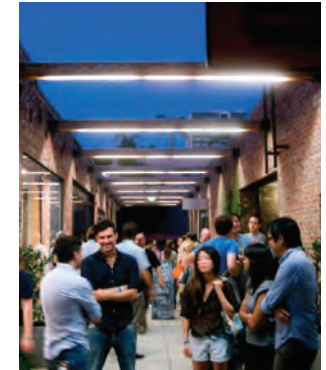
The Root Collective is the active heart of 3Roots San Diego with working spaces, restaurants, entertainment, boutique retail, and other neighborhood-serving commercial uses that are all oriented to a public plaza to create an inviting, active, and safe public space. Creative spaces, studios, public art, and iconic architecture will help identify the Root Collective as an engaging hub of activity.

A range of residential product types are envisioned including 3-5 story apartments, for-sale town homes, and stacked flats. 3Roots San Diego challenges the notion that every trip begins and ends with a car, and the Root Collective incorporates ride-share parking spaces, and meeting spots for private shuttles and on-demand transportation services. For a resident of 3Roots San Diego, the daily commute will begin and end with a pleasant stroll. The Root Collective will also be the social gathering point of the community, where makers, innovators, and residents can flourish. Businesses will reflect the active lifestyle and open design of the Root Collective, fronting public spaces, paths and trails, and other gathering areas. The intent of the Root Collective is to encourage creativity, collaboration, and community.

See Chapter 8 - Root Collective Design Guidelines for implementation.



Community Collective is the planning term used to replace mixed-use with a more horizontal mixed use planning typology that is the integration of urban and suburban styles.





Conceptual graphic for illustrative purposes only.



THIS PAGE IS INTENTIONALLY LEFT BLANK.



02

CLIMATE ACTION AND SUSTAINABILITY

2.1 Introduction

Climate action and sustainability are core elements of 3Roots San Diego. The vision is to create neighborhoods that provide sustainable urban housing. 3Roots San Diego integrates land use and transportation planning to reduce vehicle miles traveled and achieve reductions in greenhouse gas emissions.

*2.2 Climate Action Plan (CAP)*

3Roots San Diego strives to advance the goals and ensure consistency with the policies of the City of San Diego's CAP. Many of the strategies in the CAP are incorporated and reinforced throughout the 3Roots San Diego MPDP, including energy- and water-efficient buildings; clean and renewable energy; bicycling, walking, and transit; zero waste; and climate resiliency.

3Roots San Diego seeks to contribute to CAP goals, including:

- Increase commuter walking opportunities.
- Increase commuter bicycling opportunities.
- Reduce vehicle fuel consumption by installing roundabouts / traffic circles.
- Promote effective land use to reduce vehicle miles traveled.
- Increase the urban tree canopy.
- Reduce residential building energy consumption.
- Reduce daily per capita water consumption.
- Add additional renewable electricity supply.

2.3 Project-Specific Strategies

3Roots San Diego has incorporated project-specific strategies that address climate action and sustainability.

2.3.1 Cool/Green Roofs

3Roots San Diego will include materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code (CalGreen).

2.3.2 Plumbing Fixtures and Fittings

The residential components of 3Roots San Diego will include plumbing fixtures and fittings that do not exceed the maximum flow rate specified in the City's Climate Action Plan Consistency Checklist. The non-residential components of 3Roots San Diego will be provided with plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 of CalGreen (voluntary measures). Additionally, the appliances and fixtures for commercial applications would meet the provisions of Section A5.303.3 of CalGreen.

2.3.3 Renewable Energy

All residential units will comply with the solar requirements of Title 24, and all single-family residential units in 3Roots San Diego will include conduit to promote rooftop solar energy generation and battery storage. All new residential buildings built after 2020 will be required to meet the requirements of the 2019 Building Energy Efficiency Standard, including providing roof top solar panels. Solar panels may only be roof-mounted.

2.3.4 Electric Vehicle Charging

The Project will provide Electric Vehicle (EV) charging for a minimum of three percent of the total parking spaces required for multi-family and non-residential land uses to include a listed cabinet, box or enclosure to allow for the future installation of electric vehicle supply equipment for fully functional electric vehicle charging stations. Additionally, at least half of those spaces will have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use. It is anticipated the EV charging stations for the apartments and nonresidential uses would be provided within the respective planning area. The remaining EV charging stations associated with the "for sale" multi-family units will be consolidated in the Mobility Hub Planning Area 20 (PA-20). The non-residential required EV charging spaces with equipment will be on-site at PA-19.

2.3.5 Transportation Demand Management

3Roots San Diego will implement a parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools. 3Roots San Diego will also commit to maintaining an employer network in the SANDAG iCommute program and promoting SANDAG's RideMatcher service to tenants/employees, as well as providing flexible work hours and a telework program. 3Roots San Diego will also provide on-site services that reduce the need for residents and other members of the community to drive elsewhere. More detail on transportation demand management is provided in Chapter 3.

2.3.6 Mobility Hub

A Mobility Hub is proposed to be a centralized multi-modal node within 3Roots San Diego. It would provide pick up and drop off staging areas for both public transportation systems (bus service) as well as private multimodal transportation options such as employer shuttles and rideshare services. A bike repair, rental, and maintenance shop would also be included. Solar or standard electric vehicle (EV) charging stations would be provided in the Mobility Hub as well.

2.3.7 Bicycle Parking Spaces

In addition to the physical infrastructure and neighborhood/site design, the Mobility Hub will provide a centralized location for long- and short-term bicycle parking for the entire project and will include a bike station with bike repair facilities, bike sales, and secure, covered, and publicly accessible bike storage.

2.3.8 Shower Facilities

3Roots San Diego would be designed to accommodate changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code requirements indicating showers and lockers per quantity of tenants. Facilities may either be provided within the respective planning area or concentrated in the mobility hub provided in PA 20.

2.3.9 Designated Parking Spaces

3Roots San Diego will provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles at a rate of 10% of the total parking required for the proposed non-residential uses.

2.3.10 Pedestrian Improvements

3Roots San Diego includes a series of trails connecting the neighborhoods to the recreational amenities, open space, and Root Collective, as described in Section 3.4. Adjacent to the Mobility Hub, the commercial uses in the Root Collective would provide services and entertainment options connecting with the residential neighborhoods via a pedestrian trail system.

2.3.11 Bicycling Improvements

The design of 3Roots San Diego incorporates elements to increase bicycling opportunities, consistent with the City's Bicycle Master Plan. The project has been designed to provide bicycle entry from multiple areas and to provide internal bikeways throughout the project site. In addition to the physical infrastructure described in Section 3.5 and neighborhood/site design that promotes bicycling, the Mobility Hub will include a public bike station with bike repair facilities, bike sales, and secure, covered, and publicly accessible bike storage. A bicycle sharing facility to increase access to bicycles will also be provided.

2.3.12 Urban Forestry

3Roots San Diego will include landscaping throughout the project site, including along the proposed roadways, access drives, plazas, community facilities, parking lots, and streetscapes. The proposed landscape palette, described in Section 9.2, includes a variety of canopy and accent trees, accent and ornamental shrubs, and ground covers to provide a unified theme throughout the site. The strategic locations of these trees throughout the project site would provide shade that would increase pedestrian usability, sequester carbon, and provide protection for pavement as described in the City's Urban Forest Management Plan.

Tree Canopy Coverage Calculations

3Roots San Diego includes 413 acres and was an active mining operation that completely disturbed 256 acres as part of mining and reclamation activities. 3Roots San Diego includes a new tree planting palette in areas with proposed development, and preserves 181 acres of dedicated Multi-Habitat Planning Area (MHPA) and creek restoration. In total a goal of over 15% coverage of the tree canopy is achieved. Detailed calculations are provided in Appendix A - Tree Canopy Coverage Calculations.



03



CIRCULATION AND MOBILITY

3.1 Introduction

3Roots San Diego will provide transportation options that will reduce single-occupancy vehicle trips. At the same time, 3Roots San Diego facilitates neighborhood mobility by providing safe, efficient, and enjoyable pedestrian and bicycle infrastructure. The Mobility Hub will integrate all modes of transportation—biking, walking, shuttles, car sharing, vanpooling, carpooling, etc.

3.2 Mobility Hub / TDM Features

The Mobility Hub will integrate multiple transportation options and will be dedicated to the future of transportation and on-demand service. The Mobility Hub will provide residents, visitors, and employees with a variety of transportation options. The purpose of these Transportation Demand Management (TDM) measures is to reduce the project's overall impact on the transportation system and to provide reasonable and viable transportation options for those living, working and visiting the project site. These services will be provided by 3Roots San Diego as a concerted effort to reduce the need to drive alone to work and to choose active modes of transportation for their daily needs.

The Mobility Hub will be a part of the Root Collective and will play a significant role in making it a vibrant, connected activity center. The Mobility Hub will serve a primary connection point for community and regional bicycle facilities, sidewalks, trails, and paseos that connect the neighborhoods, parks, and open space. An example of the Mobility Hub is provided in Chapter 8. Features of the Mobility Hub and other TDM measures are described below.

3.2.1 On-Site Mobility Concierge / TDM Coordinator

Full time staff person(s) employed by the homeowners association (H.O.A) on-site to manage the real time needs of the residents, business owners and employees within the community. This individual will also work directly with SANDAG in identifying and coordinating TDM programs, ride share programs and other mobility related activities and marketing material on-site.

3.2.2 Dedicated Car Share Space within Mobility Hub

3Roots San Diego will work with ZipCar and Turo, the car share providers available in the San Diego region, to bring 3-5 car share vehicles to the Mobility Hub. Parking spaces will be provided to serve this car share service.

3.2.3 On-Line Website for Car Share/Vanpool

A dedicated on-line portal will be developed for the community to share information and coordinate ride share opportunities. Digital resources and on-line “help desk” (to be managed by the On-Site Mobility Concierge) will be available to residents, employees and business owners in the community.

3.2.4 Employment Center Shuttle Service

Working with the major employers in the region and major employment centers (such as UTC and Sorrento Valley), the project will establish an employment center shuttle service that will link residents to their places of employment. Park and ride spaces will be provided within the Mobility Hub for residents who live within the community but find the Mobility Hub too far to walk to or have mobility restrictions. Funding for the shuttle may be provided either by the rider or through subsidies funded by the employment centers. The on-site TDM coordinator, hired by the H.O.A, will be responsible for developing, implementing and coordinating the Employment Center Shuttle Service.

3.2.5 Uber/Lyft/Car Share Meeting Location

The Mobility Hub will also provide designated pick up/drop off locations for on-line car sharing programs. In addition, the Mobility Hub will provide on-line kiosks where individuals without access to a smart phone or computer would be able to schedule and pay for on-line car sharing programs.

The on-site Mobility Concierge would be on-hand to assist with the on-site kiosk.

3.2.6 Connection to Public Transportation

MTS operates commuter shuttle service that connects the community and businesses to the Sorrento Valley Coaster Station (Existing Coaster Connection routes 972, 973, 978 and 979). The project is working with MTS to identify ways to extend the existing shuttle service to the project site once Carroll Canyon Road is constructed from Camino Ruiz to Camino Santa Fe. The Mobility Hub will serve as the gathering place for residents and employees who plan to use public transportation. Park and Ride parking spaces will be provided at the Mobility Hub along with bicycle lockers and bicycle racks.

3.2.7 Bicycle Services

In addition to providing auto oriented services at the Mobility Hub, bicycle facilities including a bike repair station or shop and bicycle racks will be provided. This will allow residents to ride their bicycle to the Mobility Hub, store their bicycle while they take other modes from the site, and if necessary have their bicycle repaired while they are at work or play.

3.2.8 Bike Share Station

Although bike share within the community is not a reasonable service given the mix of residential and commercial uses, the Mobility Hub will provide space for a Bike Share Station should

an electric or standard bicycle share program be implemented within the surrounding community. Reasonable connections to the Fenton Business Park, Qualcomm and other surrounding business parks to the south of the site along Carroll Canyon Road could be made on electric bicycles. The TDM coordinator would be responsible for working with the local community on the implementation and integration of bike share services should that program evolve.

3.2.9 Centralized On-Demand Portal

The Mobility Hub will also serve as a central delivery and service point or meeting point for on-line ordering sites (such as Amazon, Ebay, Craigs List, etc) with drop-offs to be given to the mobility concierge. This service will be available to residents who would prefer those services not occur at their door step or at their home. This will help reduce the trip lengths and number of delivery trucks within the community.

3.2.10 Flexible Work Space

The commercial center will provide for flexible office space and on-demand office space for telecommuters. Smaller, flexible space allows for as-needed office and meeting space within the community reducing the need for residents to drive long distances to corporate offices.

3.2.11 Retail Office Support Services

The commercial center retail space will include an office support services store (FedEx, UPS Store,

etc) to provide work at home employees the necessary resources such as mailing, packing/ shipping and printing services.

3.2.12 Retail within ¼ mile Walking Distance of Medium to High Density Housing

Placing the higher density housing near the commercial center makes the retail center walking and bicycling accessible to a large portion of the population within the community.

3.2.13 Integrated System of Trails and Sidewalks

The 413-acre site will provide approximately 8 miles of internal off-street trails in addition to sidewalks and pathways along the internal roadways and Carroll Canyon Road.

3.2.14 Integrated Bicycle Network with On-Bicycle Services

The project site includes an integrated system of bicycle lanes, shared bicycle facilities, and bicycle trails. In addition, bicycle racks are planned throughout the site as well as a Bike Share Station at the Mobility Hub, Fix it Stations at the key park locations and a bicycle shop in the retail center. The Mobility Concierge will be responsible for coordinating bicycle education events for the community to encourage trips by bicycle within the community and into the surrounding communities.

3.2.15 Integrated Network of Low Speed Streets and Roadways

Internal streets are expected to have posted speed limits ranging from 25 to 35 mph, which is compatible with walking and bicycling along the corridors. Key intersections along the main internal roadway will be controlled by roundabouts, which will encourage slow travel speeds, narrow pedestrian crossing distances and reduced number of conflict points for all modes.

3.2.16 Connectivity to Local Community and Local Resources

The pedestrian and bicycle network connects to existing trails and sidewalks in the surrounding community. This will encourage non-auto oriented trips from the project site to the local schools and trips from the local community to the retail center. The project will encourage Bike or Walk to School programs to the local elementary school (Salk Elementary), which is located less than 1 mile from center of project with direct trail connection.

3.3 Street Network

3Roots San Diego includes an extension of Carroll Canyon Road through the project site to improve regional connections and an internal street network that is designed to provide access to the integrated neighborhoods within the 3Roots San Diego community. Generally, the road designs follow the standards in the City of San Diego Street Design Manual (March 2017); however, modifications are recommended that increase areas within the right-of-way for landscaping and pedestrian walkways, and reduce the overall pavement width. Figure 3-1 provides a map of the street network classifications.

A typical cross-section for each of the street classifications for the 3Roots San Diego street network are identified in Figure 3-2 through Figure 3-12. Additional public and private roads may be created as needed to support circulation and mobility within 3Roots San Diego.

All proposed streets shown on Figure 3-1 are public streets that will be owned and maintained by the City of San Diego.

3.3.1 Carroll Canyon Road

3Roots San Diego will construct the extension of Carroll Canyon Road through the project site as a 6 Lane Primary Arterial. The existing segment of Carroll Canyon Road, from one half-mile west of Camino Ruiz to Camino Ruiz was built to 6-lane Primary Arterial standards but is currently striped with 4 lanes. 3Roots San Diego will also re-stripe Carroll Canyon Road from one half-mile west of Camino Ruiz to Camino Ruiz to provide a total of 6 travel lanes. This segment of Carroll Canyon Road within 3Roots San Diego includes bicycle and pedestrian facilities, creating additional regional connections for pedestrians and bicyclists. A typical cross-section of Carroll Canyon Road is shown in Figure 3-2 through Figure 3-5..

3.3.2 Carroll Canyon Road West

3Roots San Diego will also construct a segment of Carroll Canyon Road west of Camino Santa Fe as a 4 Lane Urban Major to the western boundary of the existing Fenton Technology Park. However, this segment of Carroll Canyon Road will not carry any vehicular traffic until the City's Public Facilities Financing Plan (PFFP) Project T-5A, to construct Carroll Canyon Road from Carroll Road to the Fenton Technology Park western boundary, is completed. This segment of Carroll Canyon Road within 3Roots San Diego includes bicycle and pedestrian facilities, creating additional regional connections for pedestrians and bicyclists. A typical cross-section is provided in Figure 3-6.

3.3.3 Spine Road

The internal Spine Road extends from Camino Santa Fe at the north end of 3Roots San Diego to Carroll Canyon Road at the south end of the project site. With one lane in each direction, a raised, landscaped median, and buffered bicycle lanes, the road design primarily focuses on integrating all modes of transportation along an inviting, slow speed corridor that connects the various neighborhoods throughout the community. The Spine Road has been designed with landscaped parkways with an adjacent trail, and buffered bicycle lanes, which provide for a bicycle and pedestrian travel environment. Three roundabouts are planned along the Spine Road and are designed to maintain slow travel speeds through intersections, reduce potential traffic delays, and reduce pedestrian crossing distances.

According to the City of San Diego Street Design Manual (March 2017), a Two Lane Collector with Two-Way Left Turn Lane Specifications include providing 78 to 94 feet of ROW and a curb to curb width of 54 feet. The Spine Road ROW is 86 feet wide, with a curb to curb width of 53 feet. The Spine Road does not include on-street parking. The space identified in the Street Design Manual for parking has been shifted to the 15' landscaped center median and the 8' buffered bicycle lanes. A typical cross-section is provided in Figure 3-7.

FIGURE 3-1 - STREET NETWORK CLASSIFICATIONS

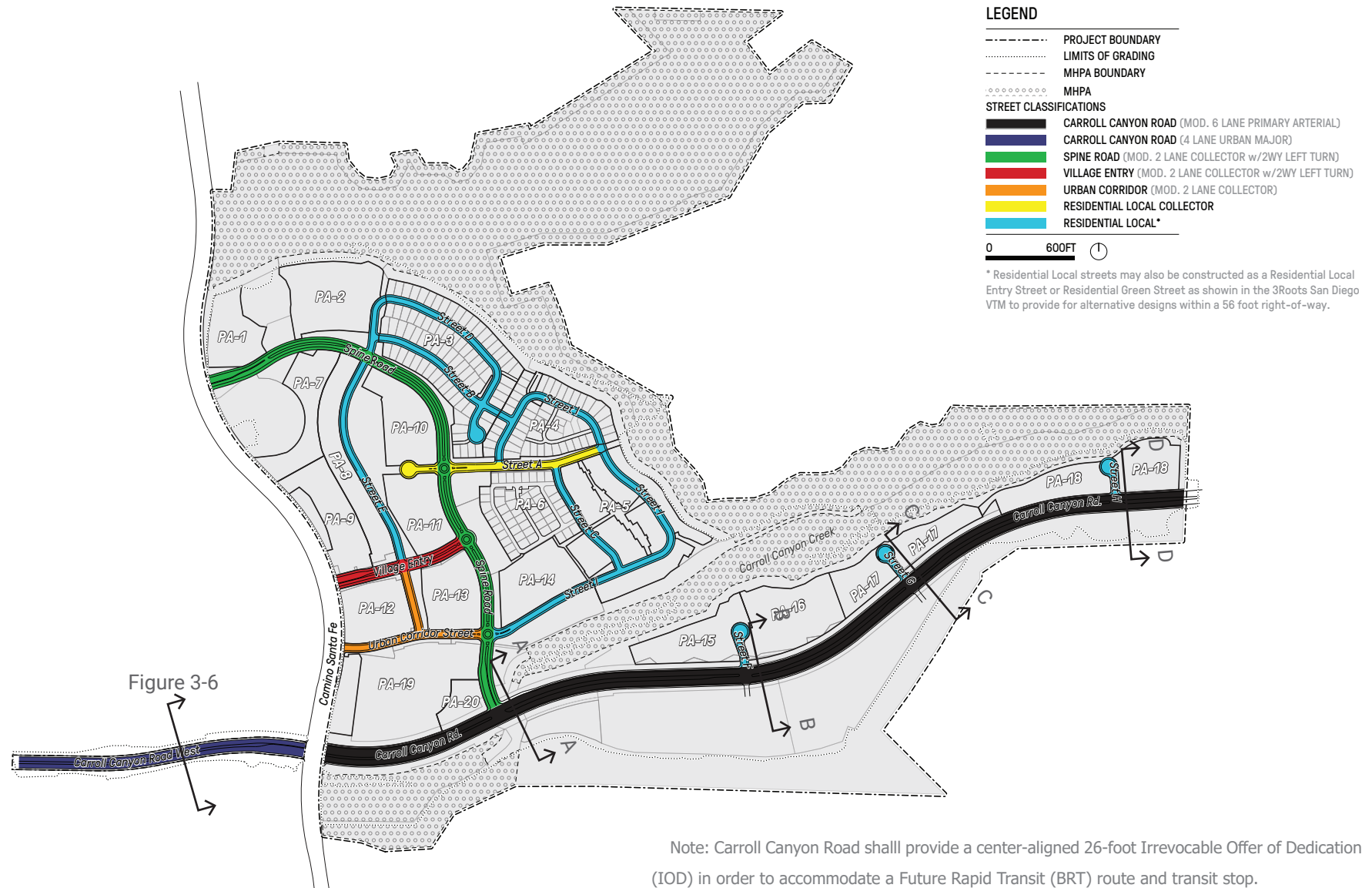
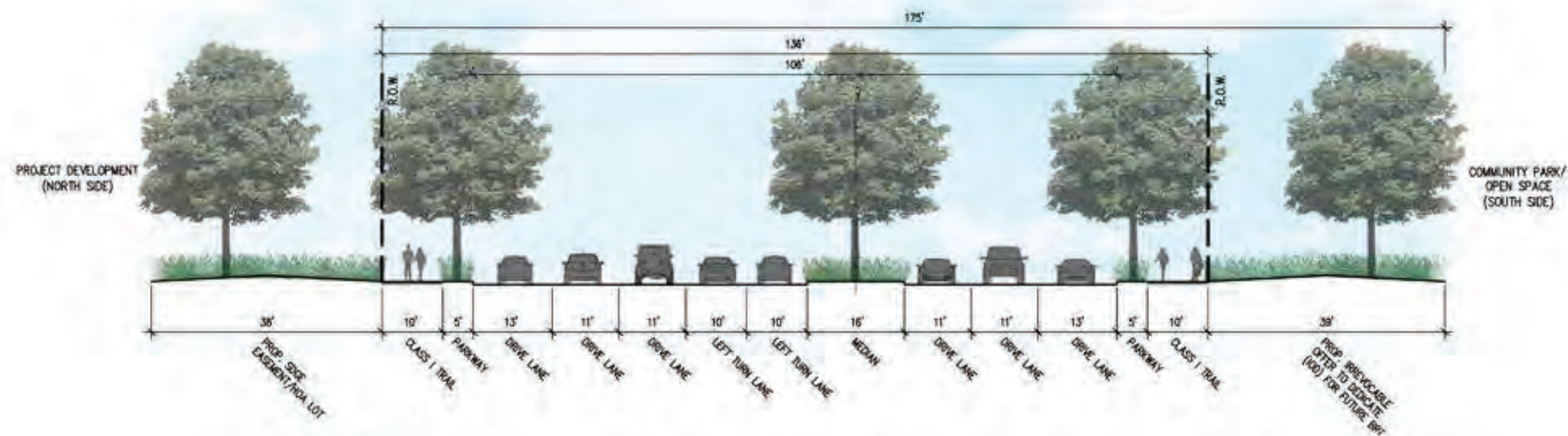


FIGURE 3-2 - STANDARD CROSS SECTION OF CARROLL CANYON ROAD (SECTION A-A)

Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop. Cross sections with BRT represent the to be built condition.



Section A-A with BRT

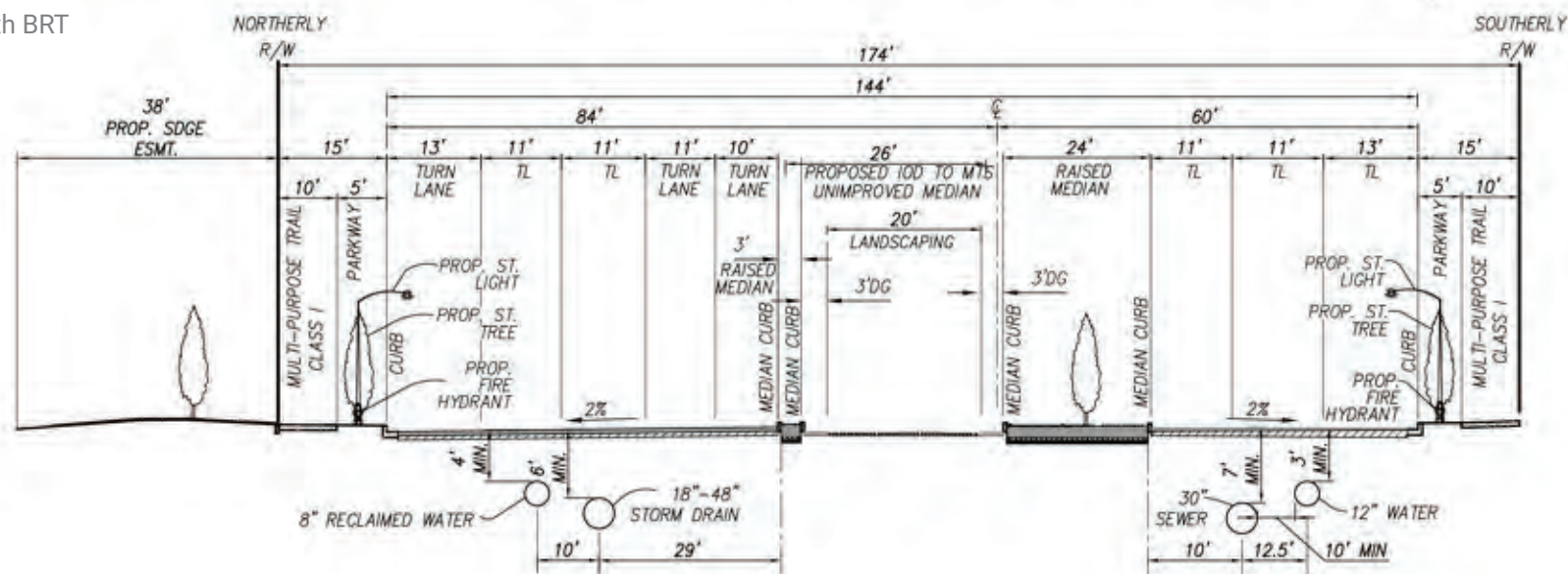


FIGURE 3-3 - STANDARD CROSS SECTION OF CARROLL CANYON ROAD (SECTION B-B)

Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop. Cross sections with BRT represent the to be built condition.

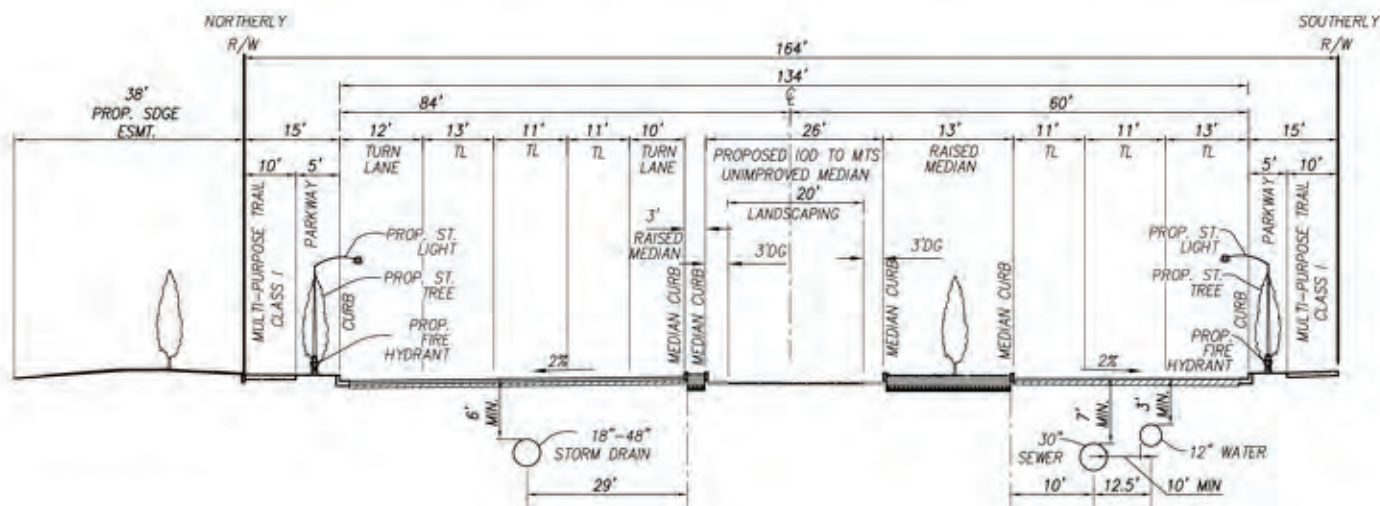
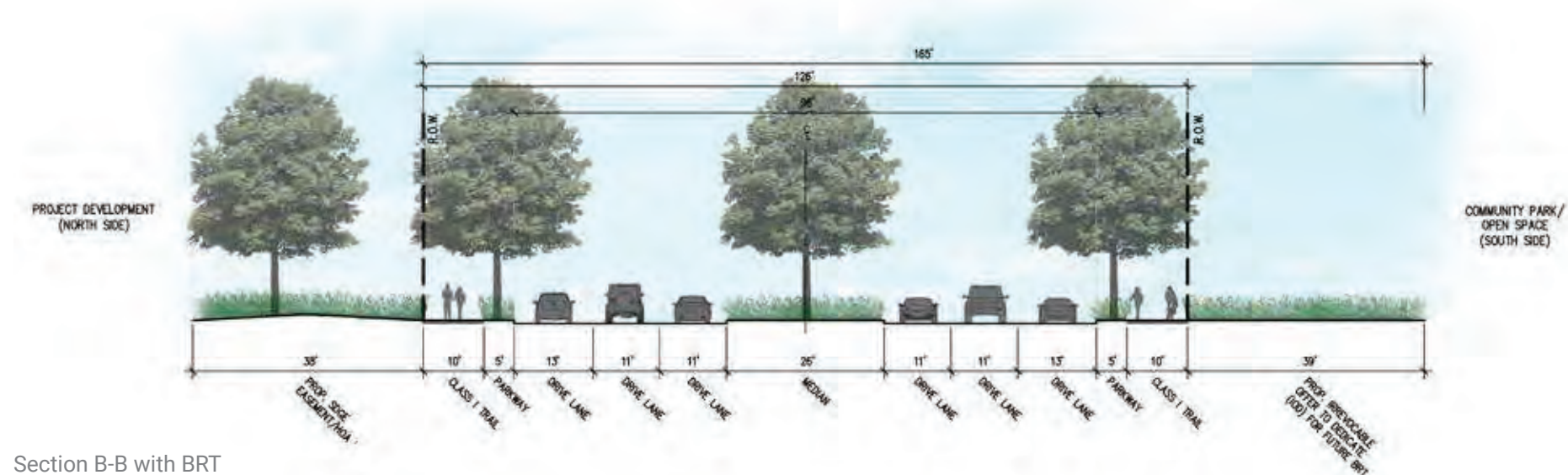
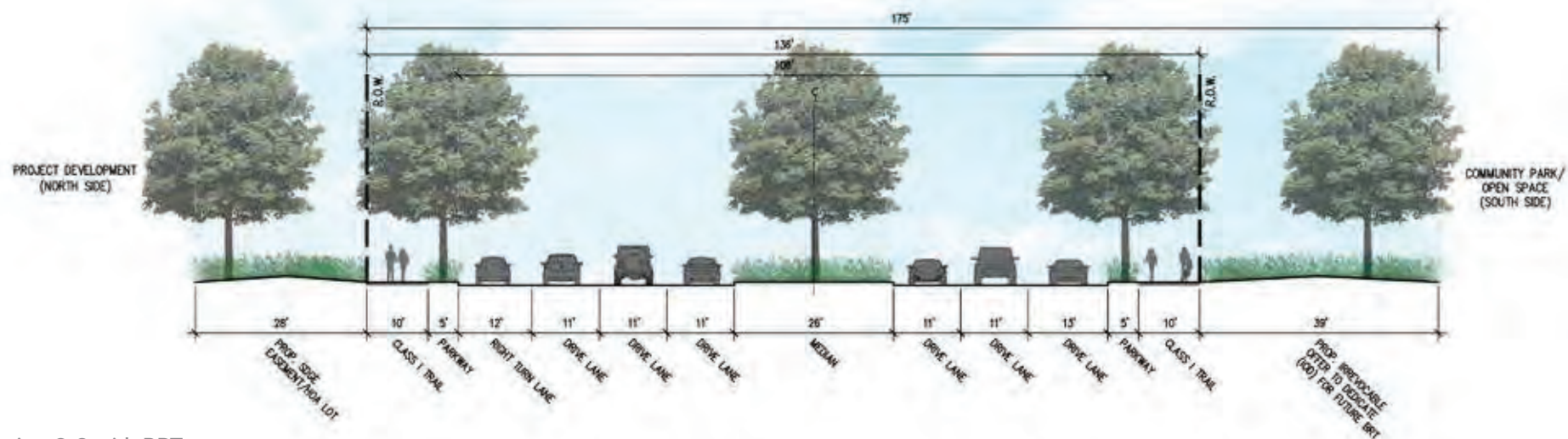


FIGURE 3-4 - STANDARD CROSS SECTION OF CARROLL CANYON ROAD (SECTION C-C)

Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop. Cross sections with BRT represent the to be built condition.



Section C-C with BRT

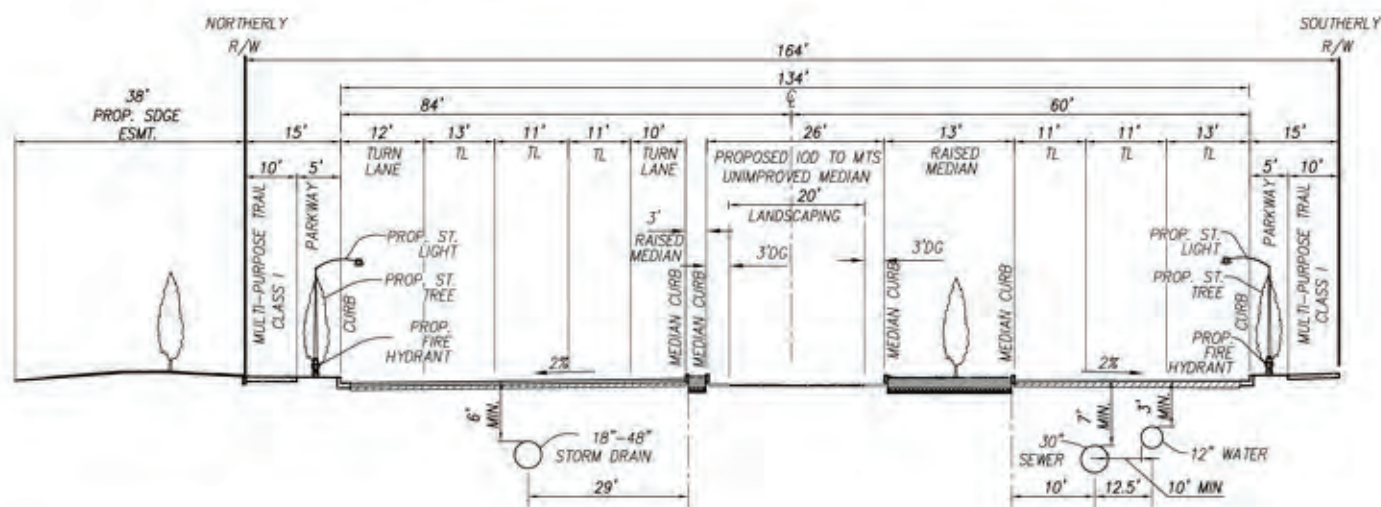
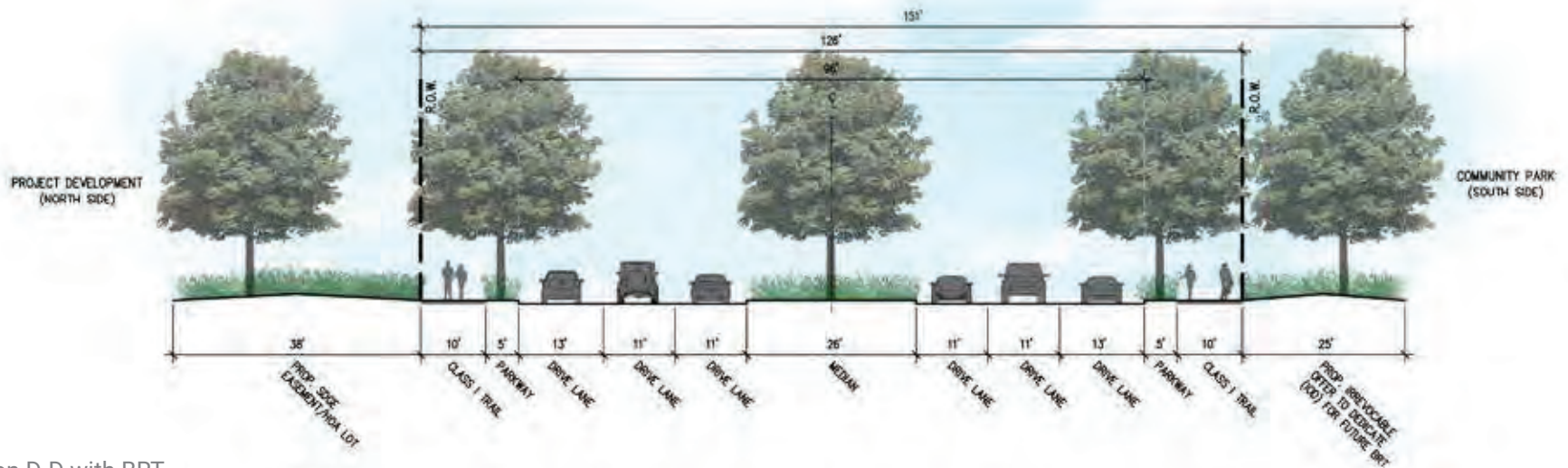


FIGURE 3-5 - STANDARD CROSS SECTION OF CARROLL CANYON ROAD (SECTION D-D)

Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop. Cross sections with BRT represent the to be built condition.



Section D-D with BRT

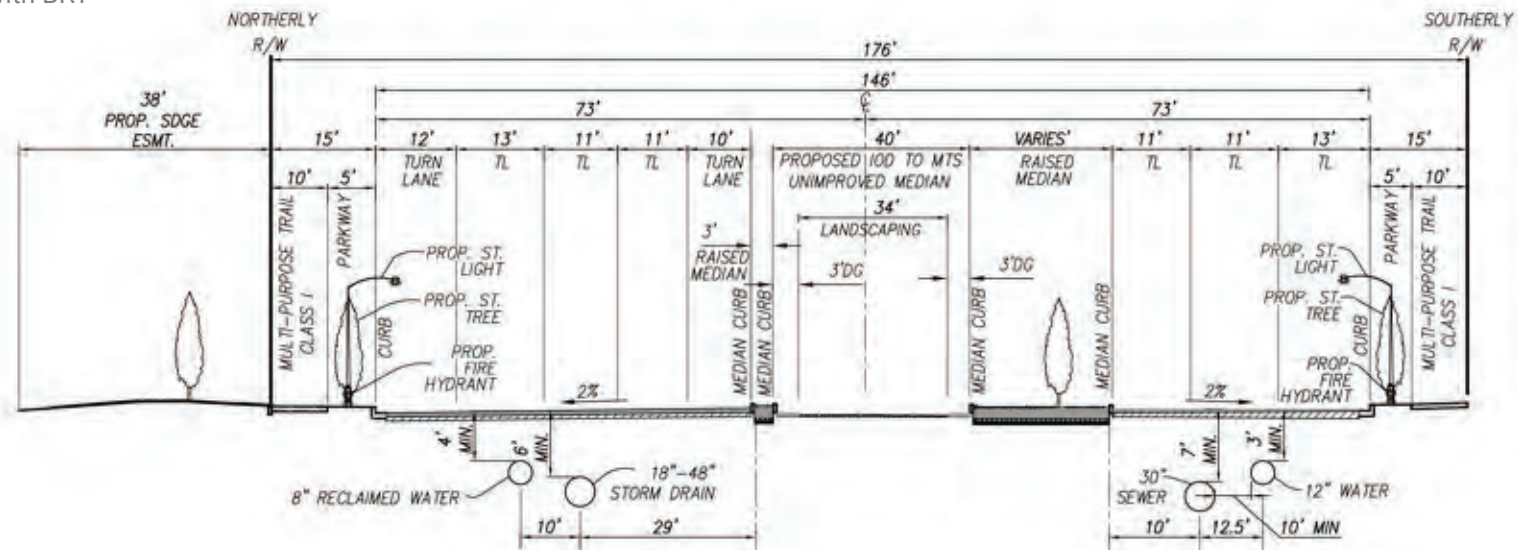
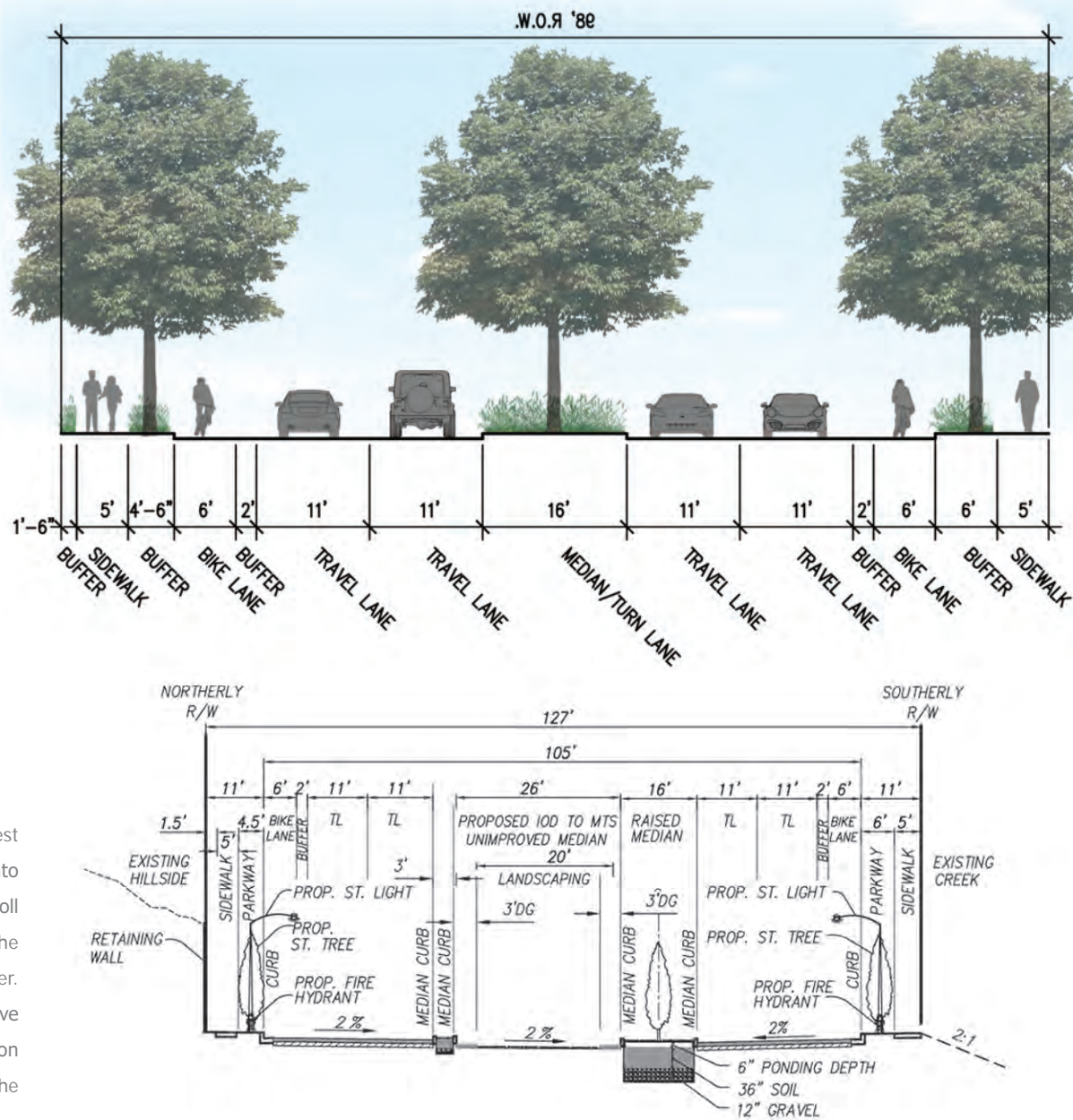
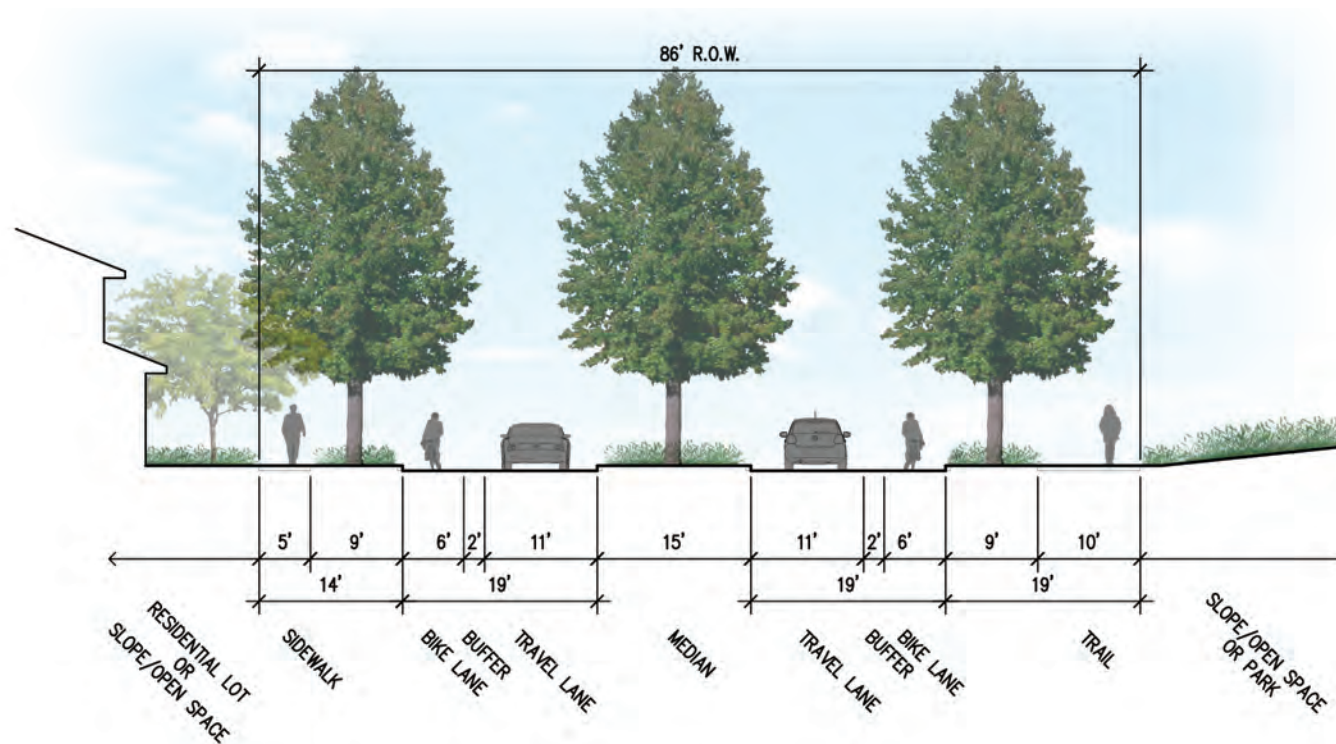


FIGURE 3-6 - TYPICAL CROSS SECTION OF CARROLL CANYON ROAD WEST (4 LANE URBAN MAJOR)



Note: Carroll Canyon Road West of Camino Santa Fe will enter into a DIA for the Construction of Carroll Canyon Road West subject to the satisfaction of the City Engineer. Reconfiguration of the section above to be coordinated with the section of Carroll Canyon Road East of the Project's proposed improvements.

FIGURE 3-7 - TYPICAL CROSS SECTION OF SPINE ROAD (MOD. 2 LANE COLLECTOR W/ 2 WY. LEFT TURN)



3.3.4 Urban Corridor

The Urban Corridor is located within the Root Collective area and links the elements within the Root Collective to the Spine Road and the Village Entry Roads. With wide sidewalks and landscape buffers, opportunities are available along the Urban Corridor to integrate landscape and streetscape for pedestrians walking from the surrounding residential communities to the Root Collective. The Urban Corridor will also have sharrows in the travel lanes for bicyclists. Design of the roadway meets the City's Two-Lane Collector standards by The Urban Corridor streets provide landscaped parkways with adjacent sidewalks, on-street parking lanes, 60 feet of right-of-way width, and a curb to curb width of 36 feet. A typical cross-section is provided in Figure 3-8.

3.3.5 Village Entry

The Village Entry Road connects with Camino Santa Fe at the existing signalized intersection of Camino Santa Fe / Summers Ridge Road and extends east connecting at a roundabout with the Spine Road. Designed as an entryway into the community with wide, landscaped parkways and medians, two-travel lanes and buffered bicycle lanes, the Village Entry Road meets the Modified Two Lane Collector with Two Way Left Turn Lane standards. Modifications to the standard have been identified to provide amenities that will encourage pedestrian and bicycle use along this corridor including striping a buffered bicycle lane, restricting on-street parking, and providing a shaded walking

path by planting trees in the wide landscape buffer located between the roadway and the sidewalk. According to the City of San Diego Street Design Manual (March 2017), a Two Lane Collector with Two-Way Left Turn Lane Specifications include providing 78 to 94 feet of ROW and a curb to curb width of 54 feet. The Village Entry right-of-way is 86 feet wide, with a curb to curb width of 52 feet, which is due to not allowing on-street parking. The space identified in the Street Design Manual for parking has been shifted to the 14' landscaped center median and the 8' buffered bicycle lanes. A typical cross-section is provided in Figure 3-9.

3.3.6 Residential Local Collector

The Residential Local Collector connects the residential community located within the Canopy to the Spine Road at one of the three planned roundabouts. The Residential Local Collector meets the design elements of the City's Two-Lane Collector Roadway by providing 12-foot parkways with 5-foot sidewalks, 7-foot on-street parking lanes, 60 feet of right-of-way width, and a curb to curb width of 36 feet. A typical cross-section is provided in Figure 3-10 The wide parkways and slow traffic speeds along the Residential Local Collector accommodate neighborhood bicycle and pedestrian use.

3.3.7 Residential Local Street

Residential Local Streets, Local Entry Roads and Residential Local Green Streets provide access to neighborhoods and connect with parks, trails and the community roadway network. These roadways are designed to carry low traffic volume and cater to pedestrian and bicycle activity by providing direct access to residential driveways and parking areas. Residential Local Streets are generally 32' wide, provide for a 56-foot right-of-way width, and allow on-street parallel parking. These features meet the City of San Diego's Street Design Manual (March 2017) standard for a Residential Local Street, as illustrated in the cross-section provided in Figure 3-11. Residential local streets may also be constructed as a Residential Local Entry Street or Residential Green Street as shown in 3Roots San Diego VTM to provide for alternative designs within a 56 foot right-of-way.

3.3.8 Private Drive

Private Drives may be used within individual planning areas to provide connections from public streets and access to individual homes. The Private Drive is 24 feet wide curb to curb and does not allow for on-street parking, as shown in Figure 3-12. Pedestrians and bicycles will share the right-of-way within the two, 12- foot travel lane.

FIGURE 3-8 - TYPICAL CROSS SECTION OF URBAN CORRIDOR (MOD. 2 LANE COLLECTOR)

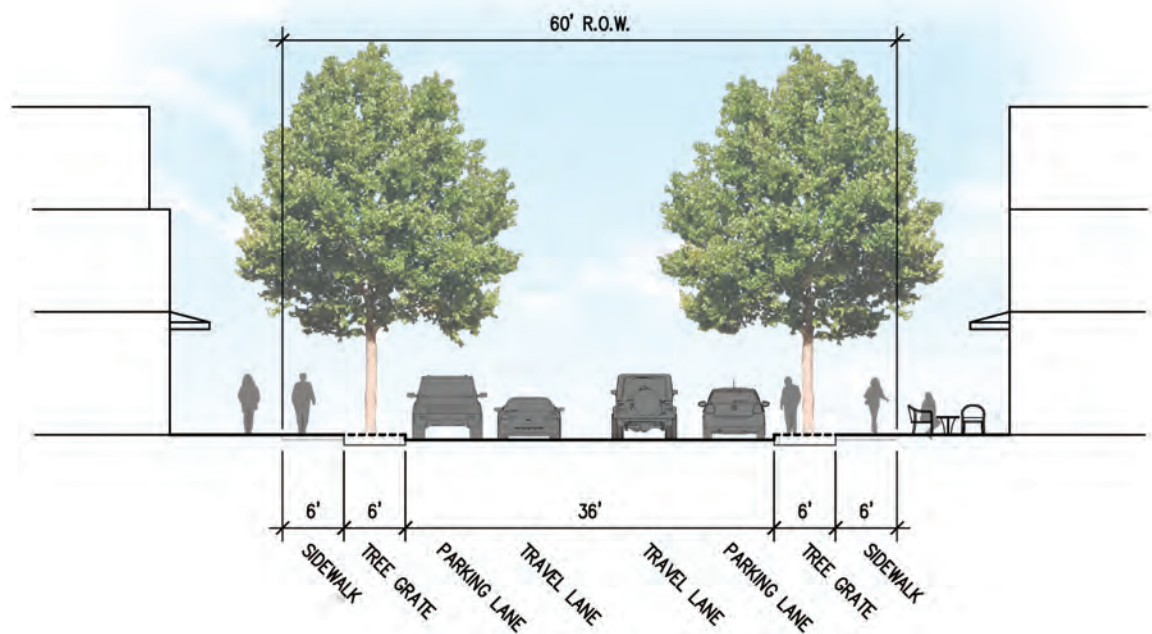


FIGURE 3-9 - TYPICAL CROSS SECTION OF VILLAGE ENTRY (MOD. 2 LANE COLLECTOR W/ 2 WY. LEFT TURN)

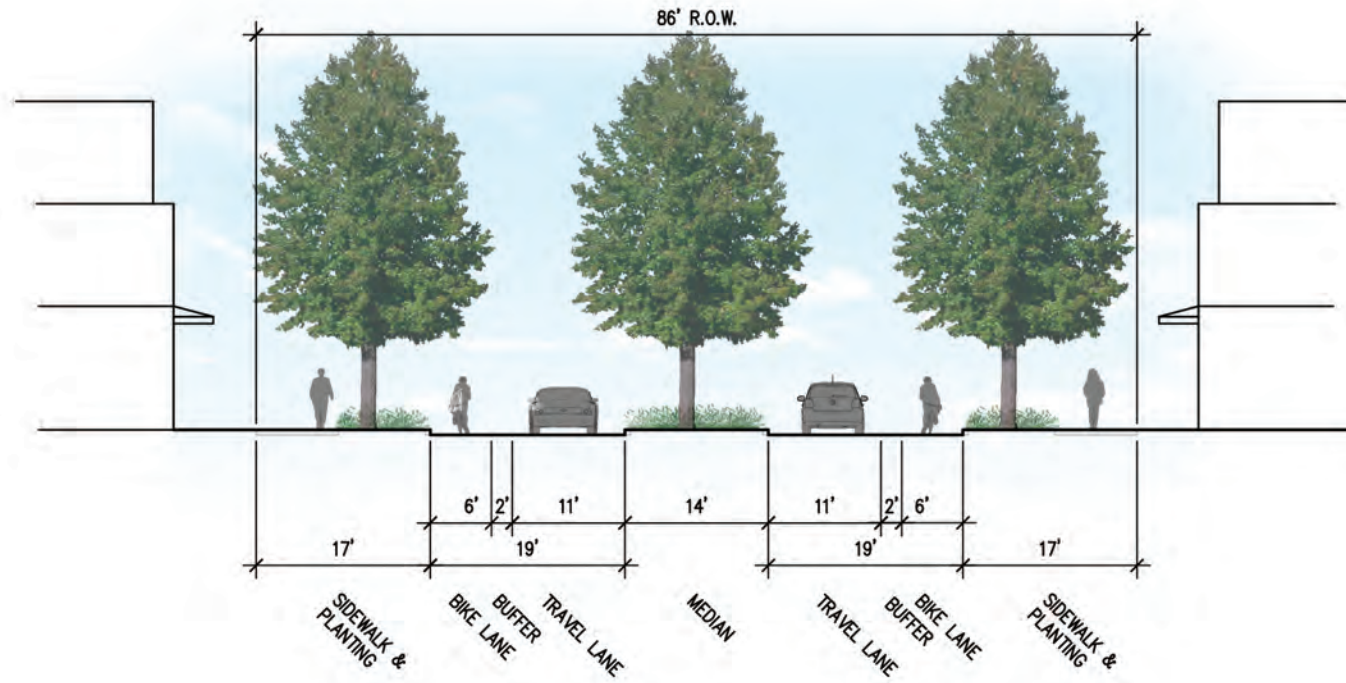


FIGURE 3-10 - TYPICAL CROSS SECTION OF RESIDENTIAL LOCAL COLLECTOR

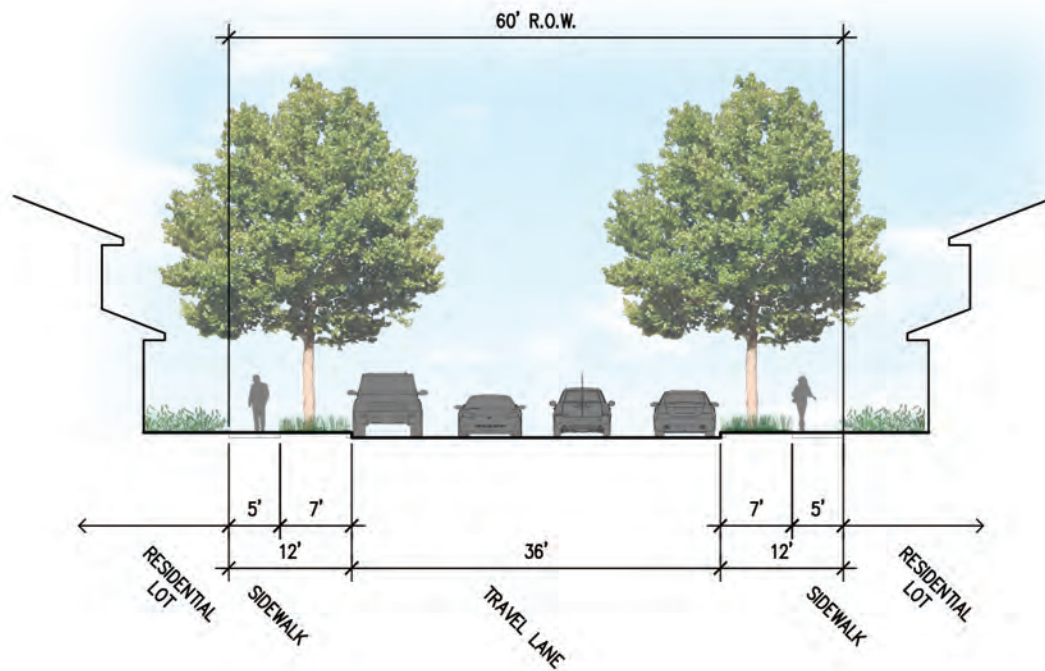
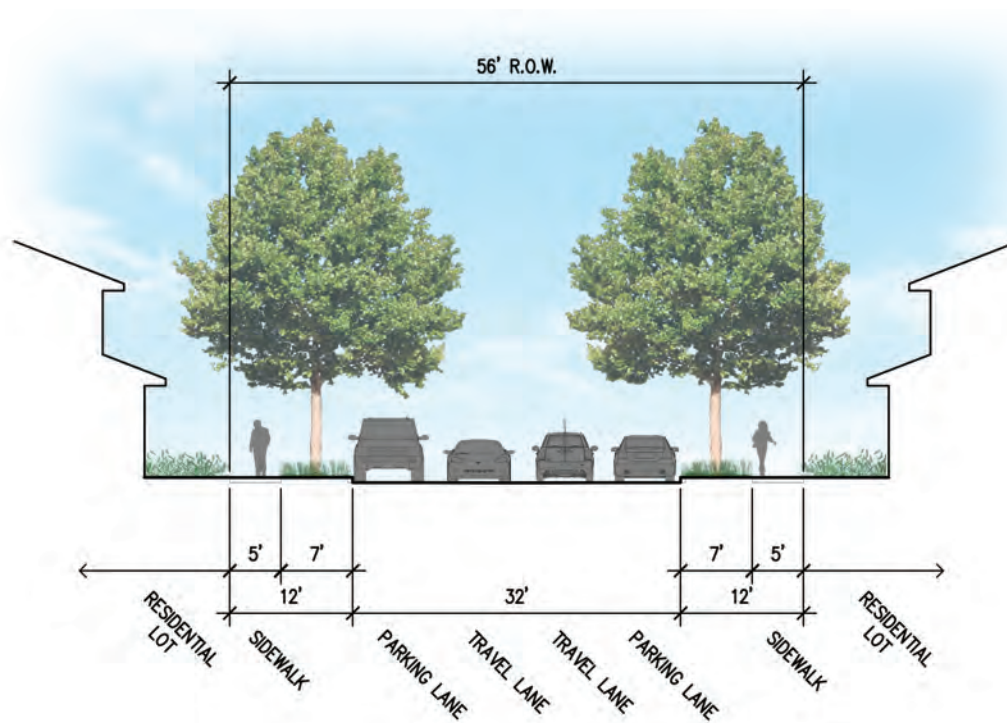


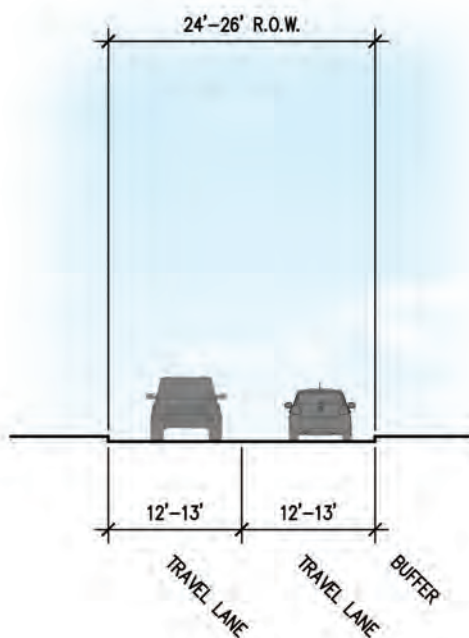
FIGURE 3-11 - TYPICAL CROSS SECTION OF RESIDENTIAL LOCAL STREET



* Residential local streets may also be constructed as a Residential Local Entry Street or Residential Green Street as shown in 3Roots San Diego VTM to provide for alternative designs within a 56 foot right-of-way.

** Streets F, G, and H may use a 36 foot right-of-way per 3Roots San Diego VTM.

FIGURE 3-12 - TYPICAL CROSS SECTION OF PRIVATE DRIVE



3.4 Pedestrian Improvements

Pedestrian improvements will help create a safe and enjoyable experience for people to walk to work, to transit, or to visit the Root Collective for everyday needs. People will also have sidewalks and off-street trails to exercise on and can easily access the many parks within 3Roots San Diego, including the Seed Park, by walking. The network of sidewalks and pedestrian improvements that will be provided as part of 3Roots San Diego is shown in Figure 3-13.

3.5 Trails and Paseos

A network of trails and paseos will complement the sidewalk network in 3Roots San Diego. Trails will be provided along the north and south sides of Carroll Canyon Creek and connect to the existing trail system in Rattlesnake Canyon. Many of the homes in the Routes and Canopy districts will front or be adjacent to paseos that link to other trails and provide access to the goods, services, and activities in the Root Collective. The material and width of trails and paseos is shown in Figure 3-14.

3.6 Bike Network and Improvements

In addition to the bicycle facilities on Carroll Canyon Road (cycle track on the north side and buffered bike lane on the south side), a network of bicycle facilities will be provided within 3Roots San Diego to improve connectivity. This will allow people to easily access the Mobility Hub by bike and to complete trips to the Seed Park and Root Collective without a car. The network of bicycle facilities and the location of proposed bicycle improvements is shown in Figure 3-15.

3Roots will implement a variety of improvements for bicycling, including:

- **Public Bike Station:** A facility with bike repair, bike sales, and secure, covered, and publicly accessible bike storage will be part of the Mobility Hub.
- **Bike Sharing:** The Mobility Hub will also provide space for a bike share station should an electric or standard bicycle share program be implemented within the surrounding community.
- **Public Bike Maintenance Stand:** Basic tools for bicycle repairs will be provided in key locations throughout 3Roots San Diego.
- **Public Bike Racks:** Bike racks will provide secure parking for bikes at key activity centers.

FIGURE 3-13 - TRAILS TYPOLOGY MAP

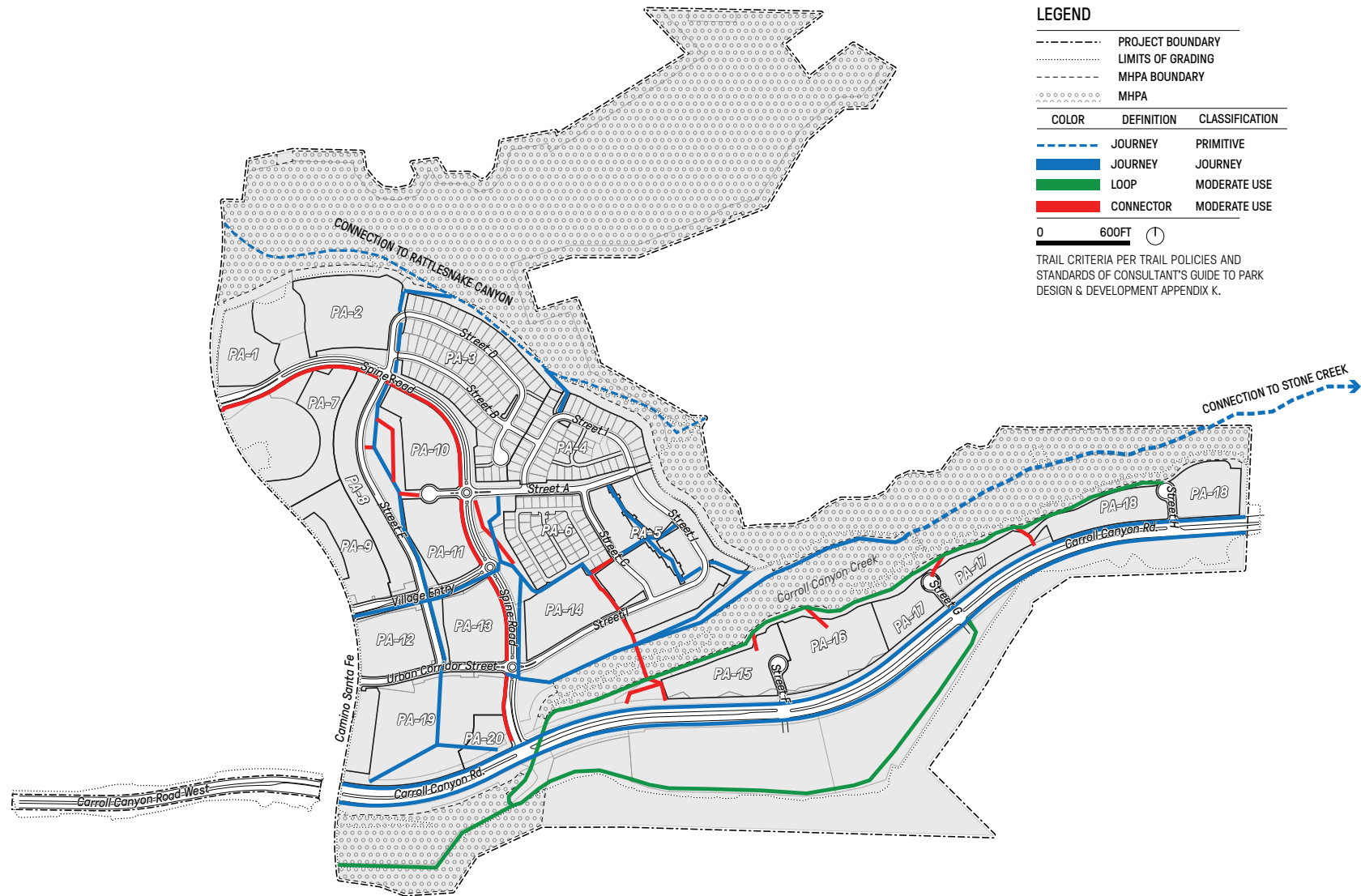


FIGURE 3-14 - TRAIL MATERIALS MAP

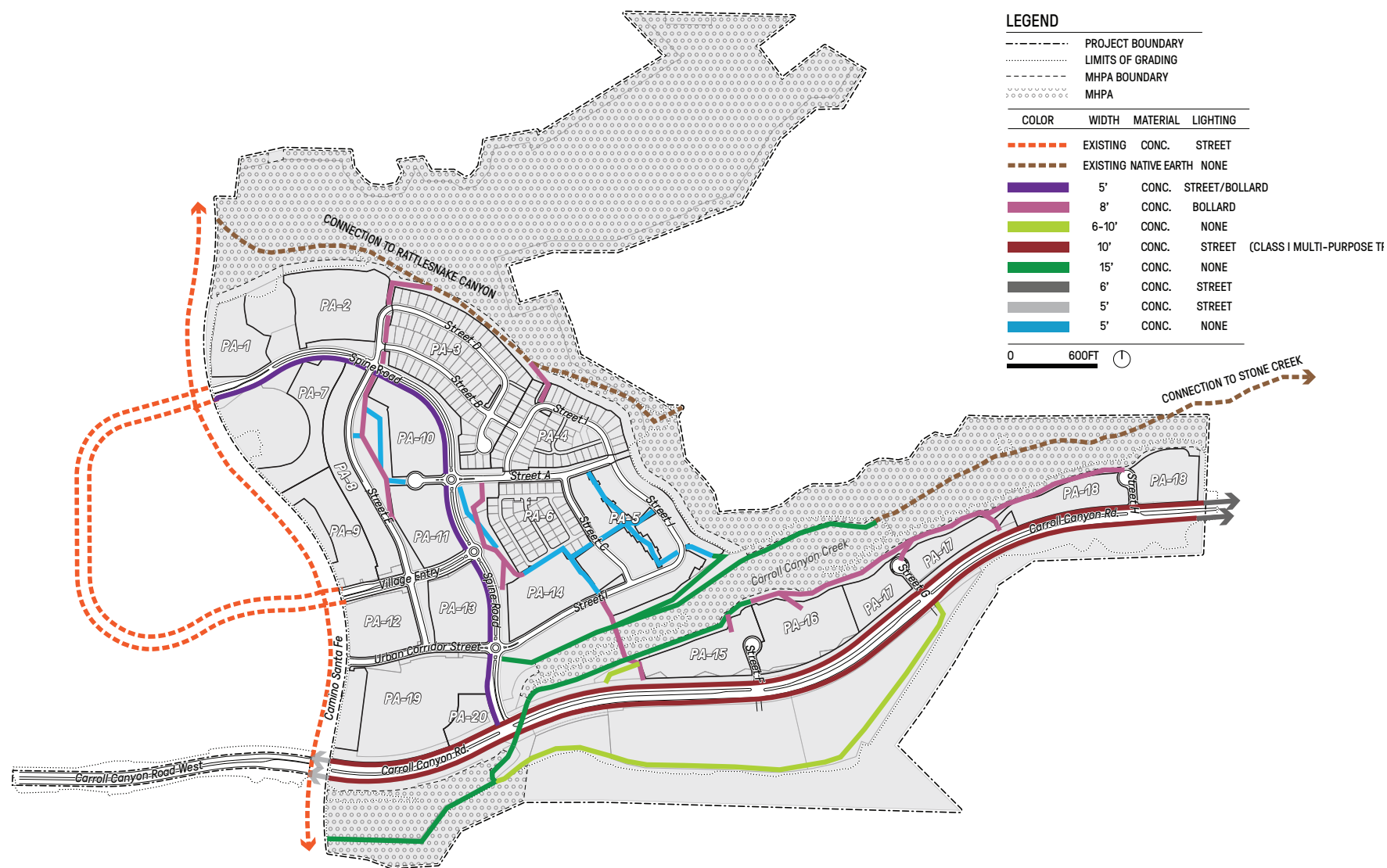
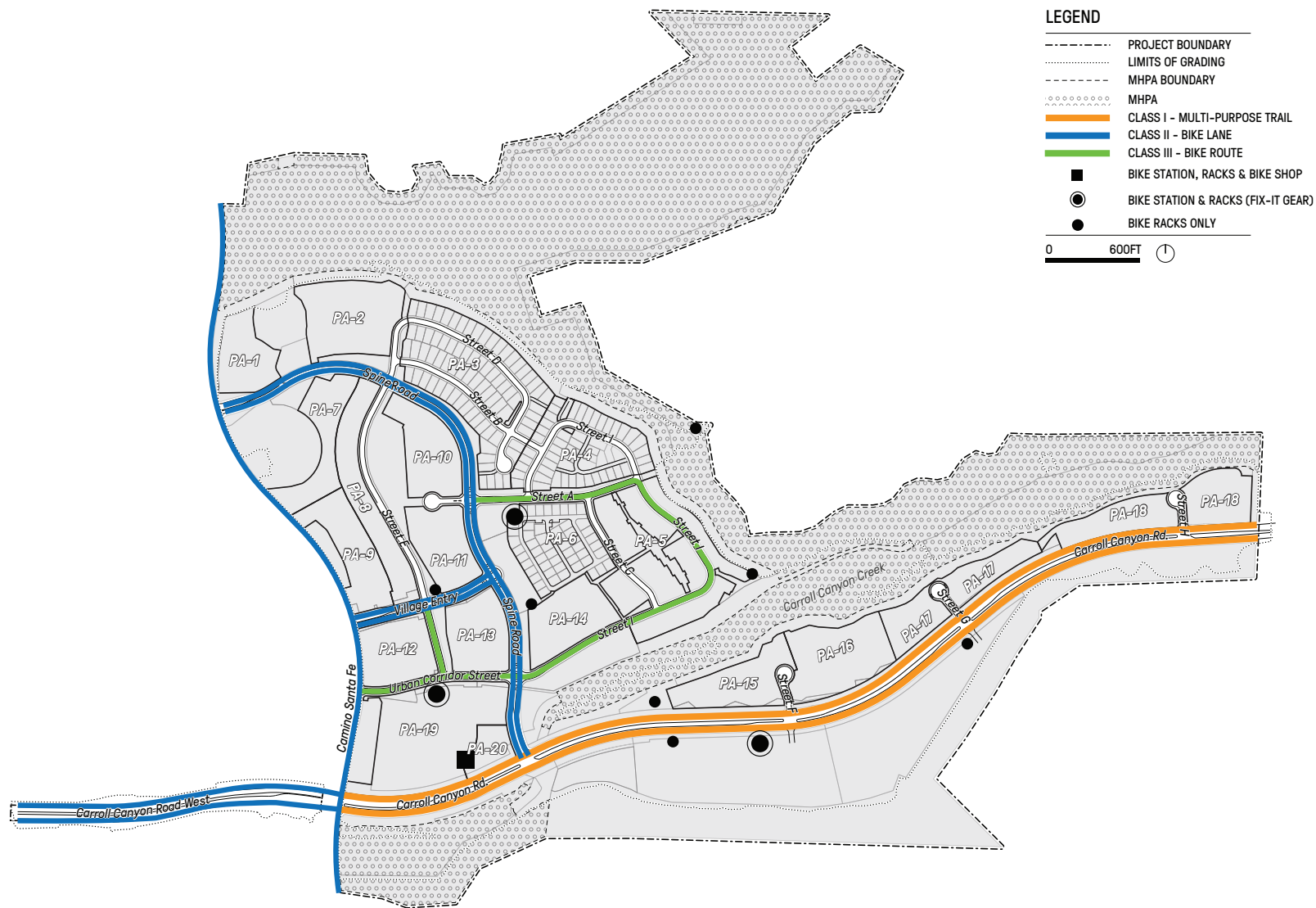
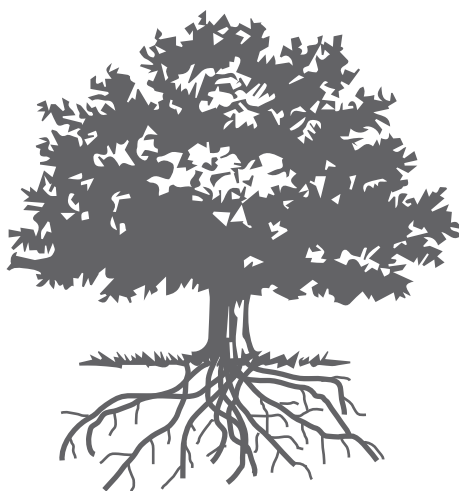


FIGURE 3-15 - BICYCLE NETWORK



04



INFRASTRUCTURE

4.1 Infrastructure

3Roots San Diego will connect to water, wastewater, gas, and electricity already adjacent to the site. As each roadway is constructed, utilities will be extended onto the site and sized and placed to accommodate development.

Figures 4-1 through 4-6 illustrate the approximate location and size of utilities needed to serve 3Roots San Diego—the backbone infrastructure. Backbone infrastructure describes the major components of the system that must be built in order to support subsequent development and will typically be completed concurrent with grading and phasing. Subsequent distribution lines and individual connections to buildings will be completed as construction occurs.

Note that the City or service provider may require modification of the size or location to accommodate their needs. The precise alignment and size of utilities will be determined at the time of the development application, consistent with City of San Diego standards. All above and below grade utilities, drains, and water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

4.2 Phasing

Generally, development of 3Roots San Diego will move from north to south, beginning along Camino Santa Fe and extending toward the proposed extension of Carroll Canyon Road. The first phases of the project include planning areas that are not dependent on the creek widening and the east-west SDGE undergrounding and re-alignment. The phases, shown in Figure 4-1, are approximate and can be modified without amendment to the 3Roots San Diego MPDP to meet utility or market needs. Grading may occur on any phase at any time, and infrastructure may be extended as needed to serve any phase.

4.3 Roads

Figure 3-1, in Chapter 3, Circulation and Mobility, shows the hierarchy of roads that will provide access to development in 3Roots San Diego. Generally, the road designs follow the standards in the City of San Diego Street Design Manual (March 2017).

4.4 Water

Both potable and reclaimed water lines run along Camino Santa Fe. As development occurs, water lines will be extended throughout the 3Roots San Diego, consistent with City requirements. Figure 4-2 shows the planned backbone water infrastructure. These water lines will support a series of looped

water lines designed to provide redundancy and ensure adequate water pressure. 3Roots will not be plumbed with reclaimed piping because it will be served by the City's Pure Water project in the future.

4.5 Sewer

Connection to the City of San Diego sewer system will occur on Camino Santa Fe at both the northern intersection with Spine Road and the main intersection of Carroll Canyon Road, as shown in Figure 4-3. An existing sewer line in Carroll Canyon Creek will be relocated to the new alignment of Carroll Canyon Road, and the existing Parkdale sewer system that traverses the site via a public sewer easement will be realigned in public streets in 3Roots San Diego.

4.6 Stormwater

The stormwater system in 3Roots San Diego is designed to meet the requirements for preventing runoff off-site and to capture runoff in stormwater drains as part of the curb and gutter. The system is designed for the elevation changes in the project and includes a series of biofiltration basins to capture and manage runoff during rain events. Stormwater treatment basins are designed to receive and treat stormwater flowing from each of the hydraulic zones in 3Roots San Diego. Basins are designed to meet the standards of the Regional Water Quality Control Board. Figure 4-4 shows the planned backbone stormwater infrastructure in 3Roots San Diego.

4.7 Dry Utilities

Two sets of above-ground power lines affect 3Roots San Diego. As shown on Figure 4-5, the line along Camino Santa Fe will remain. The existing line on the southern boundary of 3Roots San Diego was originally intended to follow the future extension of Carroll Canyon Road. With the changes to the Carroll Canyon Master Plan that allow development of Seed Park, this line will be relocated underground and will travel along the northern right-of-way of the new alignment of Carroll Canyon Road east of Camino Santa Fe. Although the power line will be underground along Carroll Canyon Road, to avoid impacts to Carroll Creek, the line will transition to above ground for connection to the existing line along the creek.

All service lines in the 3Roots San Diego planning areas will be underground. The existing substation on-site will be removed by SDGE and power will be fed from adjacent substations in the area.

4.8 Grading

A conceptual grading plan for 3Roots San Diego is shown in Figure 4-6. Reclamation Activities affiliated with CUP-890585, as an obligation of the original mining permit are underway. This involves recontouring the site after mining to prepare the land for future development and widening various segments of Carroll Canyon Creek on-site. The 3Roots project will take the reclamation graded condition and cut in individual building pads.

FIGURE 4-1 - PHASING

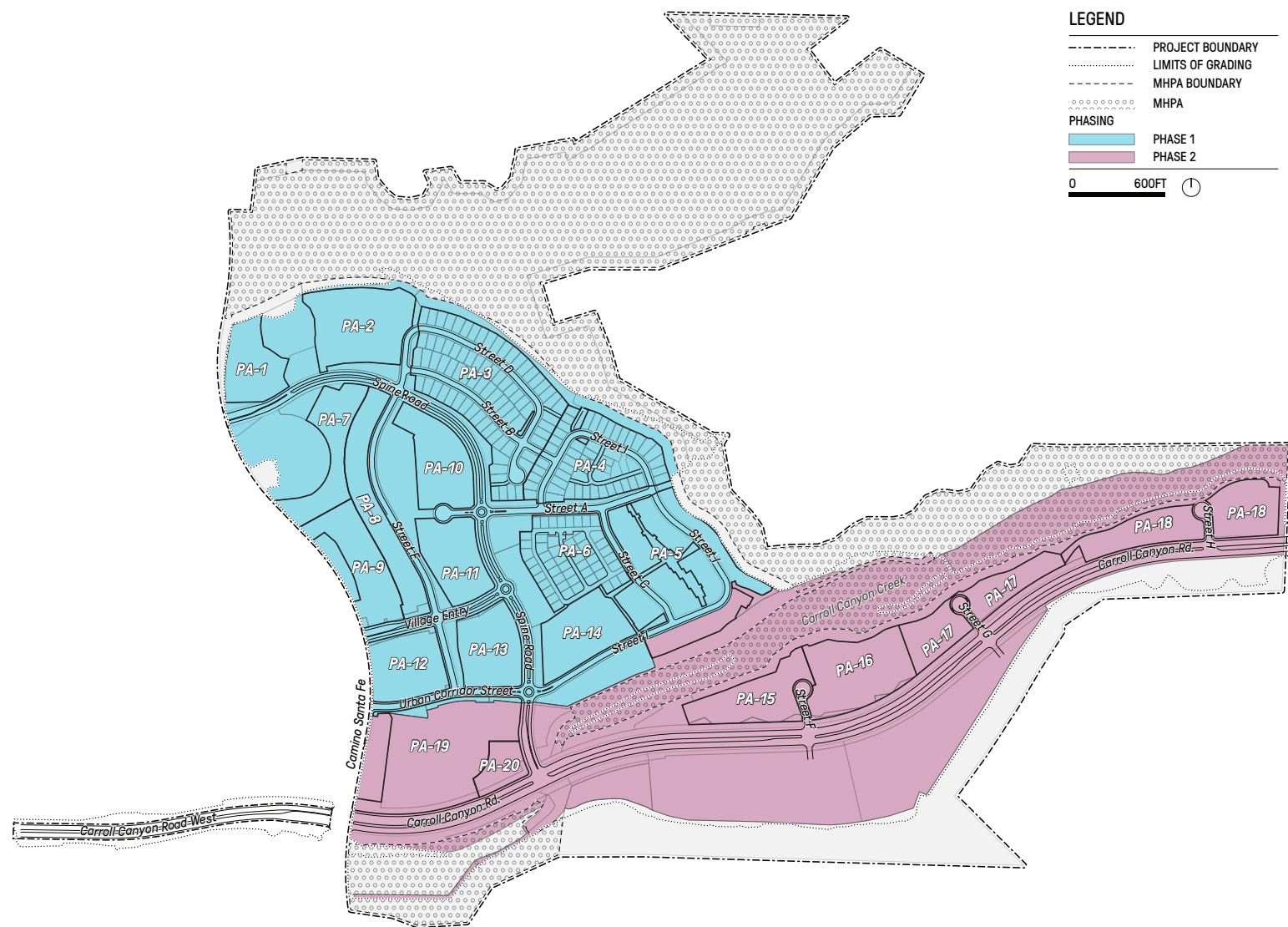


FIGURE 4-2 - WATER INFRASTRUCTURE

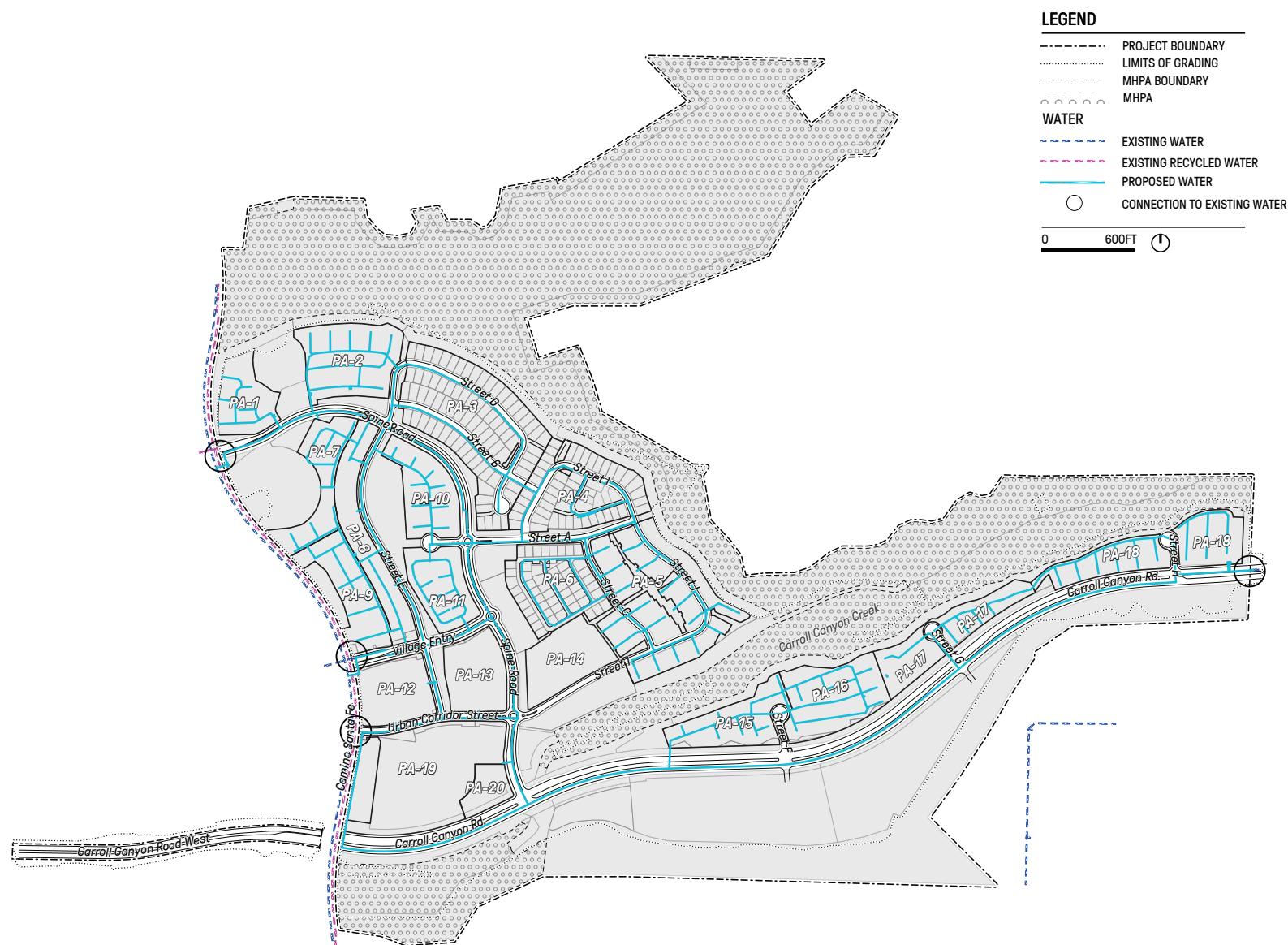


FIGURE 4-3 - SEWER INFRASTRUCTURE

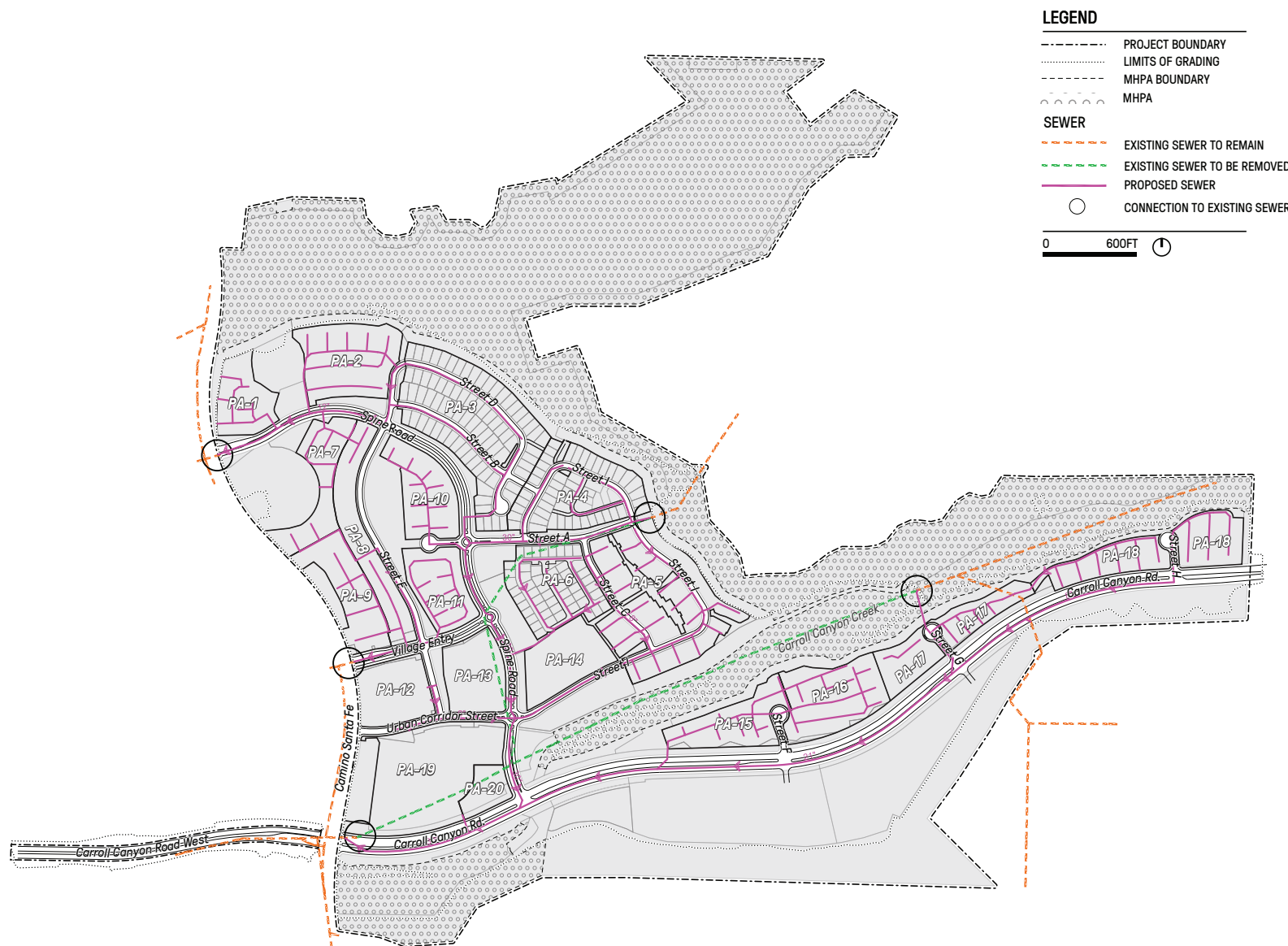


FIGURE 4-4 - STORMWATER INFRASTRUCTURE

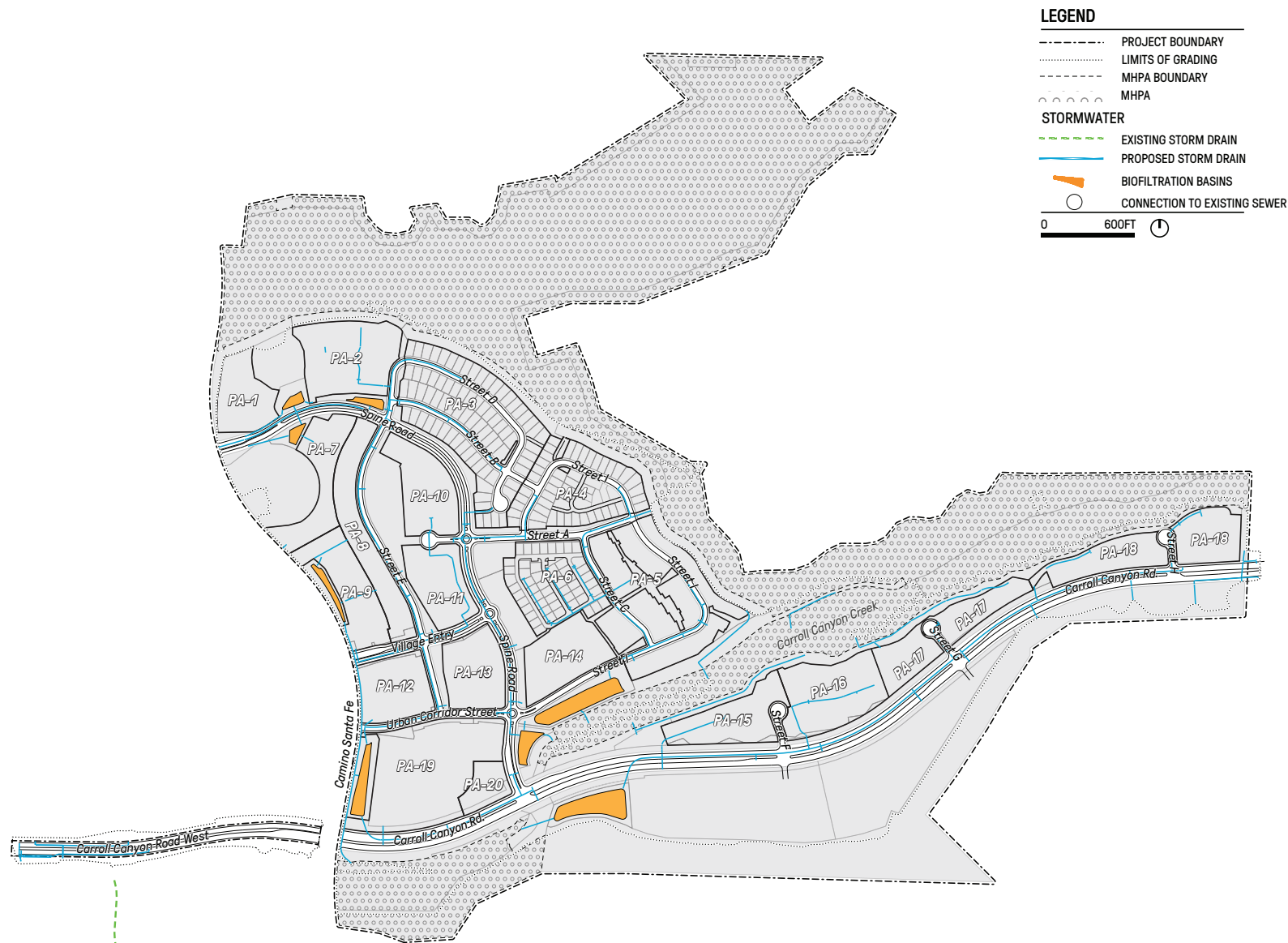


FIGURE 4-5 - DRY UTILITY INFRASTRUCTURE

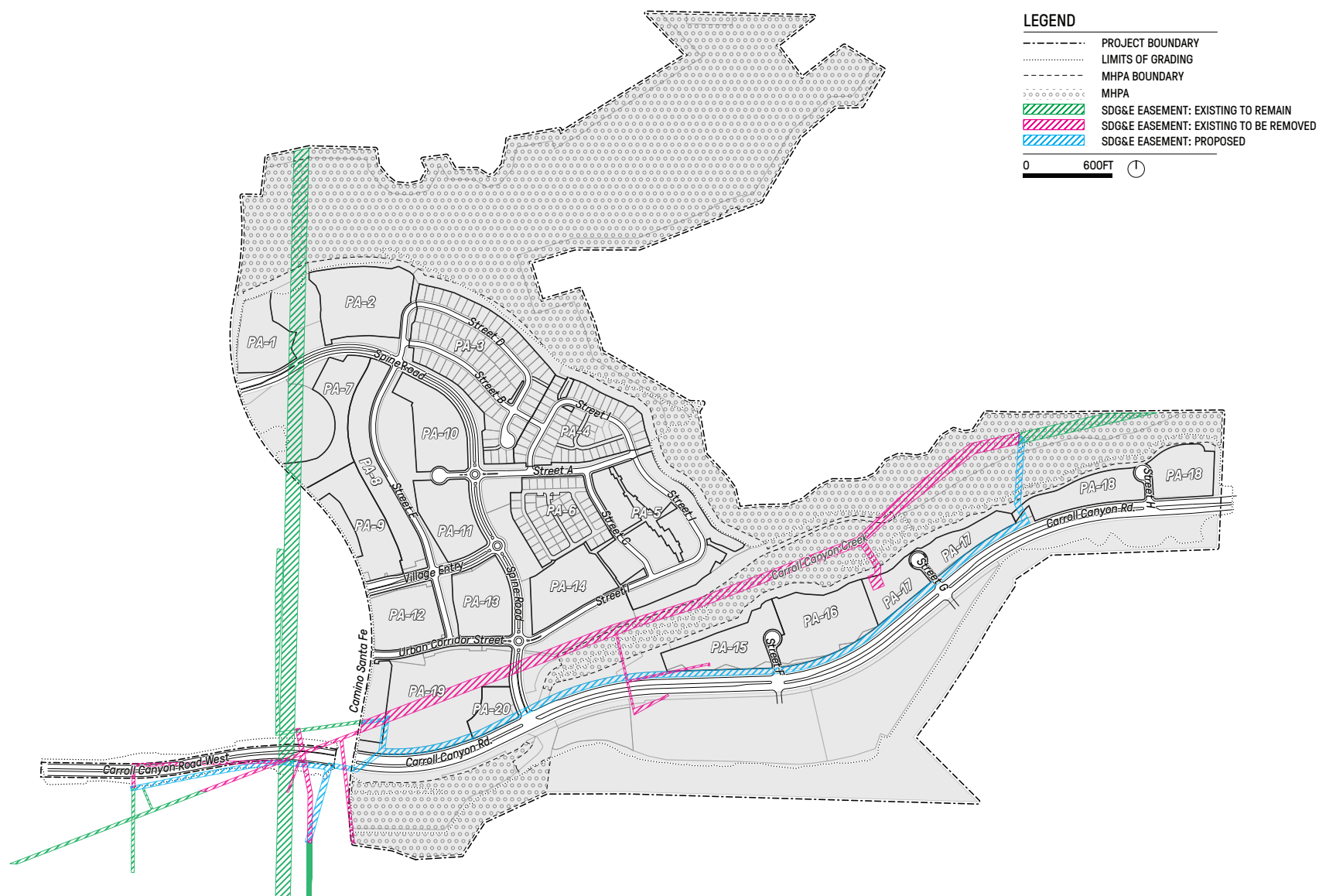
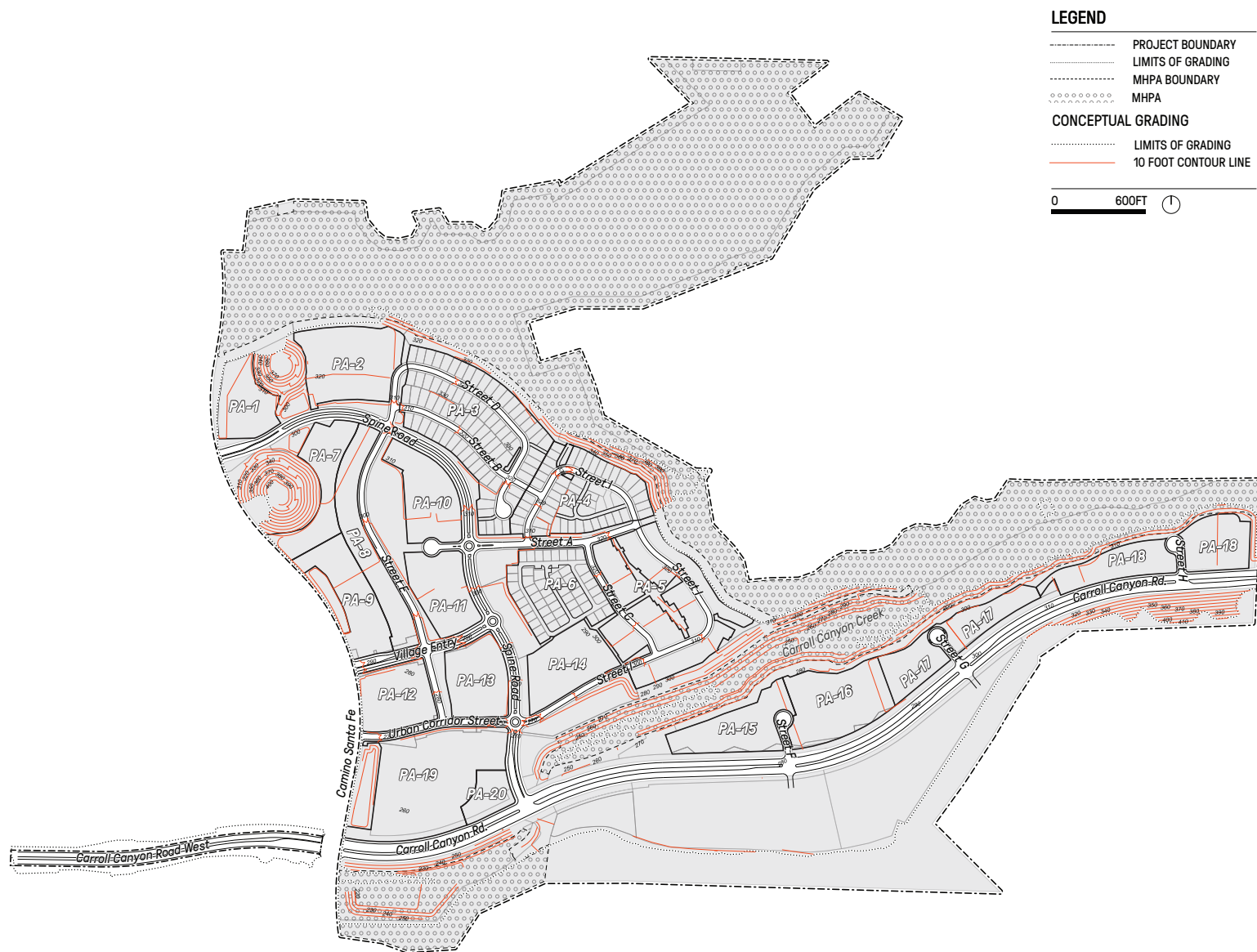


FIGURE 4-6 - CONCEPTUAL GRADING





SECTION 2: REGULATIONS



THIS PAGE IS INTENTIONALLY LEFT BLANK.



05



LAND USE

5.1 Introduction

This chapter provides the regulatory structure, zoning designations, zoning deviations, and development regulations for 3Roots San Diego.

5.2 Development Regulations

Zoning for each Planning Area (“PA”) is found in Table 5-1, Zoning by Planning Area, and shown on Figure 5-1, Zoning Map. Table 5-2 through Table 5-5 provide the development regulations applicable to each zone in the MPDP area and any deviations provided for in this MPDP. The development regulations reflect the development regulations in the Land Development Code as of the date of approval unless a deviation is indicated by an asterisk (*). A Vesting Tentative Map has been approved with the MPDP and therefore vests 3Roots San Diego with regulatory environment at the time of approval. Unless otherwise specified in the MPDP, all development regulations and supplemental regulations in the Land Development Code shall apply.

5.3 Application of and Deviation to Parking Requirements

Parking for 3Roots San Diego shall be subject to the requirements of the City of San Diego Land Development Code. Deviations for parking requirements are as follows:

1. Minimum Required Parking Without a 20-foot Driveway - §142.0525(d): Any multiple dwelling units with a garage that does not provide a driveway that is at least 18 feet long, shall not be required to provide any additional on-street or parking.
2. Parking shall be determined to be consistent with the MPDP and LDC requirements upon SCR submittal for planning areas for which detailed site plans and architectural concept elevations are included as part of an approved 3Roots San Diego VTM Exhibit A.

TABLE 5-1 - ZONING BY PLANNING AREA

Residential								Unit Tracking Table	
Planning Area	Zoning	Acres	Min. Density	Max. Density	Min. # of Units	Target # of Units	Max. # of Units¹	Constructed	Revised Target
1	RM-2-6	3.5	10 du/ac	34.8 du/ac	35	56	122		
2	RM-2-6	6.4	10 du/ac	34.8 du/ac	64	78	223		
3	RX-1-2	13.7	5 du/ac	14.5 du/ac	69	78	199		
4	RX-1-2	8.1	5 du/ac	14.5 du/ac	42	54	120		
5	RM-2-6	12.1	10 du/ac	34.8 du/ac	123	141	428		
6	RX-1-2	6.3	5 du/ac	14.5 du/ac	30	53	86		
7	RM-2-6	4.1	10 du/ac	34.8 du/ac	41	66	143		
8	RM-2-6	5.1	10 du/ac	34.8 du/ac	51	118	177		
9	RM-2-6	4.6	10 du/ac	34.8 du/ac	46	68	160		
10	RM-2-6	4.5	10 du/ac	34.8 du/ac	45	61	157		
11	RM-2-6	4.0	10 du/ac	34.8 du/ac	41	85	143		
12²	RM-3-9	4.2	20 du/ac	72.6 du/ac	84	180	305		
13	RM-3-9	4.1	20 du/ac	72.6 du/ac	82	243	298		
14	RM-3-9	4.5	20 du/ac	72.6 du/ac	88	186	319		
15	RM-2-6	4.5	10 du/ac	34.8 du/ac	44	76	153		
16	RM-2-6	6.1	10 du/ac	34.8 du/ac	60	80	209		
17	RM-2-6	4.8	10 du/ac	34.8 du/ac	42	94	146		
18	RM-2-6	6.5	10 du/ac	34.8 du/ac	56	83	195		
Total: 1,800							Total: _____		
Non-Residential									
Planning Area	Zoning	Acres	Max. FAR²						
19³	CC-2-4	10.9	1.0						
20	CC-2-4	1.7	1.0						

Notes:

1. The total number of units at final buildout shall not exceed 1,800 dwelling units.
2. Planning Area 12 is reserved for Onsite affordable housing, affordable housing options shall be provided consistent with the City's Inclusionary housing recommendations..
3. The total amount of commercial, retail, and office square footage at final buildout shall not exceed 160,160 square feet.

FIGURE 5-1 - ZONING MAP

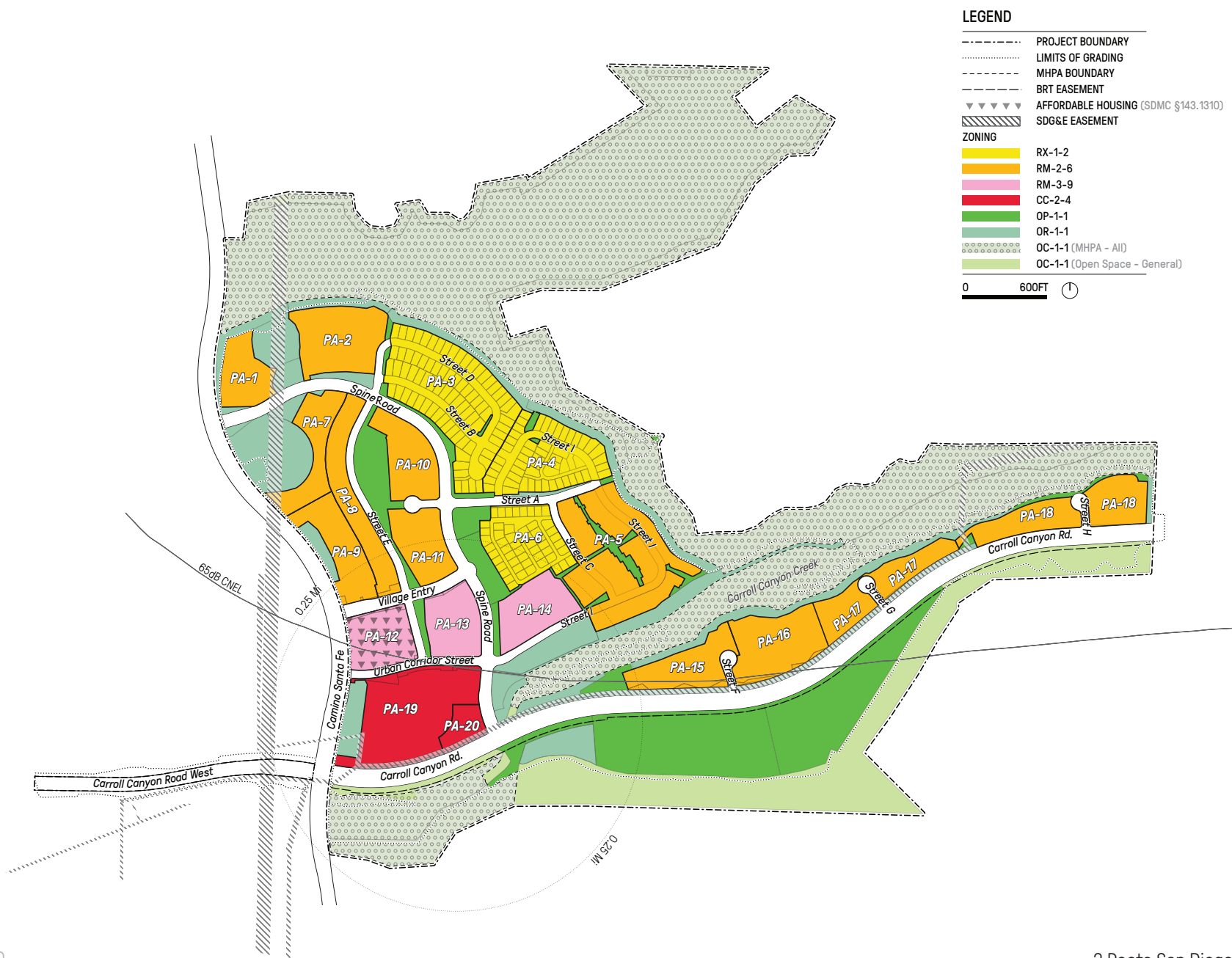


TABLE 5-2 - DEVELOPMENT REGULATIONS FOR RX-1-2 ZONE

Development Regulations	RX-1-2
Maximum Permitted Density (du / lot)	1
Minimum Lot Area (sf)	3,000
Minimum Lot Dimensions	
Lot Width (ft)	35
Street frontage (ft)	35
Lot Width - Corner (ft)	35
Lot Depth	50
Setback Requirements	
Minimum Front Setback (ft)	6*
Minimum Side Setback – Detached (ft)	3
Minimum Side Setback – Attached (ft)	0
Minimum Street Side Setback (ft)	3
Minimum Rear Setback (ft) ¹	10 / 5*
Maximum Structure Height (ft) ²	30
Maximum Floor Area Ratio (FAR)	0.80

* = Deviation from base zone standard.

Deviations from RX-1-2 Base Zone Requirements

1. Rear Setback: Rear setbacks of 5 feet are allowed for up to 50% of the width of the building envelope on the ground floor, the remaining portion of the building envelope on the first floor shall have a minimum rear setback of 10 feet. Upper stories shall observe the standard minimum rear setback of 10 feet.

2. Max Structure Height - §131.0444(c): Does not apply; no angled building envelope plane is required.

* Architectural Projections and Encroachments - §131.0461(c): Architectural projections may not conflict with mature height of required trees.

TABLE 5-3 - DEVELOPMENT REGULATIONS FOR RM-2-6 ZONE

Development Regulations	RM-2-6
Maximum Permitted Density (sf / du)	1,250
Minimum Lot Area (sf)	6,000
Minimum Lot Dimensions	
Lot Width (ft)	50
Street frontage (ft)	50
Lot Width - Corner (ft)	55
Lot Depth	90
Setback Requirements	
Minimum Front Setback (ft)	5*
Standard Front Setback (ft)	5*
Minimum Side Setback (ft)	5
Standard Side Setback (ft)	-
Minimum Street Side Setback (ft)	10
Minimum Rear Setback (ft)	5*
Maximum Structure Height (ft) ¹	40
For Structures with 3 or More Stories	45*
Maximum Lot Coverage	-
Maximum Floor Area Ratio	1.5

* = Deviation from base zone standard.

Deviations from RM-2-6 Base Zone Requirements

1. Max Structure Height - §131.0444(f): Does not apply; no angled building envelope plane is required.

* Private Exterior Open Space - §131.0455(b): At least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 5 feet, including a porch or patio at ground level or balcony or roof deck on upper floors of the building. The open space may be located in required front and rear yards, but shall be no closer than 5 feet to the front property line.

* Vehicle Use Area - §142.0407(b): Where vehicular use areas equal to or greater than 6,000 square feet are of a linear configuration made up primarily of drive aisles, the required planting area and plant points may be provided within 5 feet of the edge of the vehicular use area.

* Architectural Projections and Encroachments - §131.0461(c): Architectural projections may not conflict with mature height of required trees.

TABLE 5-4 - DEVELOPMENT REGULATIONS FOR RM-3-9 ZONE

Development Regulations	RM-3-9
Maximum Permitted Density (sf / du)	600
Minimum Lot Area (sf)	7,000
Minimum Lot Dimensions	
Lot Width (ft)	70
Street frontage (ft)	70
Lot Width - Corner (ft)	75
Lot Depth	100
Setback Requirements ¹	
Minimum Front Setback (ft)	5*
Standard Front Setback (ft)	5*
Minimum Side Setback (ft)	5
Standard Side Setback (ft)	-
Minimum Street Side Setback (ft)	5*
Minimum Rear Setback (ft)	5
Maximum Structure Height (ft)	65*
Maximum Lot Coverage	-
Maximum Floor Area Ratio	2.7

* = Deviation from base zone standard.

Deviations from RM-3-9 Base Zone Requirements

1. Architectural Projections and Encroachments - §131.0461(c): Architectural projections and encroachments, including eaves and canopies, may extend to the property line for up to 60% of the length of the street frontage. Architectural projections may not conflict with mature height of required trees.

* Street Yard and Remaining Yard Planting Area and Point Requirements - §142.0404: The required street yard planting area for PA-12 is 40%.

* Storage Requirements - §131.0454: Each dwelling unit shall have a fully enclosed, personal storage area outside the unit that is at least 100 cubic feet; no minimum horizontal dimension is required.

* Private Exterior Open Space - §131.0455(c): At least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 5 feet, including a porch or patio at ground level or balcony or roof deck on upper floors of the building. The open space may be located in required front and rear yards, but shall be no closer than 5 feet to the front property line.

TABLE 5-5 - DEVELOPMENT REGULATIONS FOR CC-2-4 ZONE

Development Regulations	CC-2-4
Lot Area	
Minimum Lot Area (sf)	2,500
Maximum Lot Area (sf)	-
Lot Dimensions	
Minimum Lot Width (ft)	25
Minimum Street frontage (ft)	25
Minimum Lot Width (ft)	-
Maximum Lot Depth	-
Setback Requirements¹	
Minimum Front Setback (ft)	-
Maximum Front Setback (ft)	0 * ¹
Minimum Side Setback (ft)	0 *
Optional Side Setback (ft)	0
Minimum Street Side Setback (ft)	-
Maximum Street Side Setback (ft)	0 * ¹
Minimum Rear Setback (ft)	0 *
Optional Rear Setback (ft)	0
Maximum Structure Height (ft) ²	45 *
Minimum Lot Coverage (%)	35 * ³
Maximum Floor Area Ratio ⁴	1.0

* = Deviation from base zone standard.

Deviations from CC-2-4 Base Zone Requirements

1. Setback Requirements for Commercial Zones - §131.0543(a)(2) – The maximum setback requirement in Municipal Code Table 131-05B shall not apply. A maximum setback of 40 feet from the property line abutting Urban Corridor and Spine Road shall be allowed. Maximum setback intended to accommodate lettered lots. Street frontage shall substantially conform to the site plan shown in Figure 8-13 which illustrates an approximate street frontage of 64% along the Spine Road and the Urban Corridor streets.
2. Parking structures shall have a maximum structure height of 65 feet to accommodate 4 levels with roof parking and solar panels overhead.
3. A minimum lot coverage of between 15% and 35% is acceptable on PA-20 (Mobility Hub) to the primary function of that parcel.

5.4 Landscape Regulations

Landscape design for 3Roots San Diego shall be subject to the City of San Diego Land Development Code, Chapter 14, Article 02, Division 04, Landscape Regulations and the City of San Diego Landscape Standards. In addition, the following project specific standards and deviation from City Landscape Standards apply:

1. Solar panels shall not be permitted on non-developable areas (as shown in Figure 5-2).
2. Ground mounted photovoltaic systems are not permitted in the OP-1-1, OR-1-1, or the OC-1-1 zones. Any photovoltaic systems will be mounted on rooftop of parking lot or carport.
3. VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in-lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.
4. Transitional landscape at the Wildland Urban Interface will follow City of San Diego Brush Management Regulations (§142.0412) and Landscape Standards (Section III).
5. Landscaping will conform to the City 's Street Tree Requirements (§142.0409). Tree planting will not be regularly spaced manner but the number of provided trees will be at the rate of one 24-inch box tree for every 30 feet excluding curb cuts and required utility spaces. To achieve the required rate, street tree quantities will be provided through a

combination of trees located in the public parkways and trees within 10-ft of the property line located on HOA open space lots or park.

5.4.1 Remaining Yard Calculation Alternative Compliance

1. A ten foot offset of the structure(s) shall be used to determine the boundary of the remaining yard to calculate the area in square feet.
2. A minimum of 30% of the area shall be landscaped.
3. A minimum of 0.05 plant points are required per calculated remaining yard.
4. A minimum of 50% of the plant points are required to be from tree plantings.

5.4.2 Vehicular Use Areas Alternative Compliance

Within multifamily planning areas, required planting areas and points for vehicular use areas(VUA) will be provided within five feet of the edge of VUA only where the VUA is made up of a linear configuration consisting primarily of drive aisles, consistent with the requirements for VUA areas less than 6000 square feet.

5.5 Non-Developable Areas

Non-developable areas within 3Roots San Diego include open space, brush management zones, and slopes that will remain undeveloped. These areas may be graded, modified, or disturbed during project construction, but will remain undeveloped

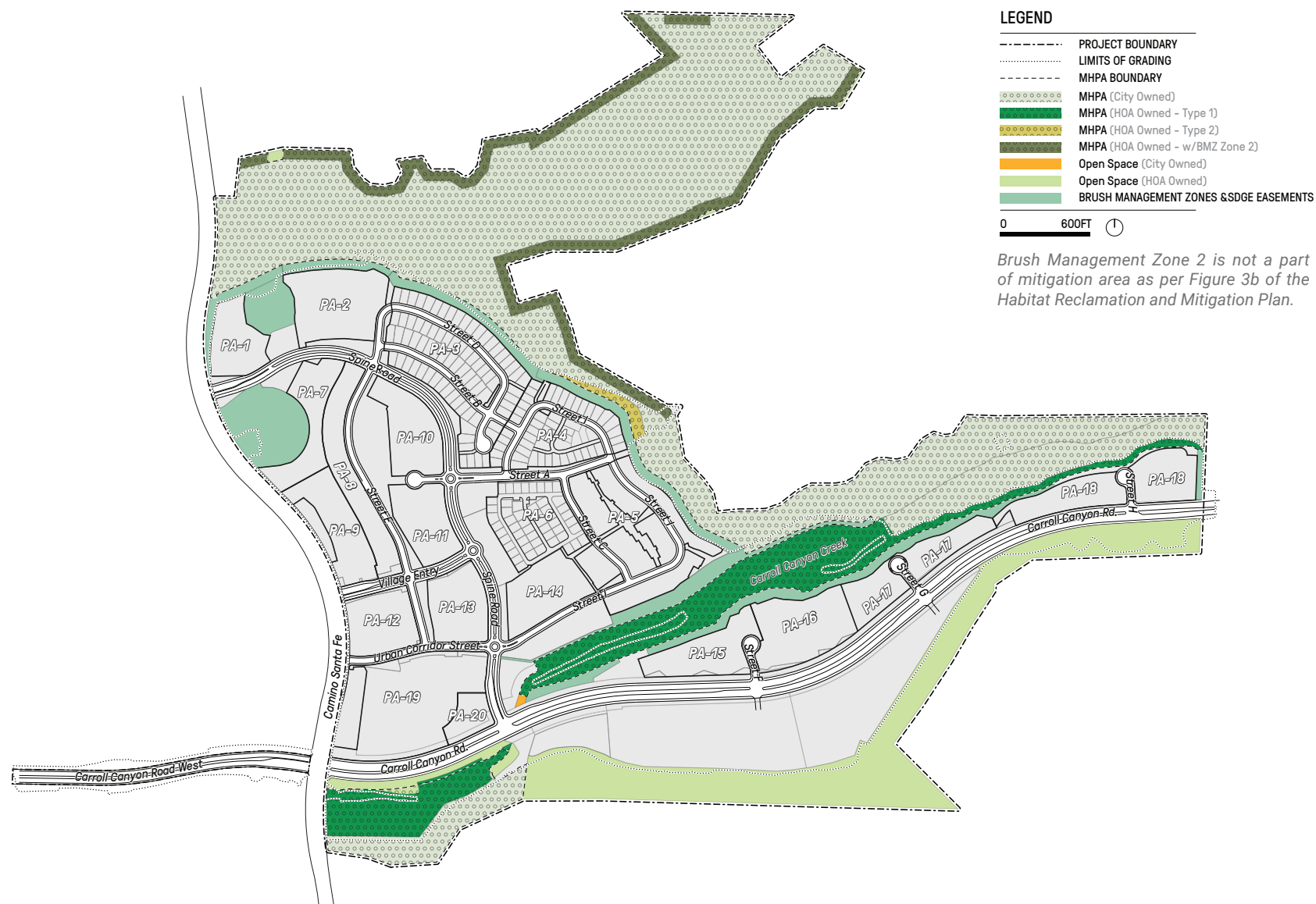
after construction. No structures or improvements are allowed on non-developable areas other than those that are required to preserve their undeveloped character (e.g., retaining walls, temporary and permanent irrigation, signage, landscaping, etc.). Any solar panels within non-developable areas must be roof-mounted. Figure 5-2 shows non-developable areas within 3Roots San Diego.

5.6 Brush Management

Brush Management Zones (BMZs) 1 and 2 are non-developable. BMZs will use planting, irrigation and maintenance practices to provide an effective and defensible fire break between all structures and contiguous areas of native and naturalized vegetation. 3Roots San Diego will comply with the City of San Diego Brush Management Regulations (§142.0412) and Landscape Standards from (Section III). Modifications to the standard dimensions of brush management zones, as permitted under §142.0412(f) and §142.0412(i), are as follows:

1. Lots requiring alternative compliance may occur per as outlined in the City's Brush Management Requirements §143.0412(i). Lots requiring alternative compliance will
2. receive dual paned and dual tempered glass windows.
3. Lots with an expanded Zone One as allowed under §142.0412(f) are documented on the 3Roots San Diego VTM.

FIGURE 5-2 - NON-DEVELOPABLE AREAS



5.7 MCAS Miramar Airport Land Use Compatibility Plan

The Marine Core Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP) is a regulatory document designed to promote compatibility between MCAS Miramar and the surrounding land uses, to the extent that these areas are not already devoted to incompatible uses. The MCAS Miramar ALUCP provides use, density and intensity standards that regulate the future development of new residential dwellings, commercial and industrial structures, and other noise-or risk-sensitive land uses within the Airport Influence Area (AIA), based on multiple factors established in the ALUCP. The 3Roots MPDP project area falls within the noise compatibility contours of the AIA and therefore is subject to mandatory review by San Diego County Airport Land Use Commission (ALUC).

Much of the project area is located within 60 decibel (dB) community noise equivalent level (CNEL) noise contour, while a very small portion in the Root Collective, in the southwest part of 3Roots San Diego, is located within the 65 dB CNEL noise contour. Areas located within the 65 db CNEL shall not be allowed to develop residential uses and shall be required to attenuate interior noise levels to 45 db. The Project has been submitted to the ALUC and found consistent with the ALUCP.

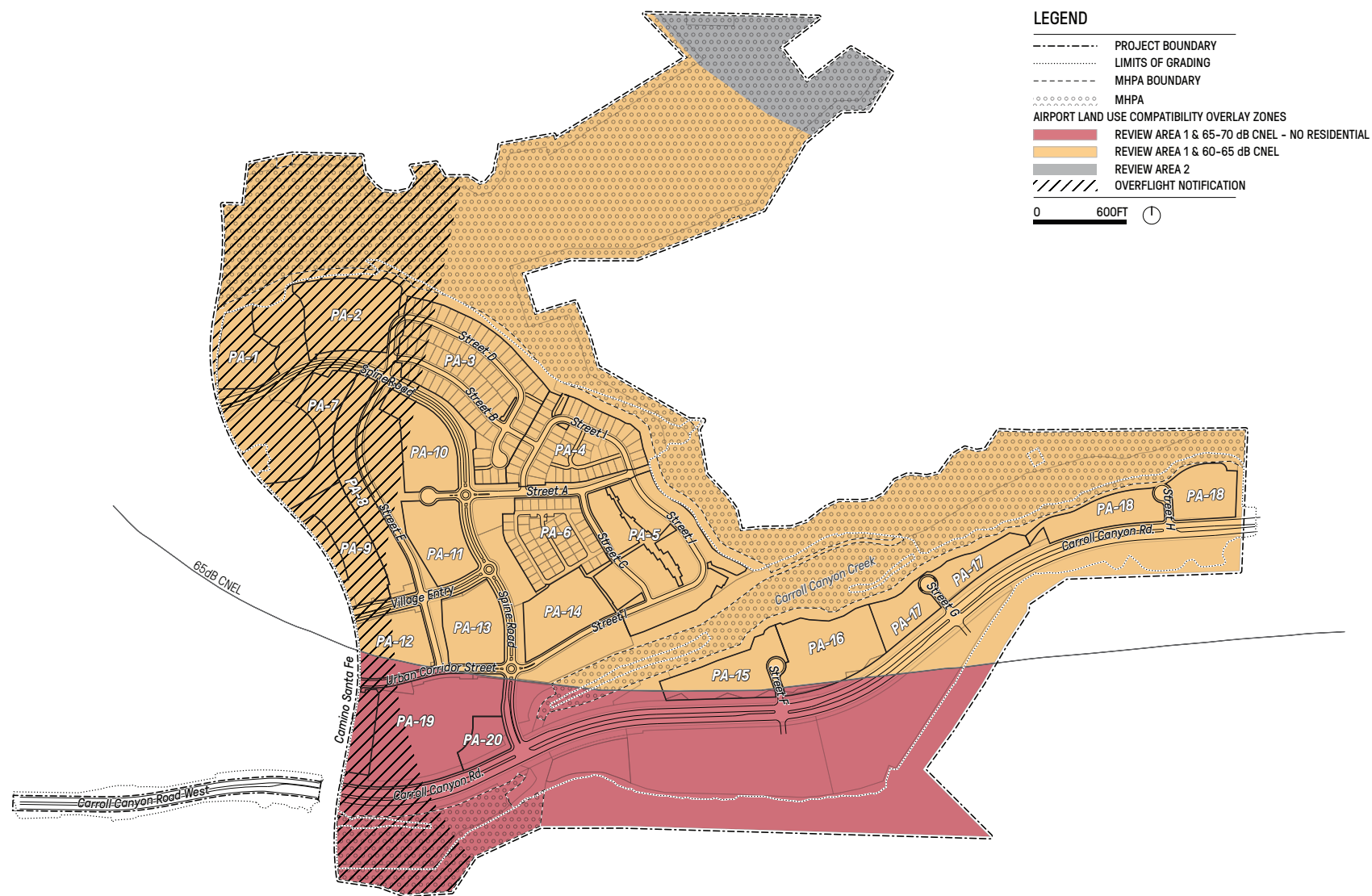
5.8 Airport Land Use Compatibility Overlay Zone

Developments within the 3Roots Master Plan area shall be required to comply with the Airport Land Use Compatibility Overlay Zone of the San Diego Land Development Code (SDMC Chapter 3, Article 2, Division 15) which implements the policies and criteria in the Airport Land Use Compatibility Plan (ALUCP) applicable to MCAS Miramar for noise, safety, airspace protection and overflight. Compliance with the ALUCP is required because the 3Roots Master Plan area is located within the Airport Influence Area for MCAS Miramar as shown in Figure 5-3, and properties within the 3Roots Master Plan area may be subject to the annoyances or inconveniences associated with proximity to MCAS Miramar and aircraft operations (for example, noise, vibration, overflights or odors). MCAS Miramar may be contacted for information regarding hours of operation, Air Installation Compatible Use Zone Study, and other relevant information regarding airport operations. The Federal Aviation Administration (FAA) shall have the sole and exclusive regulatory authority over the operation of aircraft.

5.9 CPIOZ B

The Project area is covered by the Community Plan Implementation Overlay Zone (“CPIOZ”) B. The Mira Mesa Community Plan directs that projects in the Carroll Canyon Master Plan area shall be developed through a Planned Development Permit process. The 3Roots MPDP implements this Community Plan policy and is therefore consistent with the Community Plan and CPIOZ B standard.

FIGURE 5-3 - AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE





THIS PAGE IS INTENTIONALLY LEFT BLANK.



06



ADMINISTRATION AND IMPLEMENTATION

6.1 Introduction

The 3Roots San Diego MPDP is a regulatory document that specifies the maximum intensity of development, allowed land uses, and development regulations. Table 6-1 provides an implementation summary for 3Roots San Diego, and Figure 6-1 shows the implementation mechanism by planning area.

6.2 Implementation

The standards, design guidelines, and development parameters in this MPDP are unique to 3Roots San Diego. All development and proposed uses in the MPDP area shall comply with the requirements and standards in this document. In some cases, this MPDP provides direct references to the City of San Diego Land Development Code, and where this MPDP is silent, applicable provisions and requirements of the Land Development Code shall remain in force. Where a conflict exists between standards in the MPDP and those in the City of San Diego Land Development Code, the standards in the MPDP shall apply.

6.2.1 Architecture

6.2.1(a) 3Root San Diego VTM Exhibit A

Planning areas for which detailed site plans and architectural concept elevations are included as part of an approved 3Roots San Diego VTM Exhibit A shall only require construction permits, as shown in Figure 6-1.

6.2.1(b) Root Collective Design Guidelines

Planning areas not covered by an approved Exhibit A, as shown in Figure 6-1, shall require a Substantial Conformance Review, Process 2 subject to Chapter 8 - Root Collective Design Guidelines, prior to the submission of construction permits.

6.2.2 Landscape and Open Space

6.2.2(a) Design Guidelines for Interface Between Public and Private Realm

Construction permits for the public realm shall be consistent with the Chapter 7 - Design Guidelines for Interface Between Public and Private Realm and the 3Roots San Diego VTM.

6.2.2(b) Landscape Design Guidelines

Construction permits for the public realm shall be consistent with the landscape design guidelines in Chapter 9 and the 3Roots San Diego VTM.

6.2.2(c) Parks and Open Space

Construction permits for all neighborhood parks, mini-parks, pocket parks, and urban plazas shall be consistent with the standards in Chapter 10 and the 3Roots San Diego VTM. The community park has been designed and approved through the General Development Plan (GDP) process and approved by Mira Mesa Recreation Advisory Board on October 9, 2018. Approved plans are included in the 3Roots San Diego VTM.

6.2.2(d) Walls and Fence Strategy

Construction permits for walls and fences shall be consistent with the design guidelines in Chapter 11 and the 3Roots San Diego VTM.

6.3 Residential Development

1. "Target dwelling units" represent the number of dwelling units expected to develop within each planning area, as shown in Table 5-1.
2. The number of dwelling units constructed in a planning area may be fewer than the target dwelling units shown in Table 5-1, as long as the number of units is above the minimum density.
3. Building permits shall be submitted for all development within a designated planning area.

4. The title sheet for each building permit for a planning area shall include Table 5-1 showing the total number of units that will be developed in that planning area, the total number of units that have been constructed or where building permits have been approved for construction in other planning areas.
5. The total number of units at final buildout shall not exceed 1,800 dwelling units. Any increases in the total number of dwelling units allowed at final buildout will require subsequent approvals and additional environmental review.
6. Residential density shall not exceed the maximum density or fall below the minimum density for the applicable zoning designation, as shown in Table 5-1 to ensure a diversity of housing types throughout 3Roots San Diego.
7. The total number of units in a planning area shall not exceed the number of target dwelling units shown in Table 5-1 unless a density transfer is approved consistent with Section 6.3.1.
8. Dwelling units may be transferred between planning areas consistent with the density transfer provisions in Section 6.3.1.

6.3.1 Density Transfer

Transfer of target dwelling units between planning areas to another is allowed without requiring substantial conformance review. Density transfers shall be approved provided that:

1. Planning areas receiving dwelling units and planning areas donating dwelling units are identified.

2. Table 5-1 shall be updated to show the revised number of target units for each planning area.
3. The affected property owners consent in writing to the density transfer.
4. Residential density shall not exceed the maximum density or fall below the minimum density for the applicable zoning designation, as shown in Figure 5-1 and Table 5-1 to ensure a diversity of housing types throughout 3Roots San Diego.
5. The total number of units at final buildout shall not exceed 1,800 dwelling units. Any increases in the total number of dwelling units allowed at final buildout shall require an amendment to this permit.

6.4 Non-Residential Development

1. The total amount of commercial, retail, and office square footage at final buildout shall not exceed 160,160 square feet. Any increases in the amount of commercial, retail, and office square footage allowed at final buildout shall require an amendment to this permit.
2. Commercial, retail, and office uses are allowed anywhere within the Root Collective District, consistent with Table 5-1.

TABLE 6-1 - IMPLEMENTATION SUMMARY

Planning Area	Target Units ¹	Product	District ²	Implementation Mechanism ³	Phasing ⁴
1	56	Attached	Canopy	Exhibit A / Construction Permits	Phase 1
2	78	Detached Condo	Canopy	Exhibit A / Construction Permits	Phase 1
3	78	SFD	Canopy	Exhibit A / Construction Permits	Phase 1
4	54	SFD	Canopy	Exhibit A / Construction Permits	Phase 1
5	141	Detached Condo	Canopy	Exhibit A / Construction Permits	Phase 1 / 2
6	53	SFD	Canopy	Exhibit A / Construction Permits	Phase 1
7	66	Attached	Routes	Exhibit A / Construction Permits	Phase 1
8	118	Attached	Routes	Exhibit A / Construction Permits	Phase 1
9	68	Attached	Routes	Exhibit A / Construction Permits	Phase 1
10	61	Detached Condo	Routes	Exhibit A / Construction Permits	Phase 1
11	85	Attached	Routes	Exhibit A / Construction Permits	Phase 1
12 ⁵	180	Apartment	Root Collective	Exhibit A / Construction Permits	Phase 1
13	243	Apartment	Root Collective	Design Guidelines / SCR Process Two	Phase 1
14	186	Apartment	Root Collective	Design Guidelines / SCR Process Two	Phase 1
15	76	Attached	Meadows	Exhibit A / Construction Permits	Phase 2
16	80	Attached	Meadows	Exhibit A / Construction Permits	Phase 2
17	94	Attached	Meadows	Exhibit A / Construction Permits	Phase 2
18	83	Detached Condo	Meadows	Exhibit A / Construction Permits	Phase 2
19	-	-	Root Collective	Design Guidelines / SCR Process Two	Phase 2
20	-	-	Root Collective	Design Guidelines / SCR Process Two	Phase 2

Notes:

1. See Table 5-1 - Zoning Map.

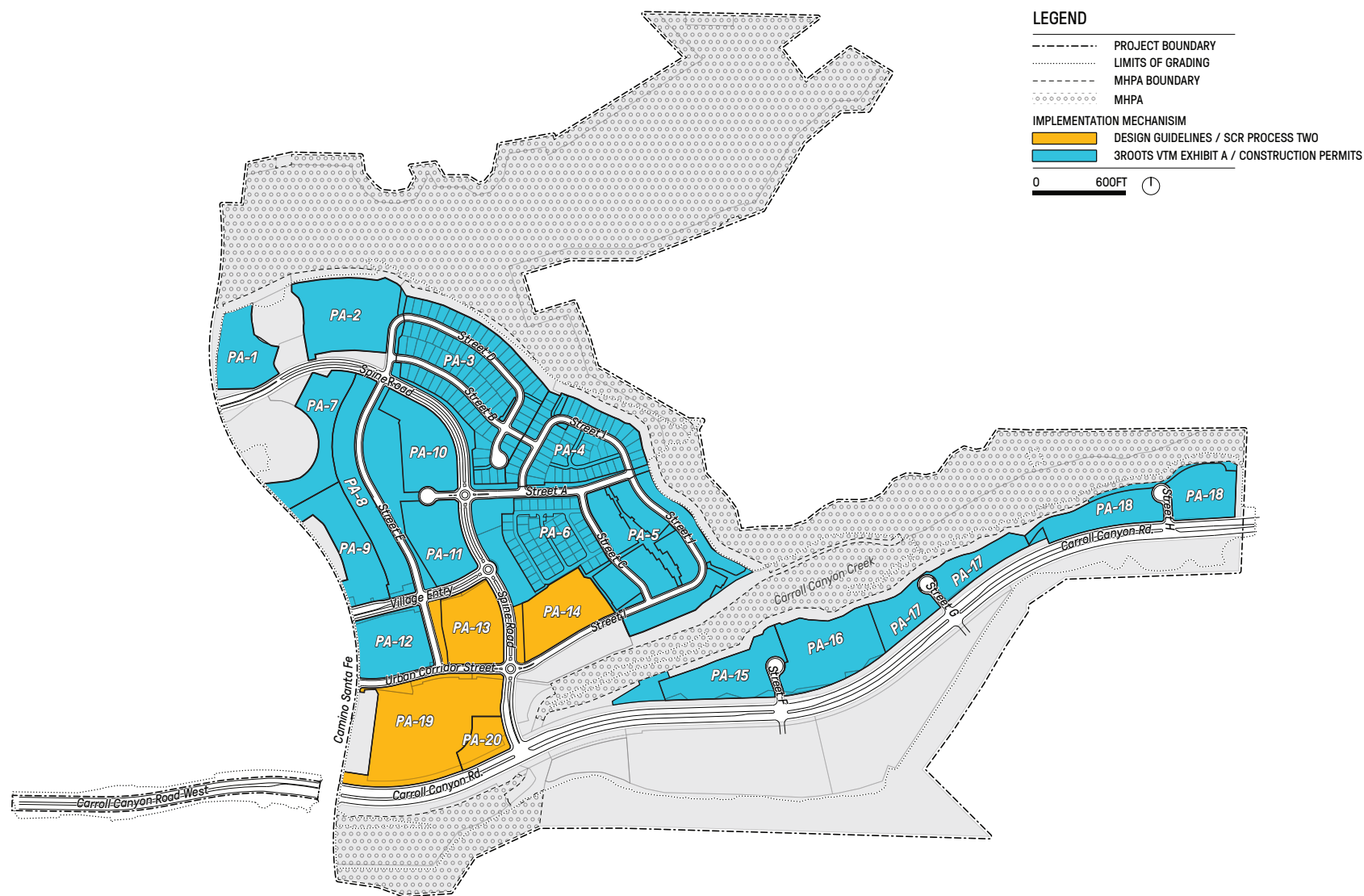
2. See Figure 1-3 - Districts.

3. See Figure 6-1 - Implementation Mechanism by Planning Area.

4. See Figure 4-1 - Phasing.

5. Planning Area 12 is reserved for Onsite affordable housing, affordable housing options shall be provided consistent with the City's Inclusionary housing recommendations.

FIGURE 6-1 - IMPLEMENTATION MECHANISM BY PLANNING AREA



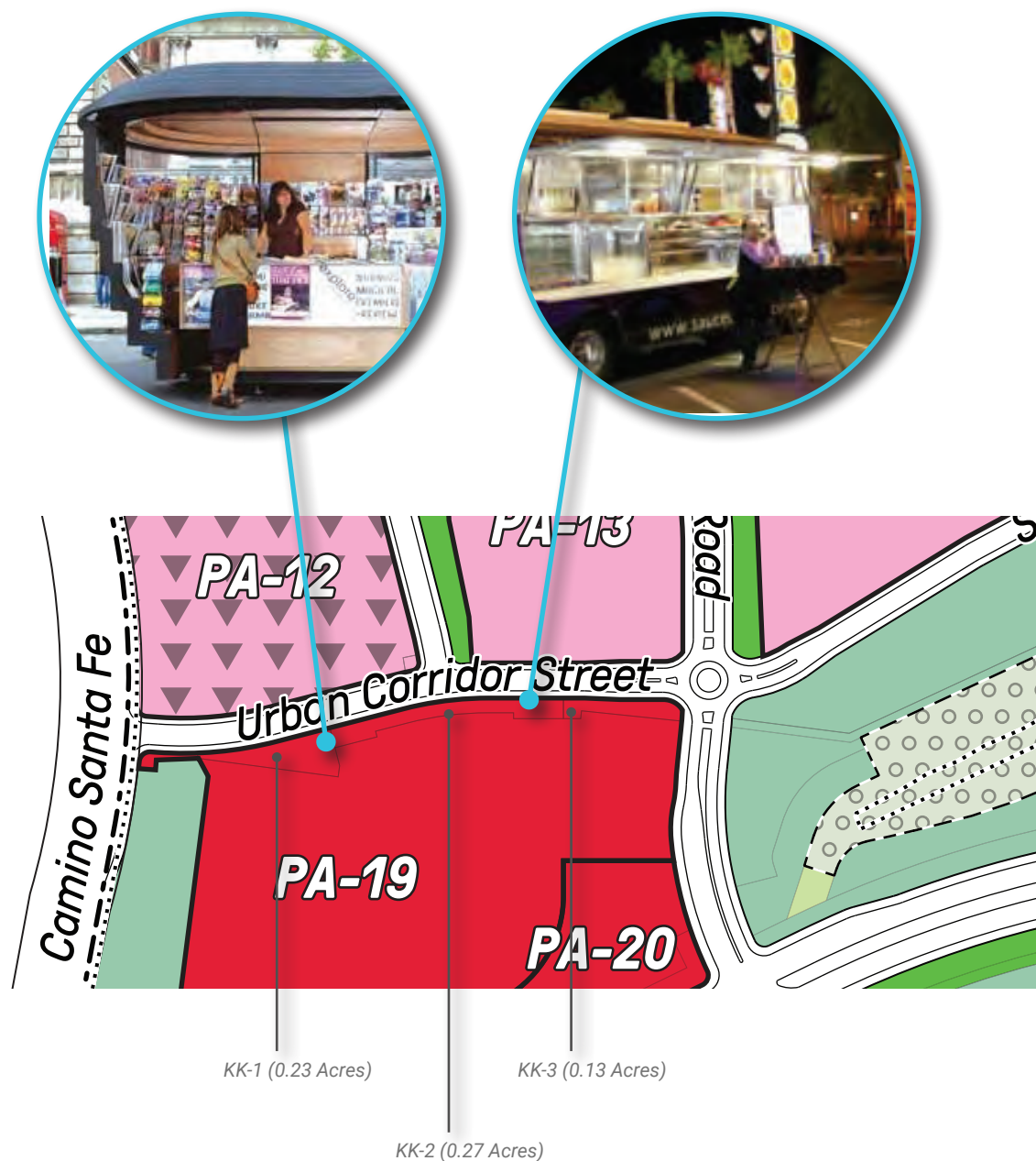
6.5 Pop-Up Retail

Pop-Up Retail includes retail sales such as food, beverages, and groceries; sundries and convenience sales; wearing apparel and accessories; farmers' markets; as well as commercial services such as eating and drinking establishments, as permitted by the CC-2-4 Zone. Pop-up retail is defined as temporary or permanent retail structures under 800 square feet, including shipping containers, retrofitted vehicles for commerce, food trucks, open air market kiosks, and other similar permanent or non-permanent structures.

Pop-Up Retail uses are planned on lots KK-1, KK-2, and KK-3 of the 3Roots San Diego VTM and qualify as "placemaking" as defined in the SDMC and regulated in accordance with Section 141.0421.

Figure 6-2 shows the location of these lots and illustrates examples of the use. Other areas within PA-19 may also include "placemaking" projects in the future.

FIGURE 6-2 - LOCATION AND EXAMPLES OF POP-UP RETAIL



6.6 Lot Reconfiguration / Consolidation

Lots within the project may be reconfigured through lot consolidation and/or boundary adjustment if the resultant lot configuration does not conflict with the intent of this MPDP and the Subdivision Map Act, and is in compliance with the selected base zone, as modified by this MPDP. The construction of buildings over lot lines for property under the same ownership is also allowed with a lot tie agreement. Further subdivision of existing lots is allowed by this MPDP and does not require an amendment to the MPDP.

6.7 Signage

A Comprehensive Sign Plan (CSP), processed as a Neighborhood Use Permit (NUP) Process Two, per Section 141.1103, will be submitted during the building permit and site infrastructure process in order to allow any signs which exceed the allowances of the City-wide Sign Regulations.

6.8 Interpretation

The Planning Director shall have the authority to interpret any regulation of the MPDP. The determination of the Planning Director may be appealed to the Planning Commission for a final determination.

6.9 Images Used in the 3Roots San Diego MPDP

Photographs and illustrative imagery have been included to aid in the practical application of the requirements and provisions. This imagery should not be interpreted literally; it is meant to show a prototype for possible arrangements of conforming development. Much of the plan includes design elements unique to the project that must be applied to all subsequent development requests. Landscaping shown may represent mature growth.

6.10 Calculation and Measurement

All calculations and measurements shall be consistent with the City of San Diego Land Development Code, Chapter 11, Article 3, Division 2, Rules for Calculation and Measurement.



SECTION 3: DESIGN GUIDELINES



THIS PAGE IS INTENTIONALLY LEFT BLANK.



07

DESIGN GUIDELINES FOR INTERFACE BETWEEN PUBLIC AND PRIVATE REALM

PLANNING AREAS 1-11 AND 15-18

7.1 Introduction

The Routes District, Canopy District, and Meadows District design is depicted in the following exhibits to illustrate the relationship of future development to the major streets and public realm in 3Roots San Diego.

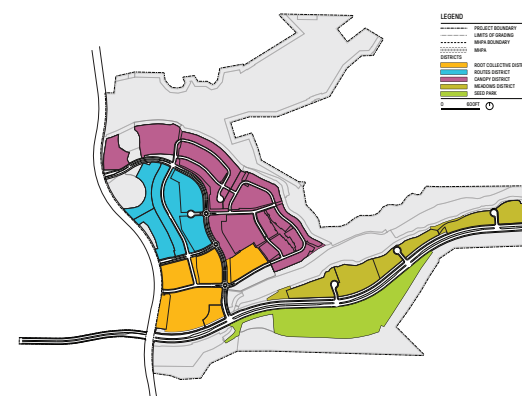


FIGURE 7-1 - SECTION #1

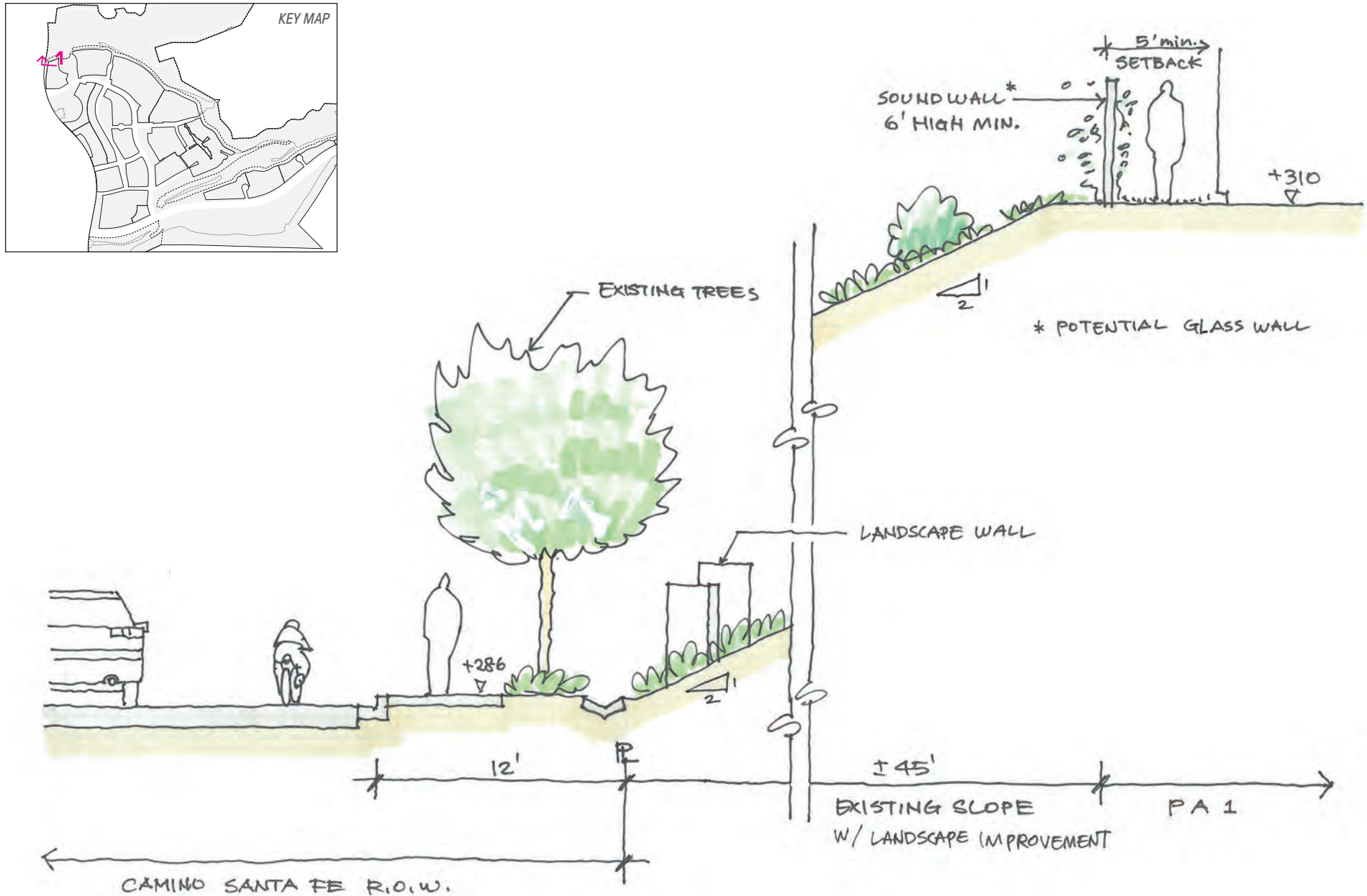


FIGURE 7-2 - SECTION #2

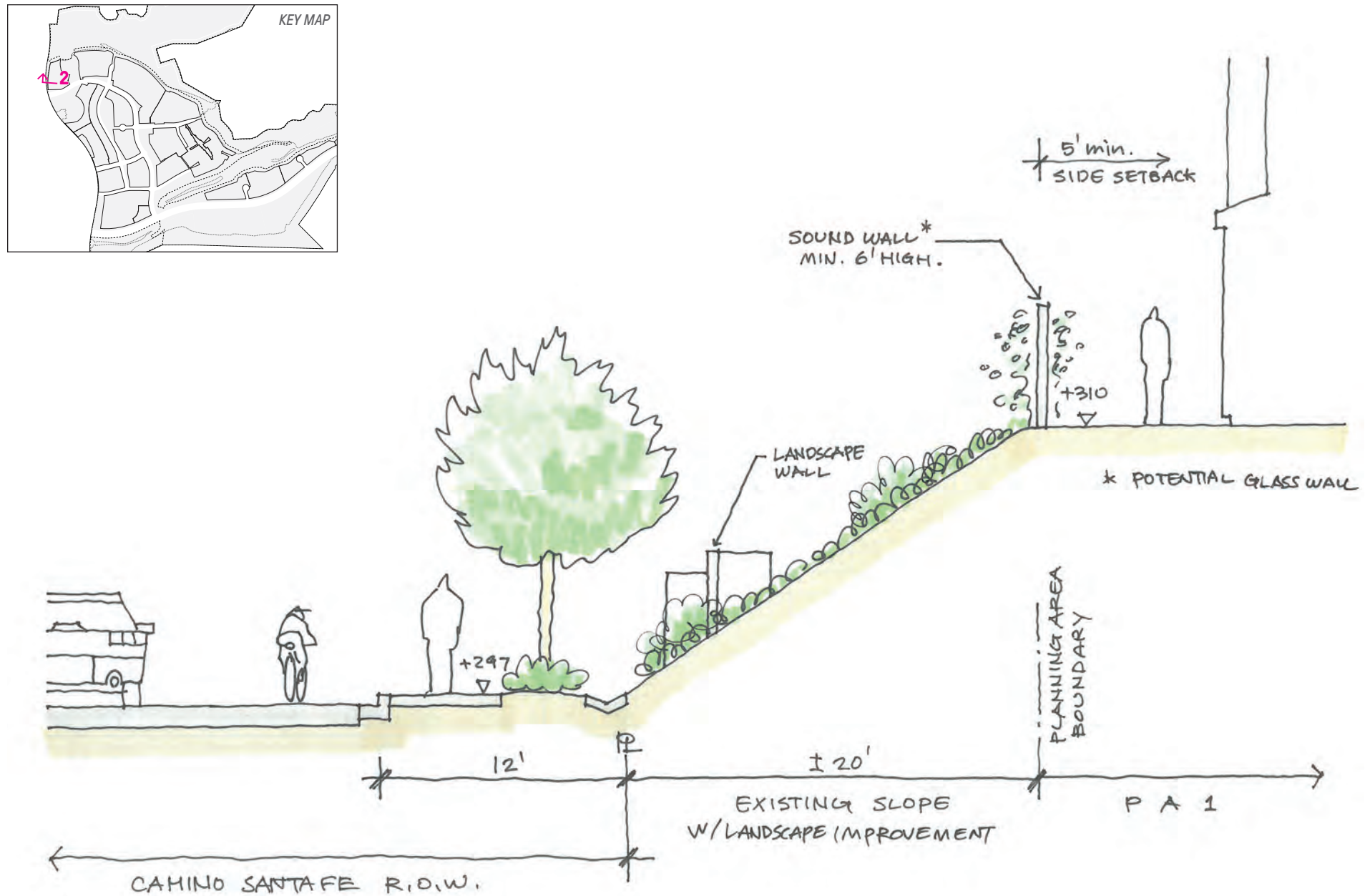


FIGURE 7-3 - SECTION #3

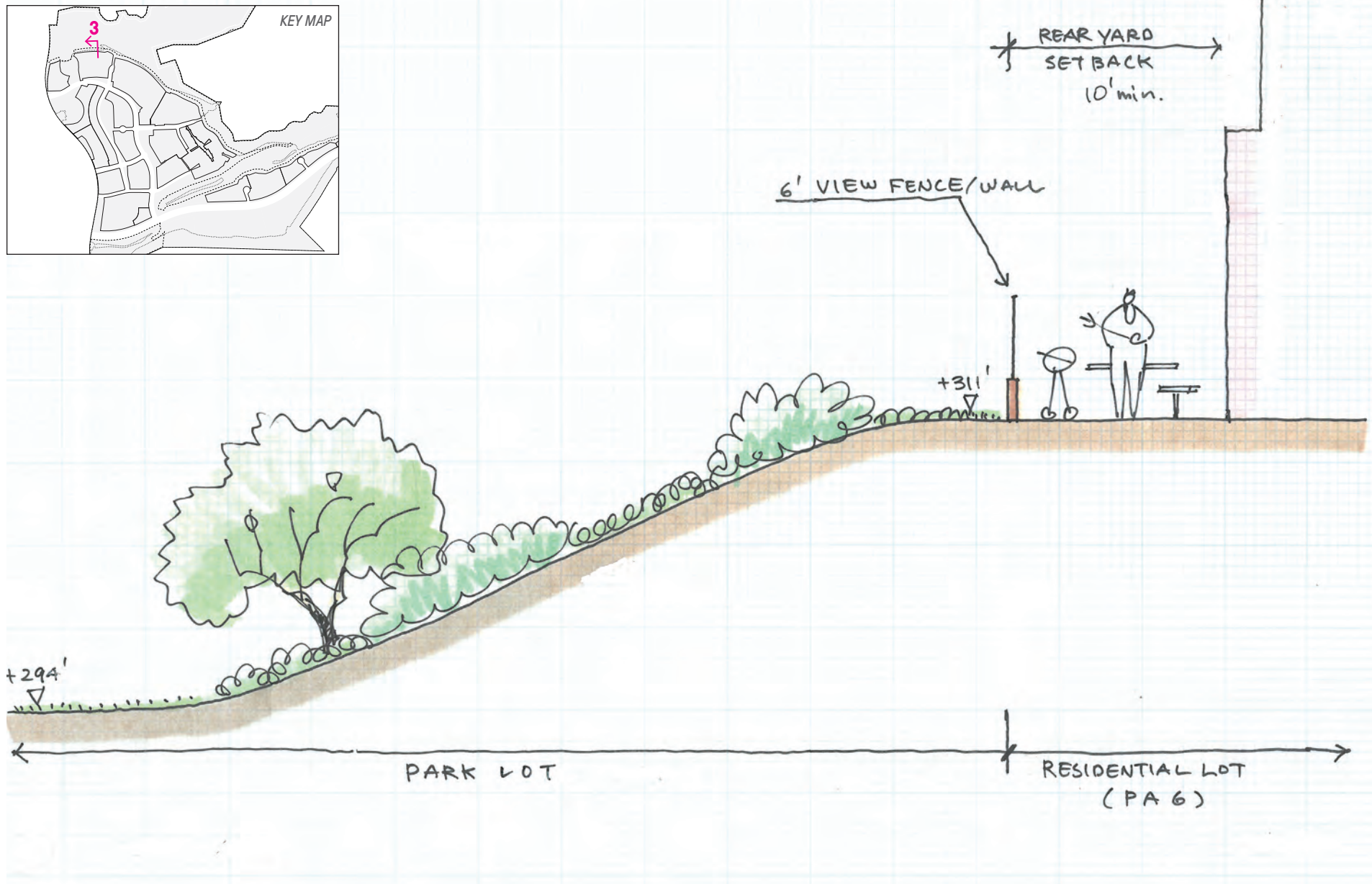


FIGURE 7-4 - SECTION #4

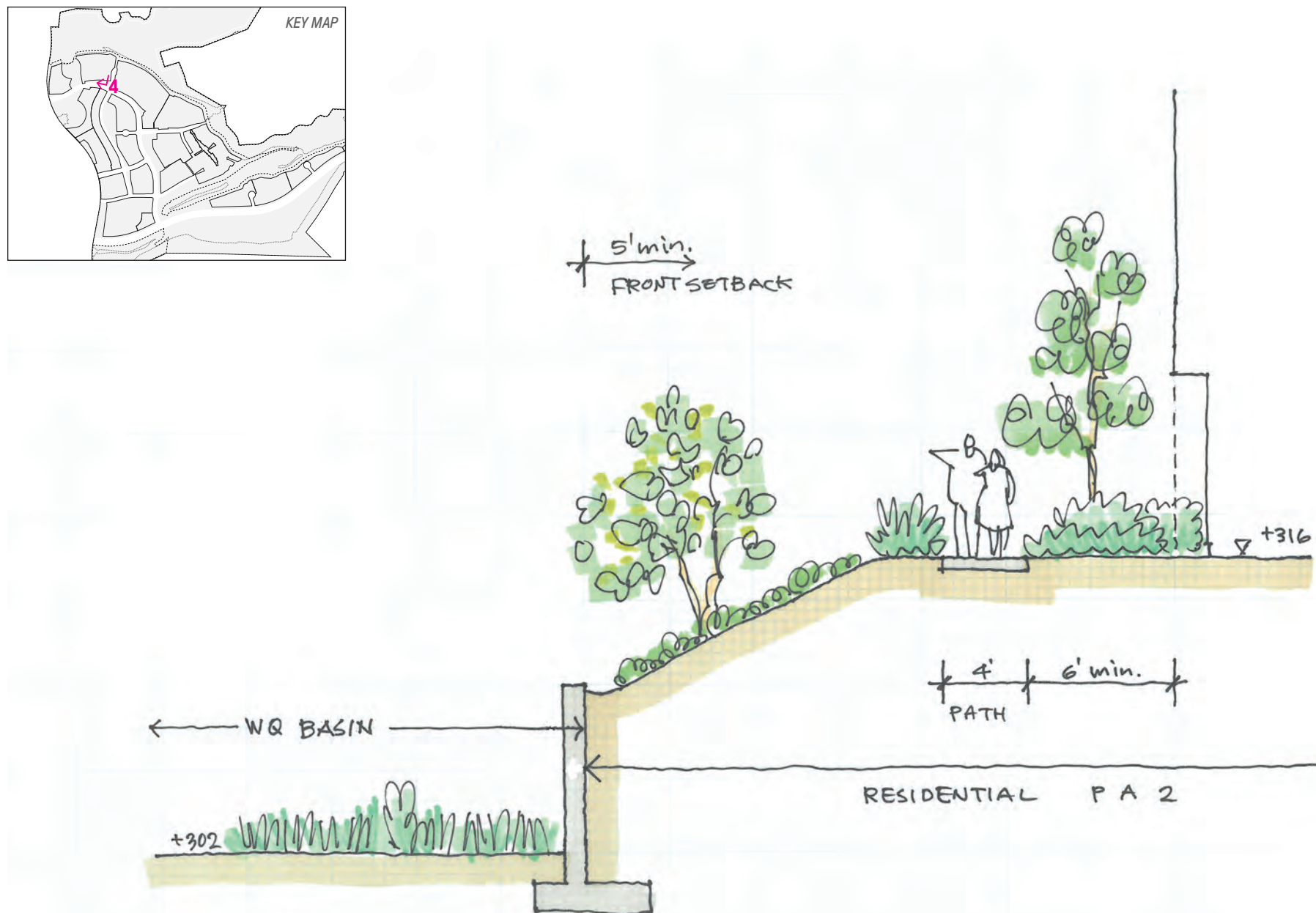


FIGURE 7-5 - SECTION #5

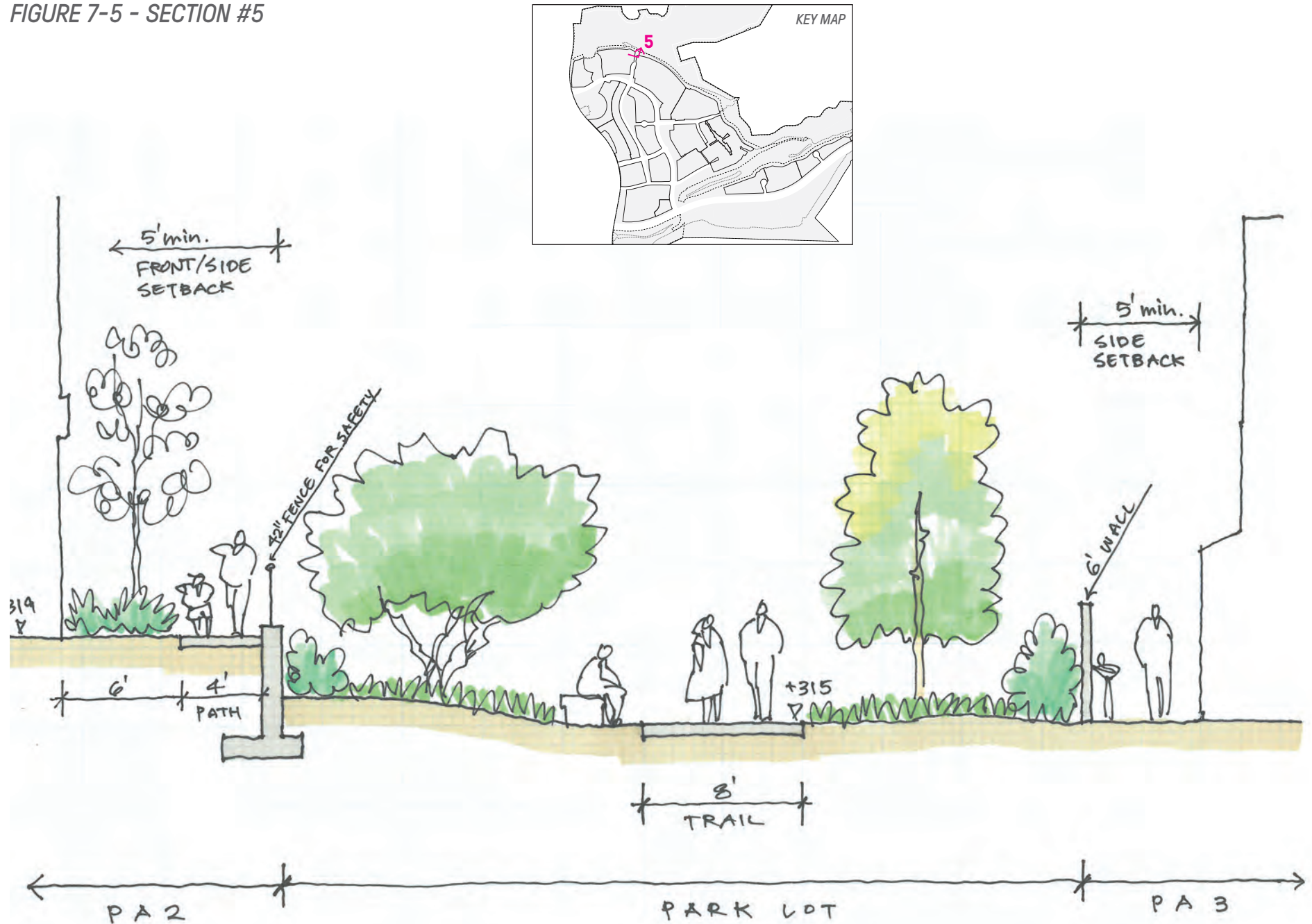


FIGURE 7-6 - SECTION #6

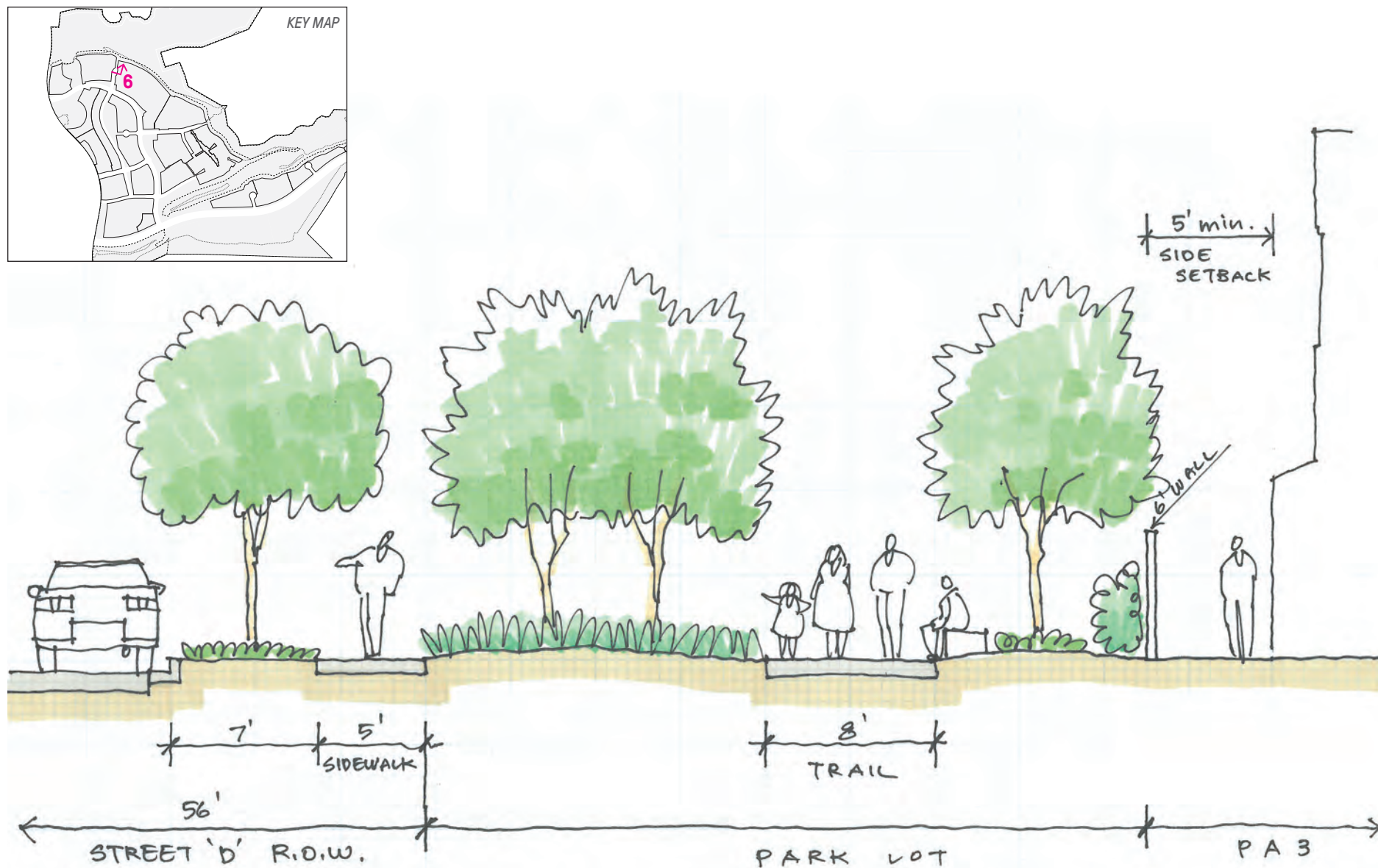


FIGURE 7-7 - SECTION #7

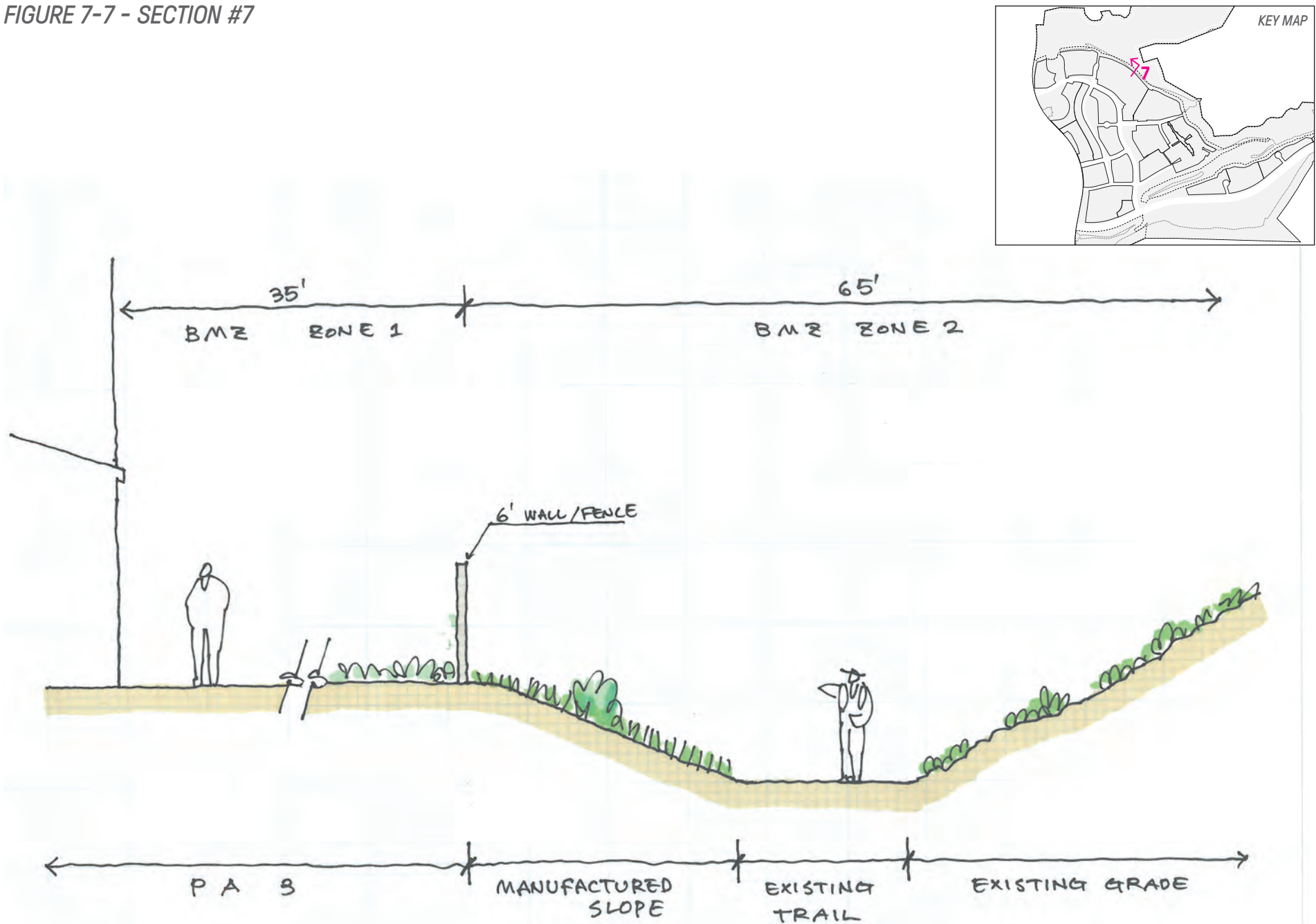


FIGURE 7-8 - SECTION #8

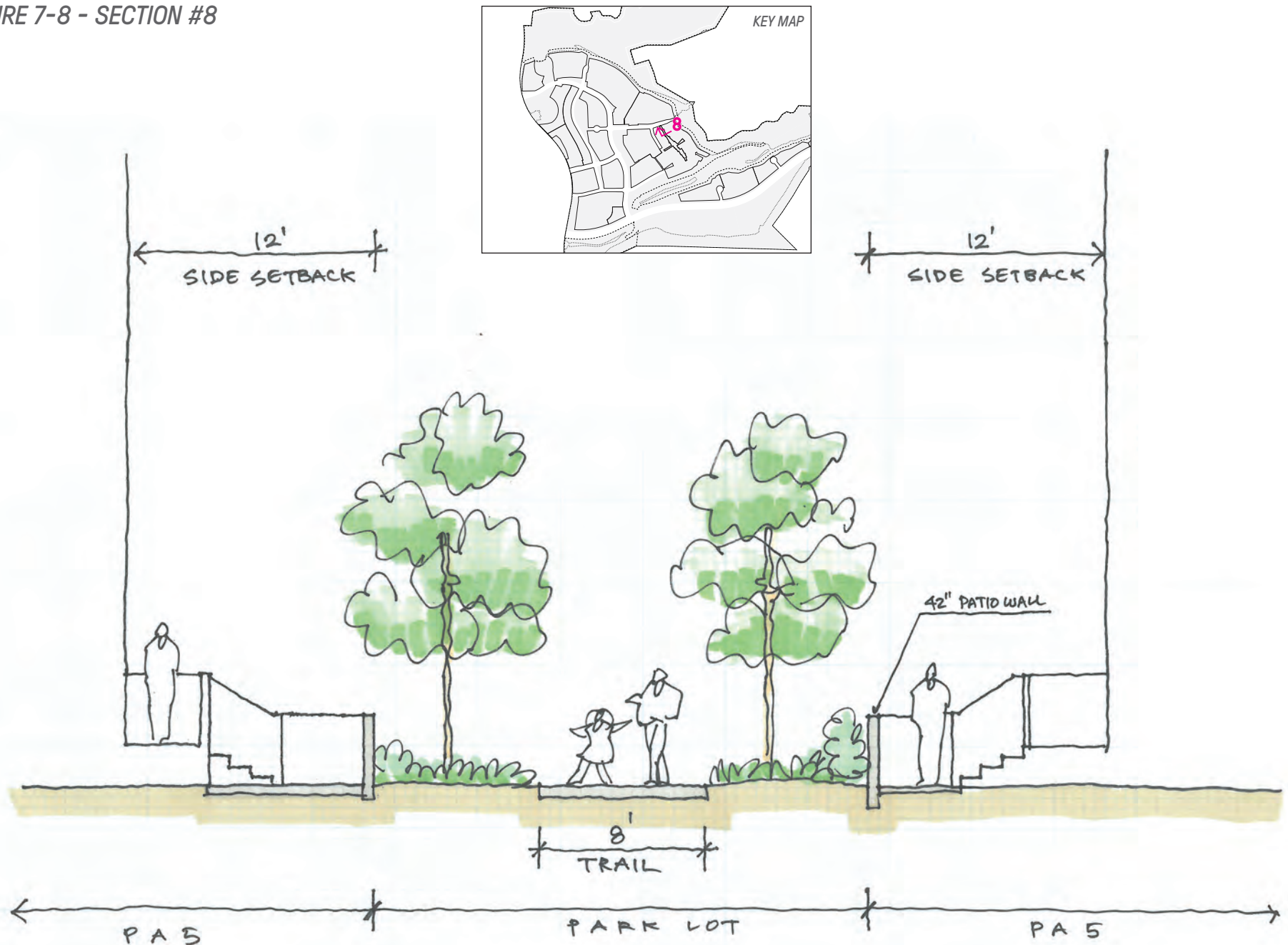
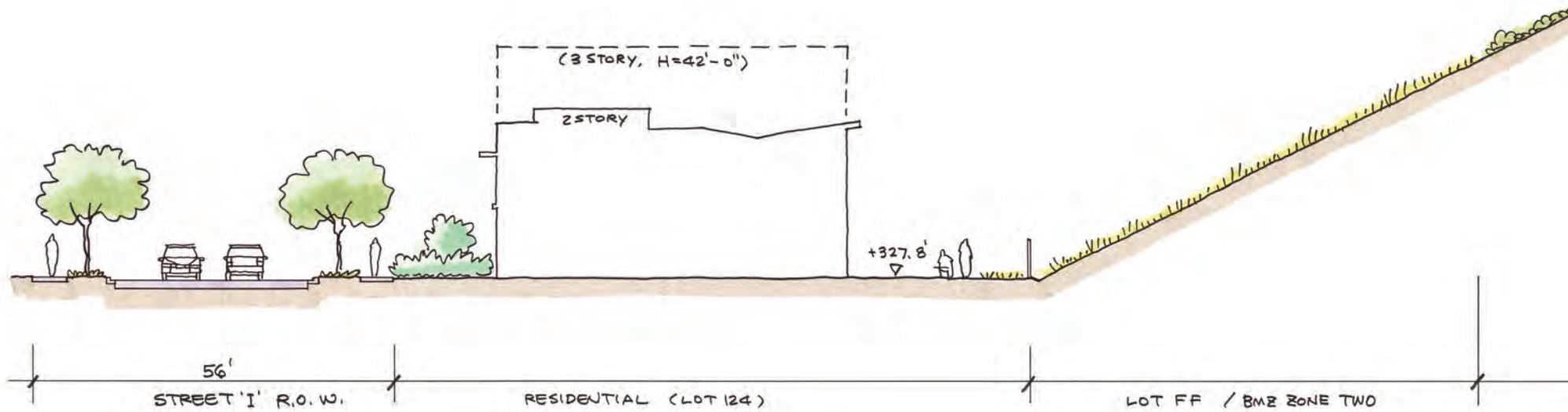
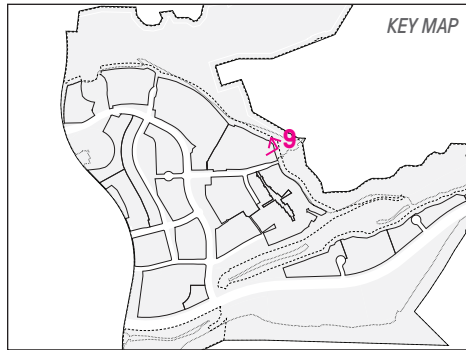


FIGURE 7-9 - SECTION #9



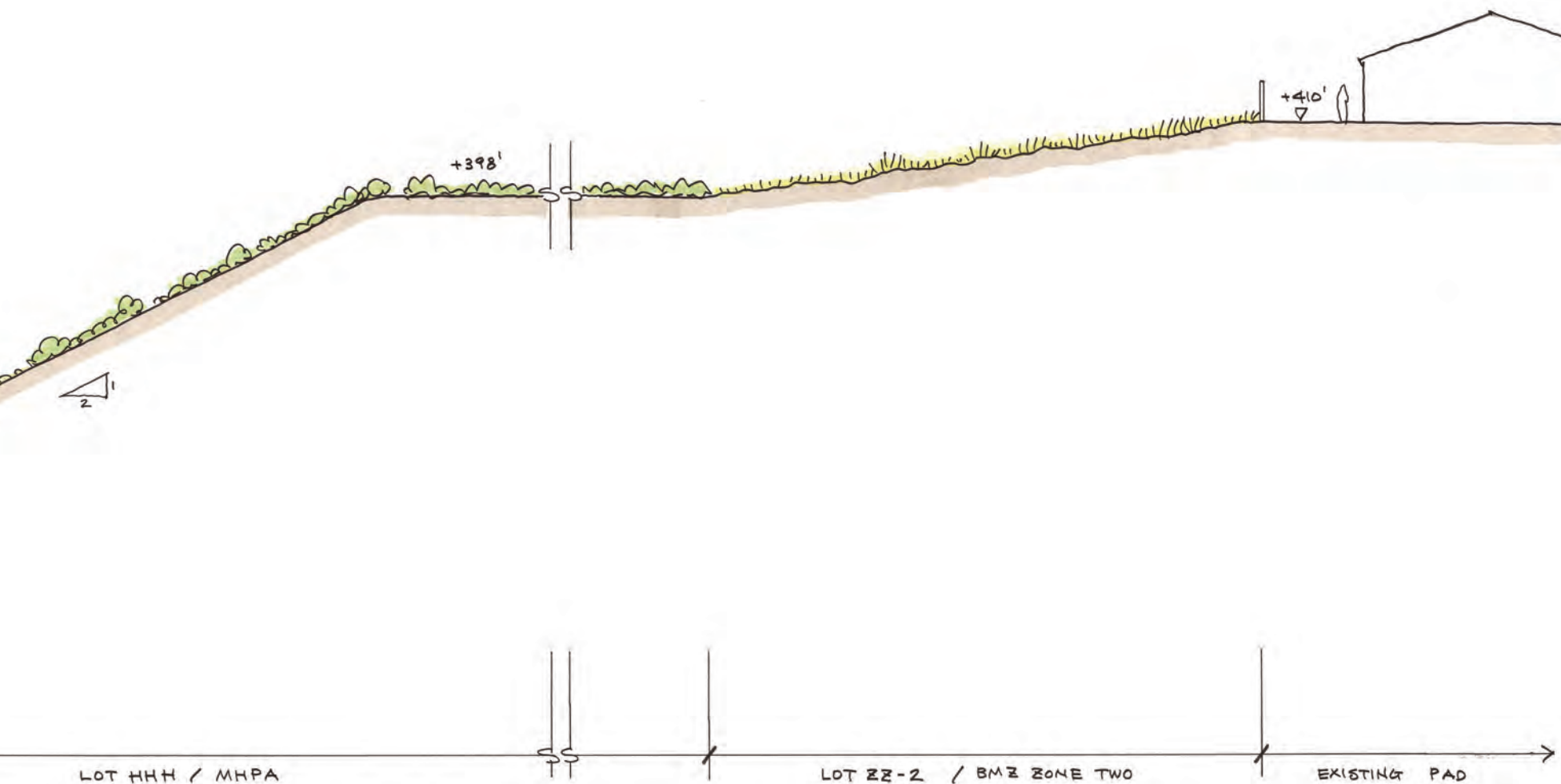


FIGURE 7-10 - SECTION #10

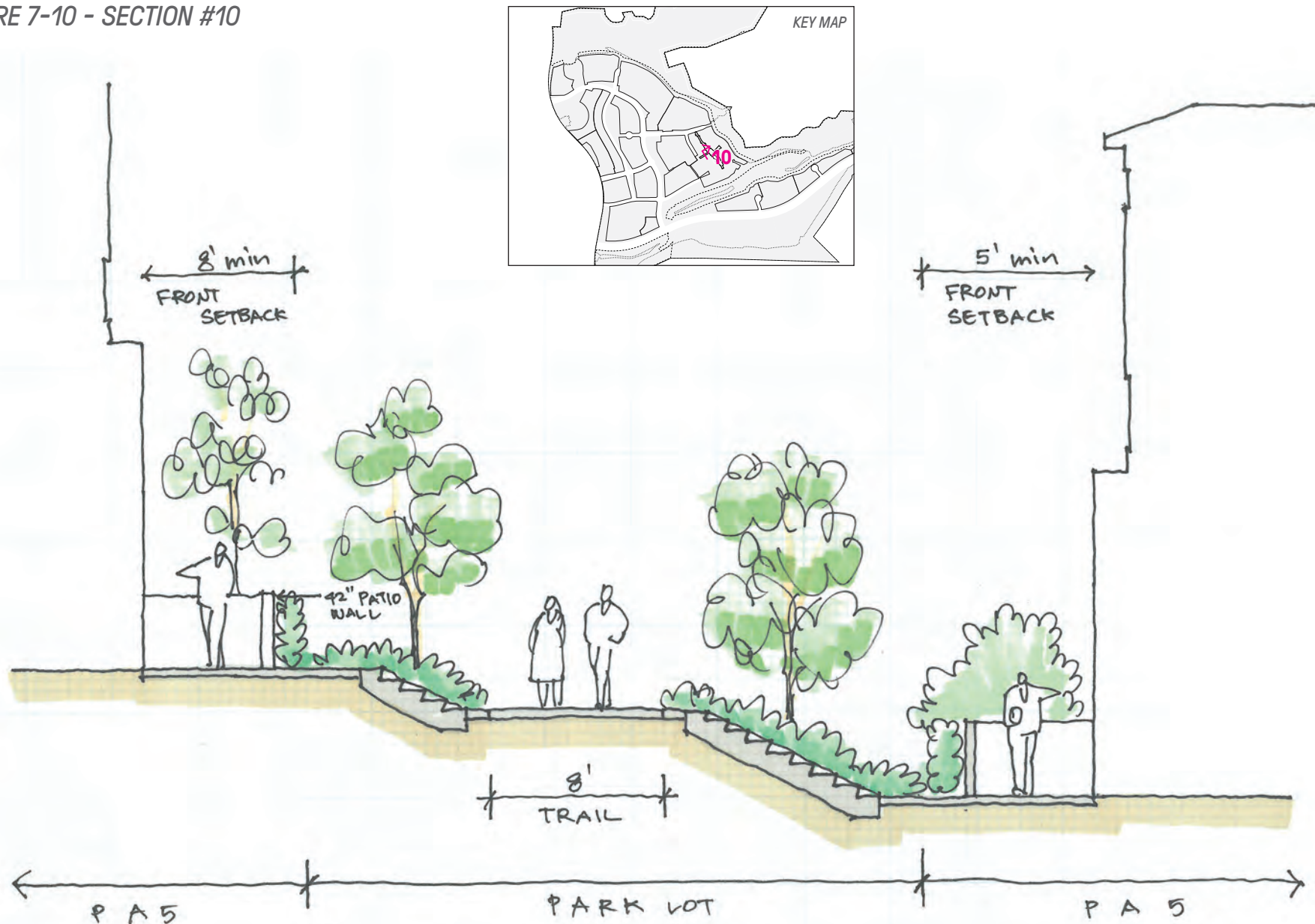


FIGURE 7-11 - SECTION #11

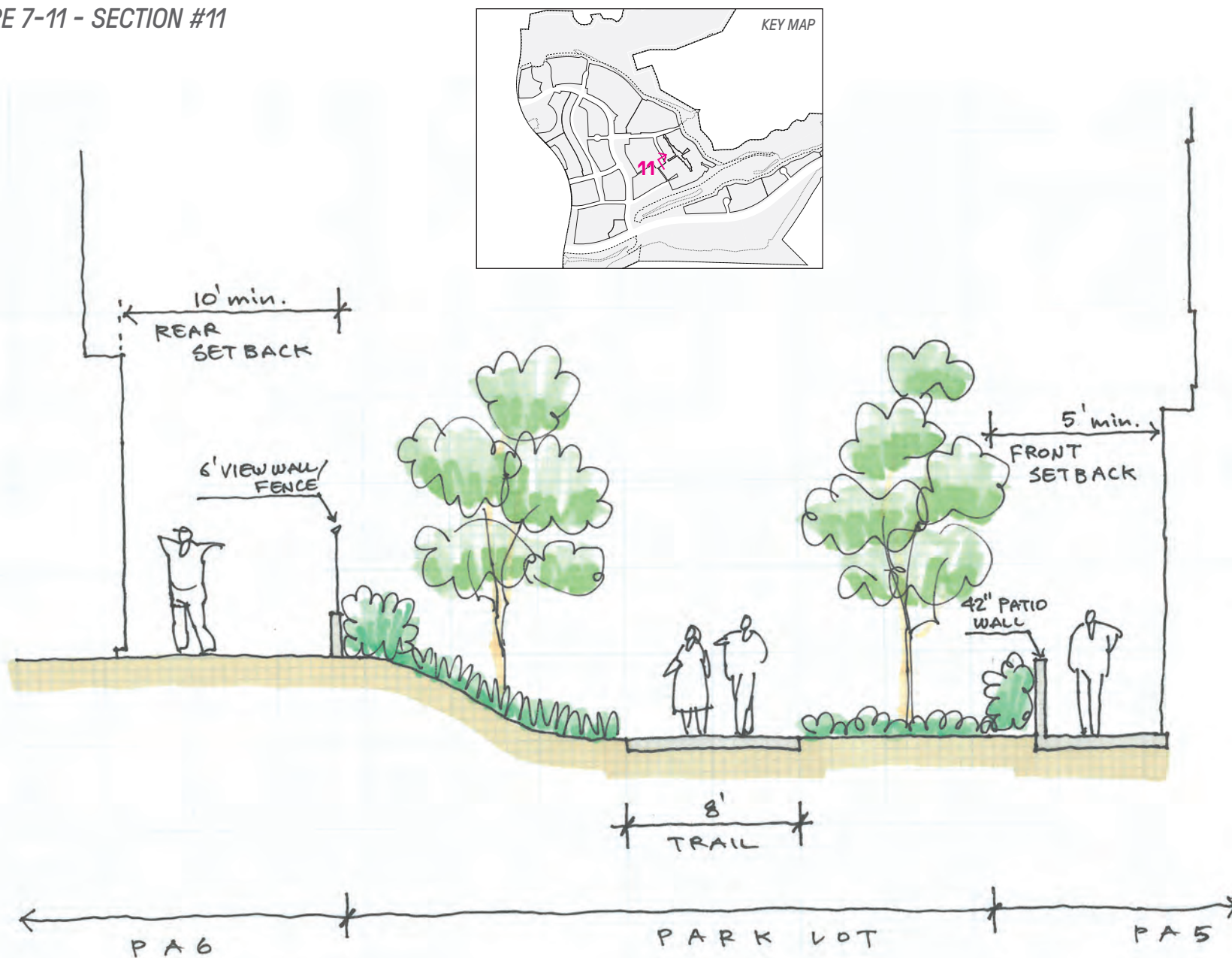


FIGURE 7-12 - SECTION #12

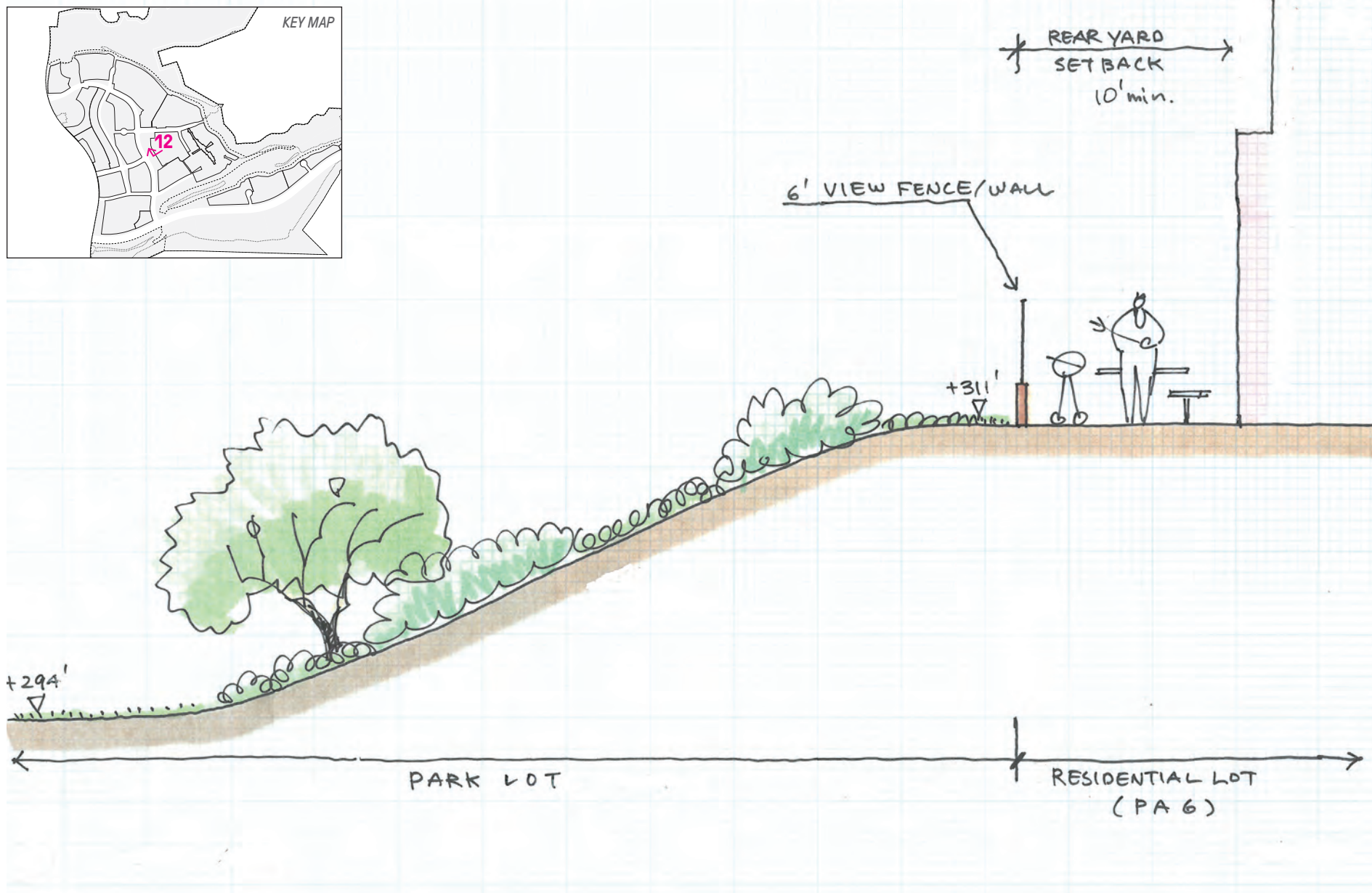


FIGURE 7-13 - SECTION #13

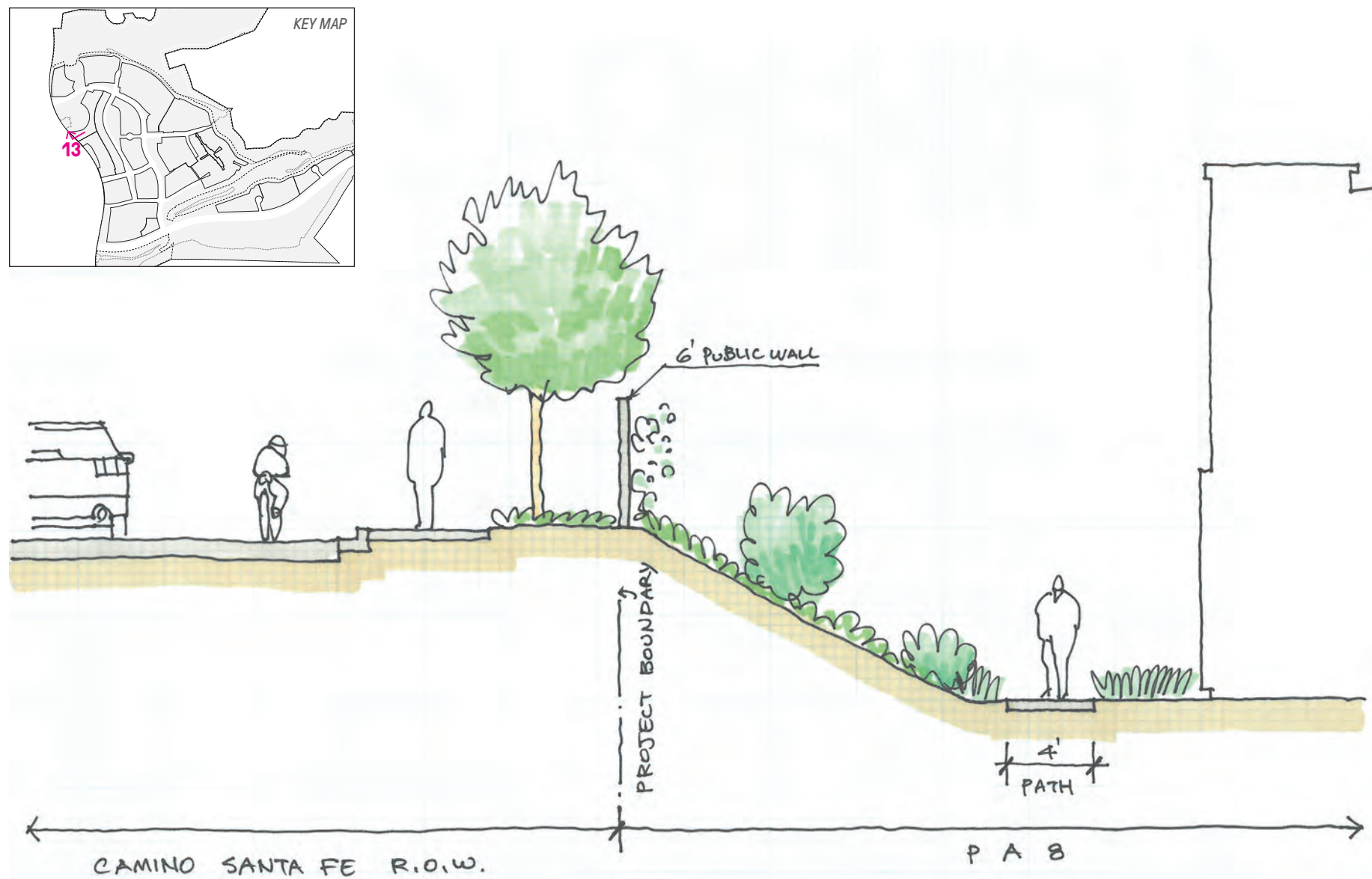


FIGURE 7-14 - SECTION #14

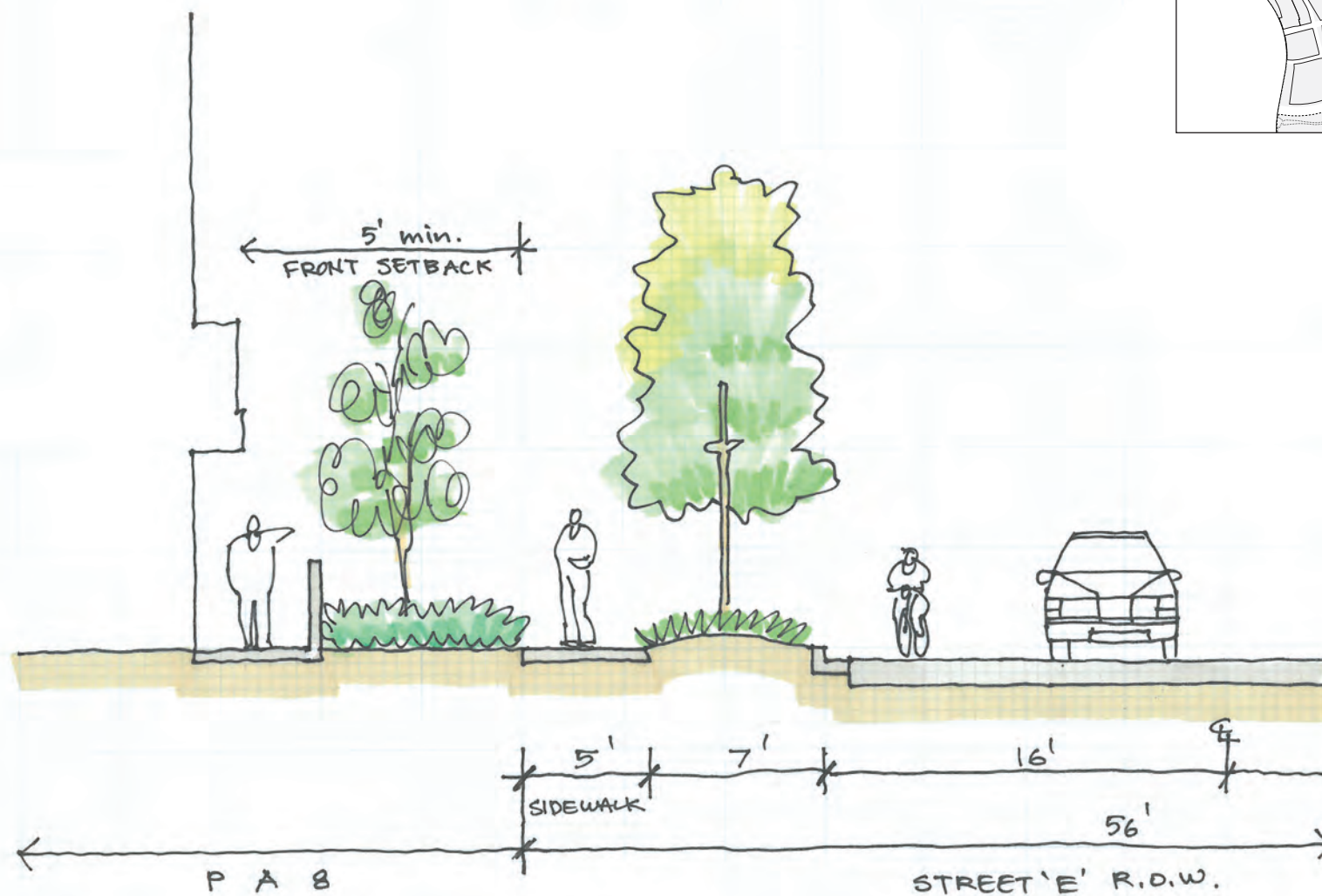
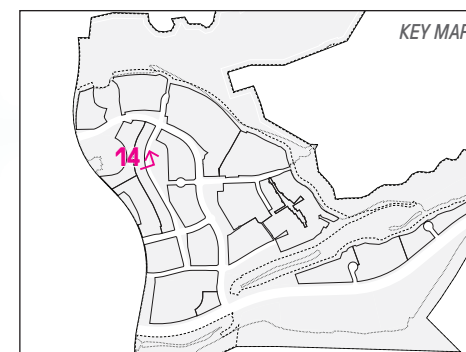


FIGURE 7-15 - SECTION #15

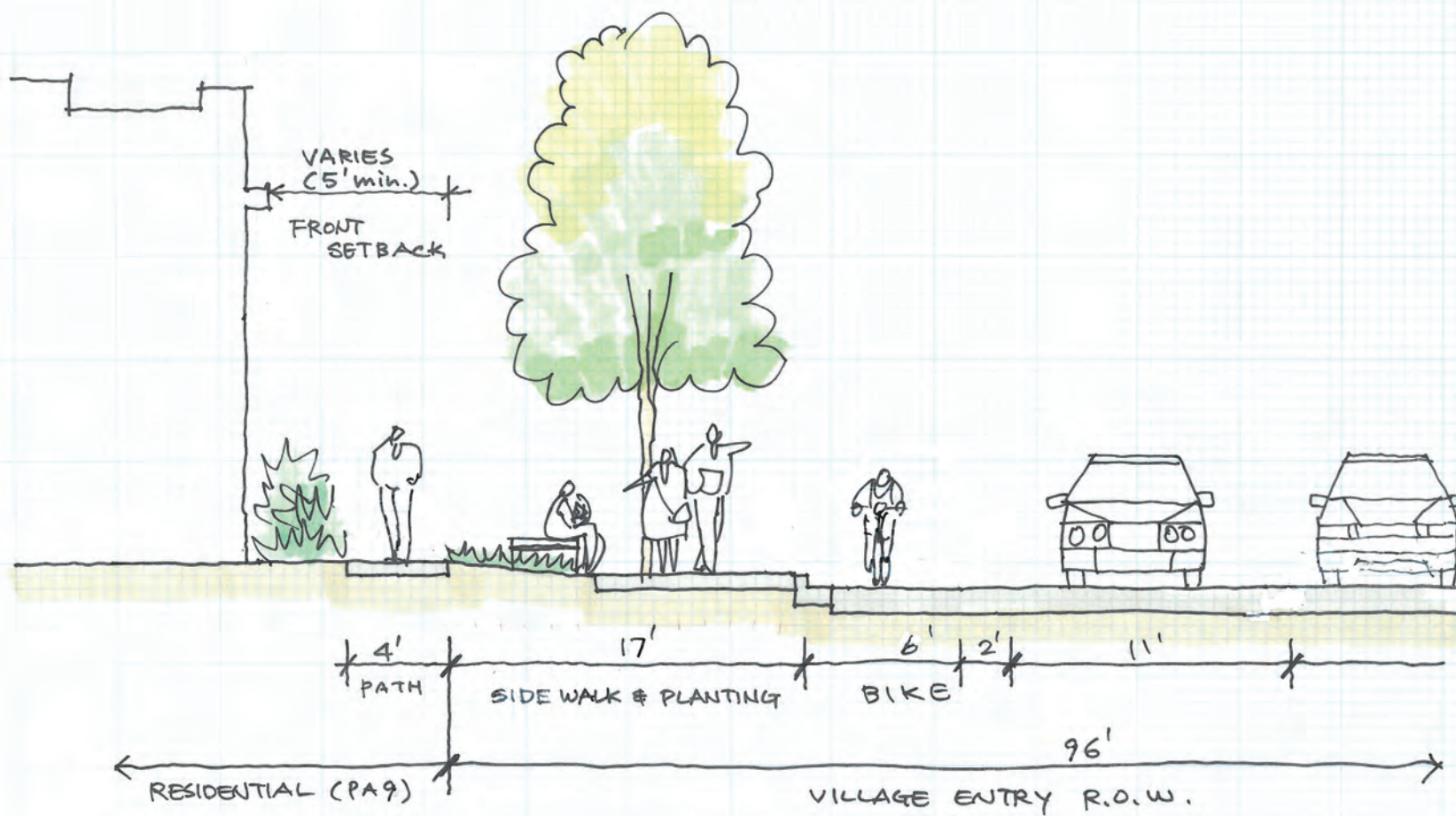
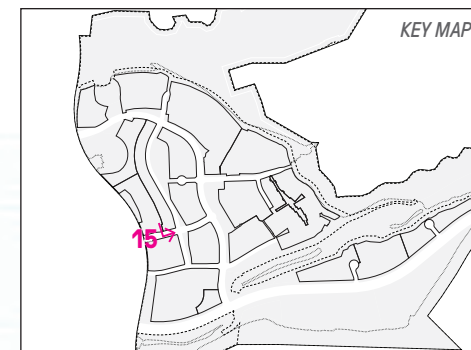


FIGURE 7-16 - SECTION #16

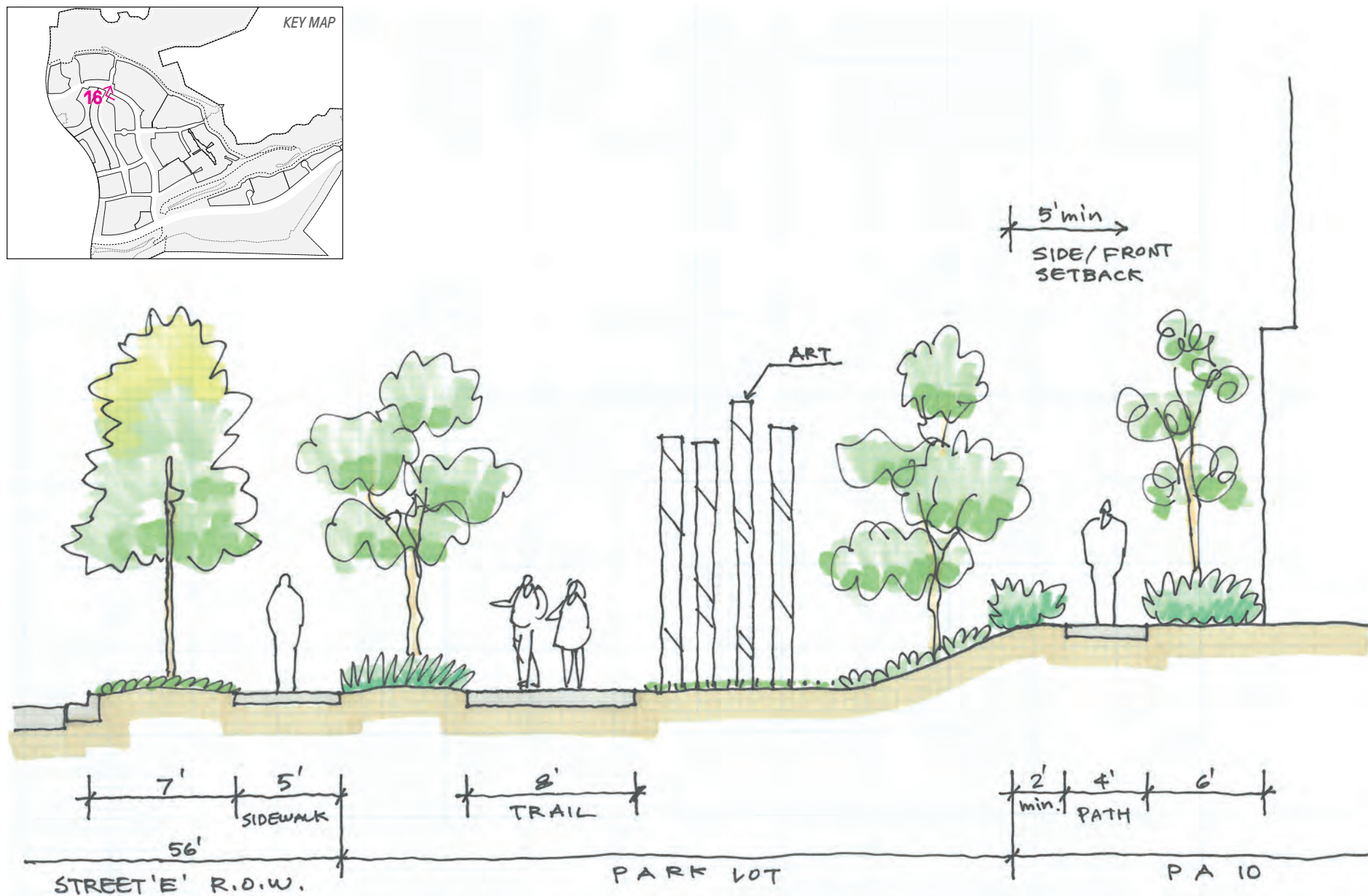


FIGURE 7-17 - SECTION #17

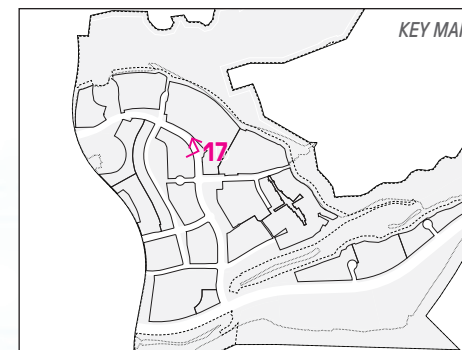
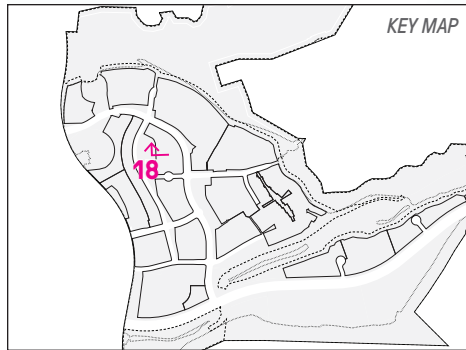


FIGURE 7-18 - SECTION #18



5' min
FRONT SETBACK

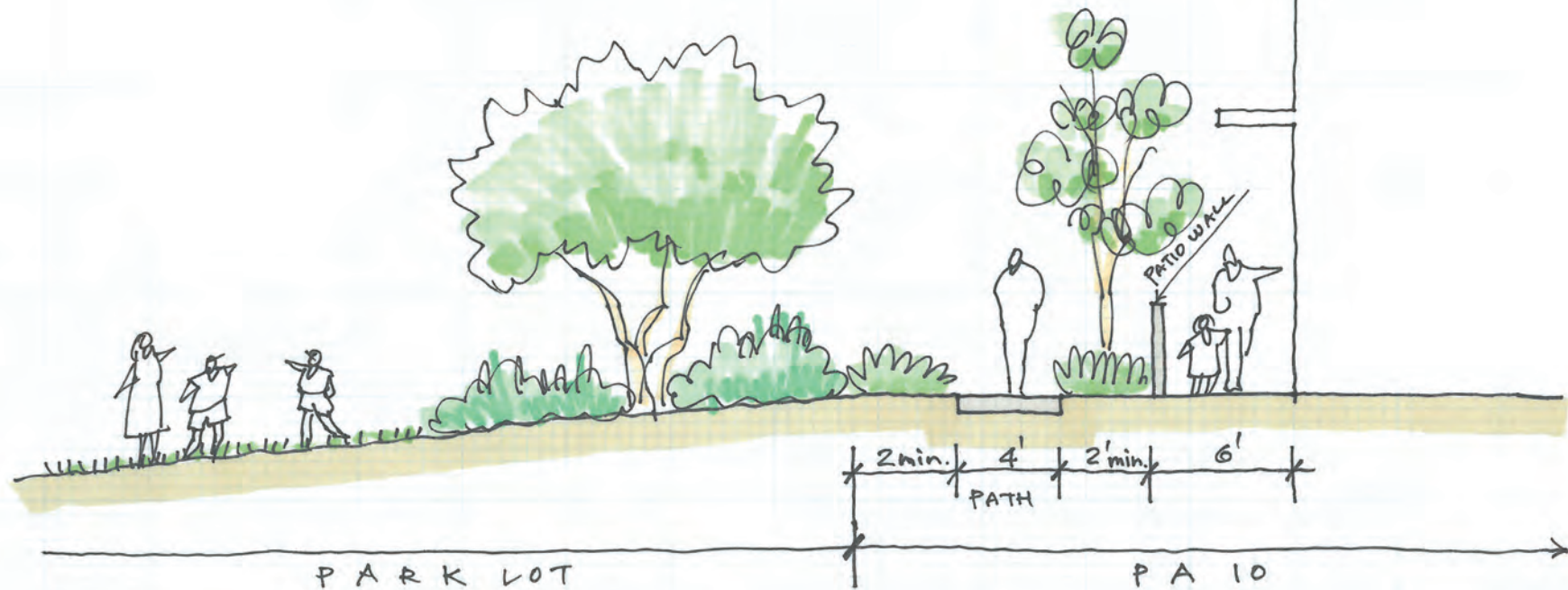


FIGURE 7-19 - SECTION #19

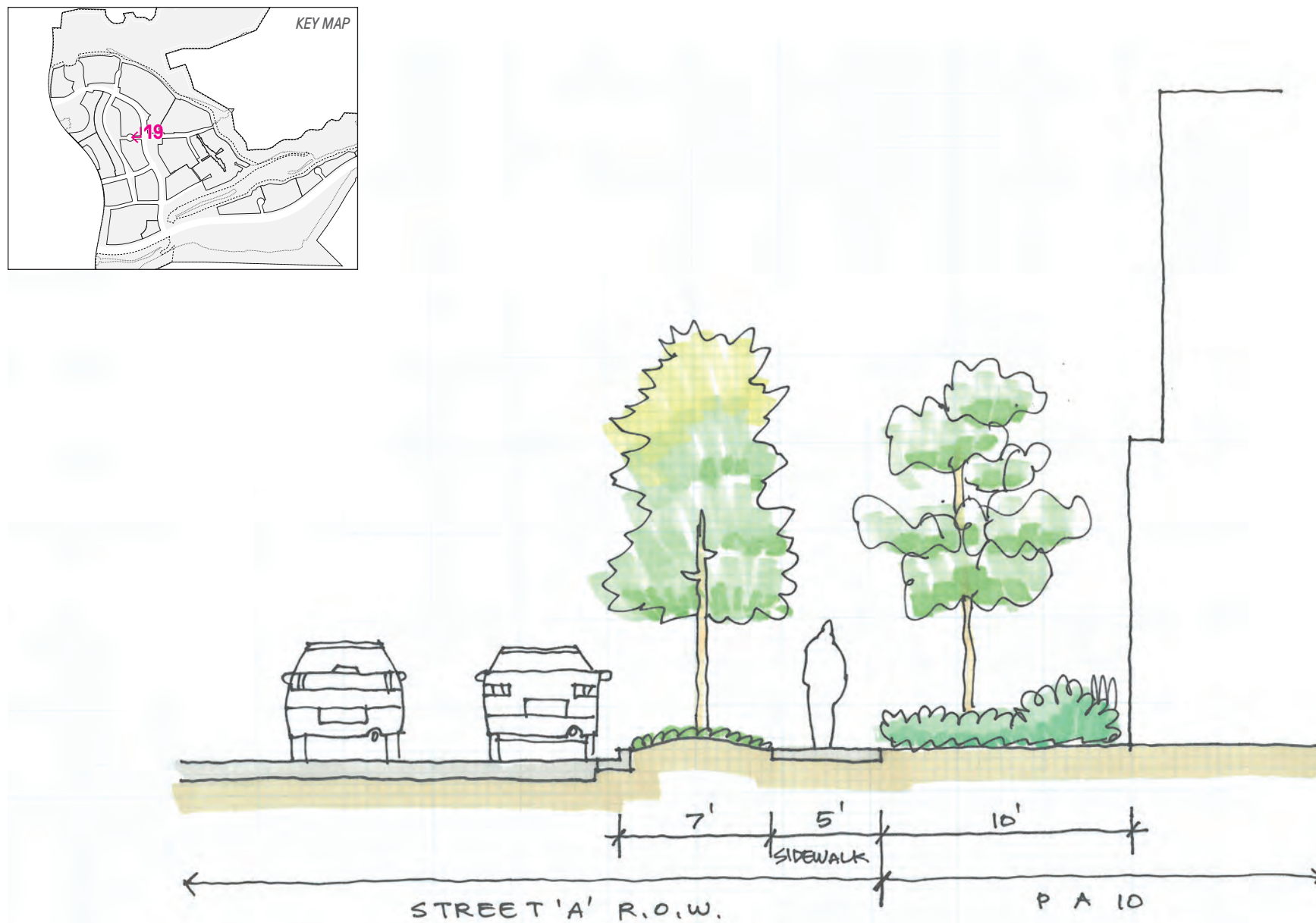


FIGURE 7-20 - SECTION #20

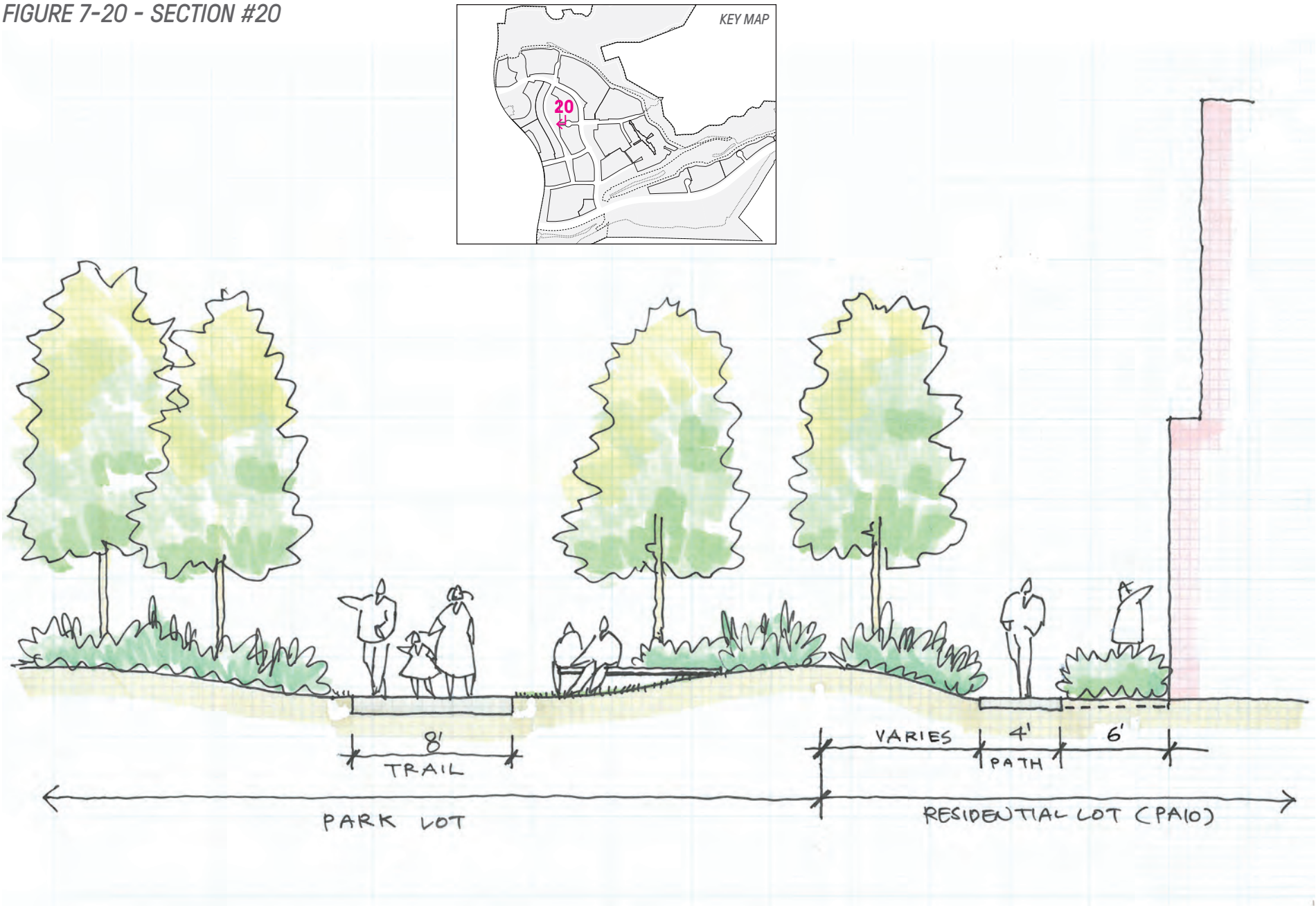


FIGURE 7-21 - SECTION #21

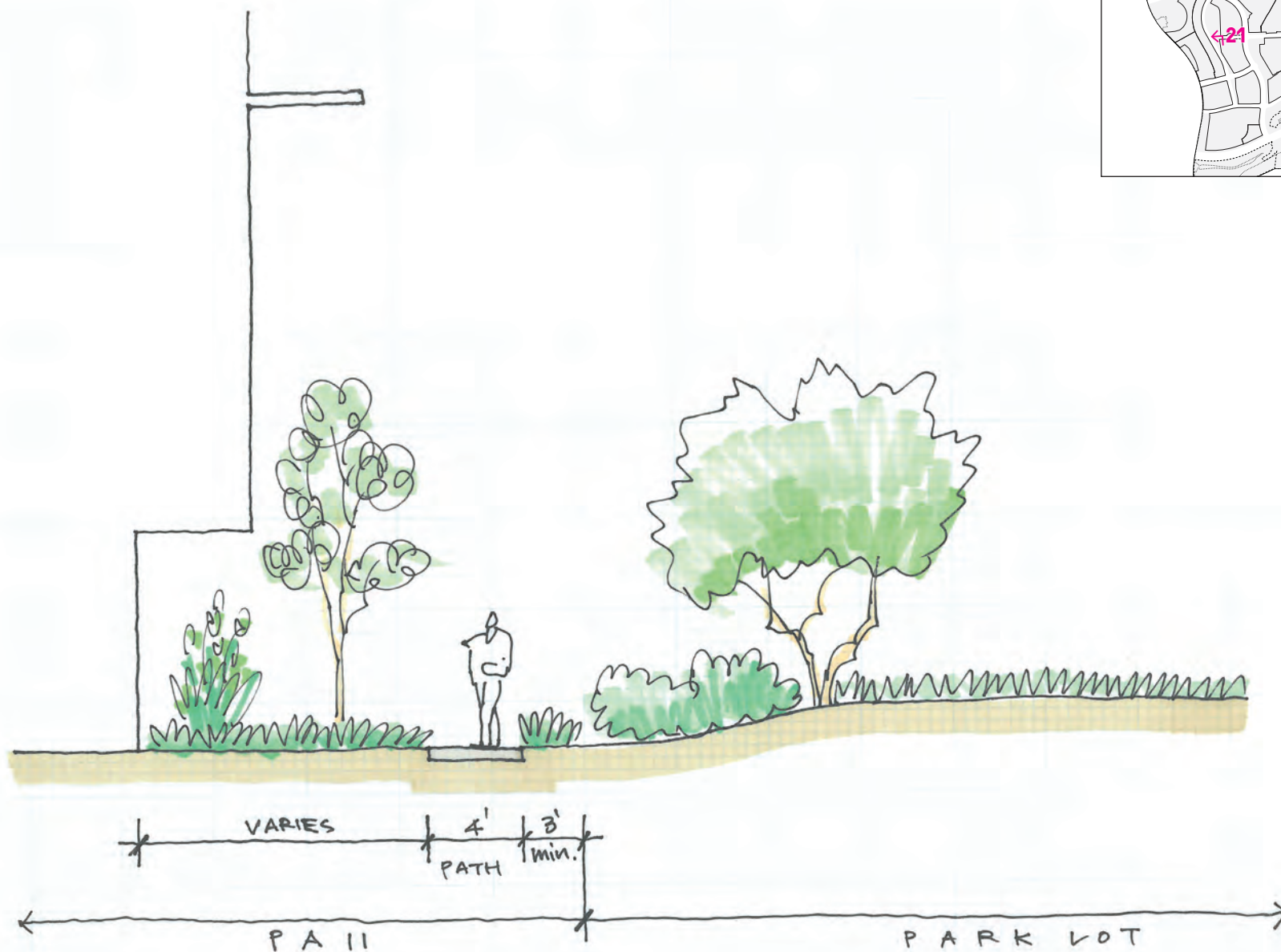
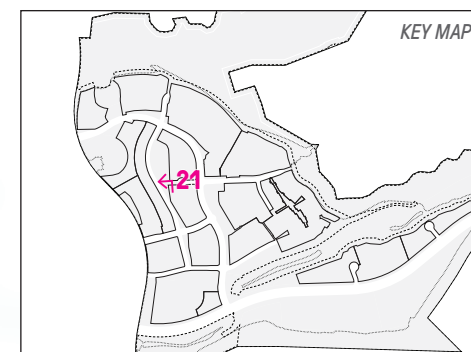


FIGURE 7-22 - SECTION #22

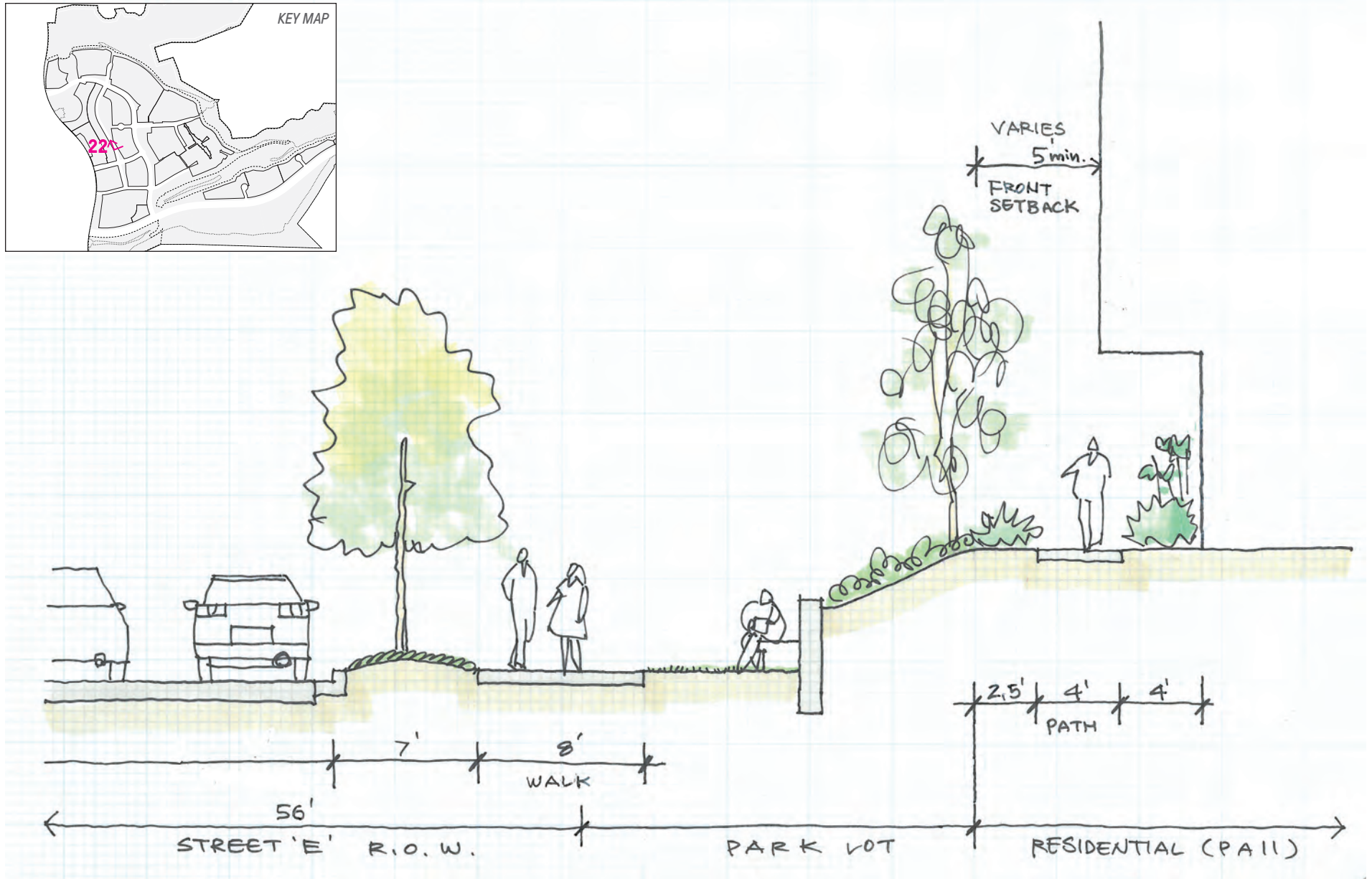


FIGURE 7-23 - SECTION #23

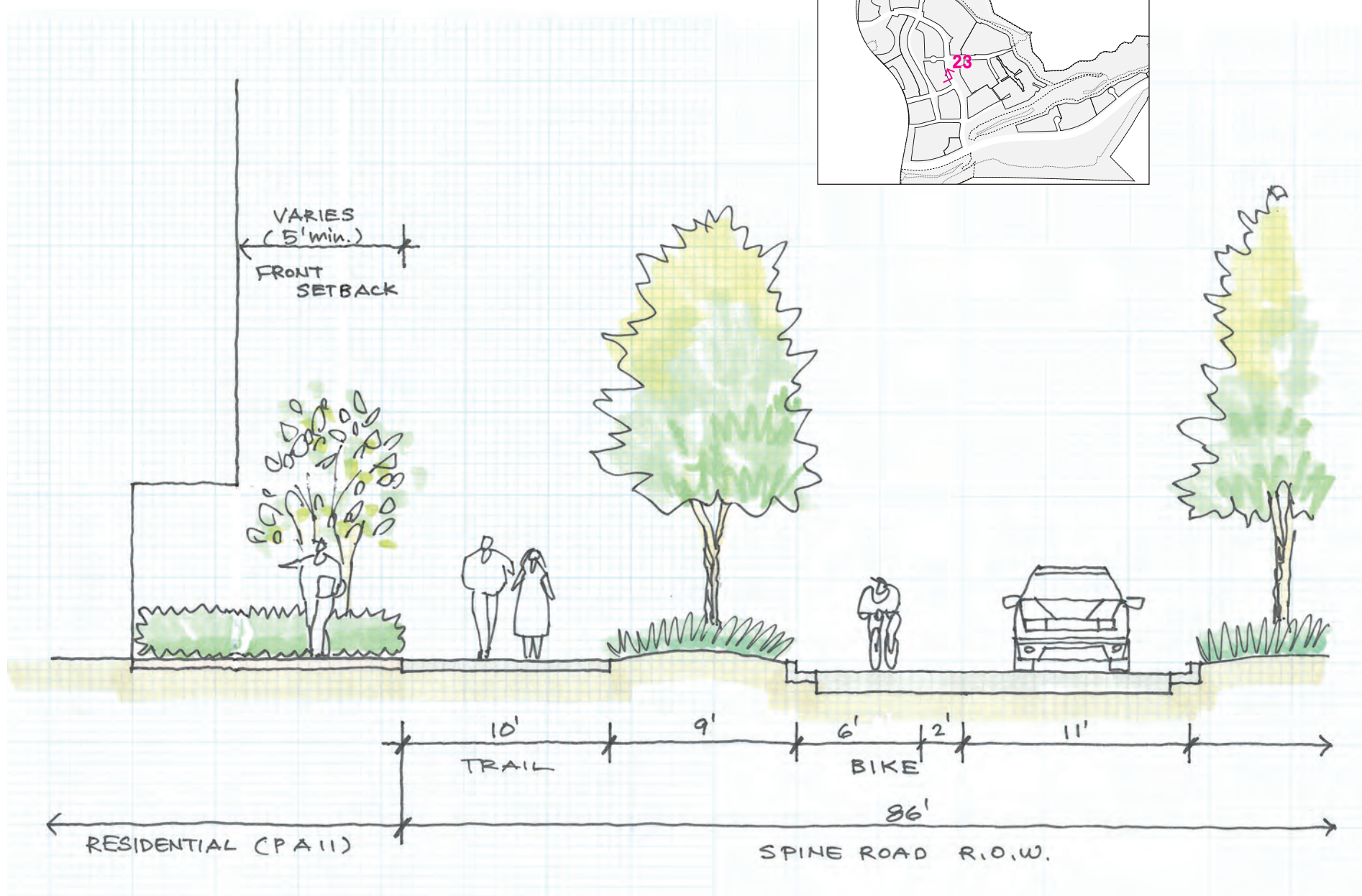


FIGURE 7-24 - SECTION #24

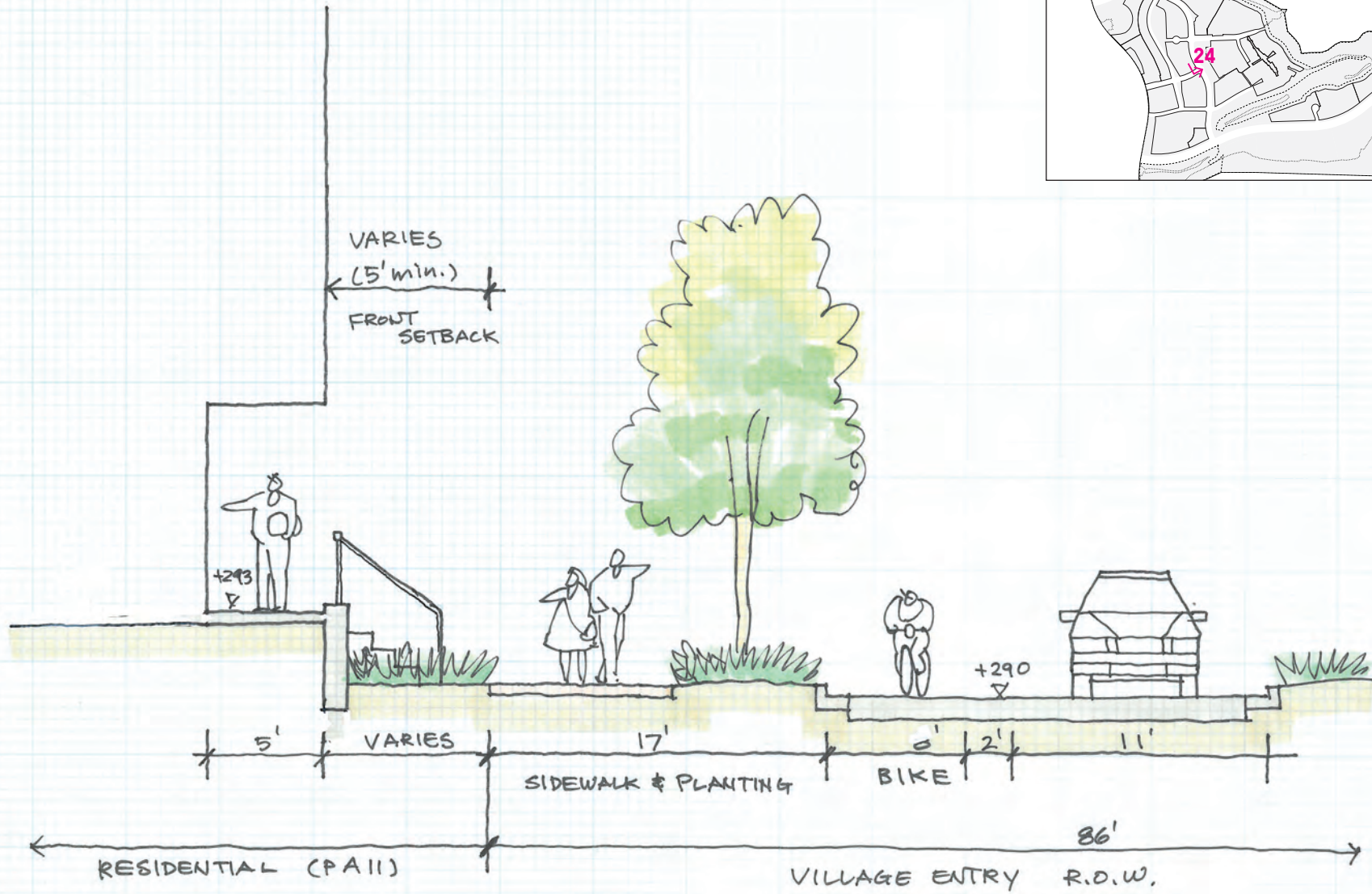


FIGURE 7-25 - SECTION #25

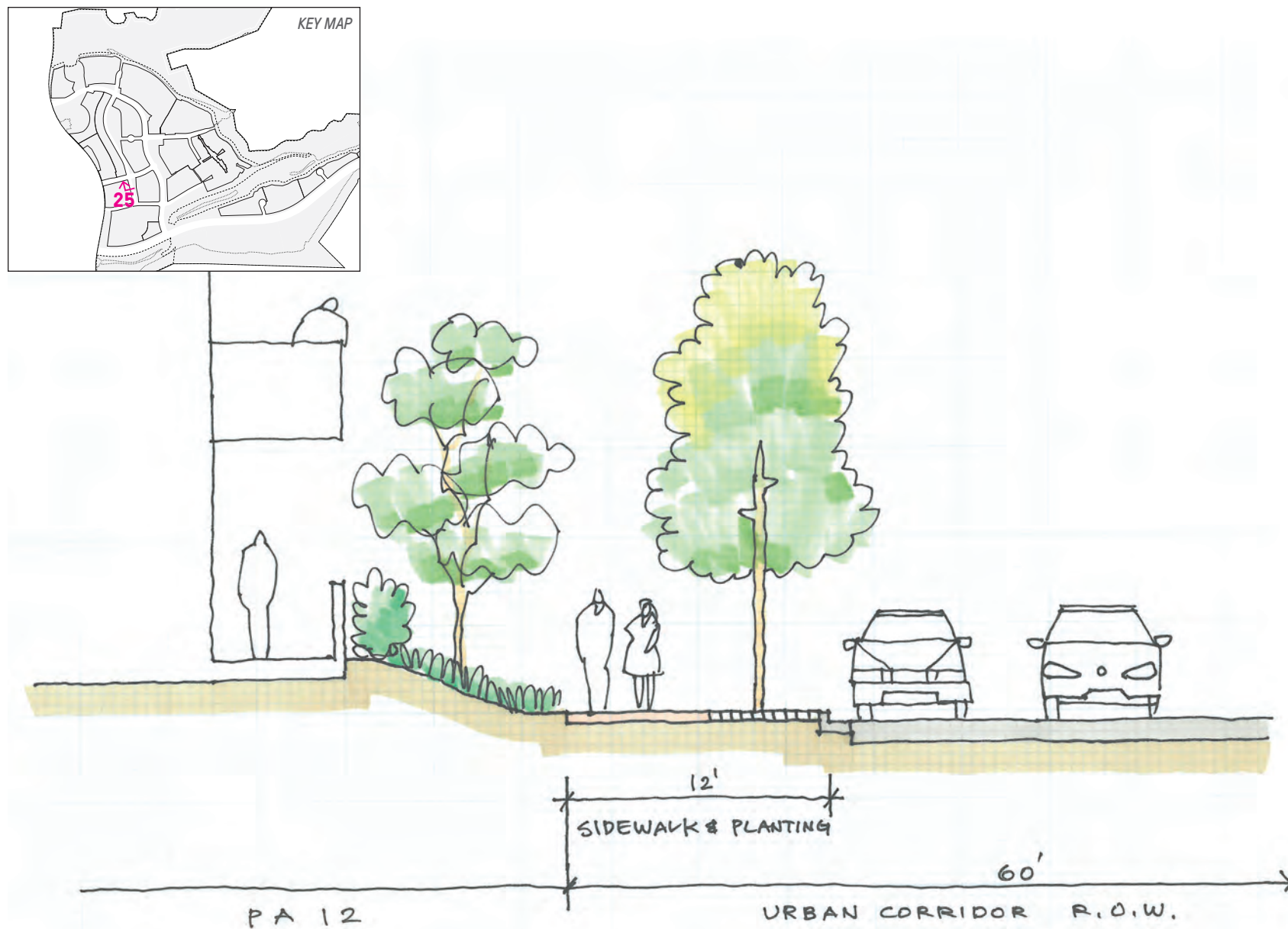


FIGURE 7-26 - SECTION #26

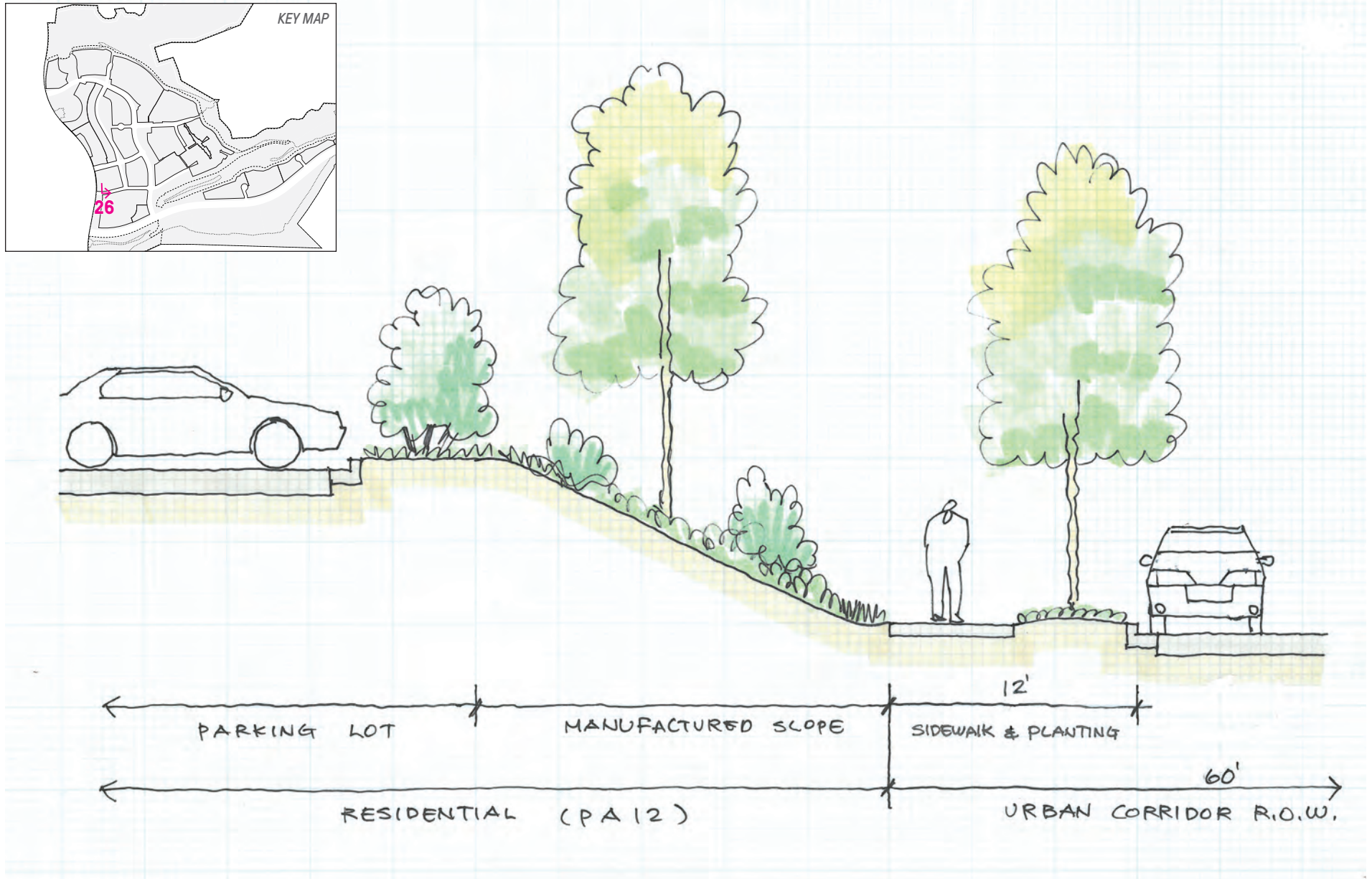


FIGURE 7-27 - SECTION #27

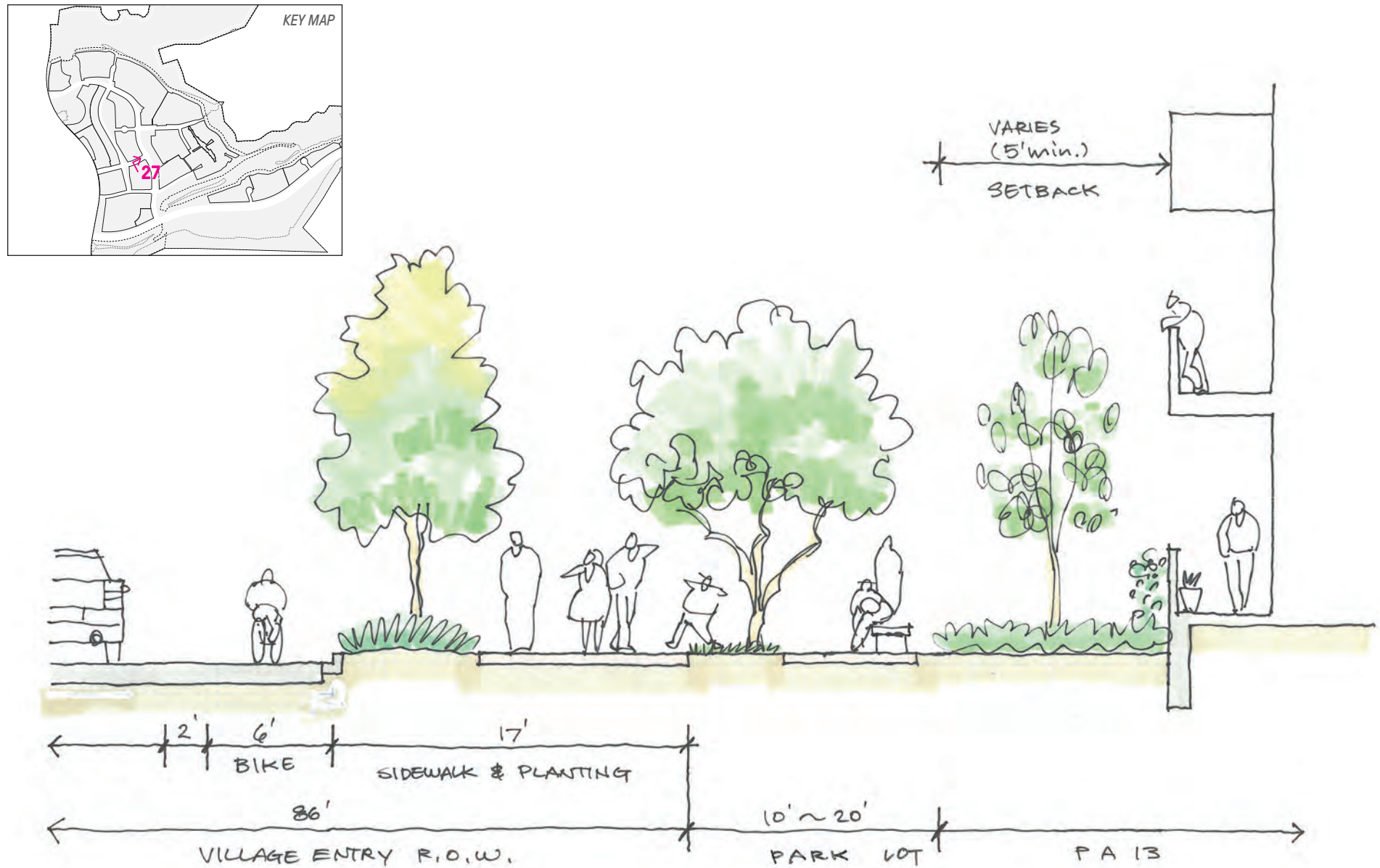


FIGURE 7-28 - SECTION #28

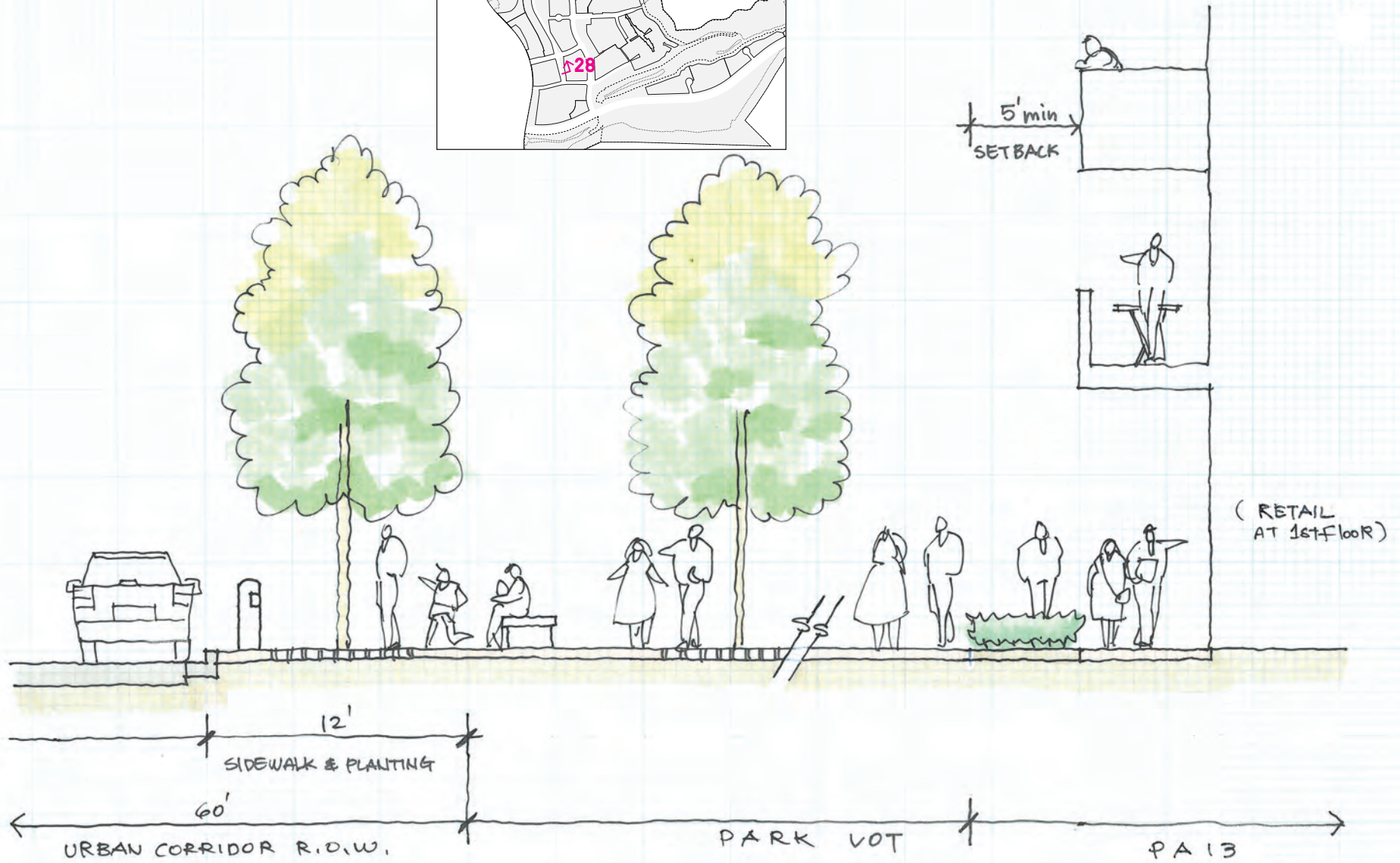
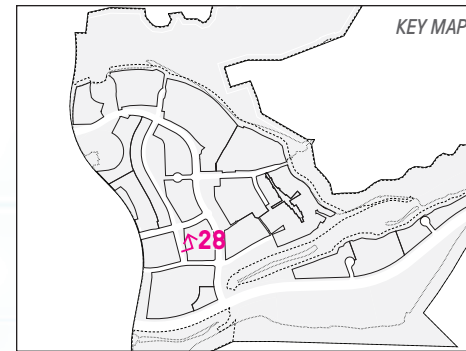


FIGURE 7-29 - SECTION #29

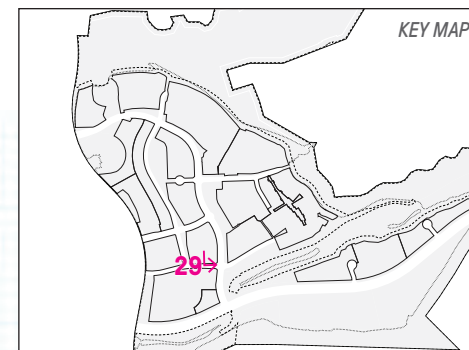
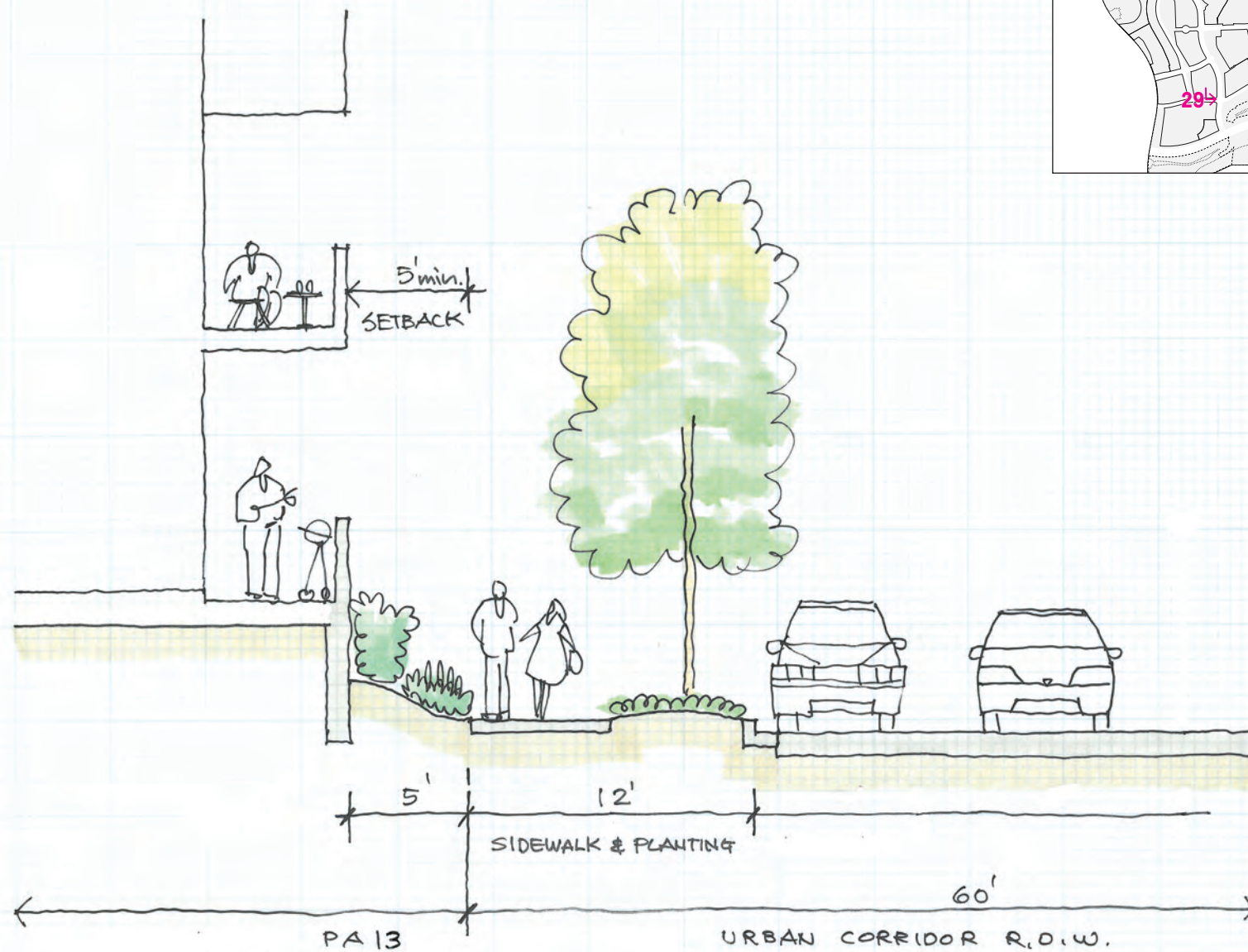


FIGURE 7-30 - SECTION #30

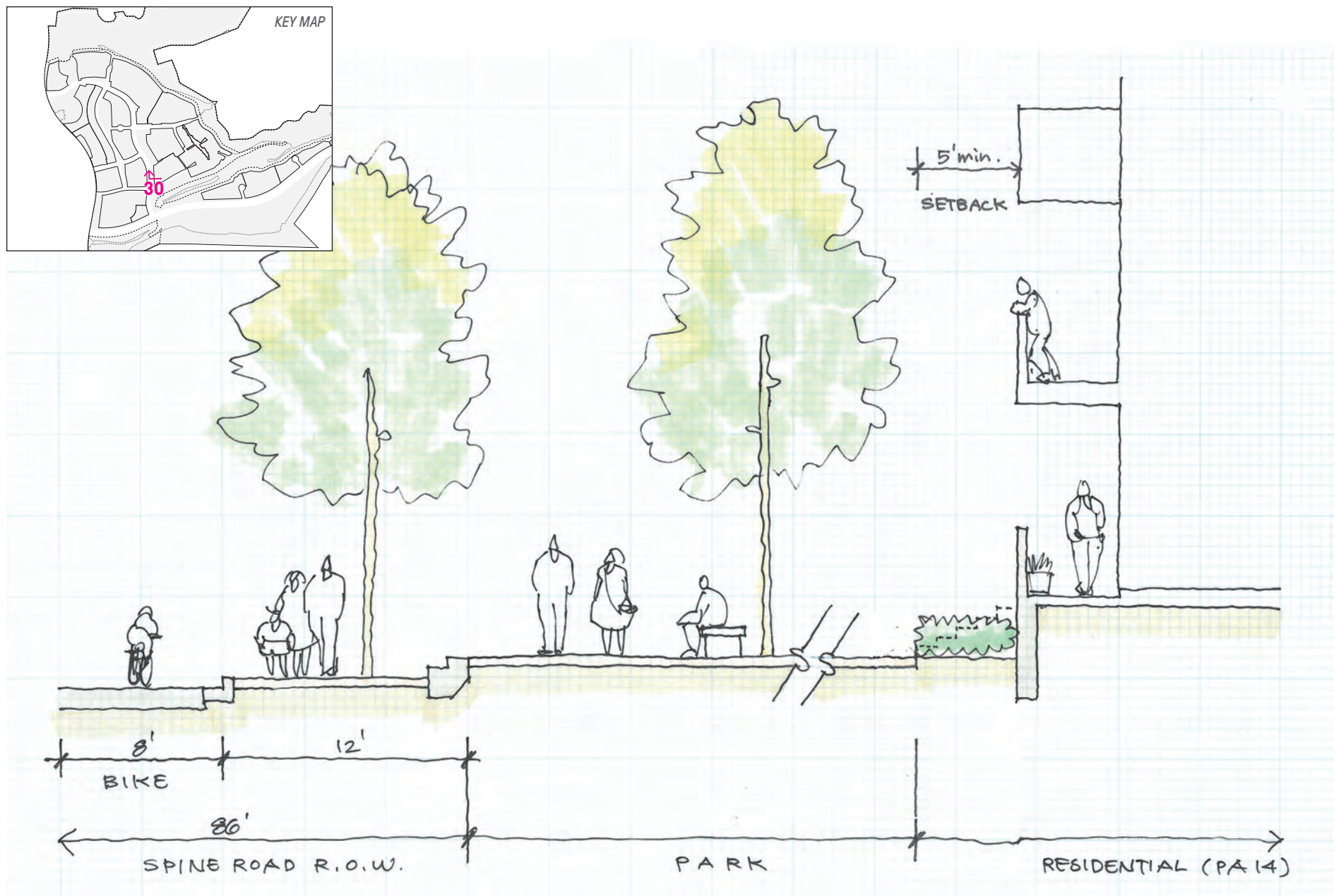


FIGURE 7-31 - SECTION #31

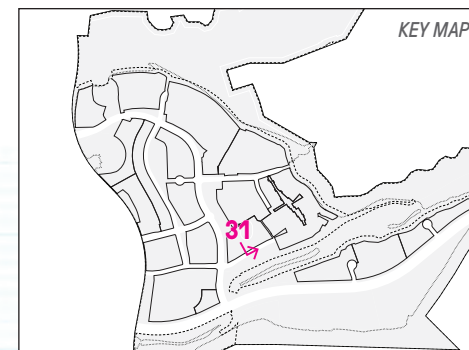
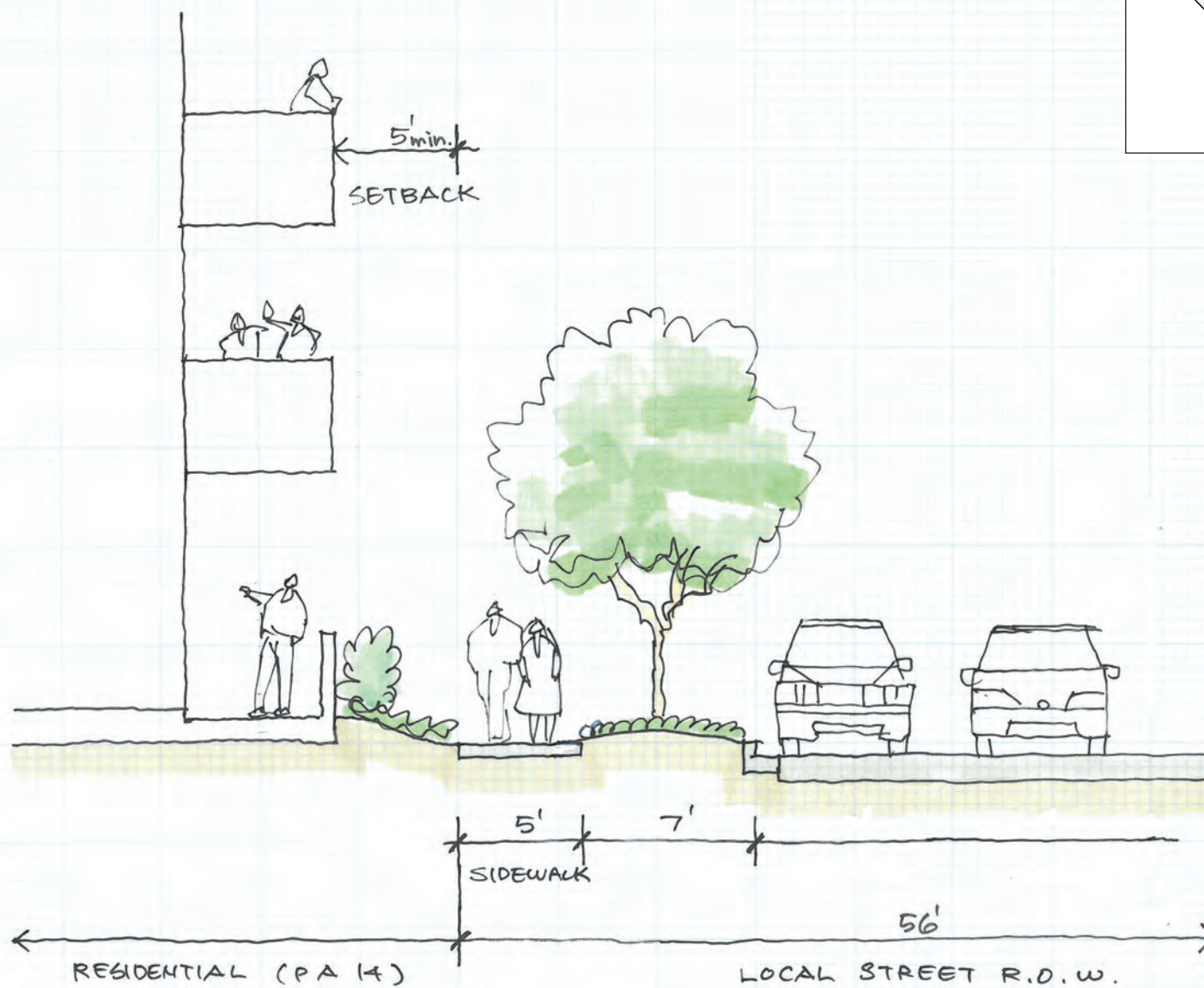
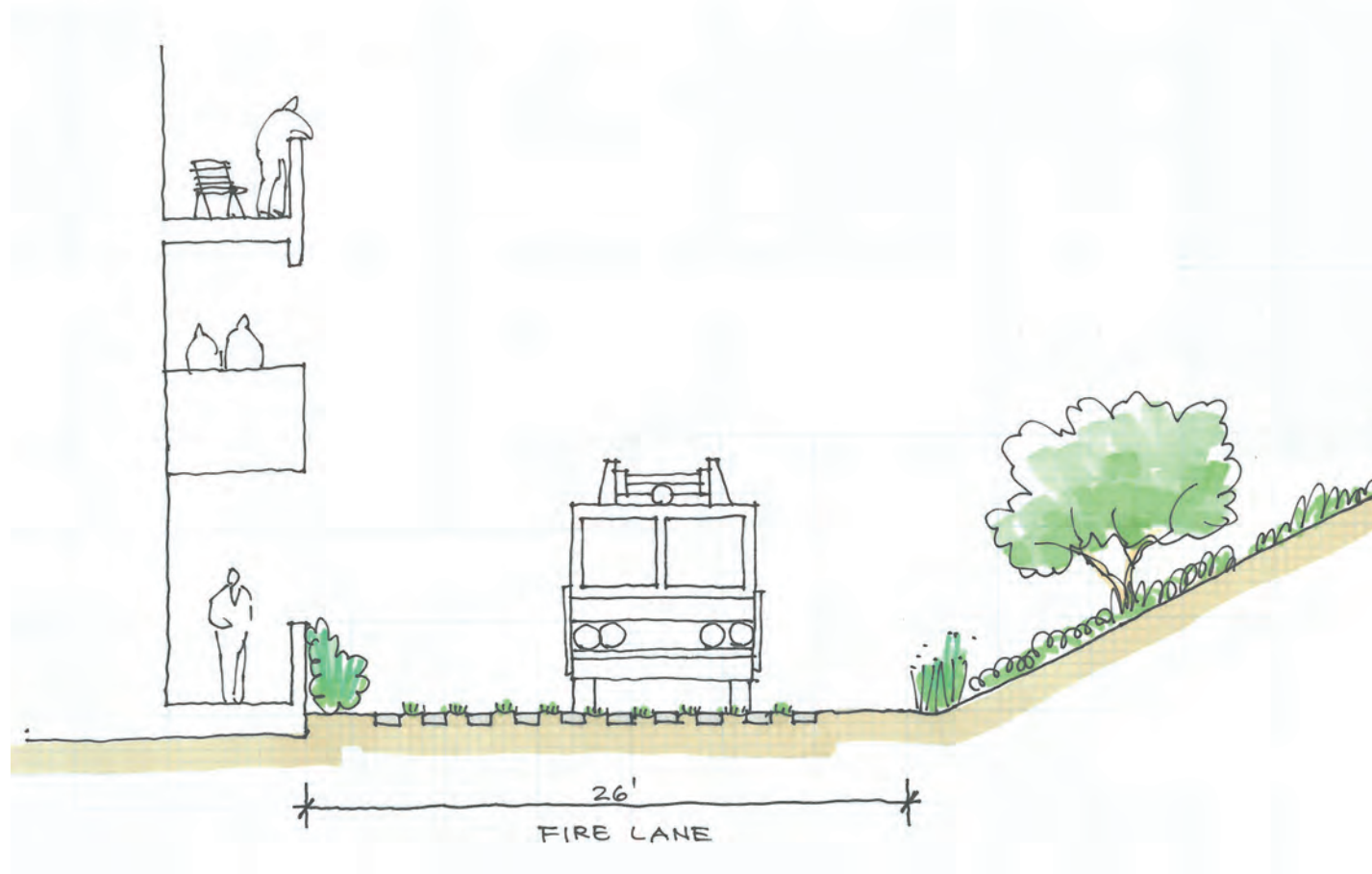
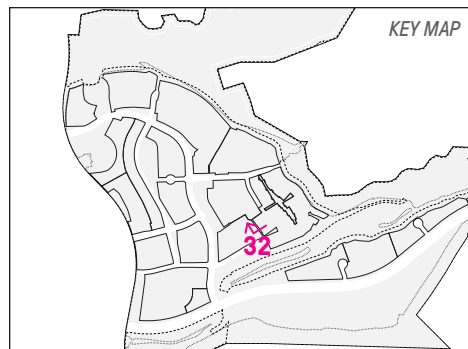


FIGURE 7-32 - SECTION #32



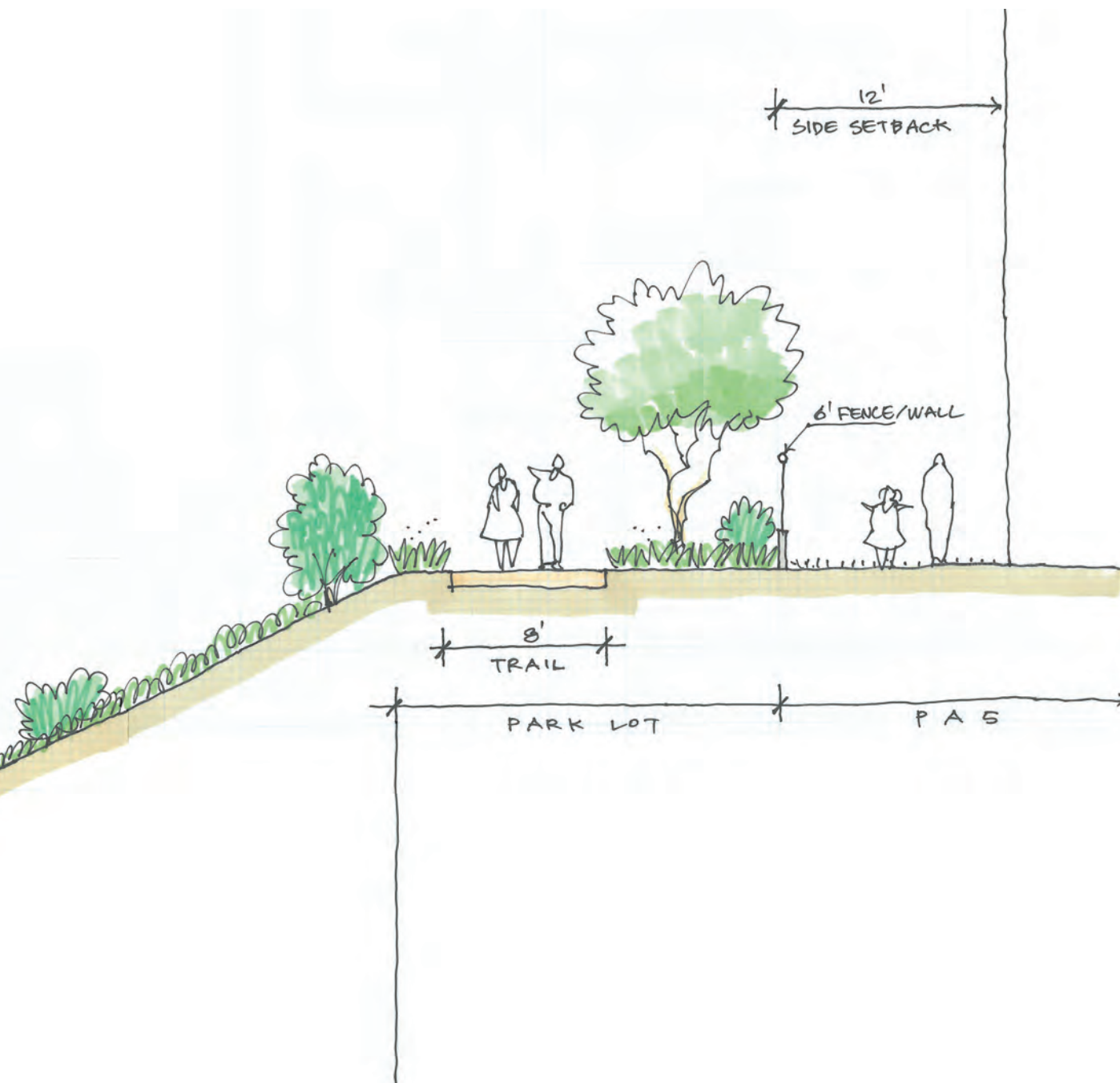
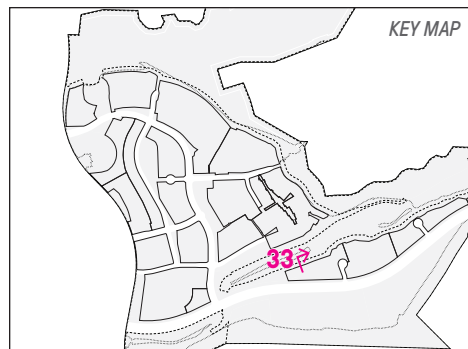


FIGURE 7-33 - SECTION #33



5' min
FRONT SETBACK

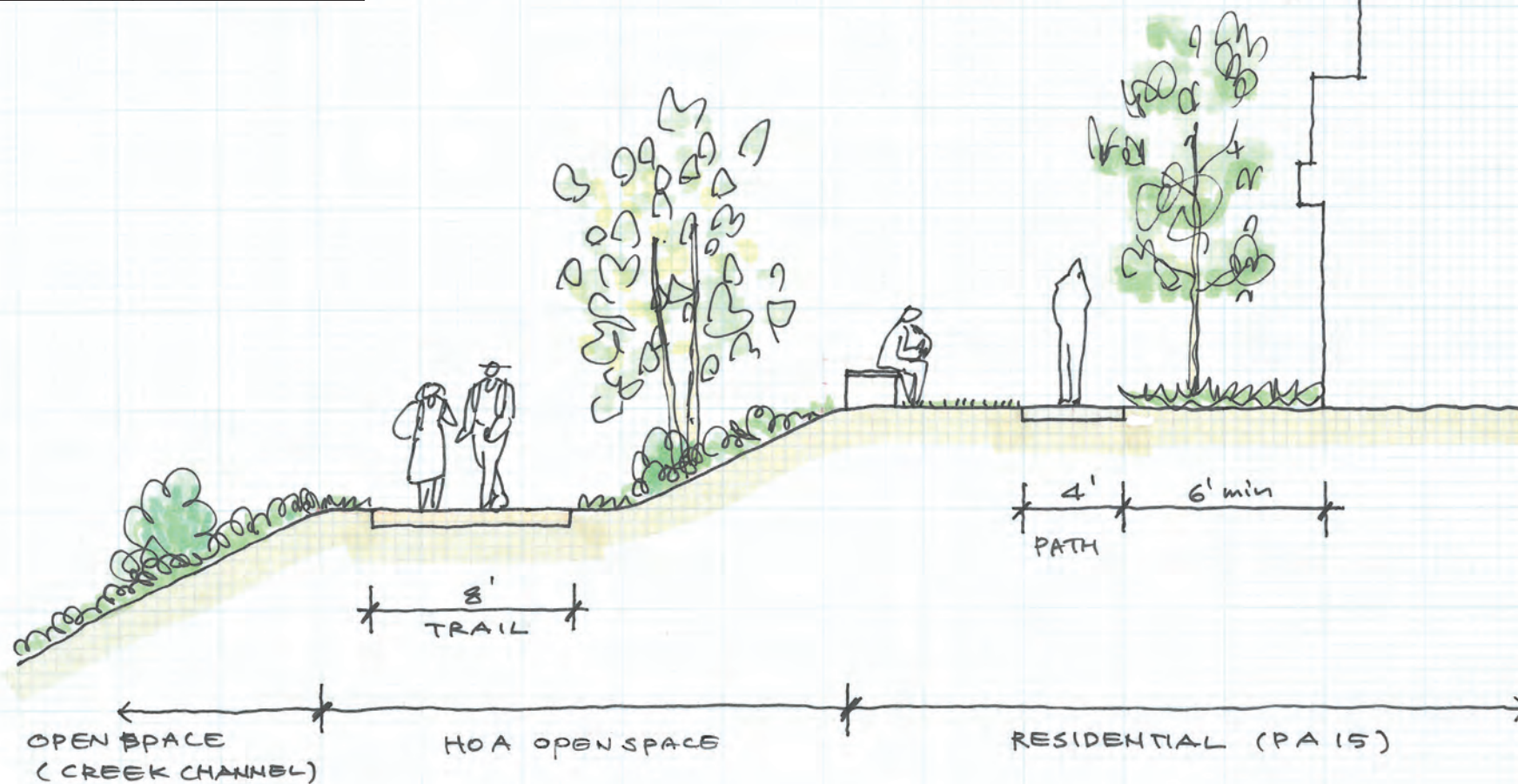


FIGURE 7-34 - SECTION #34

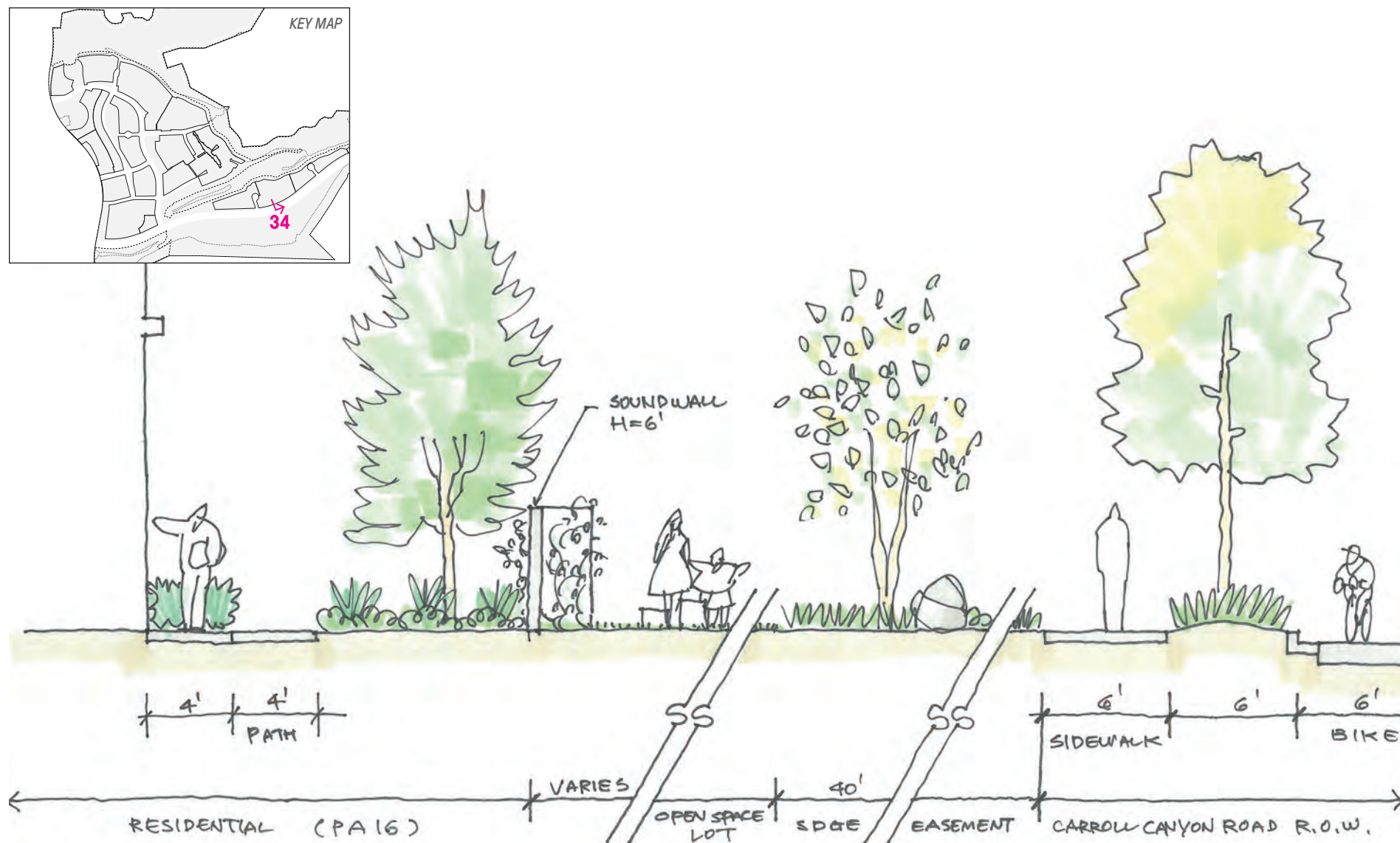


FIGURE 7-35 - SECTION #35

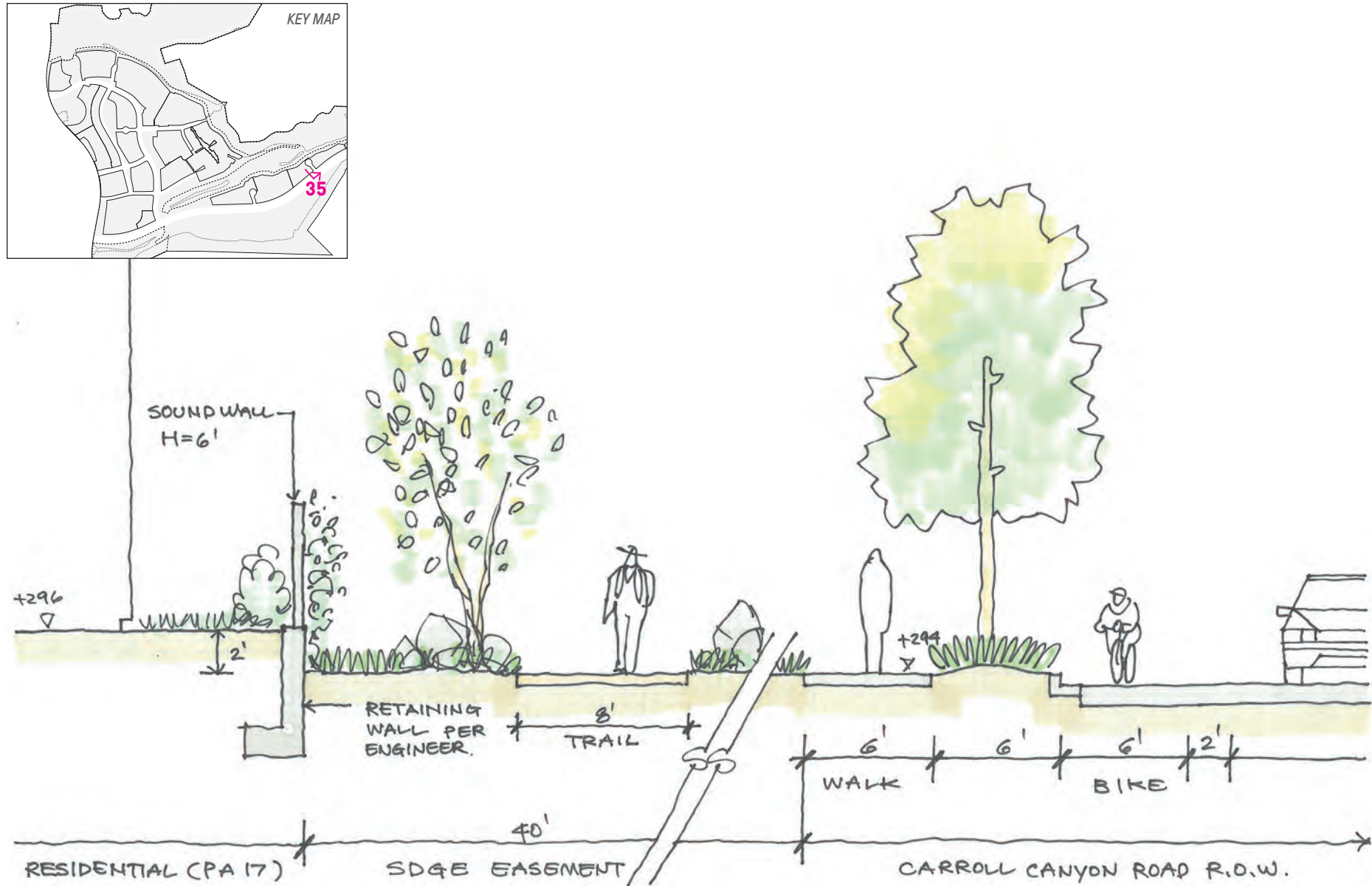


FIGURE 7-36 - SECTION #36

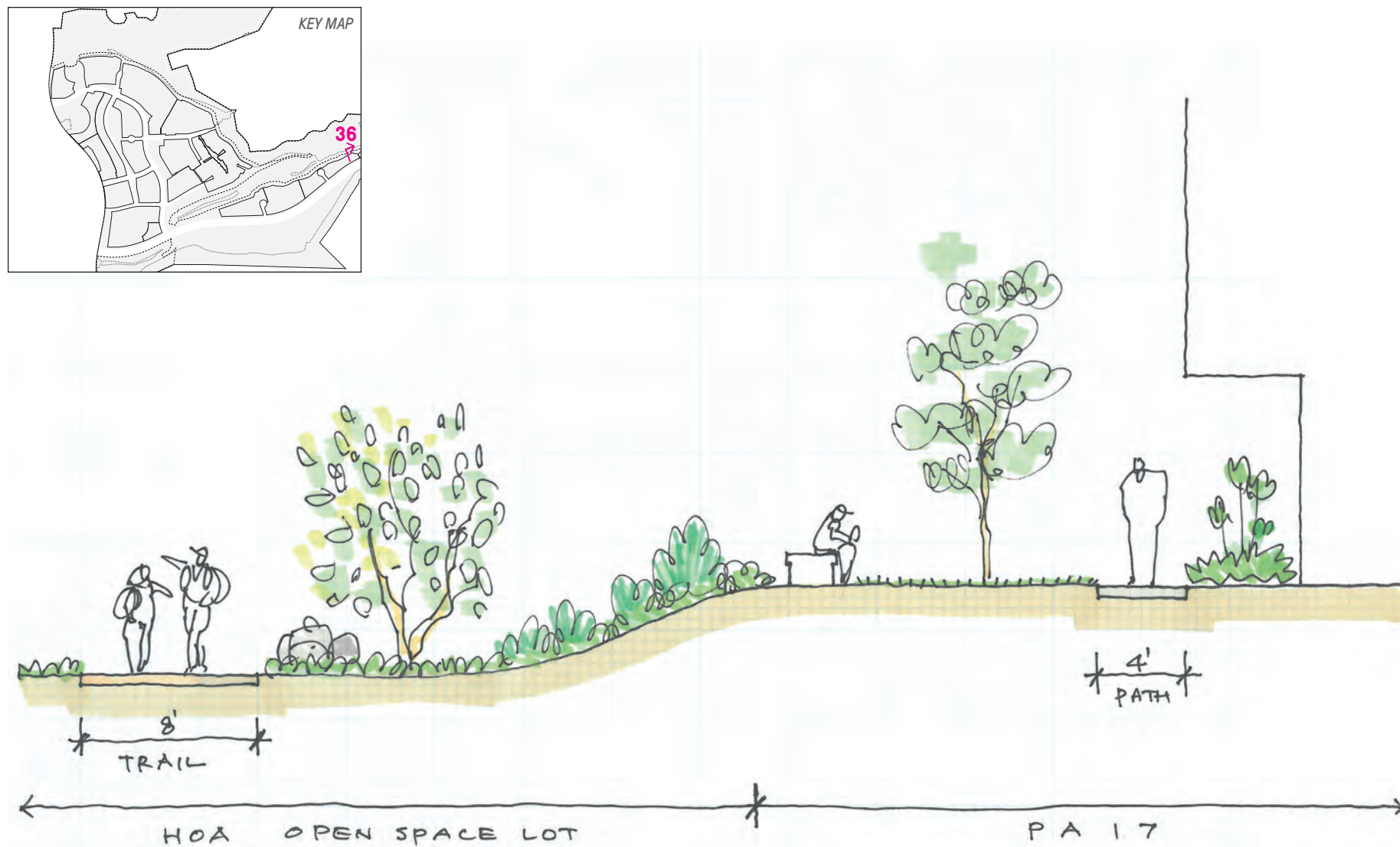


FIGURE 7-37 - SECTION #37

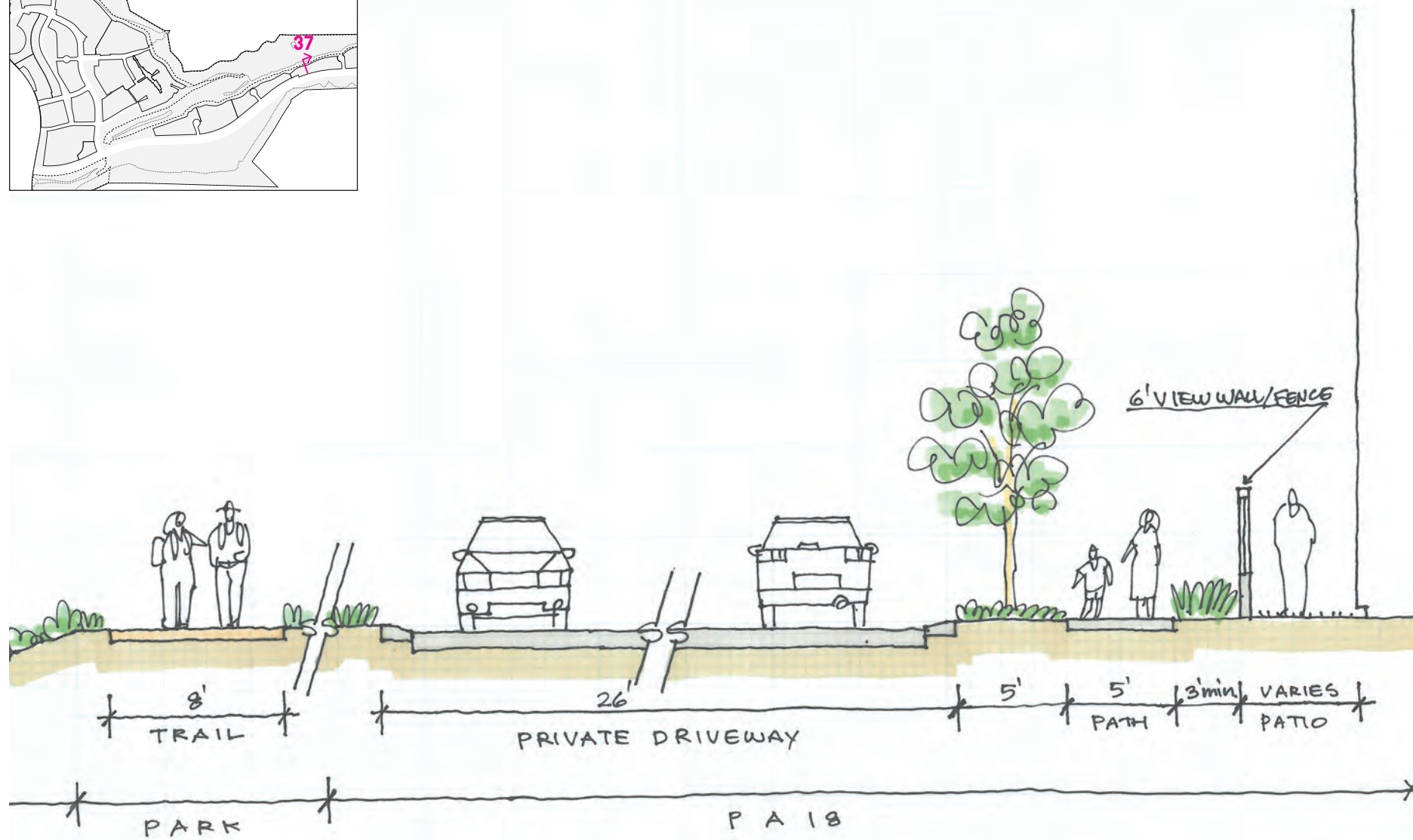
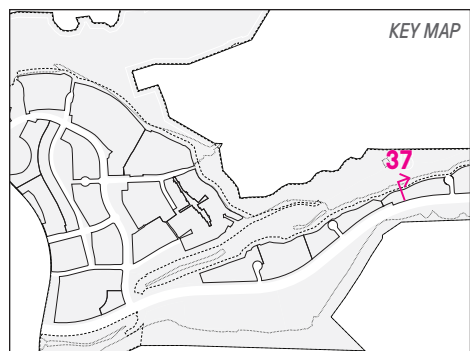


FIGURE 7-38 - SECTION #38

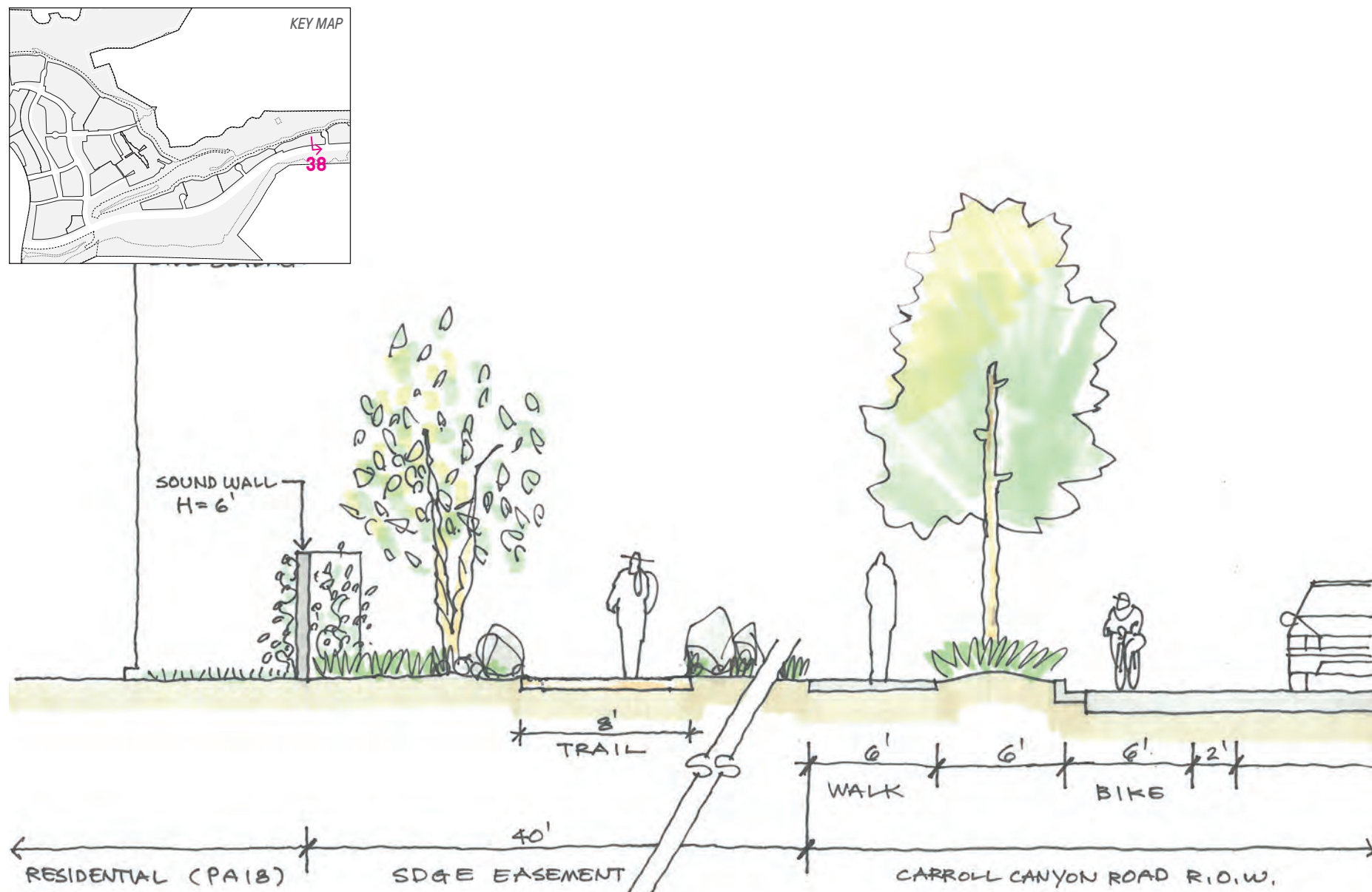


FIGURE 7-39 - SECTION #39-

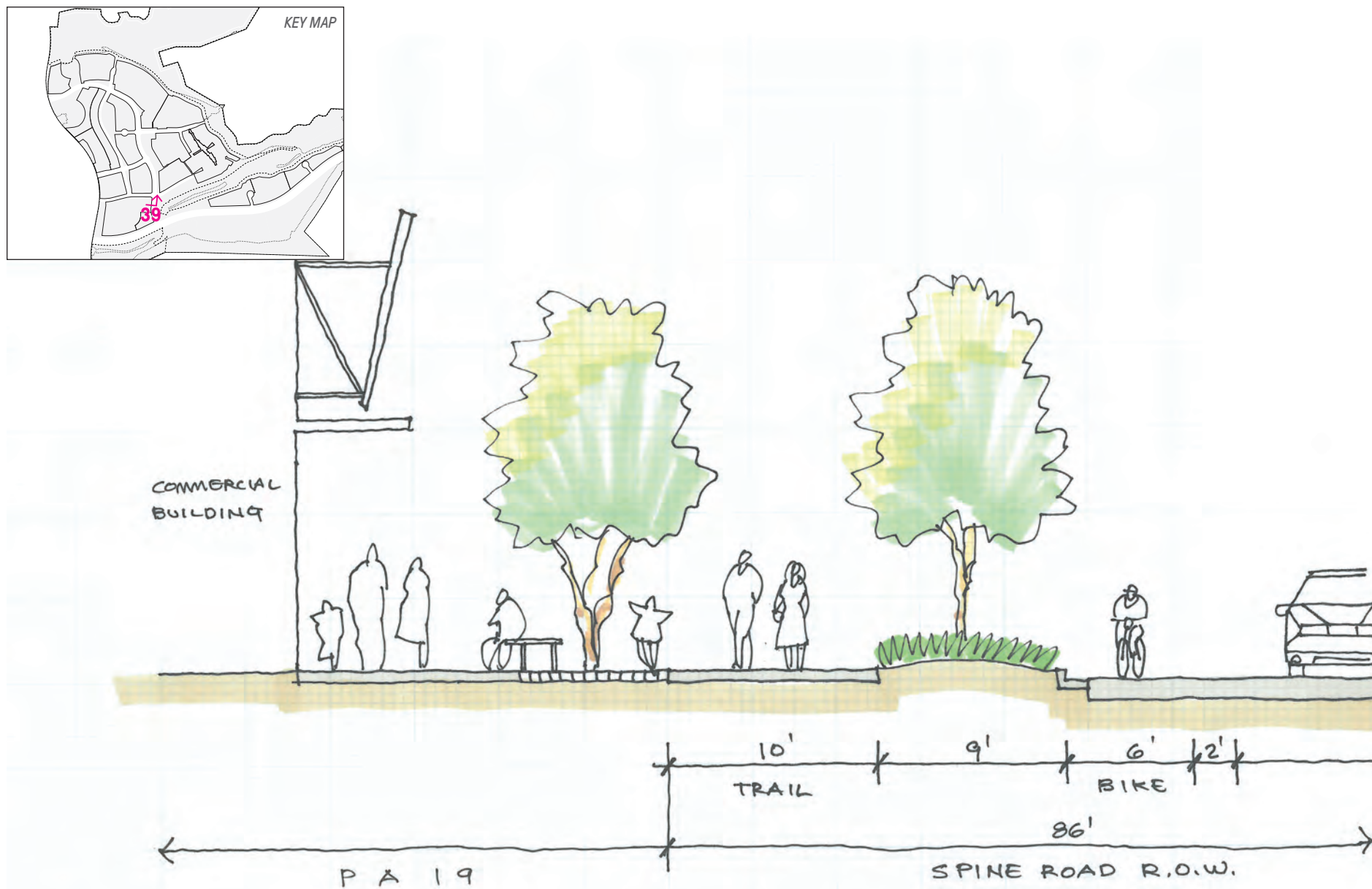
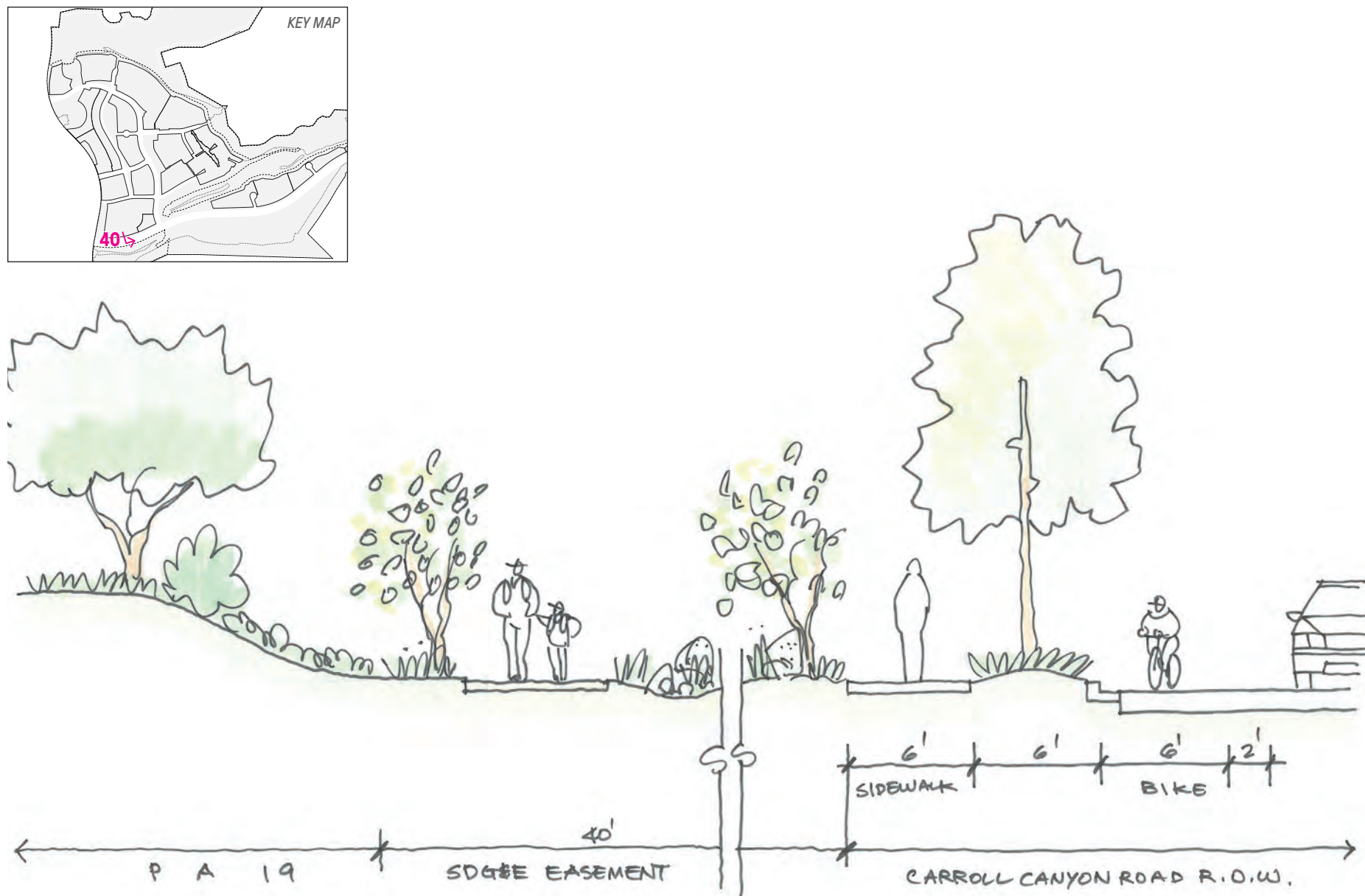


FIGURE 7-40 - SECTION #40





THIS PAGE IS INTENTIONALLY LEFT BLANK.



08

ROOT COLLECTIVE DESIGN GUIDELINES

PLANNING AREAS 13-14 AND 19-20



8.1 Introduction

The Root Collective is an approximately 40-acre Community Collective parcel that will serve as the epicenter for daily life and social interaction. Defining the term “Community Collective” means neither urban or suburban horizontal mixed-use district. Where lines between land uses are blurred by a connected and experiential public realm. The Root Collective is envisioned to be an interconnected mingling of diverse activities, serving the 3Roots residential districts, the adjacent Fenton Business Park and Industrial Park to the south, the existing Parkdale residential neighborhood and the regional recreation areas and trails. Acting as the community anchor, the Root Collective will embrace an urban vibe, including vertically-oriented residential living, co-work/creative work places, small-scale shops and restaurants, public spaces, socializing spaces, entertainment areas and other public-oriented areas that celebrate connectivity between people in a fun, dynamic and social way.

Adding to the dynamics will be a mobility hub that provides transportation services offering an alternative to single use occupancy vehicles. Persons living or working nearby will have many

ground transportation opportunities to get somewhere else, including buses, a ride-share zone for persons on foot, by bike or electric vehicle. There will be dedicated areas for private shuttles and other ride-hailing services.

On the north side of this district will be three parcels emphasizing compact homes in a vertical lifestyle. Some will have ground-level shops to further promote street life and social interaction. By concentrating the urban character in the Root Collective, a strong sense of community will flourish, bring dynamic living to a new generation of those seeking a creative lifestyle where living, working, playing and collaborating can happen simultaneously in one vibrant district.

VISION



8.2 Vision

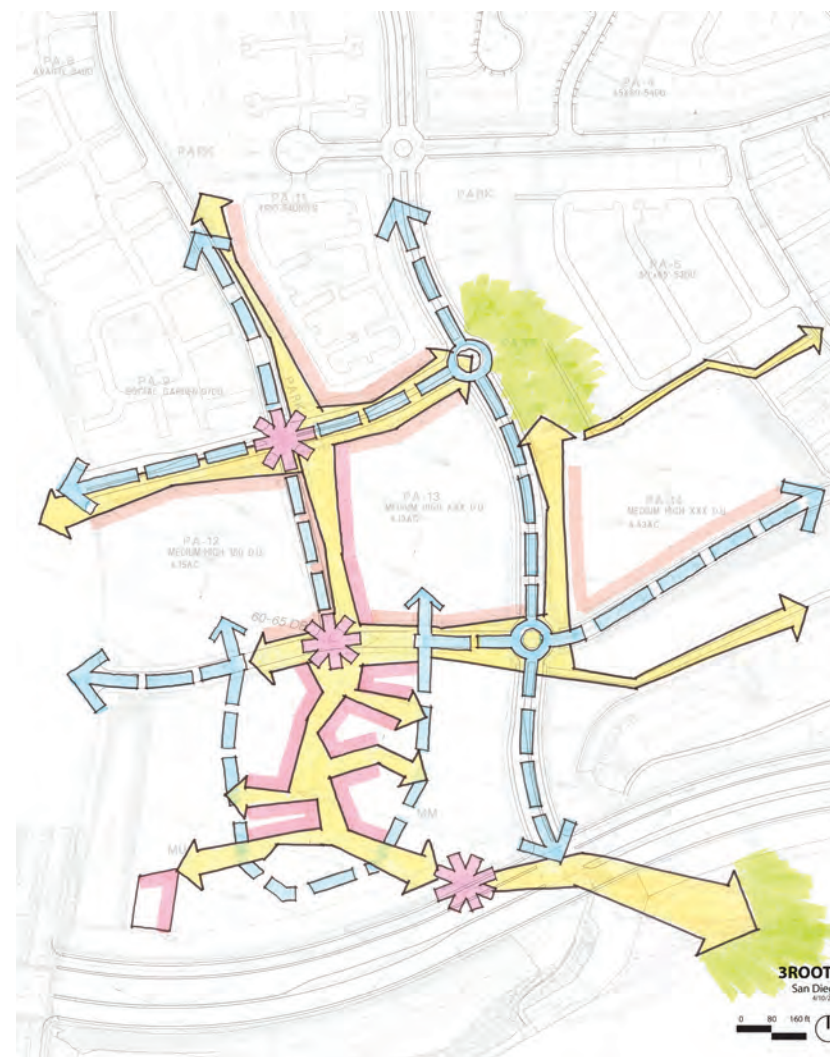
The Community Collective is the heart of the community and in many ways serves as the “downtown” setting for the Community Collective and the overall 3Roots community at large. By being able to attract residents and visitors alike, it will become like other charming districts that have successfully woven together retail shops, outdoor areas, transportation staging and other key features that celebrate lifestyle. The goal is to make the district easily attainable and easily accessible, by weaving trails, transportation routes, walking routes, event gathering spaces and other public realm areas. The Community Collective will serve as the central hub to the community, increasing the compatibility of residents and visitors when they come together in one dynamic place.

MAP KEY

- Pedestrian Circulation
- Vehicular Circulation
- ✱ Key Entry Points
- Urban Edge Conditions

Note: All photographs are for illustrative purposes.

FIGURE 8-1 COMMUNITY COLLECTIVE CONCEPT DIAGRAM



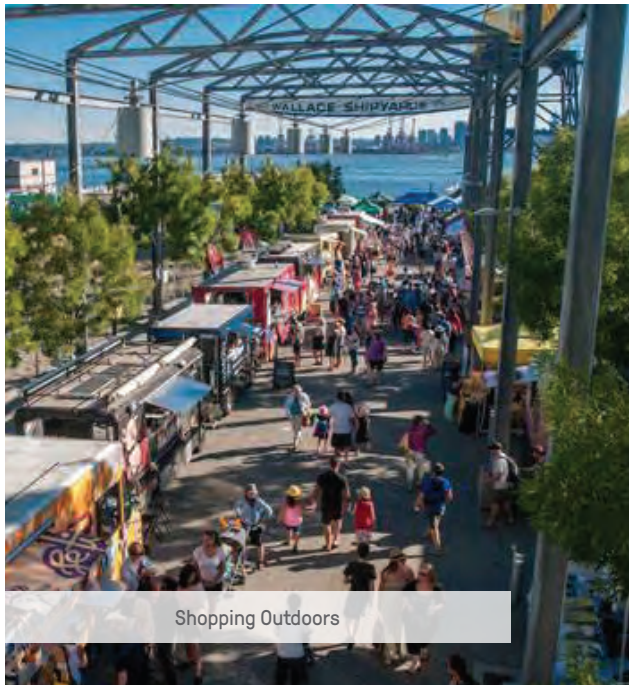
VISION

8.2.1 Lifestyle

- Outdoor living
- Playing Outdoor
- Drinking and dining outdoors
- Social interaction
- Shopping outdoors
- Networking outdoors
- Casual atmosphere



Drinking and Dining Outdoors



Shopping Outdoors



Playing Outdoor



Social Interaction



ATTACHMENT 22



Casual Atmosphere



Drinking and Dining Outdoors

VISION

8.2.2 Character

- Industrial
- Urban
- Random
- Dynamic
- Vibrant
- Edgy
- Creative
- Artsy
- Diverse
- Layered materials, textures & colors



Layered Materials, Textures & Colors



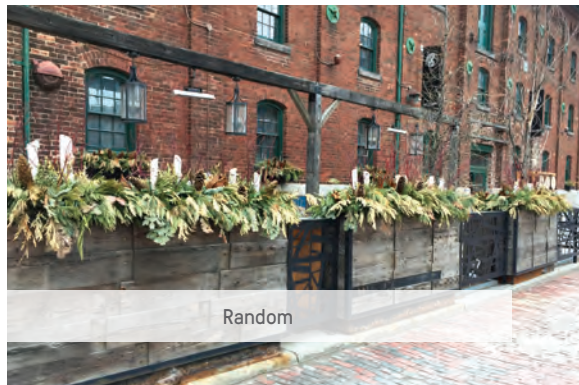
Artsy



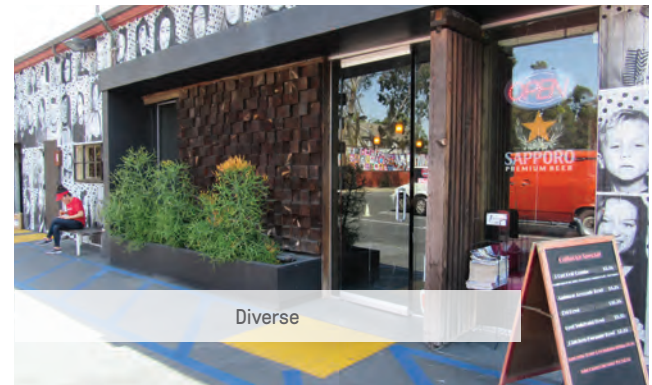
Industrial



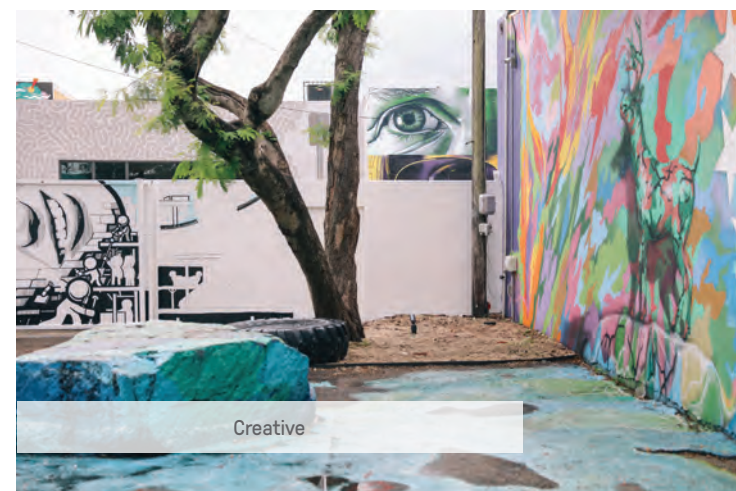
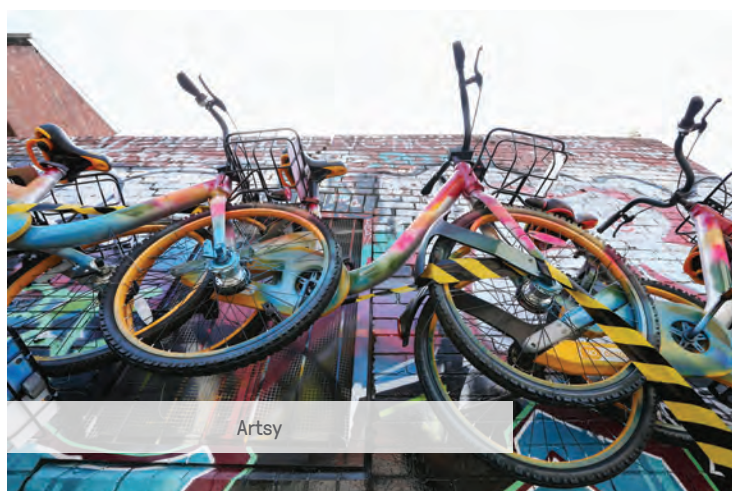
URBAN



Random



Diverse



PLANNING AREAS

8.3 Planning Areas

The models shown in the Land Use section of these guidelines represent a range of potential design solutions for PA-13, PA-14, PA-19 and PA-20. All diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

LEGEND

- Base Zone RM-3-9
- Base Zone CC-2-4

(see Chapter 5 for zoning information)

FIGURE 8-2 COMMUNITY COLLECTIVE LAND USE PLAN

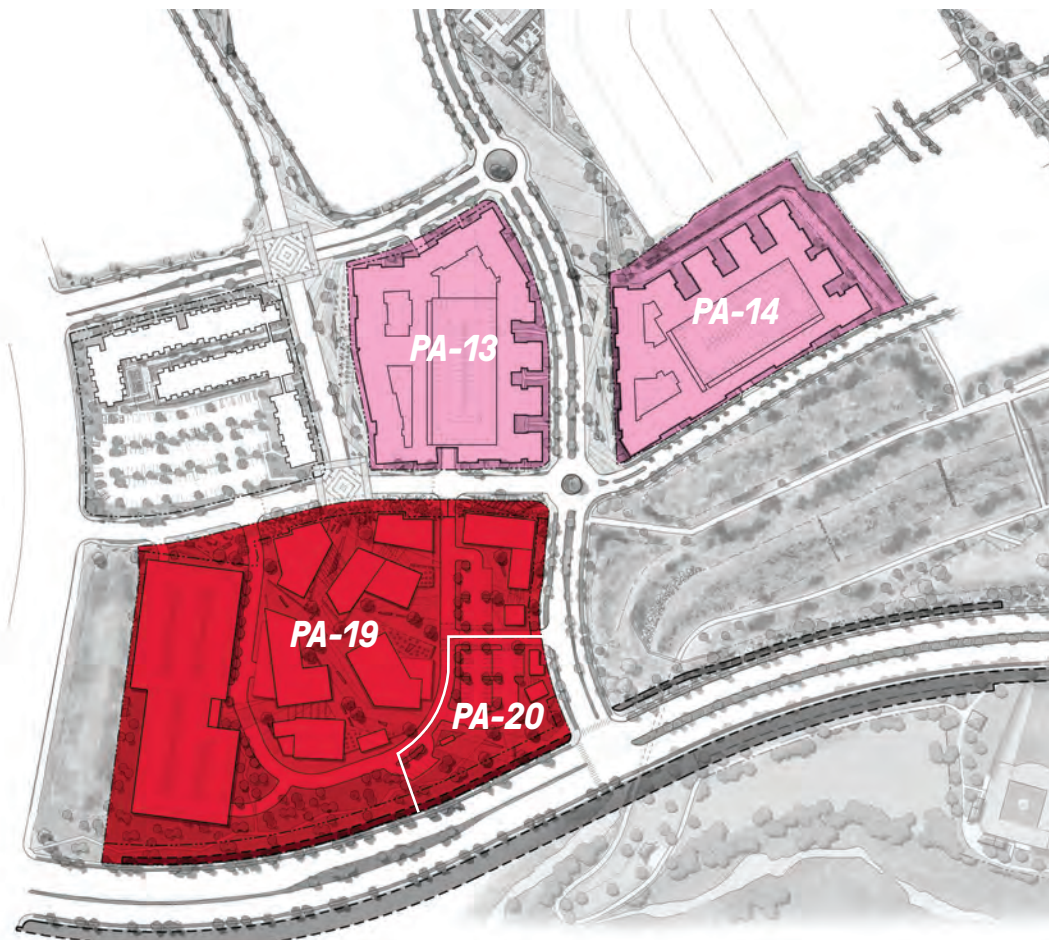




FIGURE 8-3 MIXED-USE PA-13 PLAN

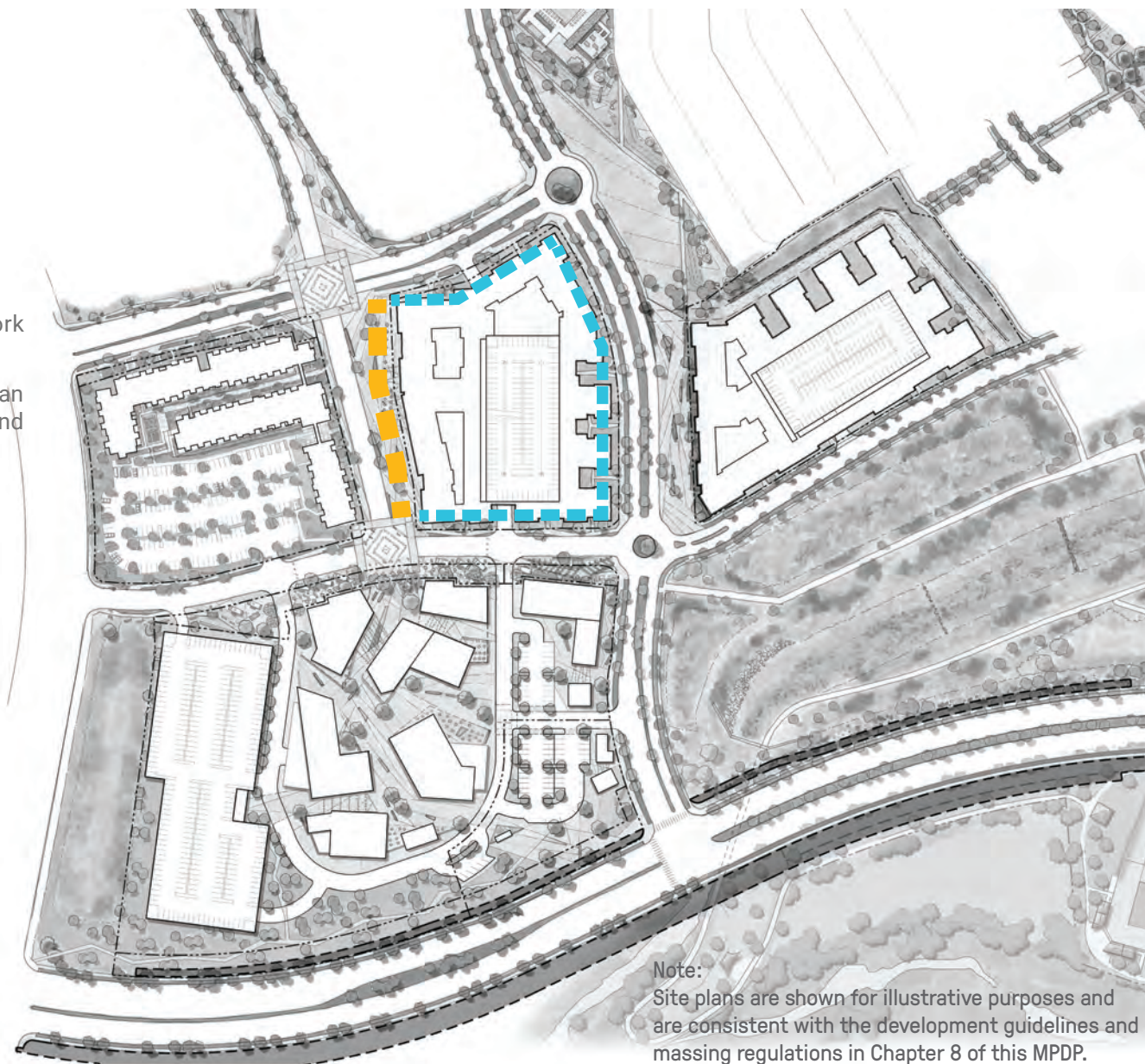
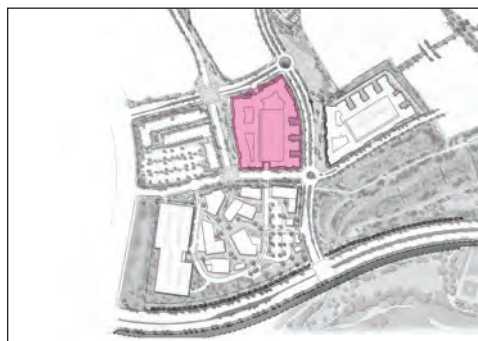
Note: High Density Footprints Shown

MAP KEY

-  Ground level retail or live/work required along plaza
-  Buildings to encourage pedestrian activity and interest at the ground floor level

Mixed Use PA-13 Stats:
Size: 4.1 Acres
Base Zone: RM-3-9

KEY MAP





Note:
Site plans are shown for illustrative purposes and are consistent with the development guidelines and massing regulations in Chapter 8 of this MPDP.

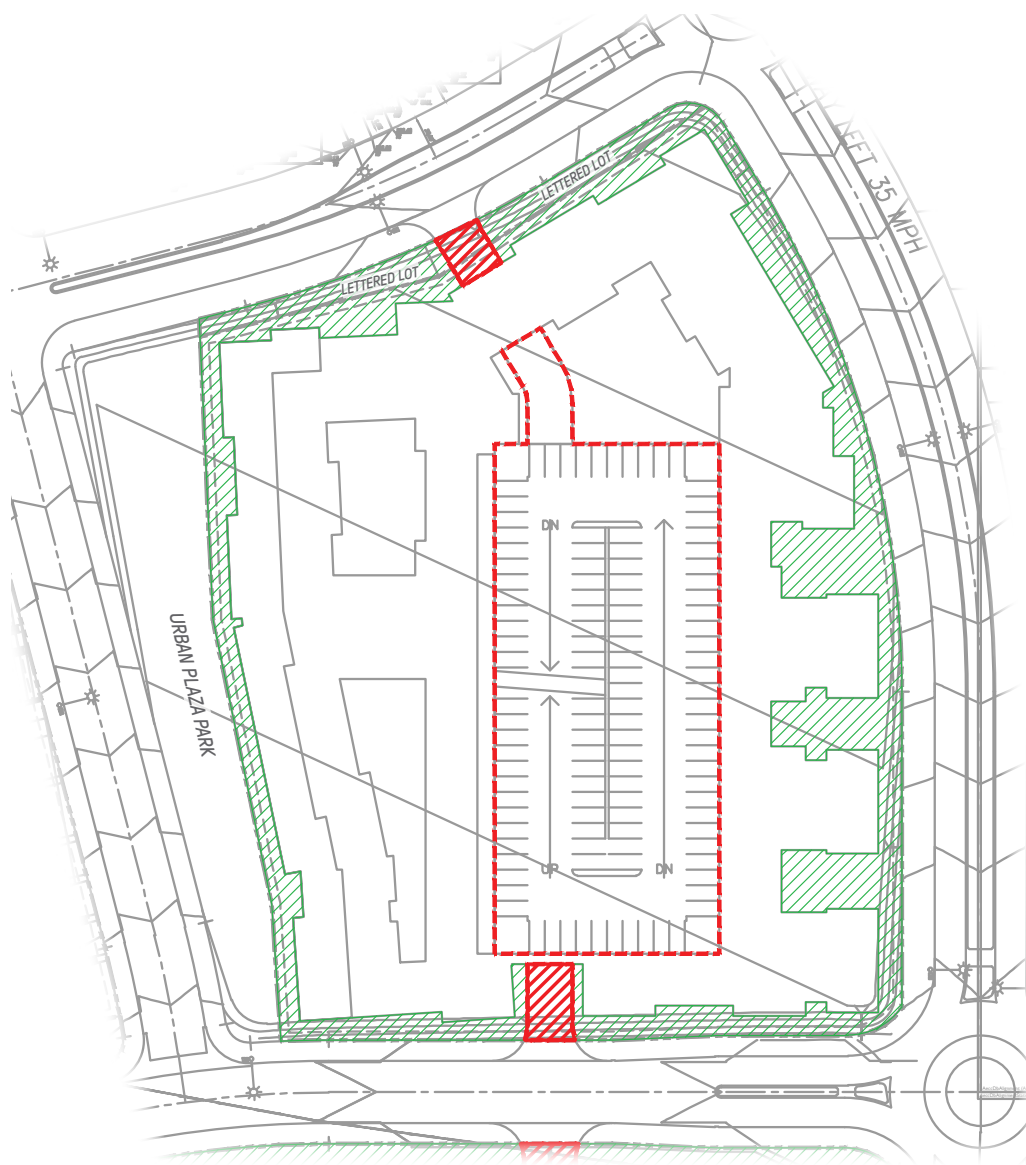
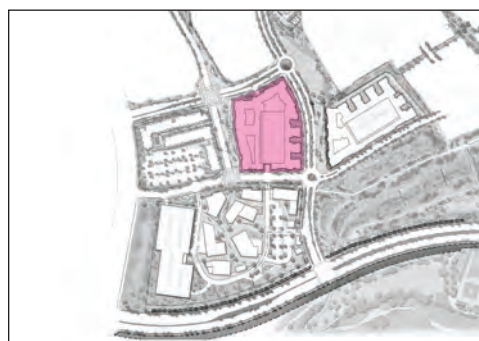
FIGURE 8-4 MIXED-USE PA-13 DIAGRAM

	Sq.ft.	Acres
Site Area	179,303	4.12
Estimated Street Yard	33,148	0.76
Vehicle Use Area (VUA)	41,953	0.96
Planting Area Required	16,574	0.38
Potential Planting Area	31,225	0.72

Note: VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.

MAP KEY

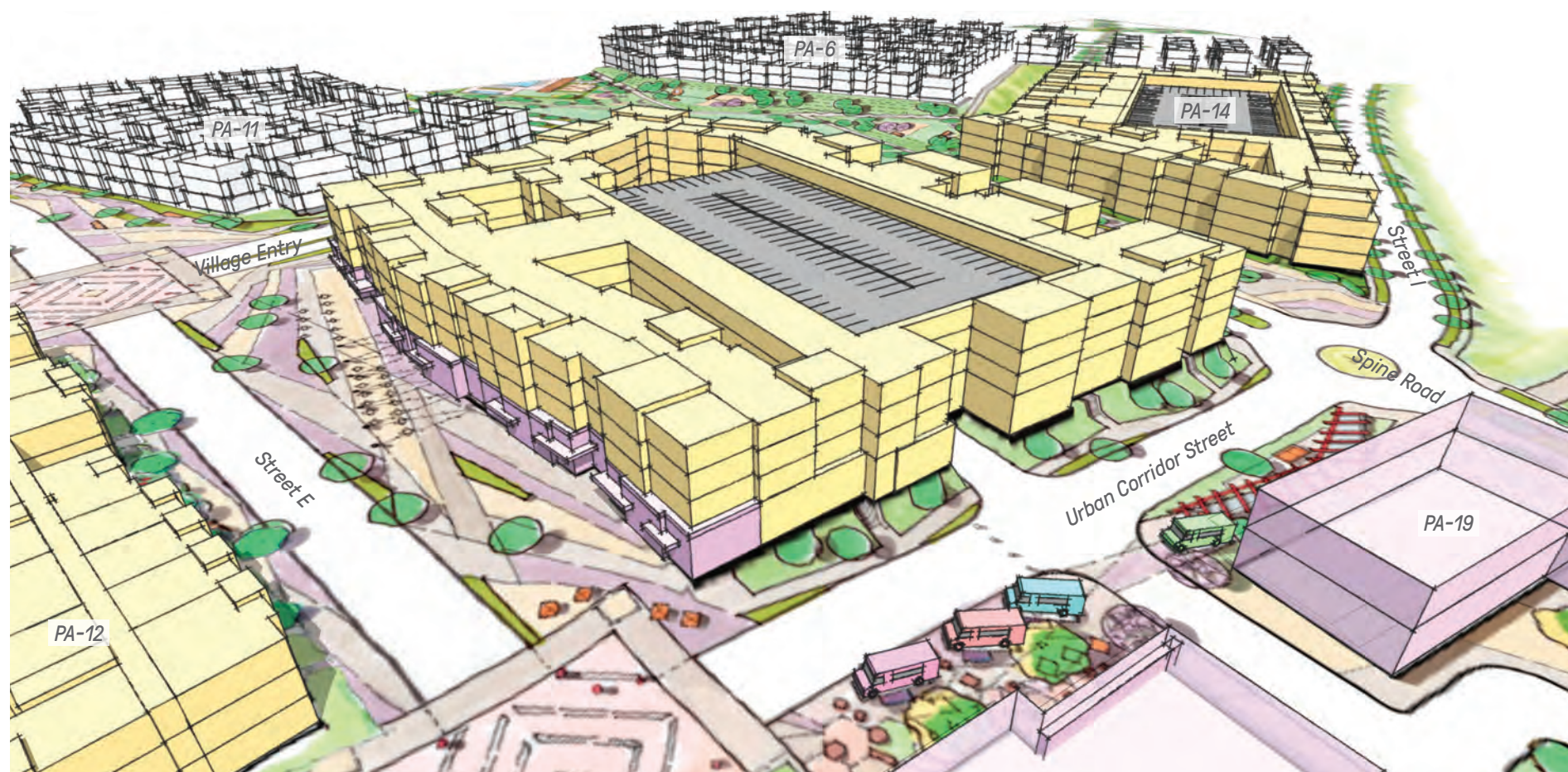
- — — Site Setback
- - - Extended VUA
-  Street Yard (Potential Planting Area)
-  Street Yard (Part of VUA)

KEY MAP

Note:

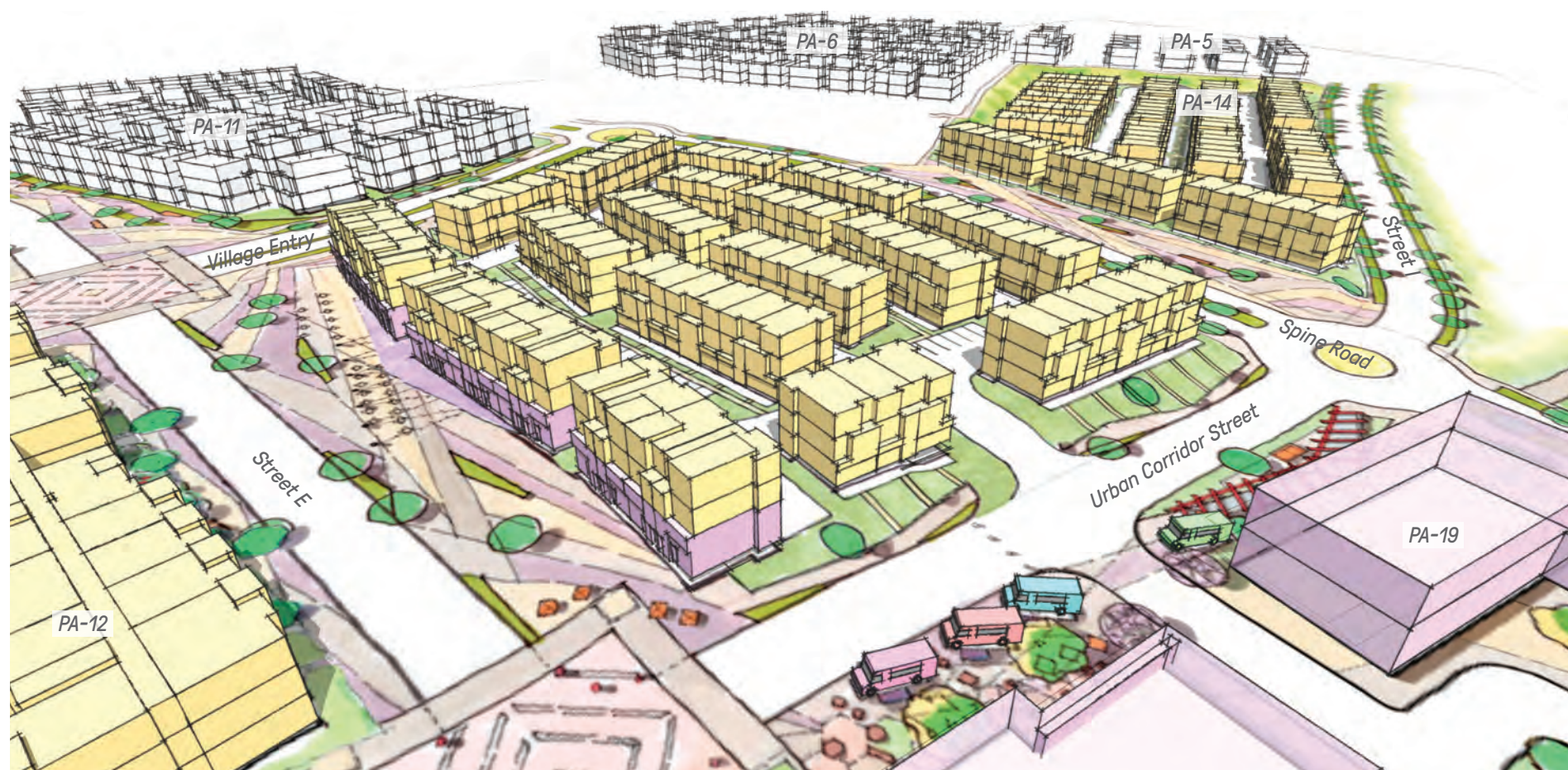
Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

FIGURE 8-5 MIXED-USE PA-13 MASSING



Note:
 Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
 High density PA-13 & 14 blocks shown

FIGURE 8-6 MIXED-USE PA-13 MASSING



Note:

Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
 Low density PA-13 & 14 blocks shown.

FIGURE 8-7 MIXED-USE PA-13 CONCEPTUAL PLAZA



Urban Plaza Grading Strategy

1. *Provide multiple terraces.*
2. *Divide the building floors into multiple levels.*
3. *Provide at-grade entry to each store front.*
4. *Provide through access to the building from the each level of the terrace.*
5. *Provide ADA access to the terraces from the sidewalk within road ROW.*
6. *Minimize slope adjacent to store fronts.*
7. *Utilize planting areas to take up grade difference & minimize warped surfaces.*

Note: The exhibit expresses a conceptual design for illustrative purposes. The actual plaza design and planting will be need to be adjusted at a future design stage.

FIGURE 8-8 MIXED-USE PA-14 PLAN

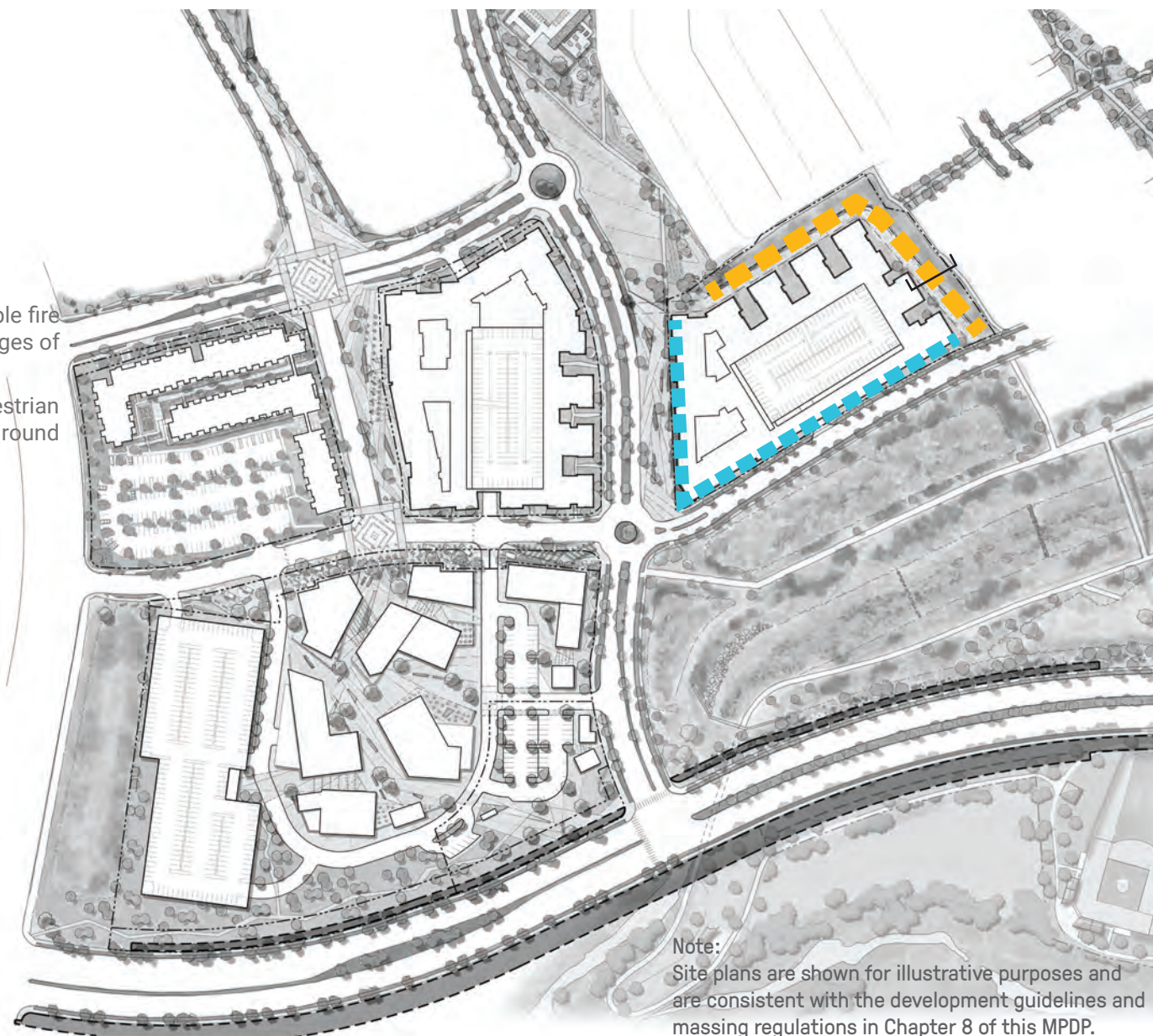
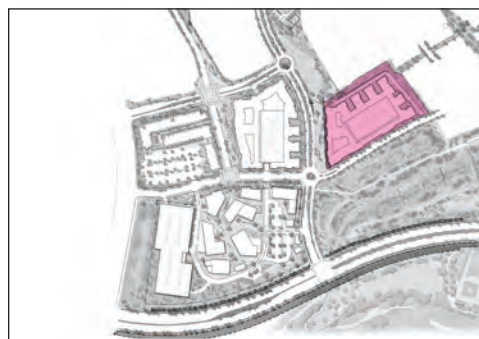
Note: High Density Footprints Shown

MAP KEY

- ■ ■ ■ ■ Hillside condition and possible fire lane along east and north edges of planning area, see Fig. 8-12
- ■ ■ ■ ■ Buildings to encourage pedestrian activity and interest at the ground floor level

Mixed Use PA-14 Stats:
Size: 4.5 Acres
Base Zone: RM-3-9

KEY MAP






Note:
Site plans are shown for illustrative purposes and are consistent with the development guidelines and massing regulations in Chapter 8 of this MPDP.

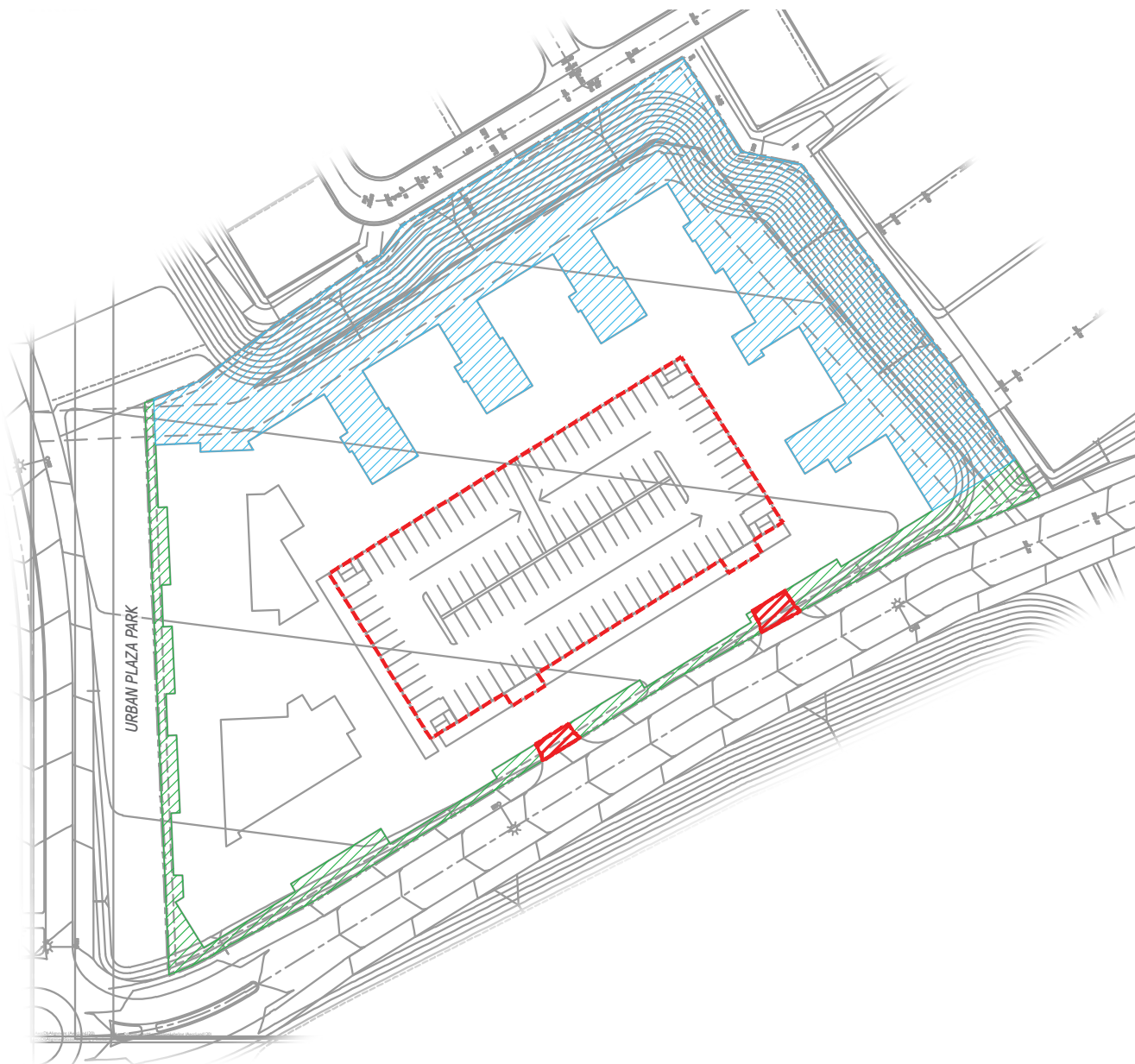
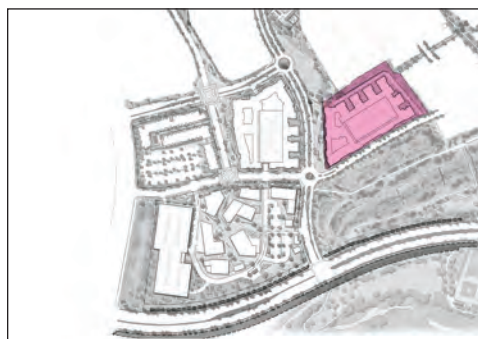
FIGURE 8-9 MIXED-USE PA-14 DIAGRAM

	Sq.ft.	Acres
Site Area	195,006	4.48
Estimated Street Yard	12,132	0.28
Vehicle Use Area (VUA)	37,280	0.86
Planting Area Required	6,066	0.14
Potential Planting Area	11,381	0.26
Estimated Remaining Yard	56,045	1.29

Note: VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.

MAP KEY

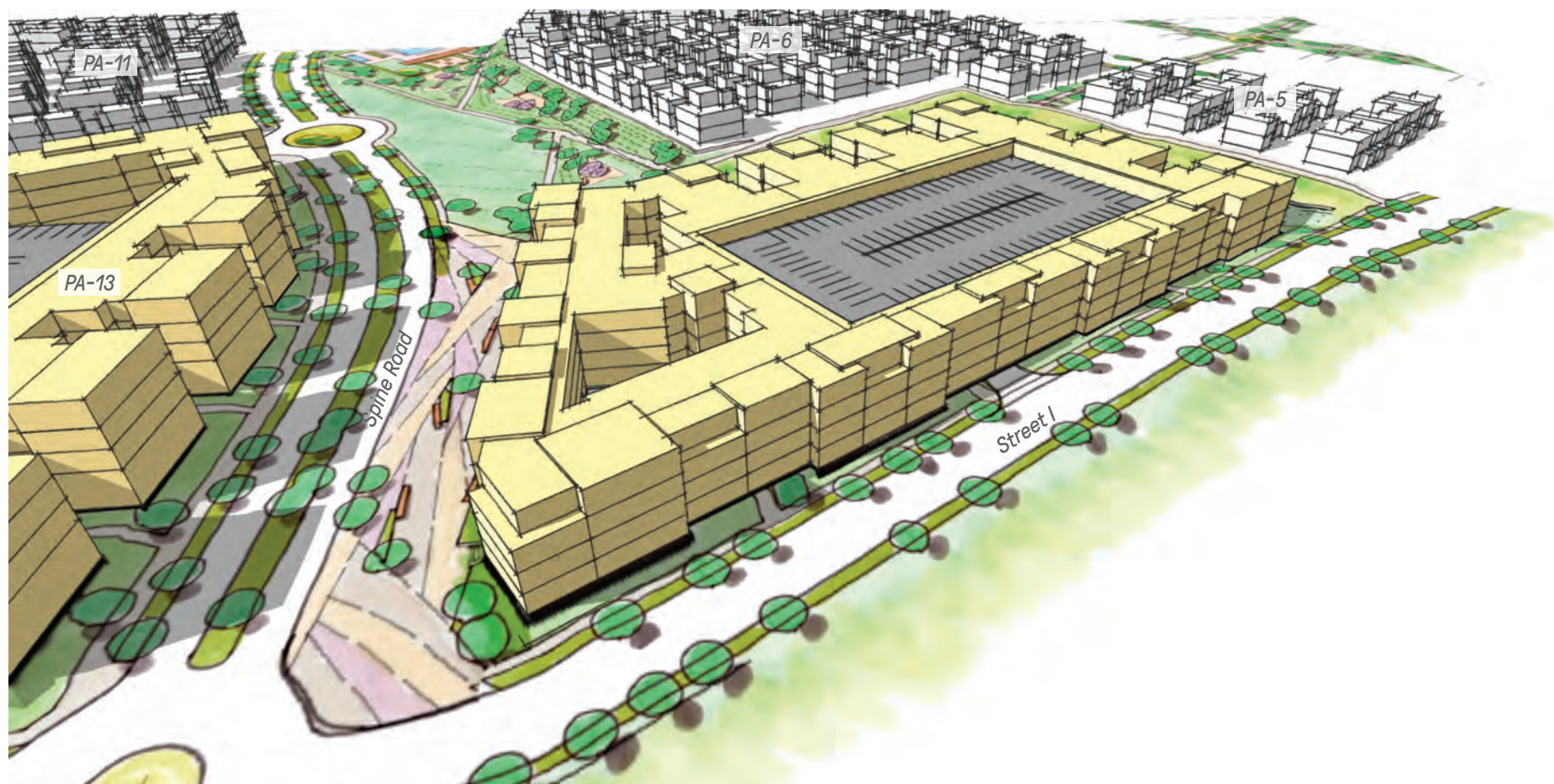
- — — Site Setback
- — — Extended VUA
-  Street Yard (Potential Planting Area)
-  Street Yard (Part of VUA)
-  Remaining Yard

KEY MAP

Note:

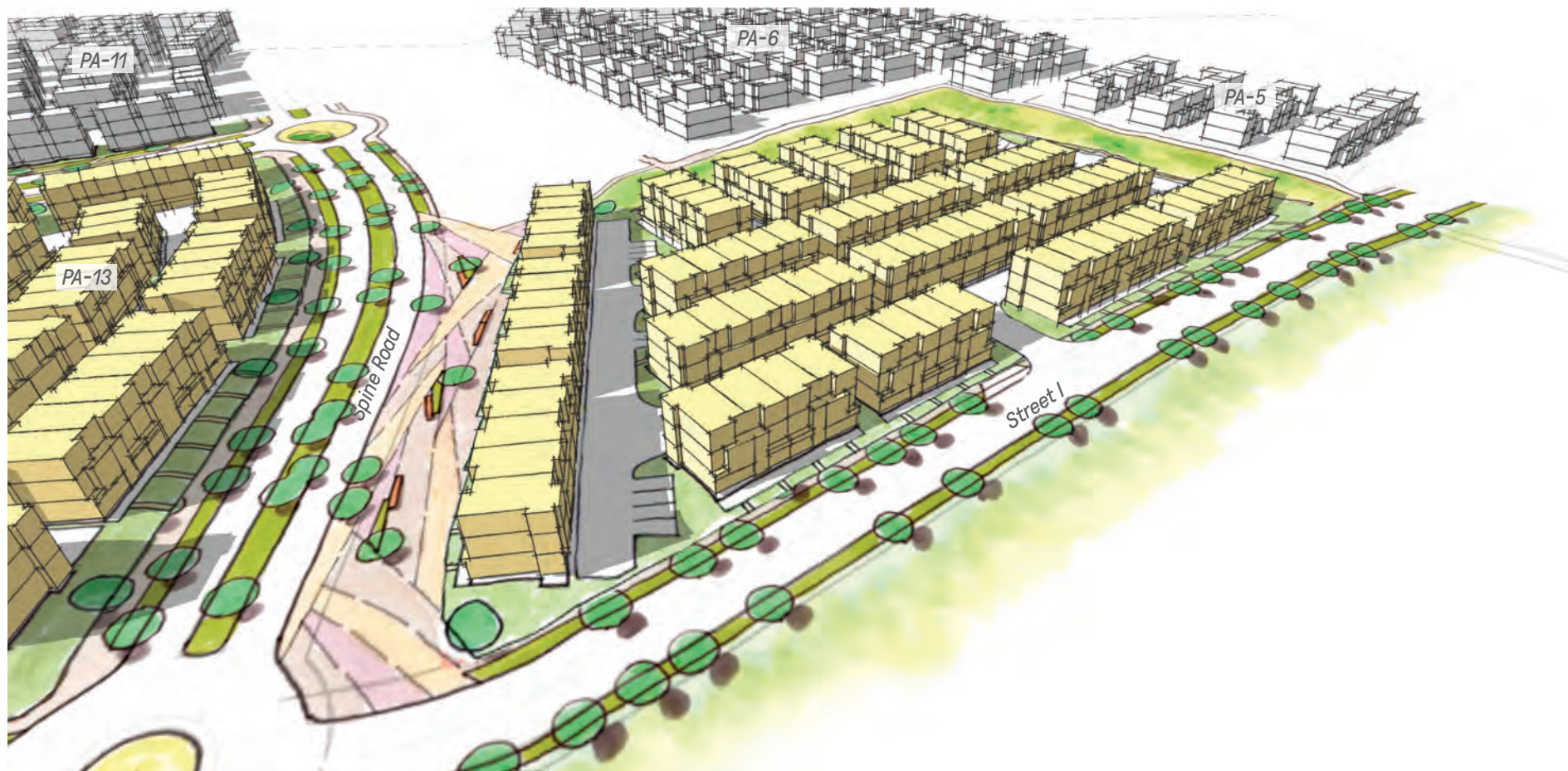
Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

FIGURE 8-10 MIXED-USE PA-14 MASSING

**Note:**

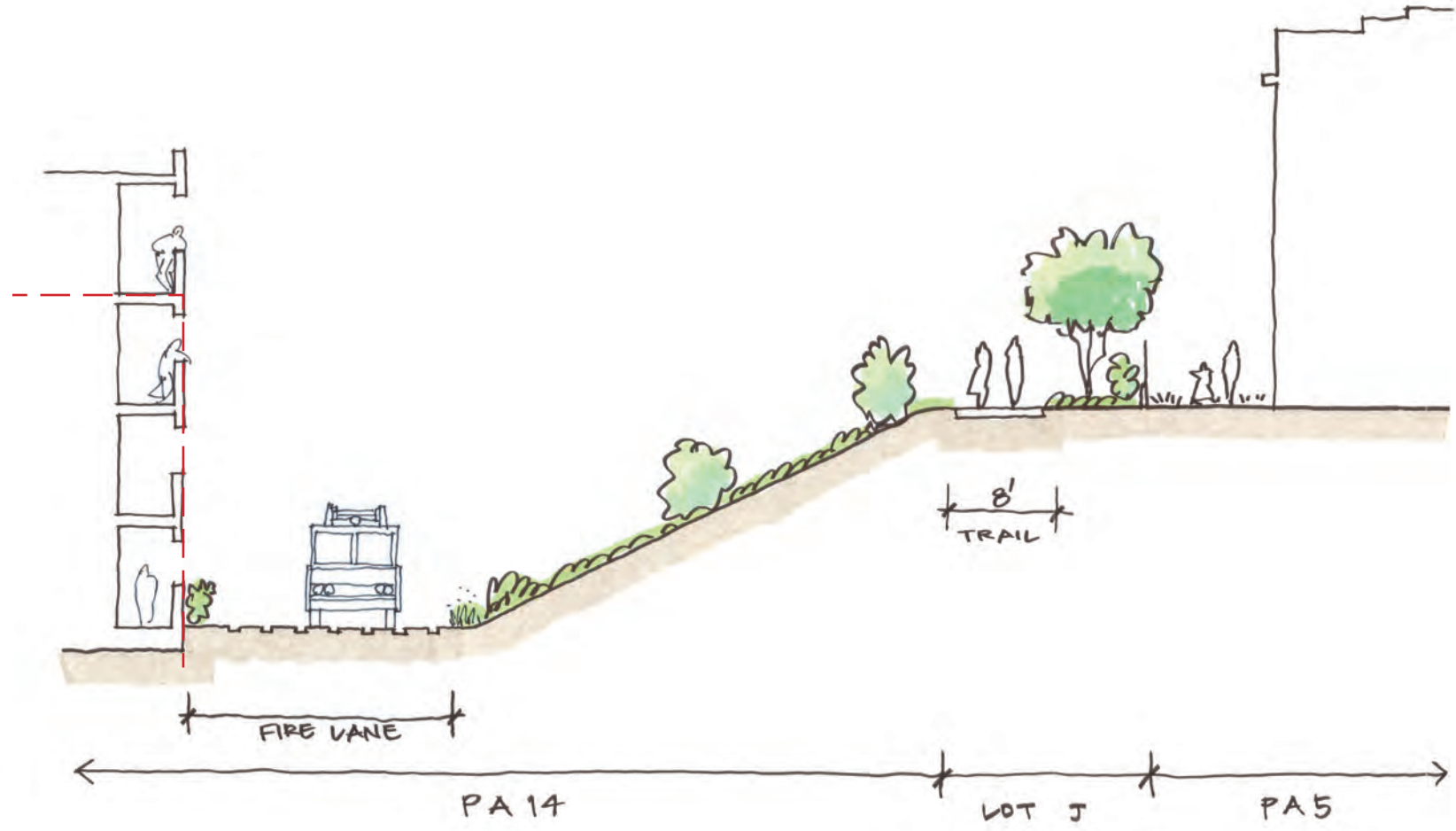
Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
High density PA-13 & 14 blocks shown

FIGURE 8-11 MIXED-USE PA-14 MASSING



Note:
 Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
 Low density PA-13 & 14 blocks shown

FIGURE 8-12 MIXED-USE PA-14 SECTION



--- Low Density Building Massing
(High Density illustrated)

KEY MAP






FIGURE 8-13 COMMUNITY COLLECTIVE PA-19 PLAN

The design of PA-19 is to be integrated with PA-20.

See Section 8.4 for more information about mobility hub.

MAP KEY

-  Loop access road
-  Buildings to encourage pedestrian activity and interest at the ground floor level; buildings provide 64% of street frontage where shown.
-  Parking structure located on the west side of PA-19

Community Collective Planning Area

PA-19 Stats:

Size: 10.8 Acres

Base Zone: CC-2-4

KEY MAP

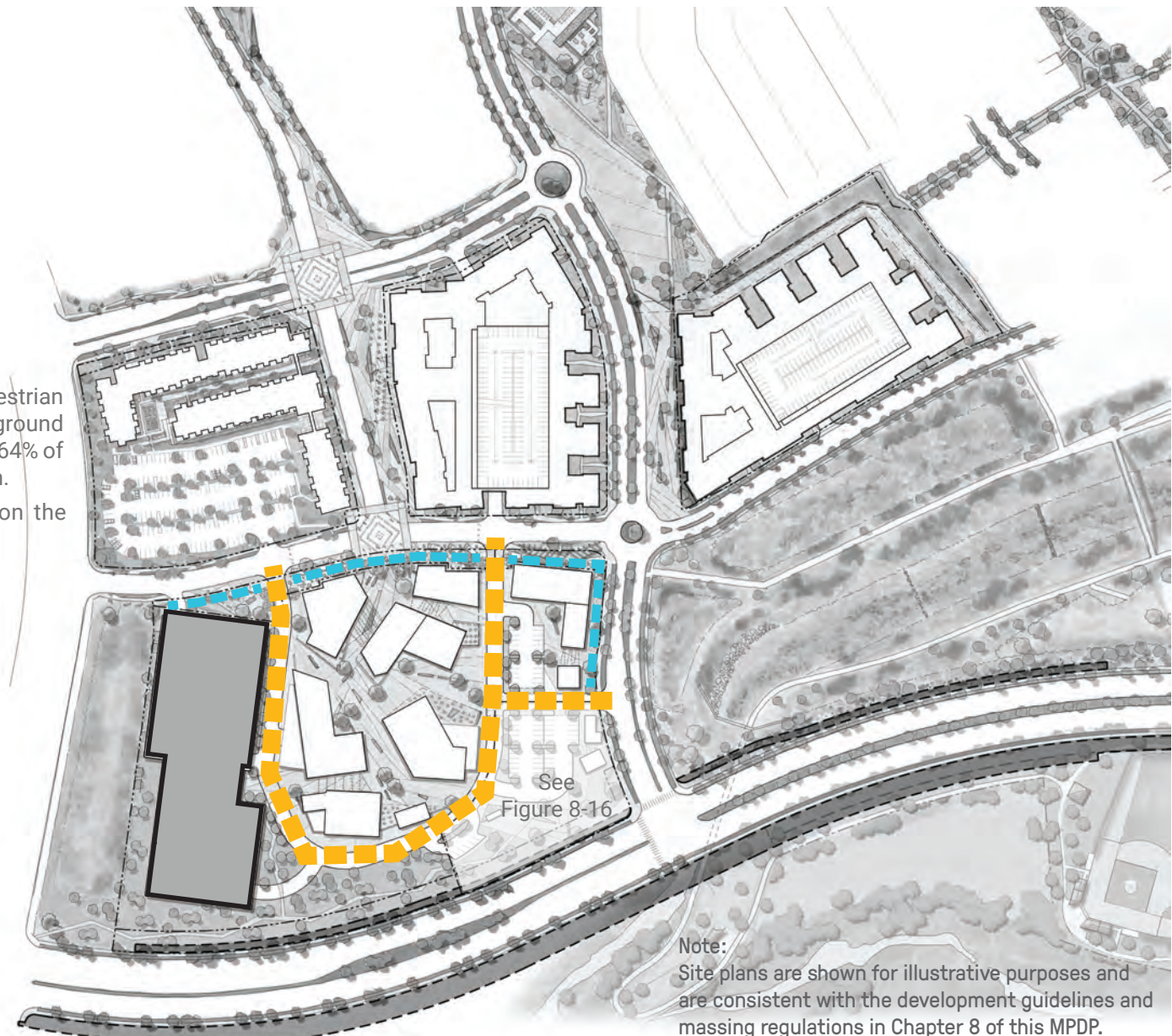





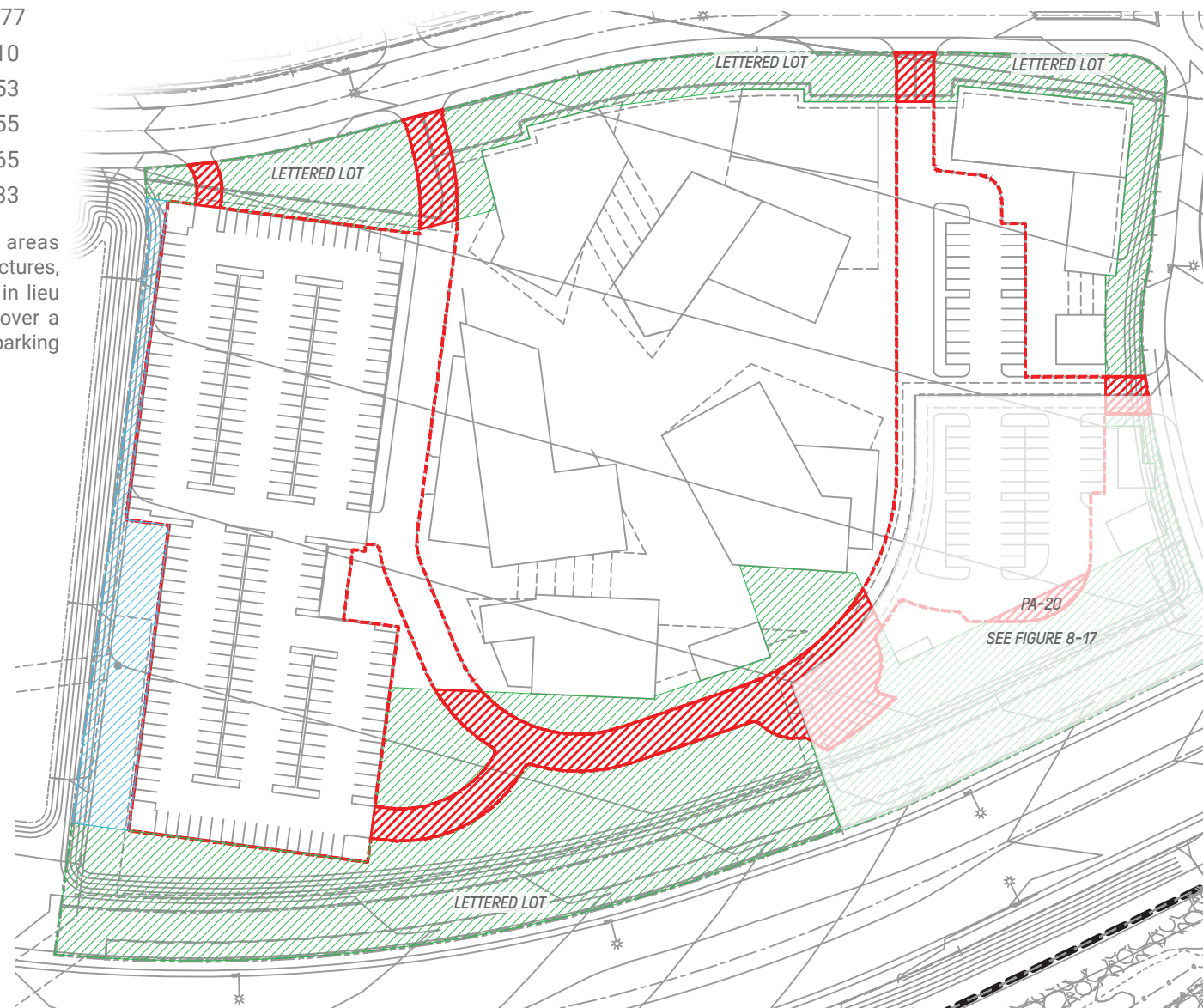
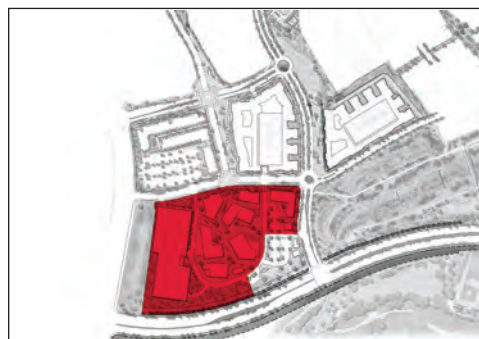
FIGURE 8-14 COMMUNITY COLLECTIVE PA-19 DIAGRAM

	Sq.ft.	Acres
Site Area	469,054	10.77
Estimated Street Yard	135,240	3.10
Vehicle Use Area (VUA)	153,588	3.53
Planting Area Required	67,620	1.55
Potential Planting Area	115,641	2.65
Estimated Remaining Yard	14,440	0.33

Note: VUA regulations apply to all parking areas exposed to open sky. On rooftops of parking structures, solar mounted shade structures may be used in lieu of providing tree canopy coverage and may cover a minimum of 50 percent of each exposed rooftop parking space.

MAP KEY

- — — Site Setback
- - - Extended VUA
-  Street Yard (Potential Planting Area)
-  Street Yard (Part of VUA)
-  Remaining Yard

KEY MAP

Note:
Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

FIGURE 8-15 COMMUNITY COLLECTIVE PA-19 MASSING





Note:
 Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.
 See section 8.4 for more information about mobility hub.

FIGURE 8-16 COMMUNITY COLLECTIVE PA-20 PLAN

The design of PA-20 is to be integrated with PA-19.

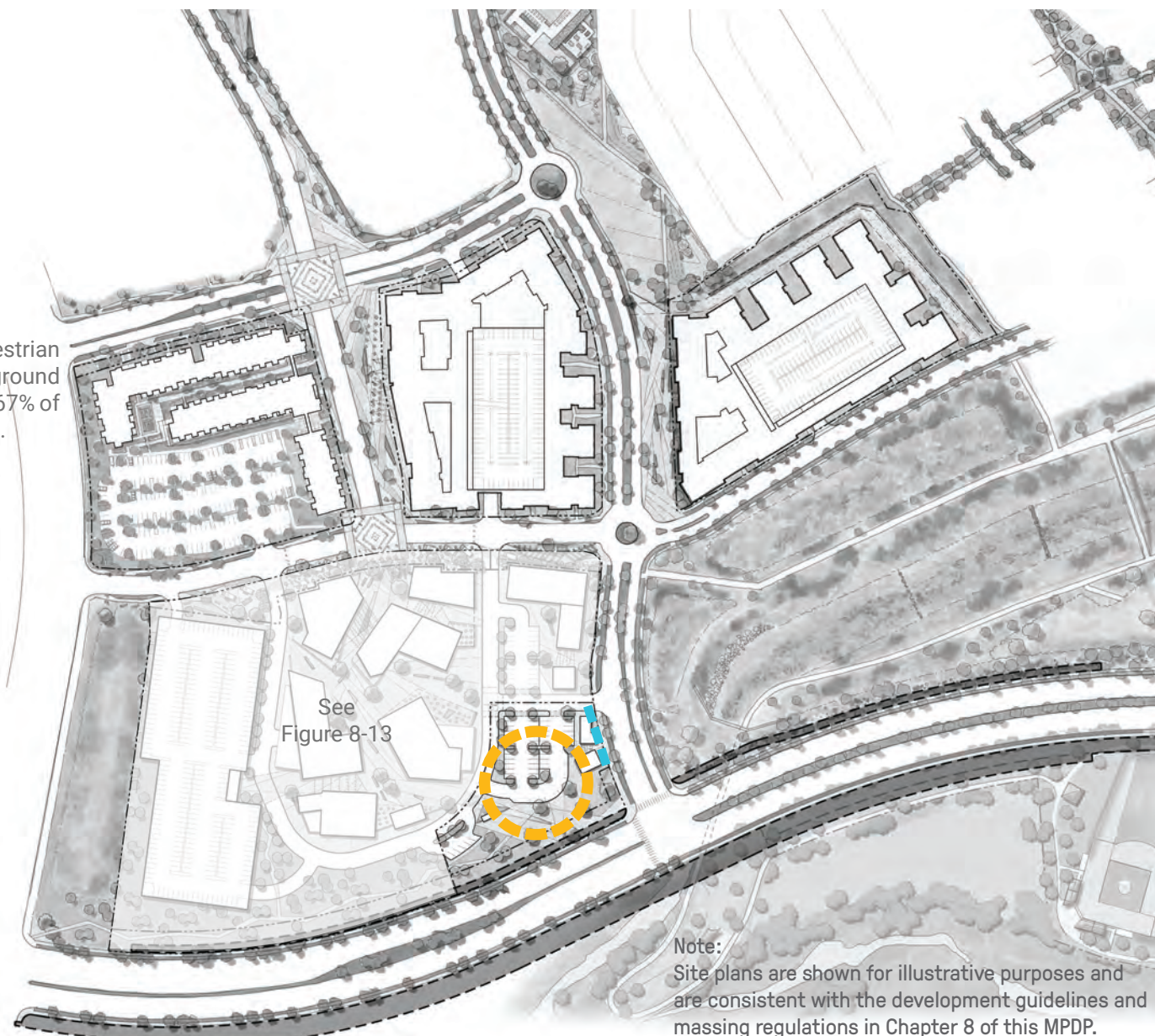
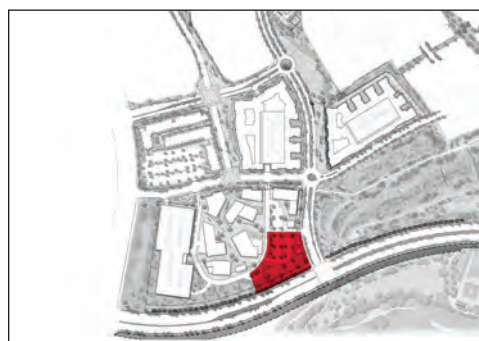
See Section 8.4 for more information about mobility hub.

MAP KEY

-  Mobility Hub
-  Buildings to encourage pedestrian activity and interest at the ground floor level; buildings provide 67% of street frontage where shown.

Community Collective
PA-20 Stats:
Size: 1.7 Acres
Base Zone: CC-2-4

KEY MAP





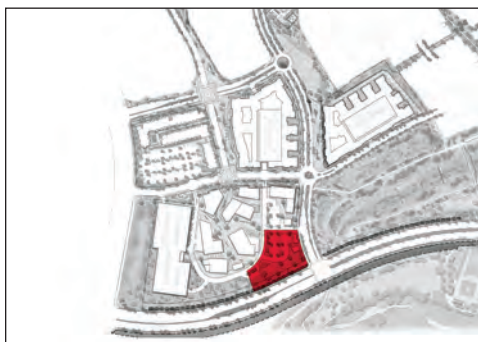
Note:
Site plans are shown for illustrative purposes and are consistent with the development guidelines and massing regulations in Chapter 8 of this MPDP.

FIGURE 8-17 COMMUNITY COLLECTIVE PA-20 DIAGRAM

	Sq.ft.	Acres
Site Area	73,625	1.69
Estimated Street Yard	40,749	0.94
Vehicle Use Area (VUA)	32,486	0.75
Planting Area Required	20,375	0.47
Potential Planting Area	34,350	0.79

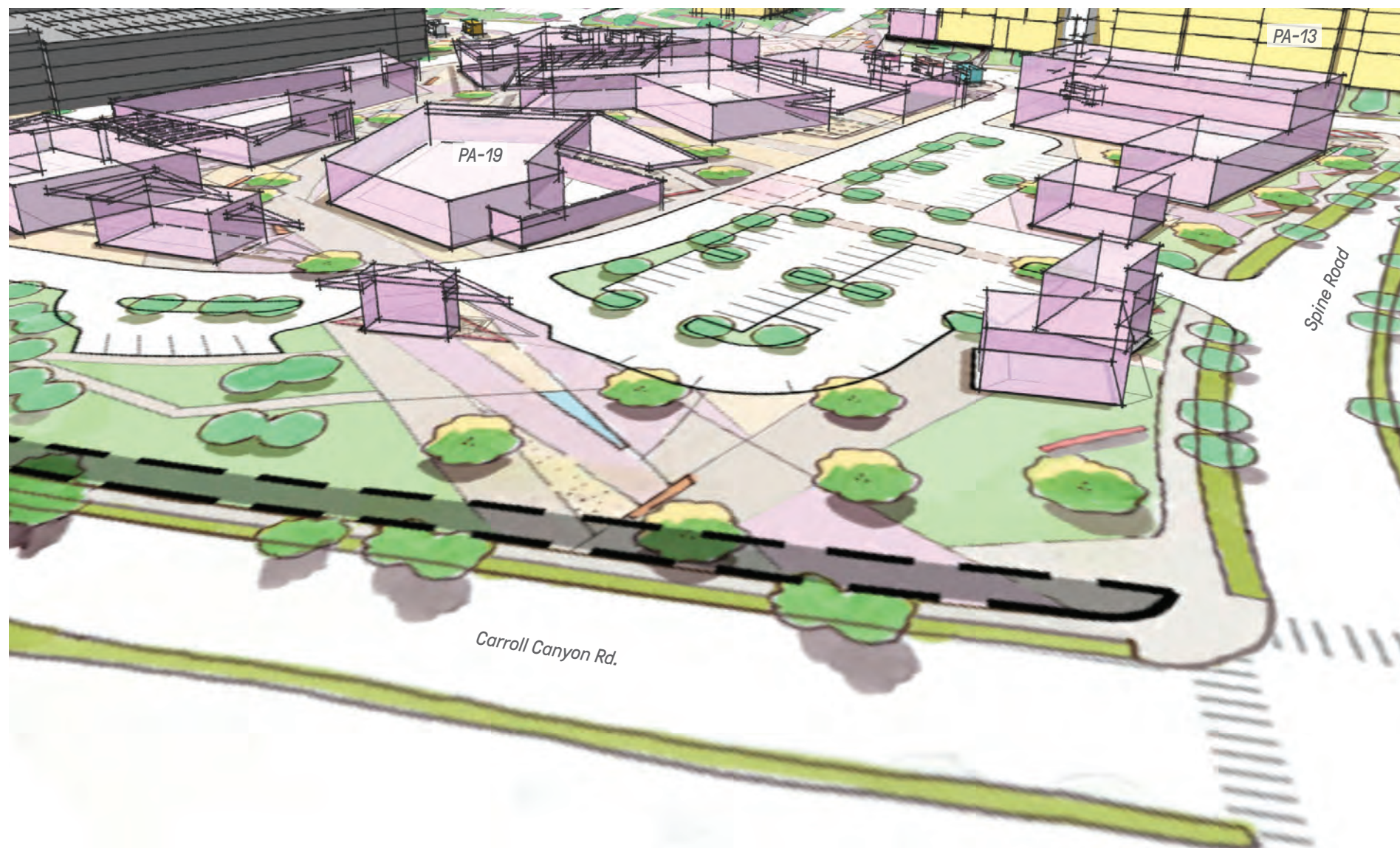
MAP KEY

- — — Site Setback
- — — Extended VUA
-  Street Yard (Potential Planting Area)
-  Street Yard (Part of VUA)

KEY MAP**Note:**

Site diagram included for reference and to demonstrate conceptual compliance with planting requirements.

FIGURE 8-18 COMMUNITY COLLECTIVE PA-20 MASSING

**Note:**

Massing diagrams show a possible design solution for visualization purposes, multiple design solutions are possible. Possible future parking structures shown. See section 8.4 for more information about mobility hub.

FIGURE 8-19 LETTERED LOTS

See Chapter 10 for more detailed information regarding lettered lots. The lettered lots are to be maintained by the HOA in order to provide a consistent and comprehensive resident and guest experience along certain streets. PA-13, 19 and 20 all utilize a concept of "lettered lots" along some of the street edges. These lots allow for additional space, outside the public right of way, for landscape and plaza space which help the development maintain key urban design elements. The lots also allow for areas of enhanced activity as shown in Section 8.5. Please note that the lettered lots share their planning area's land use and are also part their planning area's total land area and are part of street yard, vehicle use area and planting area calculations.

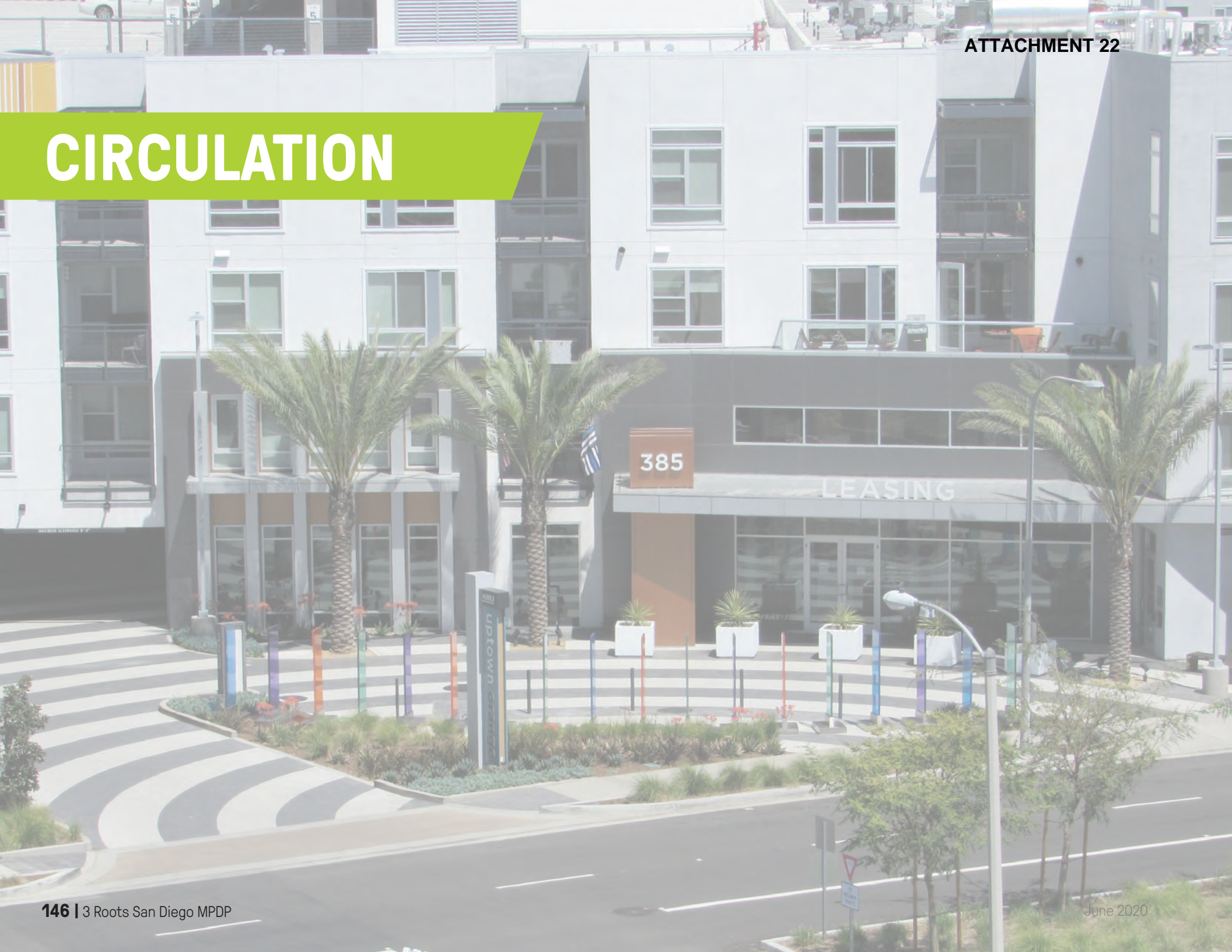
LEGEND

 Lettered Lots



THIS PAGE IS INTENTIONALLY LEFT BLANK.

CIRCULATION



8.4 Circulation

The circulation of the Community Collective is pedestrian oriented. The entire district prioritizes pedestrian and bike paths. There is a direct pedestrian link from the community collective to the mobility hub where residents can pick up a ride on a bus, employee shuttles, Uber/Lyft or ride share. The walkable plazas induce the residents to gather along the linear plazas as they make their way to the community collective.

Notes:

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

All photographs are for illustrative purposes.

MOBILITY HUB

8.4.1 Mobility Hub

- Pedestrian link to Community Collective potential features include:
- Large item pick up: Amazon, FedEx , etc.
- Passenger loading for shuttles Uber and ride share
- Passenger loading for employer shuttles
- Neighborhood electric car and car share
- Bike repair and sales
- Bike storage
- Bike sharing port
- Lockers
- Rest station

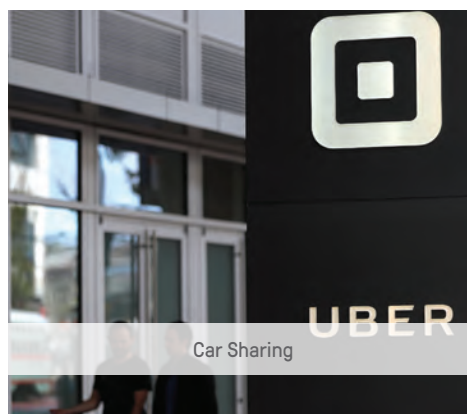
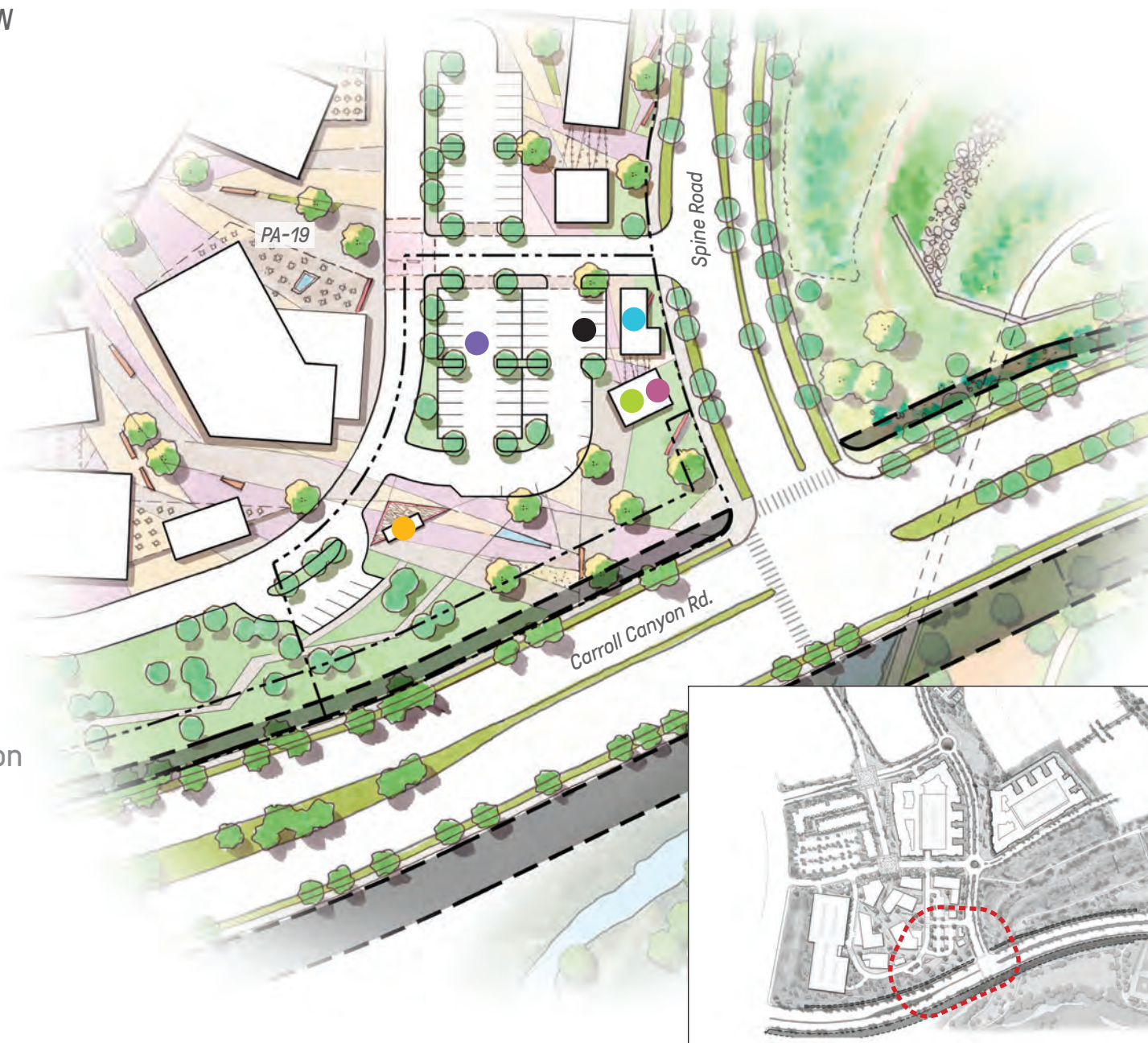


FIGURE 8-20 MOBILITY HUB PLAN

Potential Features

- 01 Passenger Loading
- 02 Vehicle Sharing
- 03 Bike Station
- 04 Bike Storage
- 05 Item Pick Up
- 06 Lockers/Rest Station



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

KEY MAP

ARRIVAL POINTS

8.4.6 Arrival Points

- Arrival sequence sets tone of district
- Features graphic art walls
- Art walls to be repainted seasonally
- Integrate Art Walls with seating element
- Angle Art Walls to maximize views
- Art wall to be constructed of simple CMU
- Lighting signature illuminate walls
- Accent overhead lighting
- Feature paving








Art Elements and Feature Paving

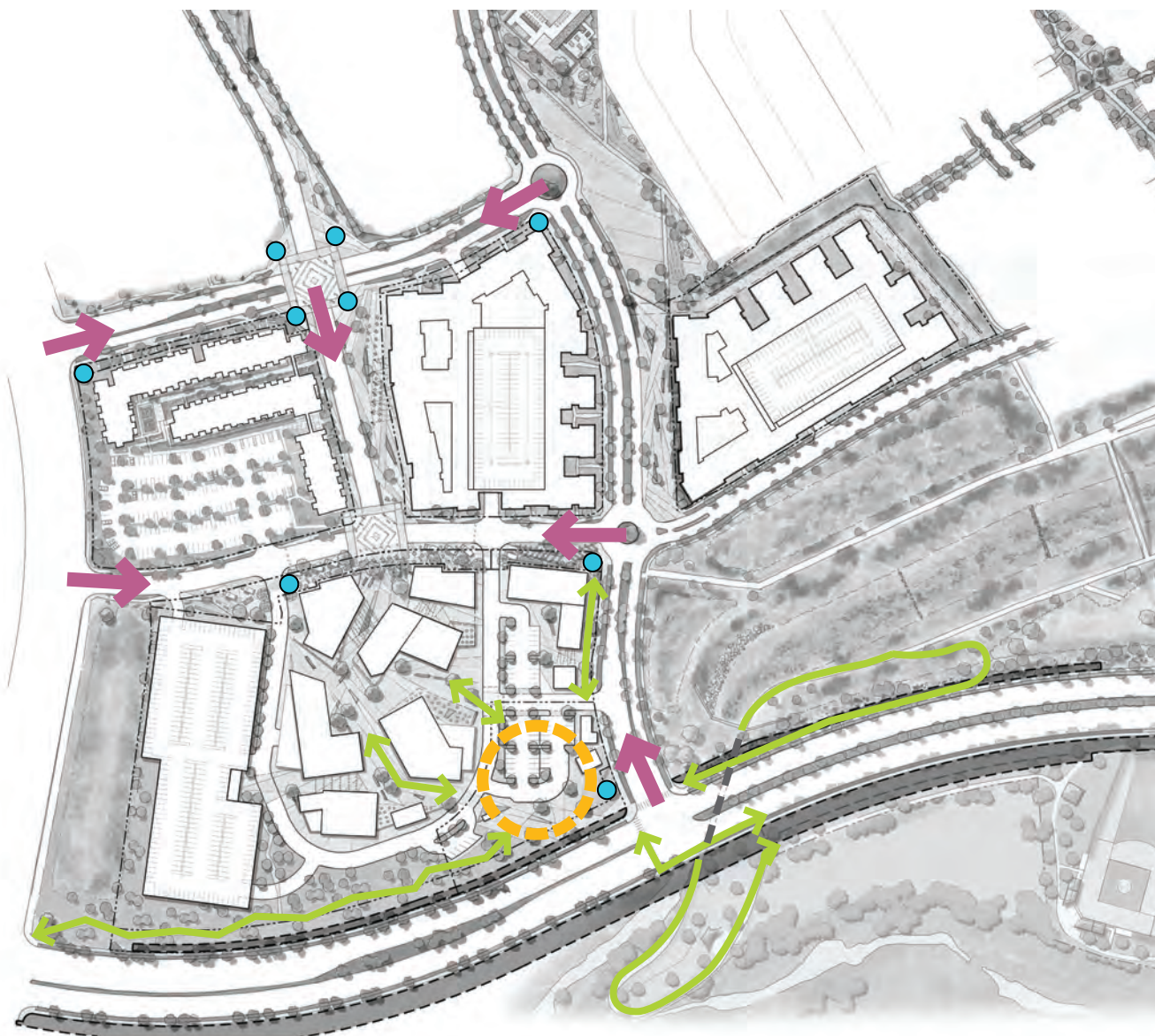


Art Walls

FIGURE 8-21 ARRIVAL POINTS DIAGRAM

MAP KEY

-  Mobility Hub
-  Pedestrian Arrival Points
-  Vehicular Arrival Points
-  Pedestrian Paths to/from Mobility Hub
-  Trail Undercrossing



Note:

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

PEDESTRIAN

8.4.2 Pedestrian

- Pedestrian linkage throughout
- Pedestrian path
- Enhanced paving
- Painted graphics
- Traffic calming
- 0" curb

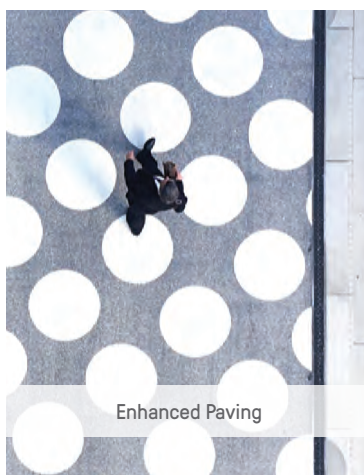
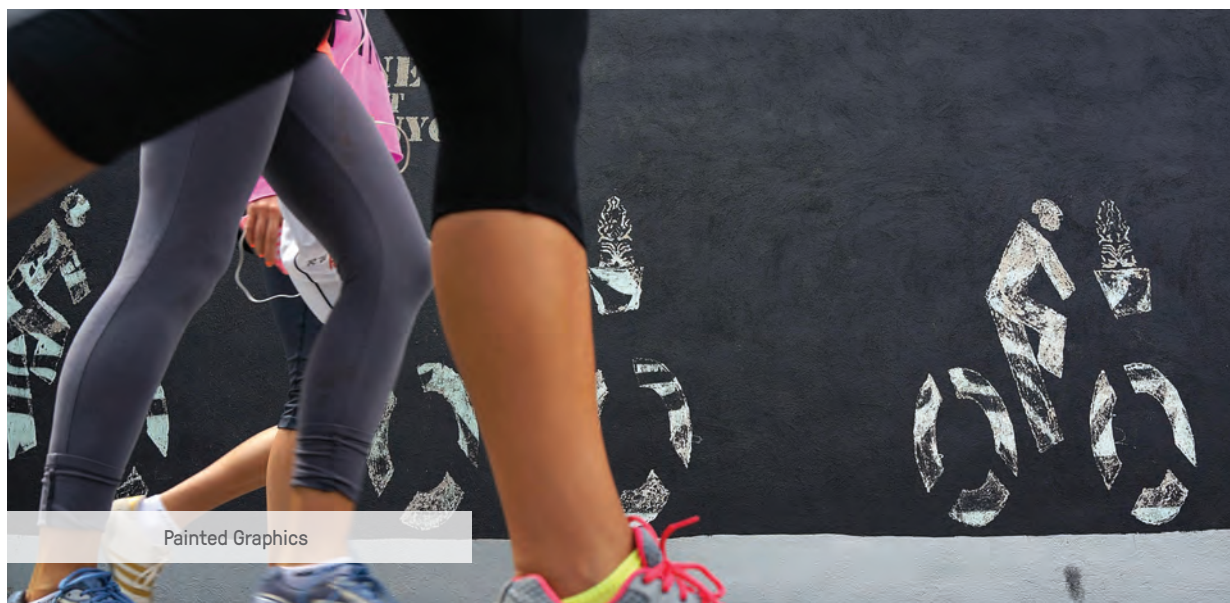
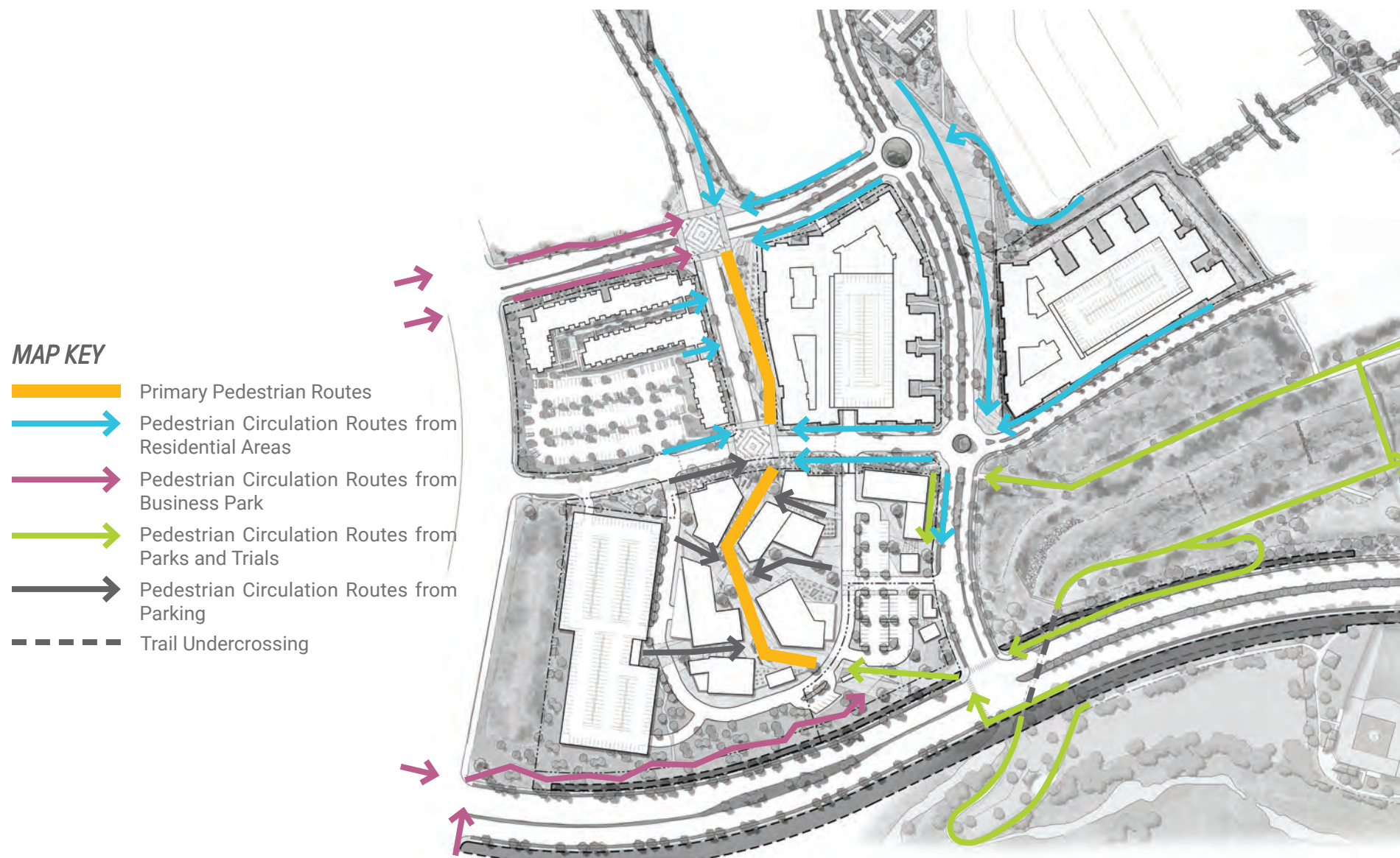


FIGURE 8-22 PEDESTRIAN CIRCULATION DIAGRAM



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

BIKE

8.4.3 Bike

- Bike friendly environment
- Bike lanes
- Bike racks in colors materials and shape
- Bike repair station
- Air stations
- Bike storage
- Bike sharing

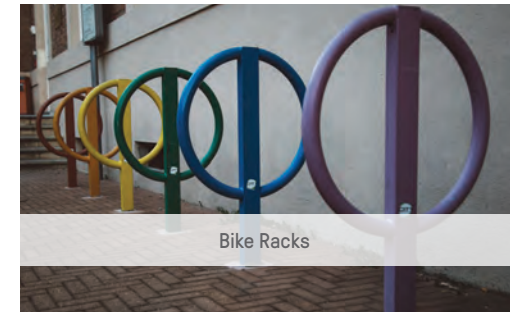


FIGURE 8-23 BIKE CIRCULATION DIAGRAM



Note:
Diagrams show a possible design solution for visualization purposes, multiple design solutions are possible.

VEHICULAR

8.4.4 Vehicular

- Direct traffic off of main pedestrian paths quickly
- Traffic calming
- Electric charging stations
- Ride share



EV Charging Stations







Pedestrian Focused Intersections



FIGURE 8-24 VEHICULAR CIRCULATION DIAGRAM

MAP KEY

-  Primary Vehicular Access Points
-  Secondary Vehicular Access Points (right in / right out only)
-  Emergency Vehicular Access (if required)
-  Loading Docks / Service Areas



Note:

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

PARKING

8.4.5 Parking

Given the disruptive nature of transportation, the proposed parking structure may be reduced or eliminated with the final design without triggering a violation of these design guidelines. At the time of proposed development, structured parking may be financially infeasible and or be less of a market requirement. The proposed scenario offers solutions for maximum massing for the site and is subject to change. See Section 5.5 for more information regarding parking regulations.

PA-13

- Proposed Parking Structure: 4 levels plus roof, approximate capacity 540 cars. Parking structure wrapped by retail/residential use.

PA-14w

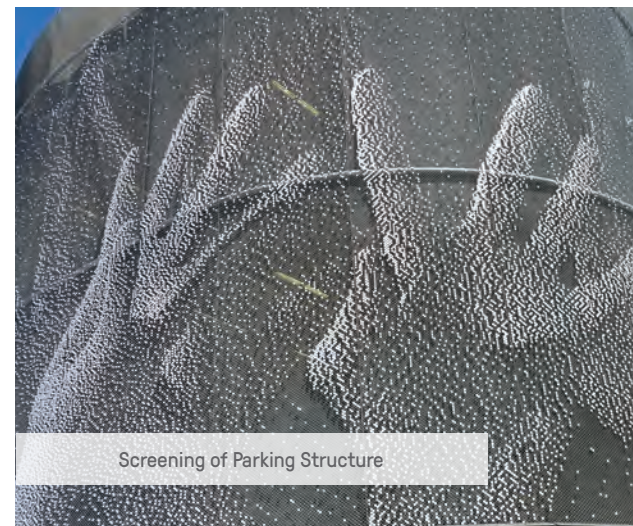
- Proposed Parking Structure: 4 levels plus roof, approximate capacity 400 cars. Parking structure wrapped by retail/residential use.

PA-19 and 20

- Proposed Parking Structure: 4 levels plus roof, approximate capacity 1,400 cars.
- Parking Structure Screening: Proposed screening includes applied architectural components such as perforated metal, mesh, vanes, shading devices, murals and other art elements.



Screening of Parking Structure








Screening of Parking Structure



Mural Walls on Parking Structure

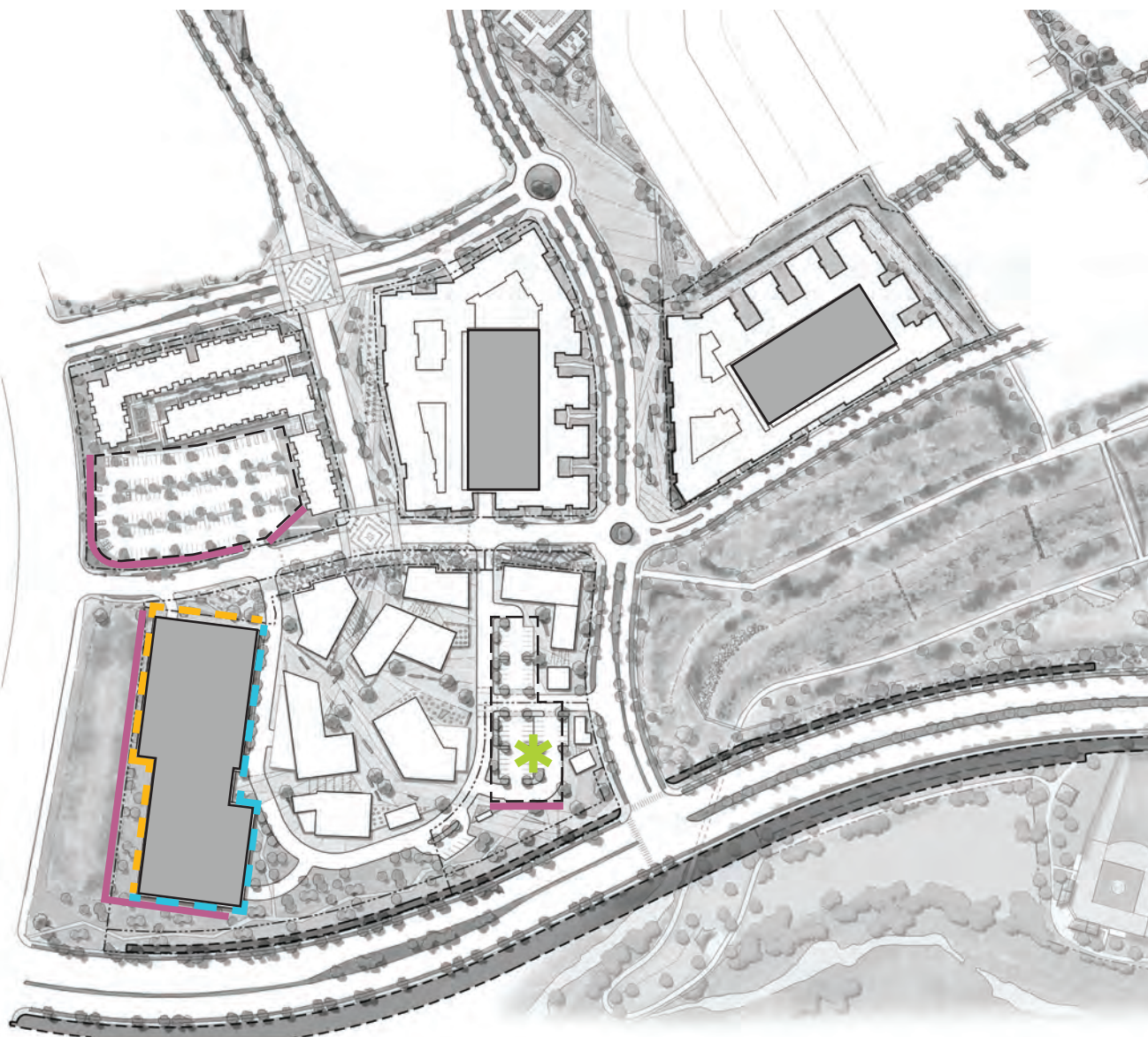
FIGURE 8-25 PARKING DIAGRAM

MAP KEY

-  Surface Parking
-  Parking Structures
-  Screening of Parking Structure
-  Mural Walls on Parking Structure
-  Landscape Screening of Parking Lots or Structures



Mobility hub will include 35 EV charging spaces to satisfy climate action plan CAP for the following multifamily for sale planning areas: PA-1, PA-2, PA-5, PA-7, PA-8, PA-9, PA-10, PA-11, PA-15, PA-16, PA-17 and PA-18.



Note:

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

URBAN DESIGN

8.5 Urban Design

The Urban Design section of the design guidelines is meant to illustrate many of the possible design elements for use in the public realm throughout the Community Collective. The design intent is for the boundary between street rights of way, lettered lots and planning areas to be imperceptible – all part of a cohesively designed environment.

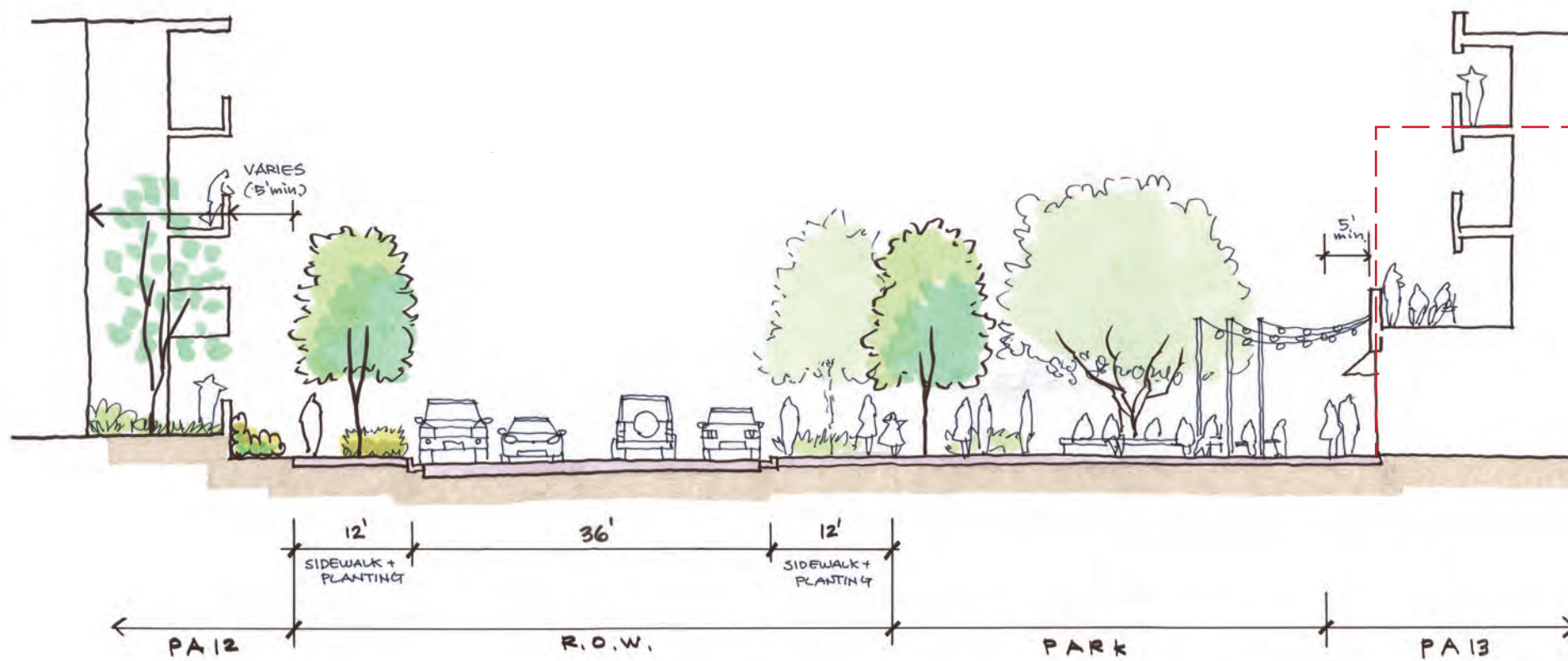
The street sections and enlarged plans provide a general urban design direction. A variety of urban design elements are also presented. The intent is to provide flexibility for future designers that can serve to enhance the sense of place for the Community Collective. The lettered lots allow for more design control in key areas of the community.

Notes:

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

All photographs are for illustrative purposes.

FIGURE 8-26 STREETSCAPE BETWEEN PA-12 & PA-13



--- Low Density Building Massing
(High Density illustrated)

KEY MAP



8.5.1 Street E Between PA-12 & PA-13

- Most urban street
- Retail mixed use on the east side
- Urban plaza adjacent to retail
- Outdoor seating and activity
- Main pedestrian link to Community Collective
- Connector from arrival points to the project to the Community Collective

ENLARGED PLAN

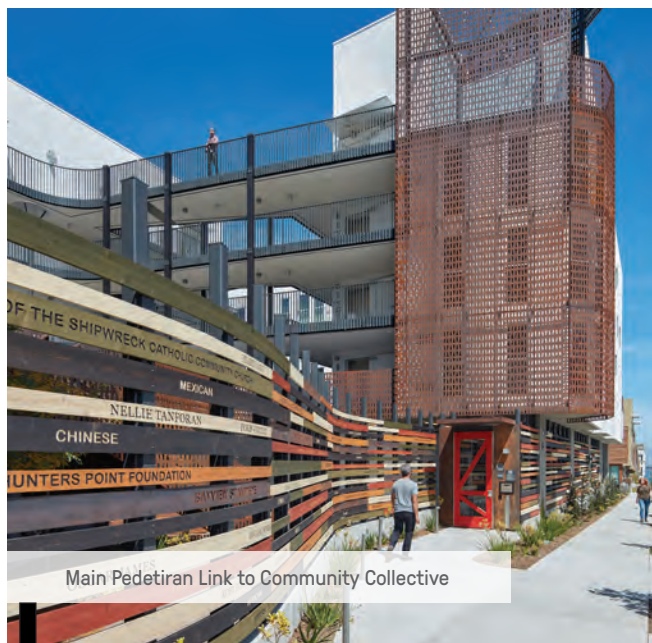
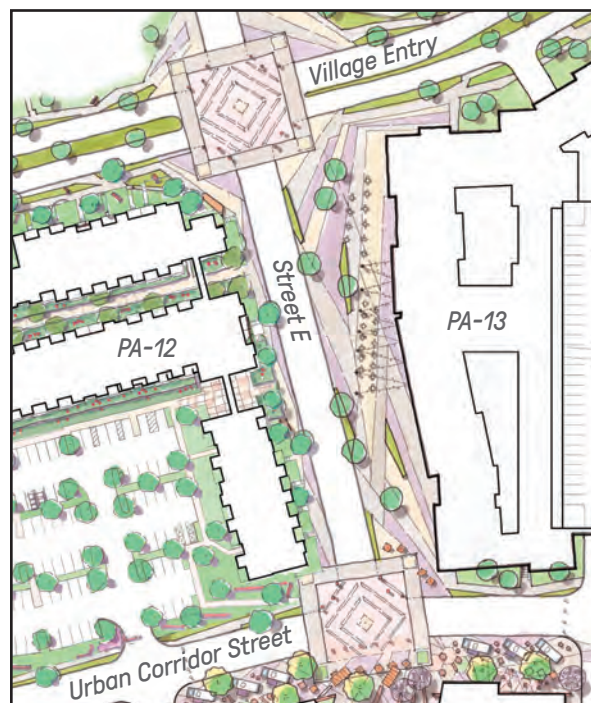
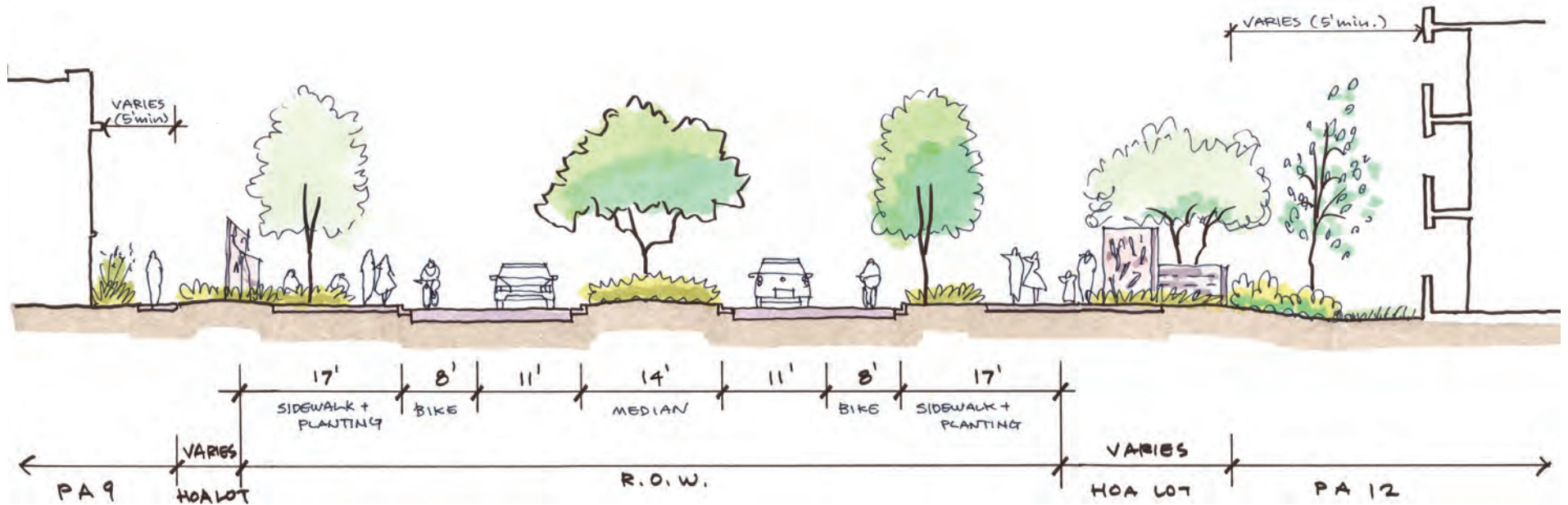
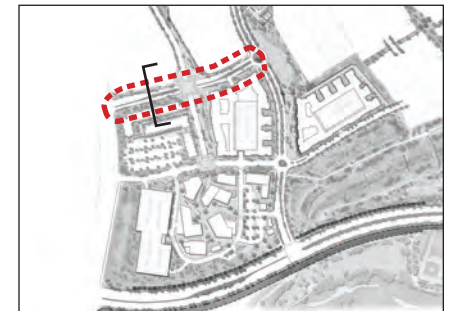


FIGURE 8-27 STREETScape AT NORTH SIDE OF PA-12 & PA-13



KEY MAP



8.5.2 Village Entry at North Side of PA-12 & PA-13

- Connector from Technology Business park to pedestrian plaza
- Primary pedestrian link to pedestrian plaza
- Transition from Community Collective to residential uses



ENLARGED PLAN

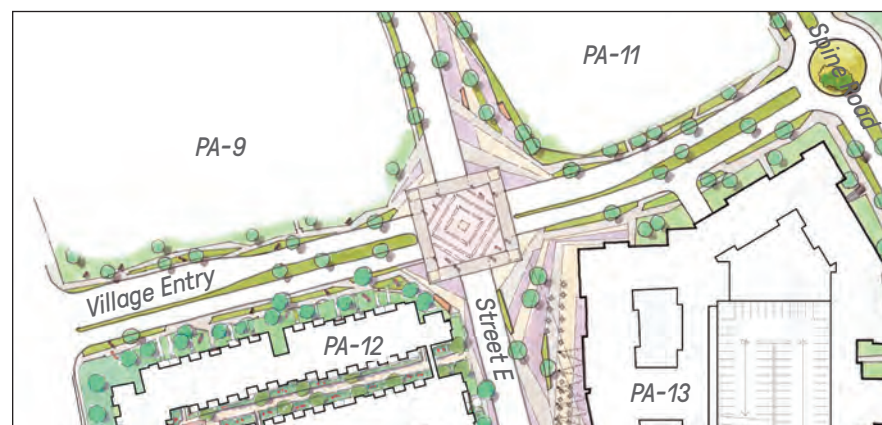
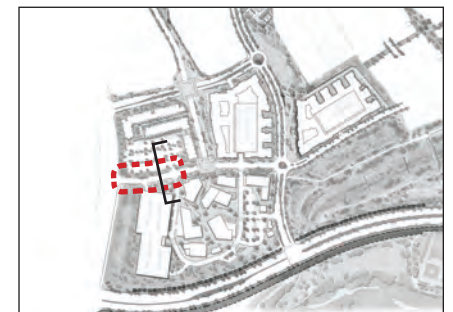


FIGURE 8-28 STREETScape BETWEEN PA-12 & PA-19



KEY MAP



8.5.3 Urban Corridor Street Between PA-12 & PA-19

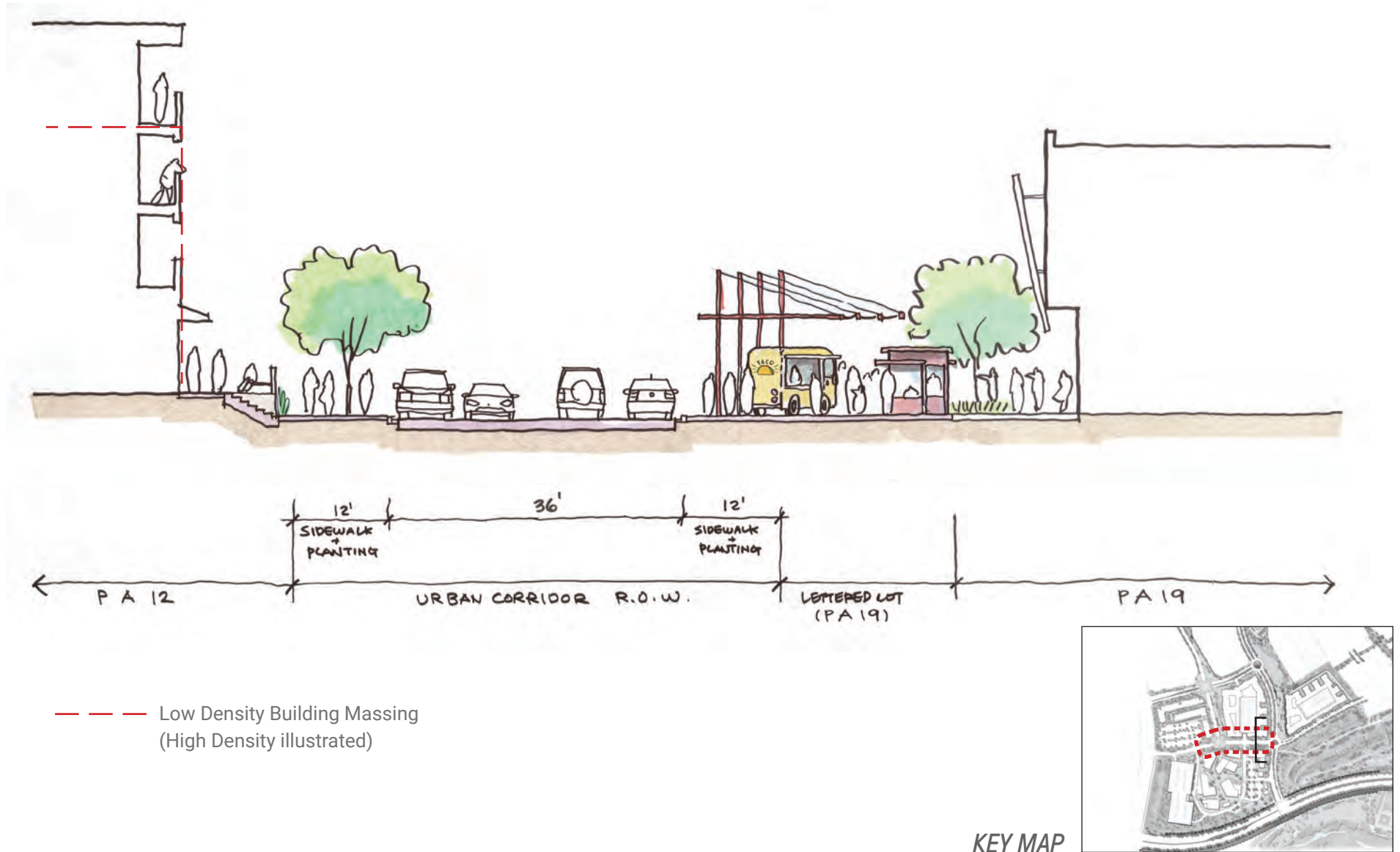
- Entry to Community Collective
- Vehicular access to Community Collective
- Secondary pedestrian entry
- Transition for grade change
- Parking lot or parking structure screening



ENLARGED PLAN



FIGURE 8-29 STREETSCAPE BETWEEN PA-13 & PA-19



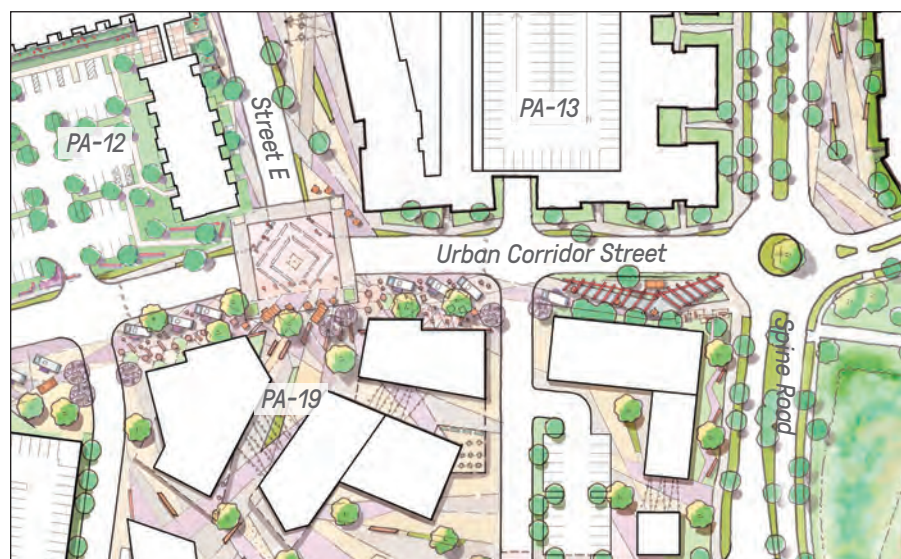
8.5.4 Urban Corridor Street Between PA-13 & PA-19

- Entry to Community Collective
- Continuation of pedestrian plaza at intersection
- Transition for grade change
- Stoops for residential



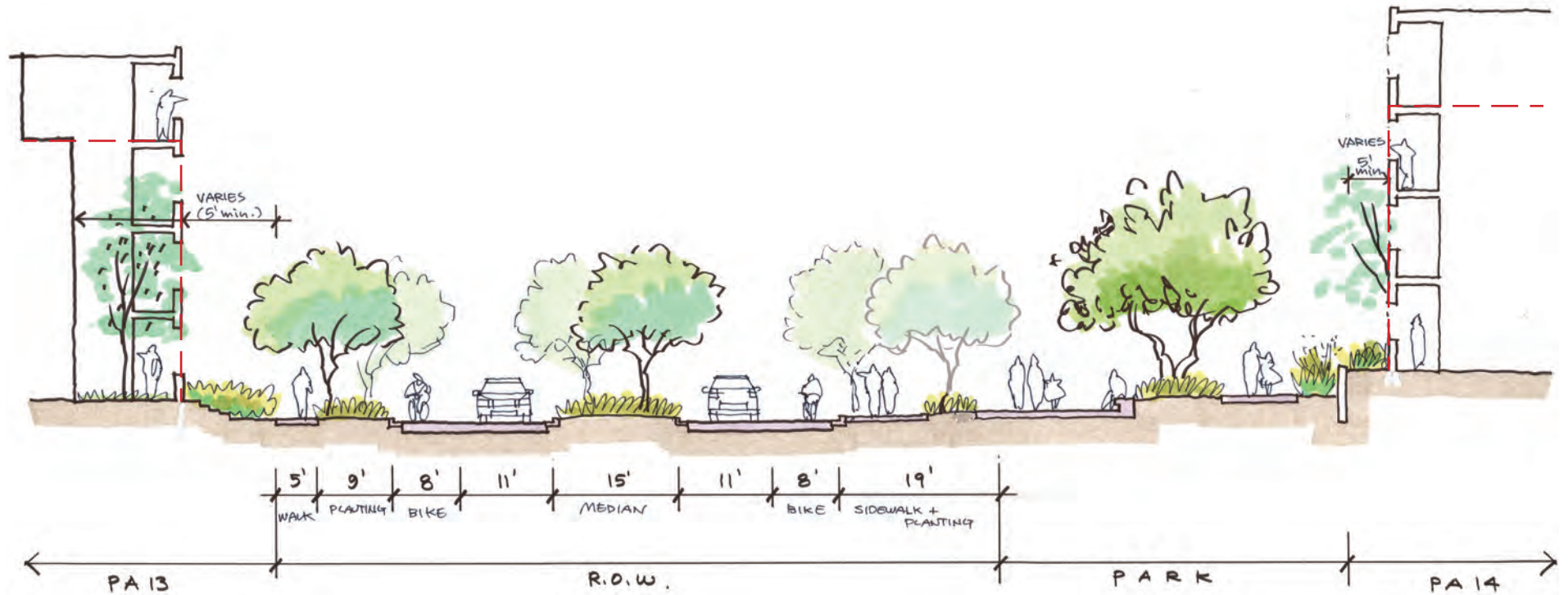
Pop-Up Retail

ENLARGED PLAN



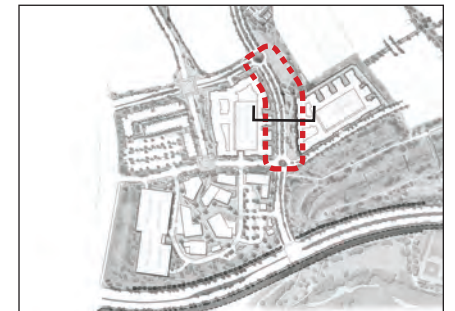
Art Walls

FIGURE 8-30 STREETSCAPE BETWEEN PA-13 & PA-14



--- Low Density Building Massing
(High Density illustrated)

KEY MAP



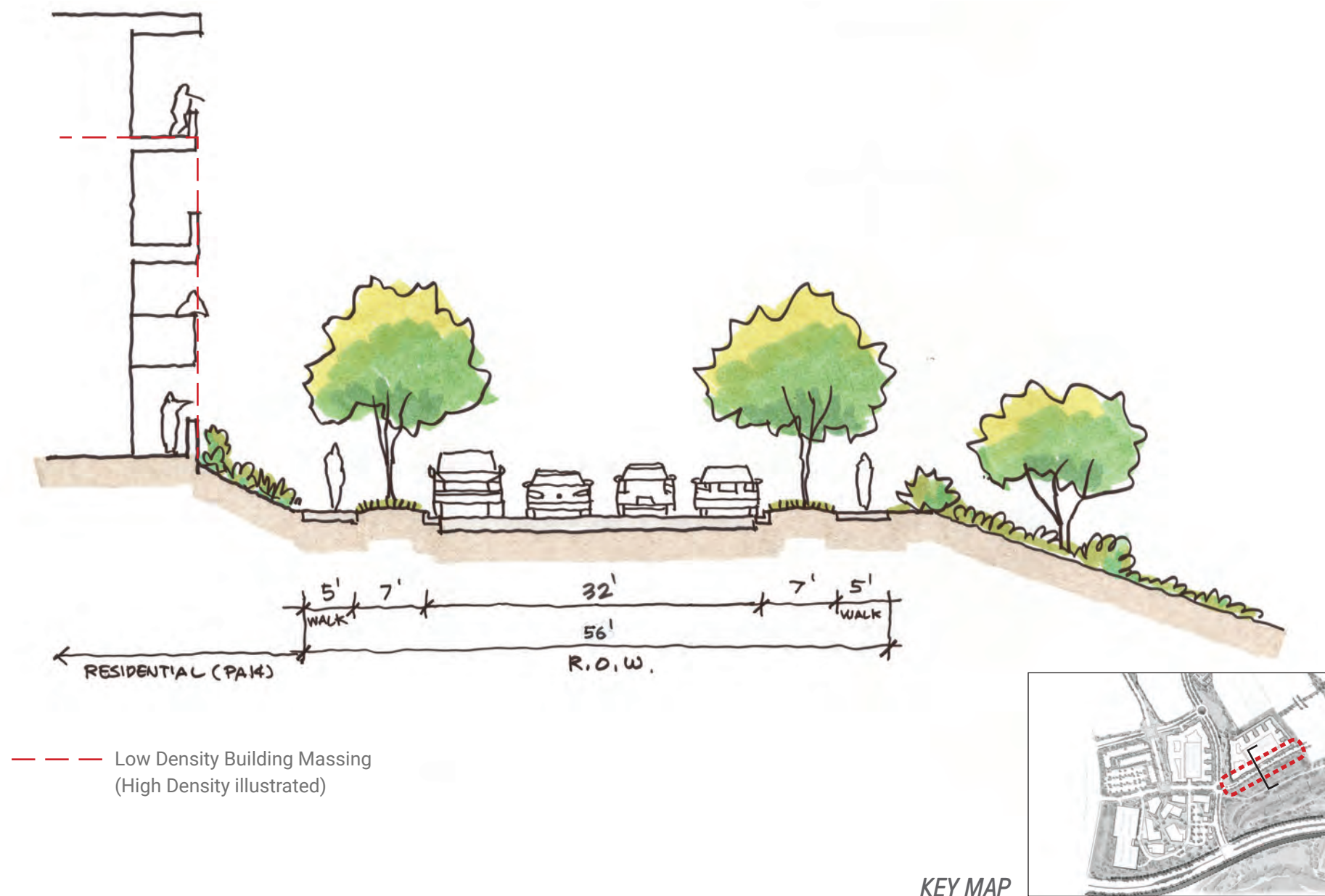
8.5.5 Spine Road Between PA-13 & PA-14

- Pedestrian route to Community Collective linear plaza transitions to parks

ENLARGED PLAN



FIGURE 8-31 STREETScape AT SOUTH SIDE OF PA-14



8.5.6 Street I At South Side of PA-14

- Residential fronting park
- Transition between Community Collective and residential uses

ENLARGED PLAN



TABLETOP INTERSECTIONS

8.5.7 Tabletop Intersections

- Critical to link pedestrian realm
- Raised portion consists of cast in place concrete
- Bold paint graphics on top of cast in place concrete
- Brightly colored bollards for safety
- Graphics to relate to one another
- After paint wears off, new graphic design to be implemented

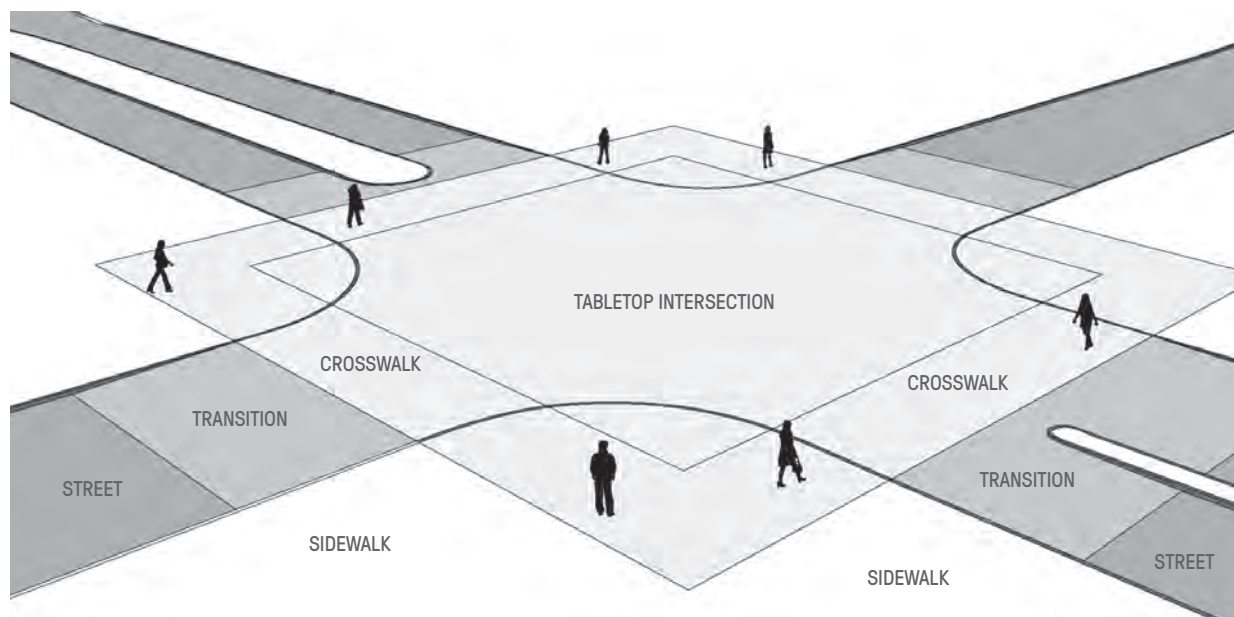
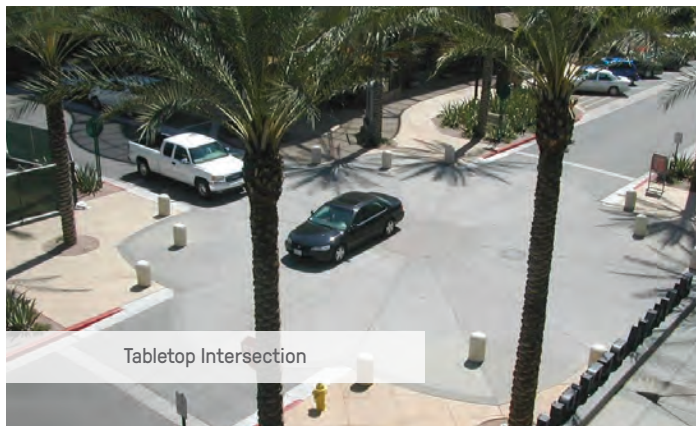
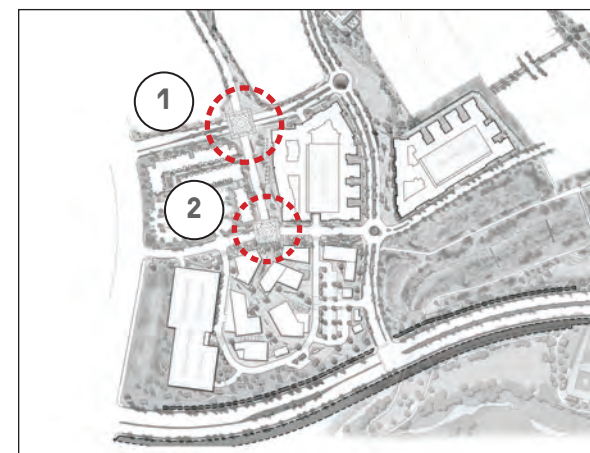
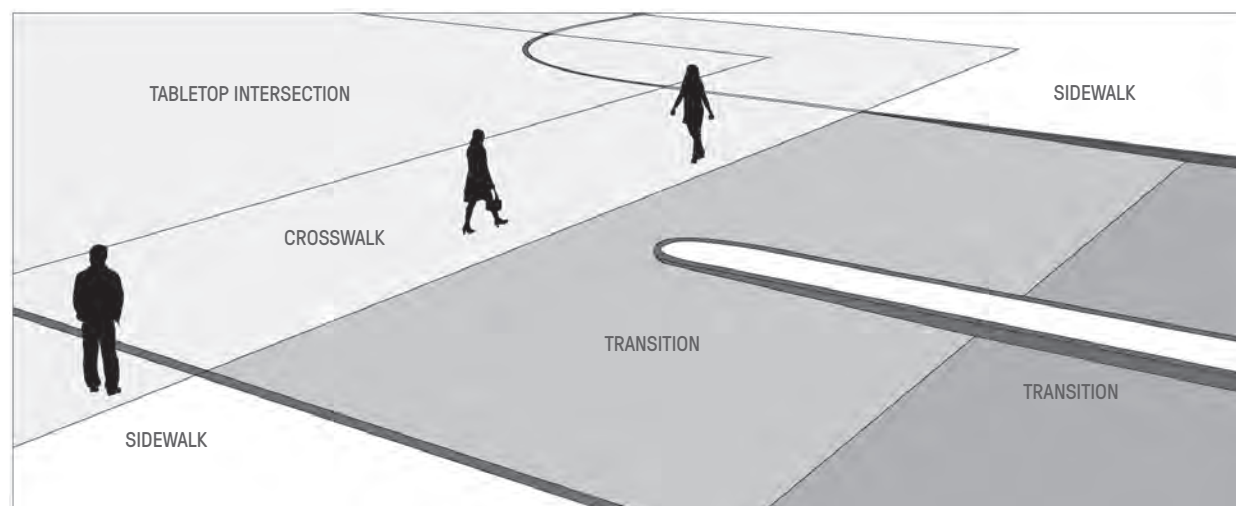
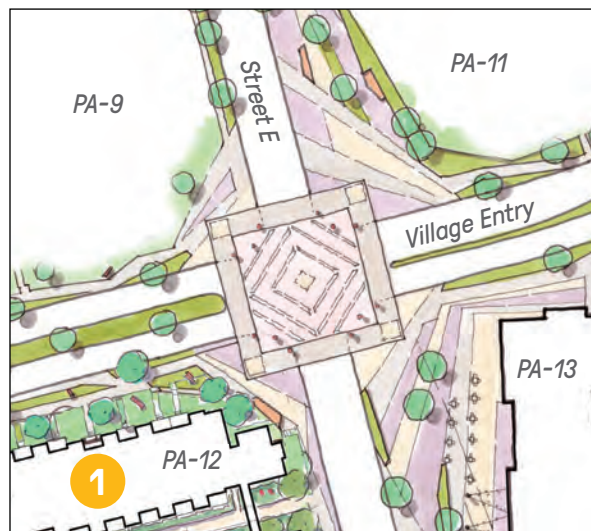


FIGURE 8-32 TABLETOP INTERSECTIONS ENLARGED PLANS



KEY MAP

COMMUNITY COLLECTIVE

8.5.8 Community Collective

- Pop-Up Retail Leading into Community Collective and Heart of the Community - Most Diveristy in Character
- Most Active Section of the Site
- Dynamic Indoor and Outdoor Spaces
- Building Frame Outdoor to Create Gathering Spaces
- Walkable
- Diversity of Shapes, Materials and Facades
- Art Walls
- Interactive Spaces
- Central Core links Pedestrian Paths
- Place to Gather, Socialize, Eat and Drink
- Urban Agriculture Vibe



FIGURE 8-33 URBAN DESIGN ELEMENTS

8.5.8 Community Collective

- 01 Art Wall
- 02 Urban Art
- 03 Urban Art/on building wall
- 04 Urban Illumination
- 05 Celebration Spaces
- 06 Interactive
- 07 Food Truck
- 08 Pop-Up Retail

Note: The proposed vision for Community Collective urban design components is to be consistent with Placemaking Regulations - SDMC Section 141.0421.



ART WALL

8.5.9 Community Collective - Art Wall

- Artsy
- Colorful
- Urban
- Social interaction
- Interactive
- Inspiring
- Positive & fun
- Freestanding
- Screen Parking

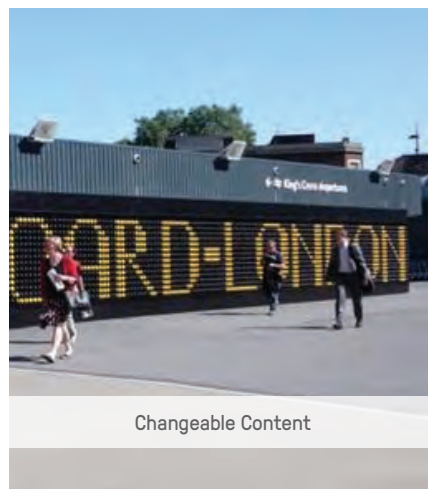
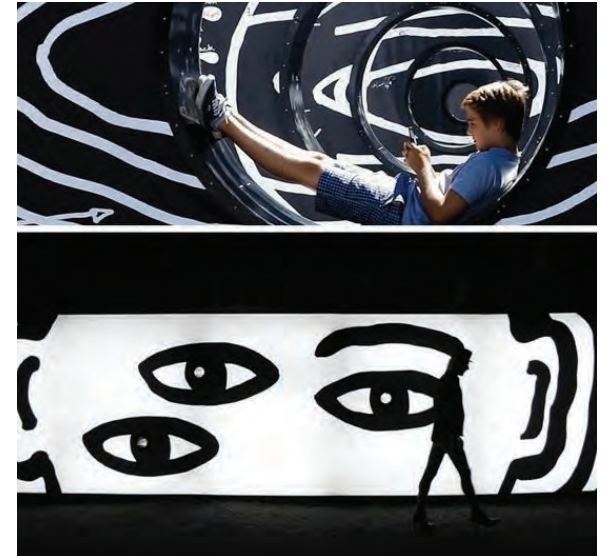
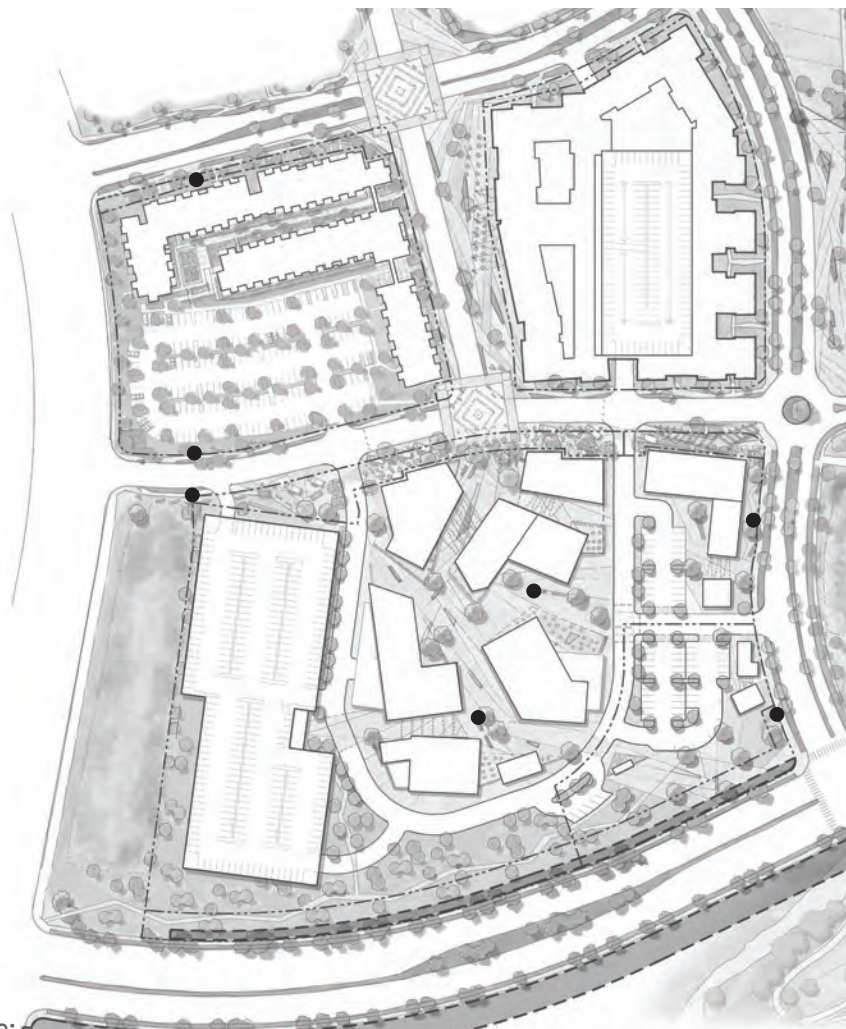




FIGURE 8-34 COMMUNITY COLLECTIVE - ART WALL DIAGRAM

● 01 ART WALL



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN ART

8.5.10 Community Collective - Urban Art

- Outdoor art
- Playful
- Colorful
- Social interaction
- Inspiring
- Positive & fun
- Sculptural



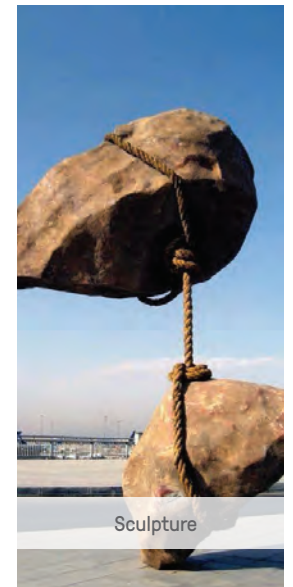
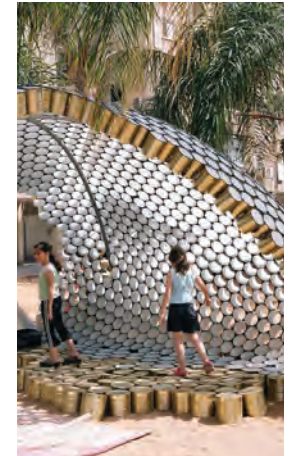
Seating Elements



Interactive Features



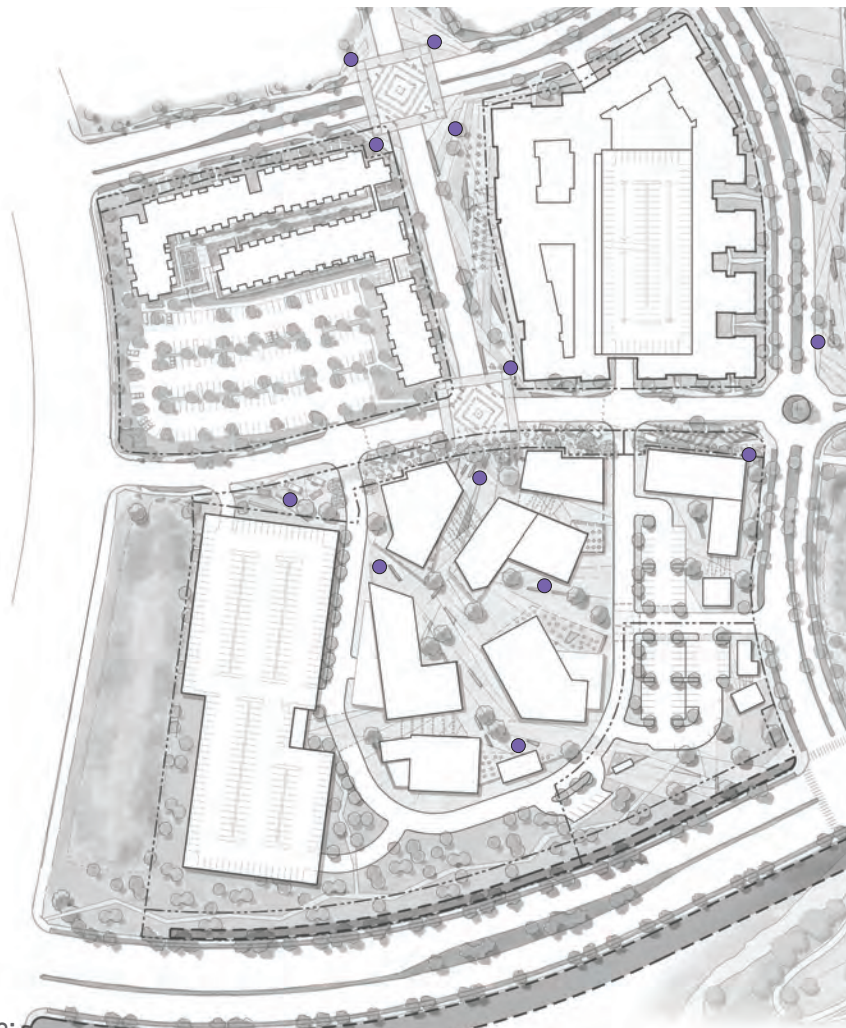
Playful Content



Sculpture

FIGURE 8-35 COMMUNITY COLLECTIVE - URBAN ART DIAGRAM

● 02 URBAN ART



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN ART: ON BUILDING WALLS

8.5.11 Community Collective - Urban Art: On Building Walls

- Colorful
- Playful
- Artsy
- Social interaction
- Networking outdoors
- Inspiring
- Reduces Blank Walls
- Activity Spaces
- Ever changing
- Painted walls graphics
- Thought Provoking
- Diversity of Shapes, Colors, Materials

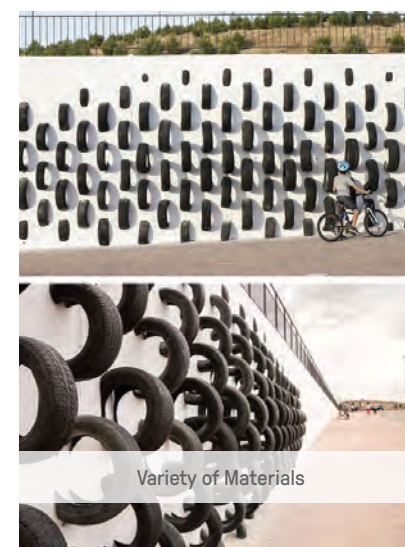
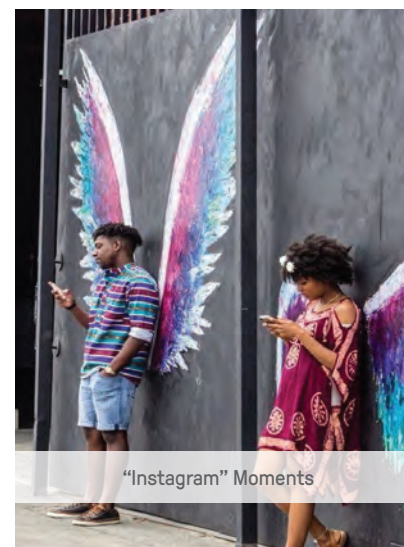
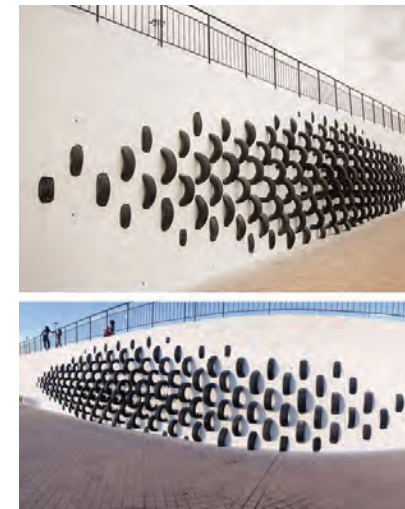
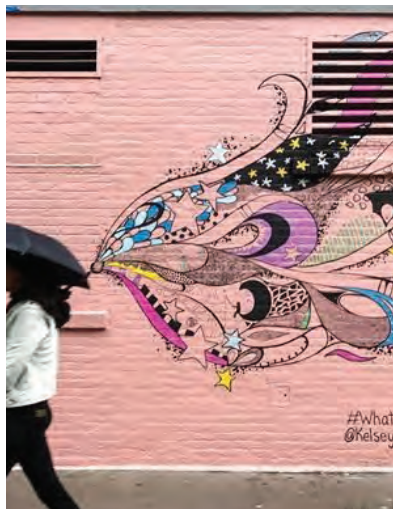
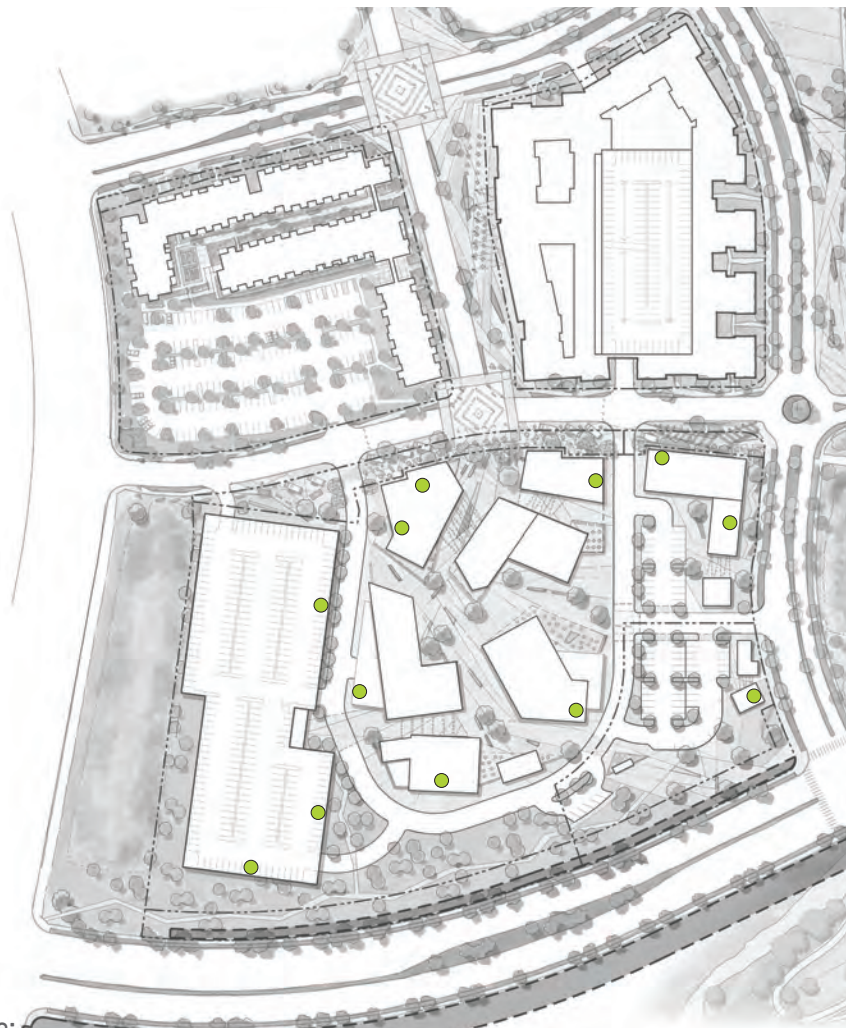


FIGURE 8-36 COMMUNITY COLLECTIVE - URBAN ART : ON BUILDING WALLS DIAGRAM

● 03 URBAN ART: ON BUILDING WALLS



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN ILLUMINATION

8.5.12 Community Collective - Urban Illumination

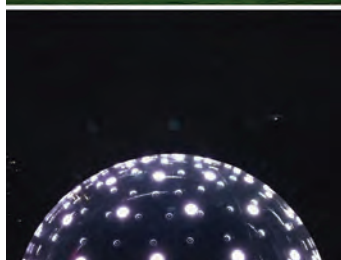
- Outdoor Illumination
- Art Illumination
- Social interaction
- Unique experience
- Casual atmosphere
- Colorful
- Ever changing



Lighting over Streets



Festoon Lighting

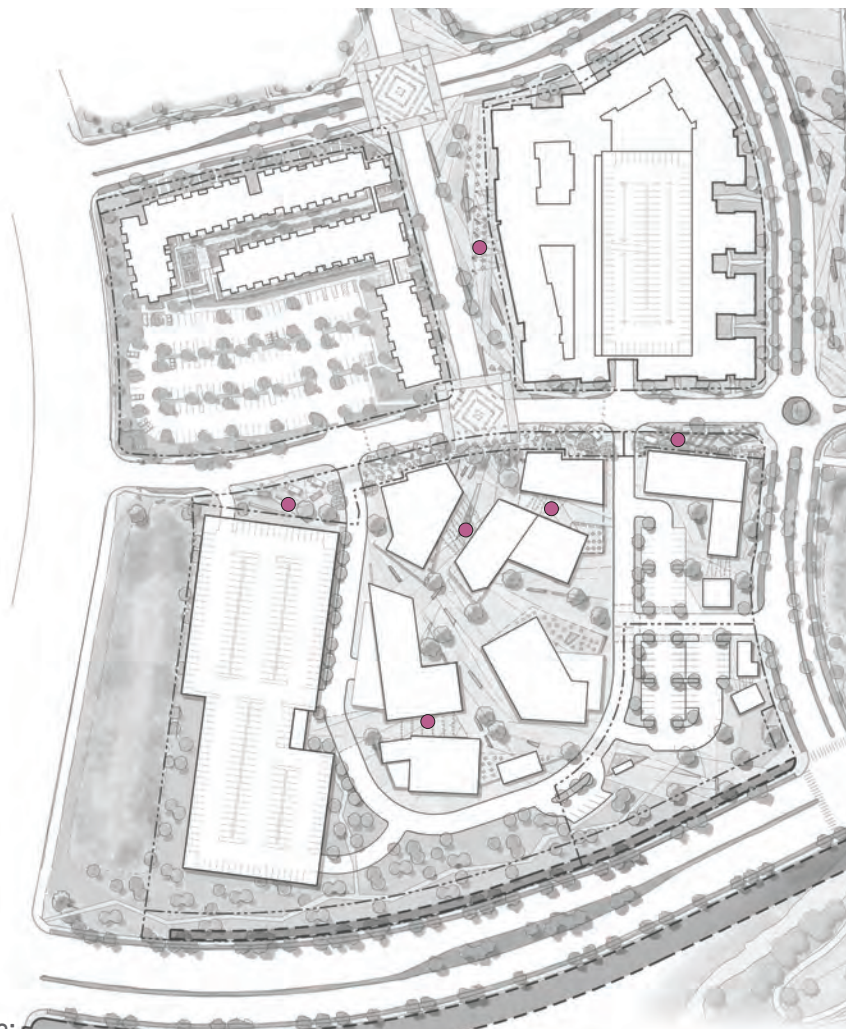


Changeable



FIGURE 8-37 COMMUNITY COLLECTIVE - URBAN ILLUMINATION DIAGRAM

04 URBAN ILLUMINATION



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

URBAN PLAZAS

8.5.13 Community Collective - Urban Plazas

- Social interaction
- interactive urban art
- Casual atmosphere
- Playful & fun



Social Spaces



Inventive Materials



Interactive Spaces

FIGURE 8-38 COMMUNITY COLLECTIVE - URBAN PLAZAS DIAGRAM

● 05 URBAN PLAZAS



Note:

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

INTERACTIVE - PEOPLE + SPACES

8.5.14 Community Collective - Interactive - People + Spaces

- Urban art
- Social interaction
- Outdoor activities
- Casual atmosphere
- Outdoor Illumination

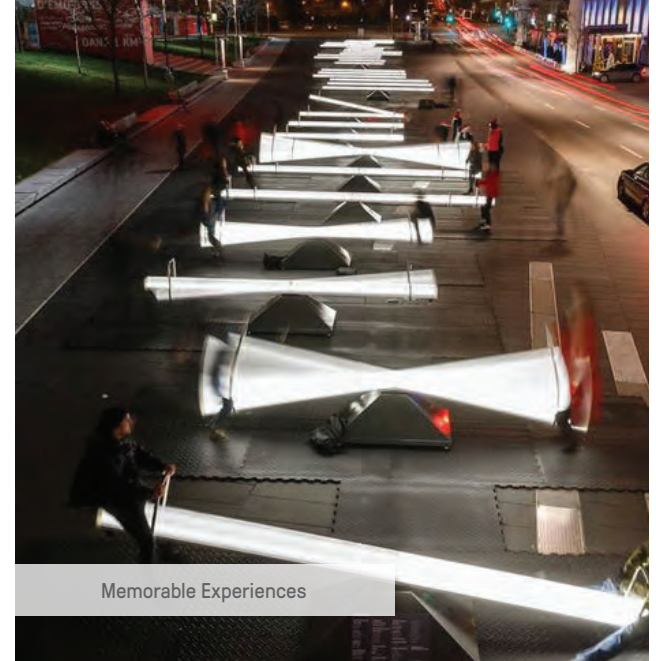
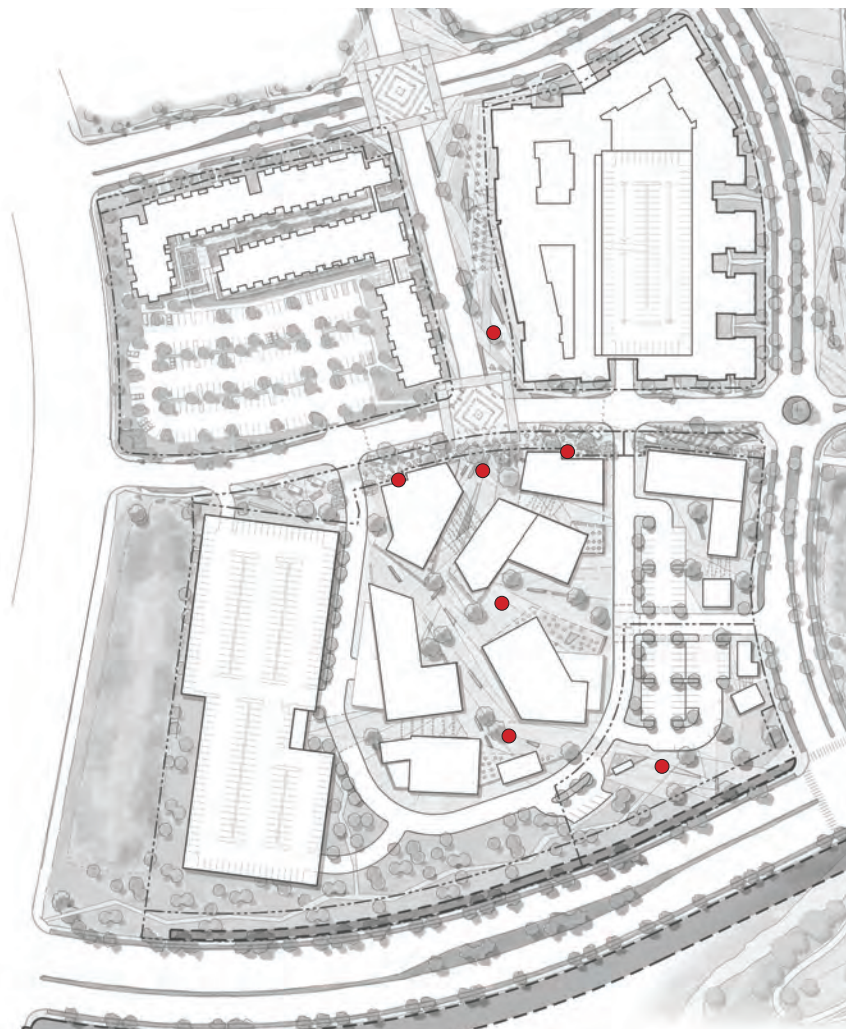
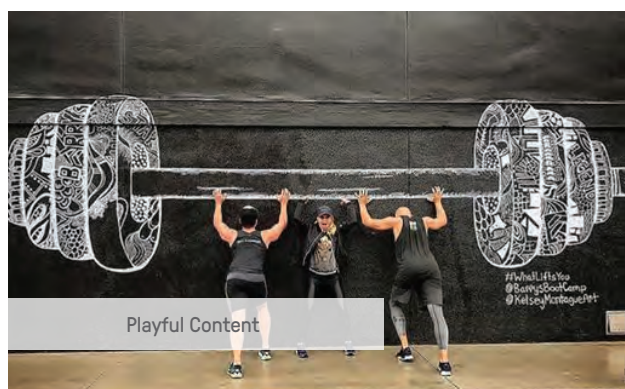


FIGURE 8-39 COMMUNITY COLLECTIVE - INTERACTIVE - PEOPLE + SPACES DIAGRAM

● 06 INTERACTIVE



Note:

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

FOOD TRUCK

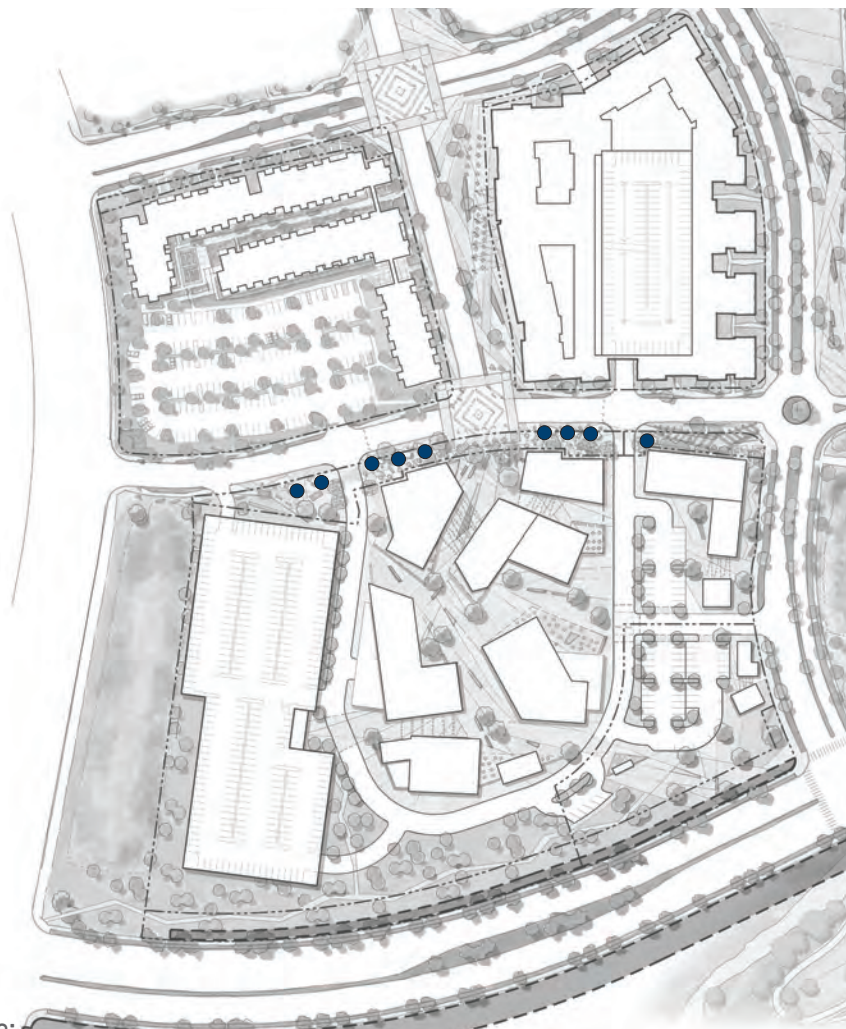
8.5.15 Community Collective - Food Truck

- Drinking and dining outdoors
- Social interaction
- Shopping outdoors
- Networking outdoors
- Casual atmosphere



FIGURE 8-40 COMMUNITY COLLECTIVE - FOOD TRUCK DIAGRAM

● 07 FOOD TRUCK



Note:

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

POP-UP RETAIL

8.5.16 Community Collective - Pop-Up Retail

- Drinking and dining outdoors
- Social interaction
- Shopping outdoors
- Networking outdoors
- Casual atmosphere
- Refer to section 6.7 for more information

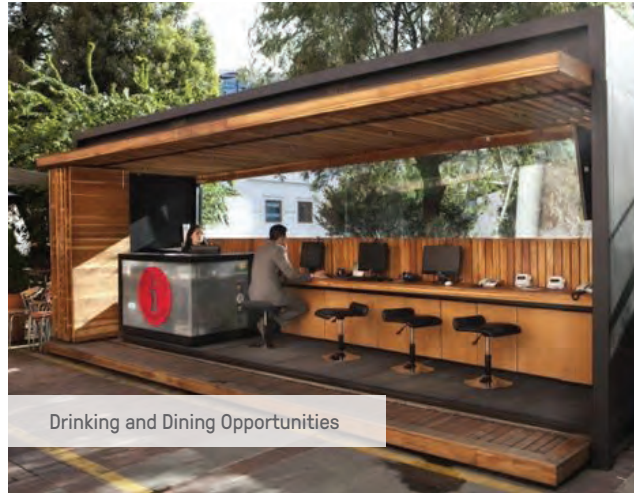
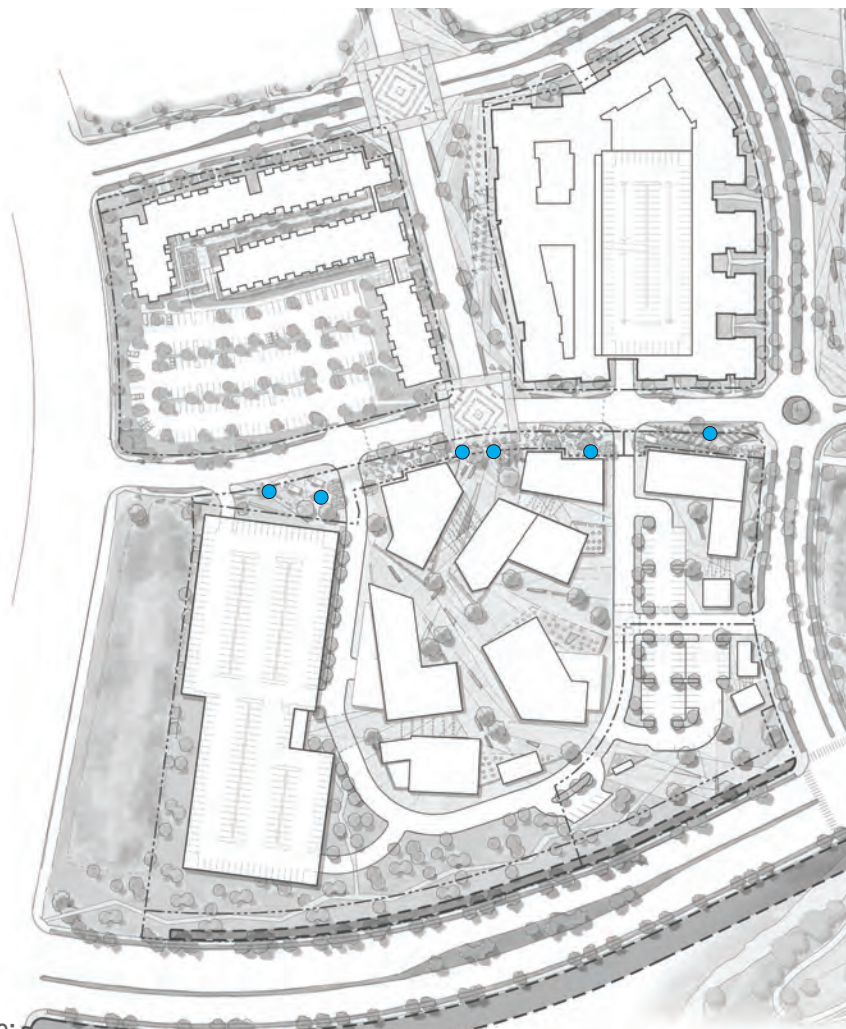
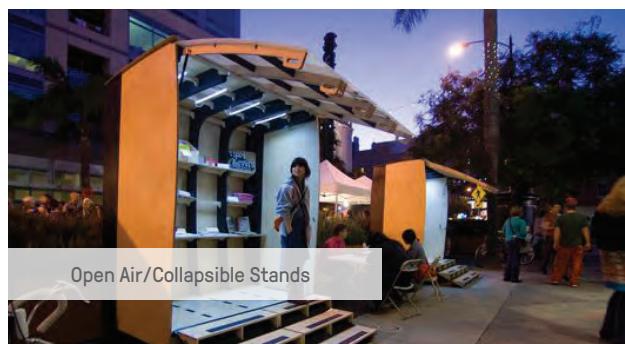


FIGURE 8-41 COMMUNITY COLLECTIVE - POP-UP RETAIL DIAGRAM

● 08 POP-UP RETAIL



Note:
Diagrams show a possible design solution for visualization purposes, multiple solutions are possible.

LANDSCAPE



Landscape

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

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

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

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

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

HARDSCAPE & MATERIALS

8.5.17 Hardscape & Materials

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





ATTACHMENT 22



PLANTING

8.5.18 Planting

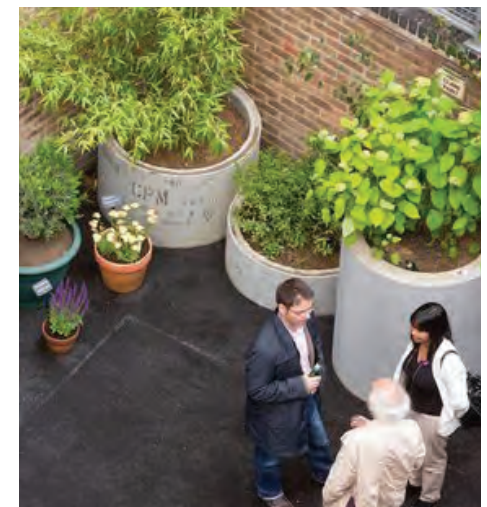
- Primarily Native Plants
- Soft Grasses in Swaths
- Oak and Sycamore Specimen Trees
- Naturalistic Arrangements
- Succulents in Pots
- Limited to Yellow Flowers
- Loose and Informal Planting edges
- Drought Tolerant Species



FURNITURE

8.5.19 Furniture

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



ARCHITECTURAL COMPONENTS



8.6 Architectural Components

Architectural Components

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

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

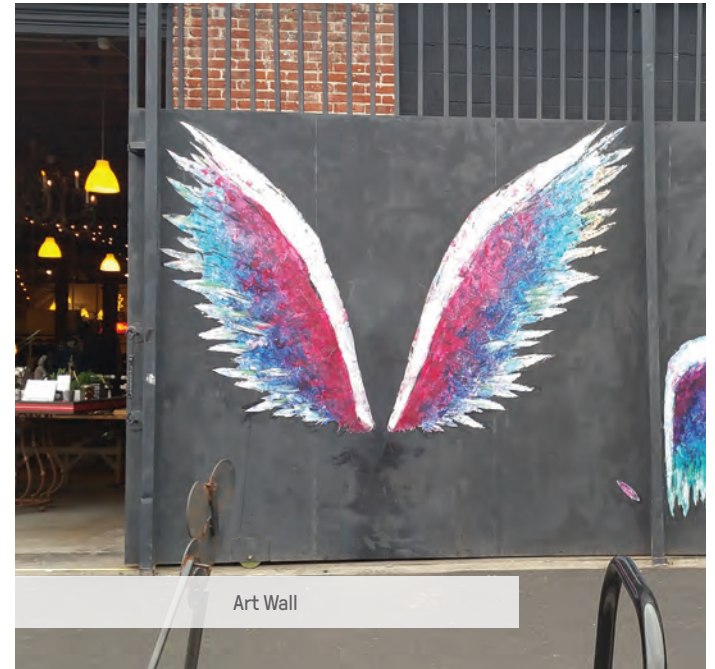
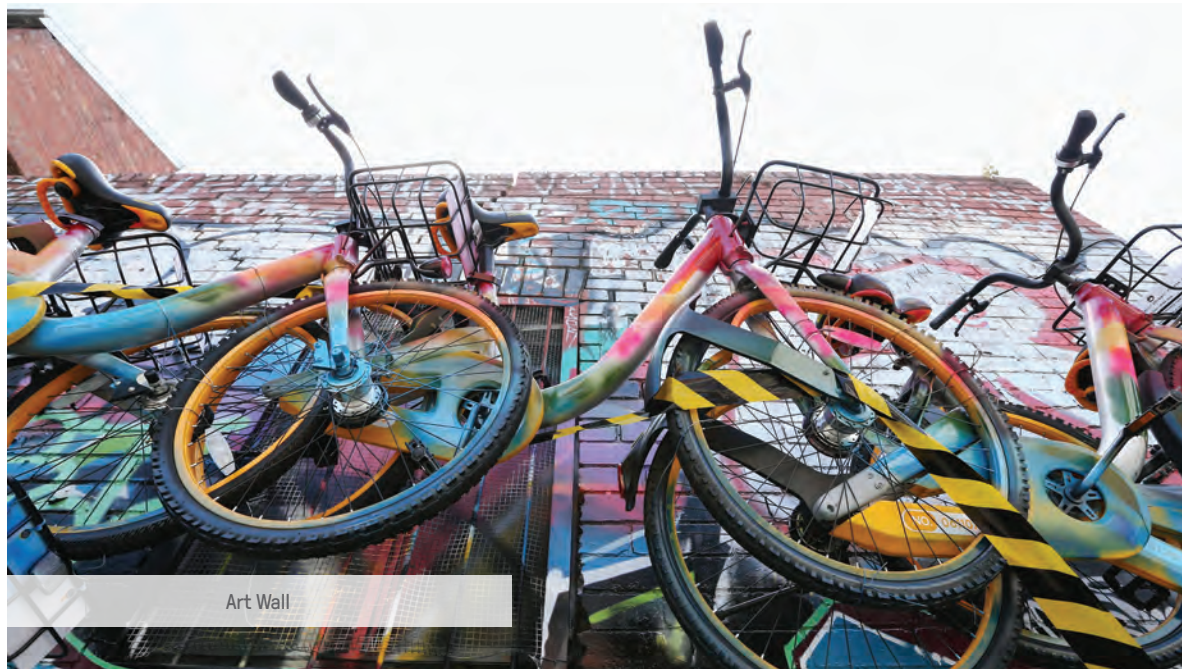
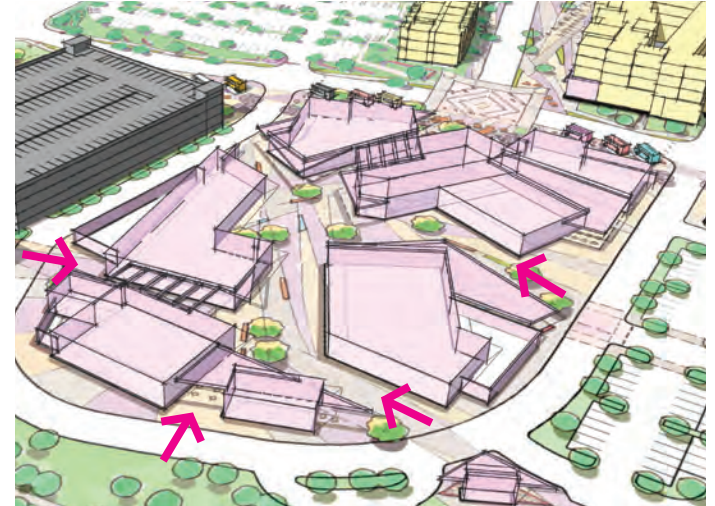
Notes:

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

All photographs are for illustrative purposes.

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

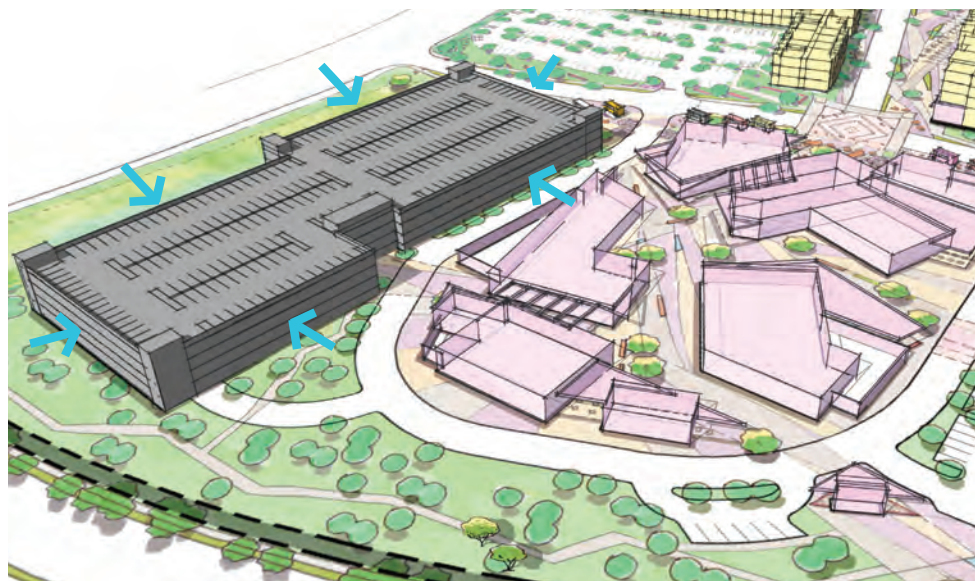
ACCENT AREAS: Community Collective requires 25% (by area) of rear retail walls and service walls to include graphics or colors



Conceptual graphic for illustrative purposes only.

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

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



Conceptual graphic for illustrative purposes only.

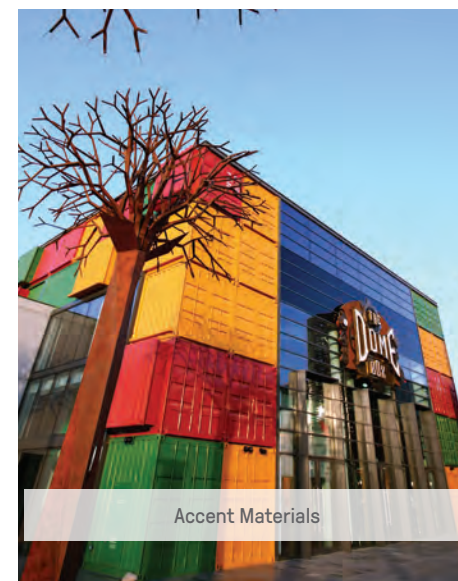
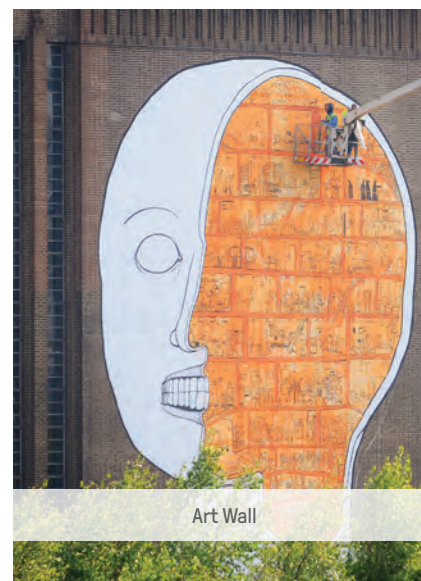
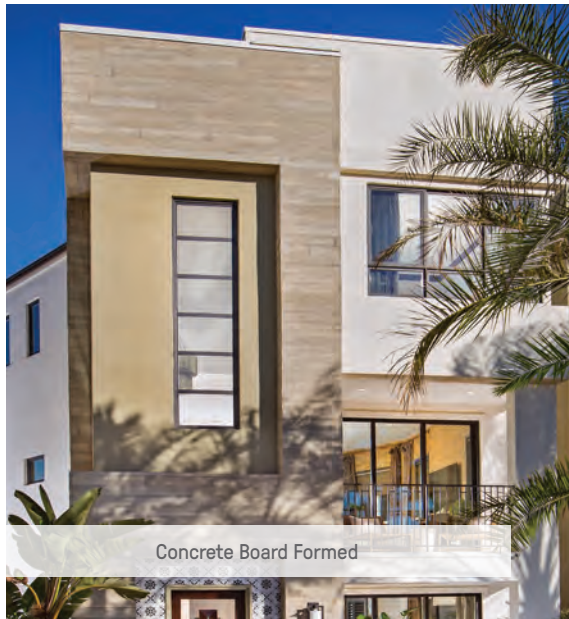


FIGURE 8-44 ARCHITECTURAL COMPONENTS - COMMUNITY COLLECTIVE: EXAMPLES OF ACCENT MATERIALS

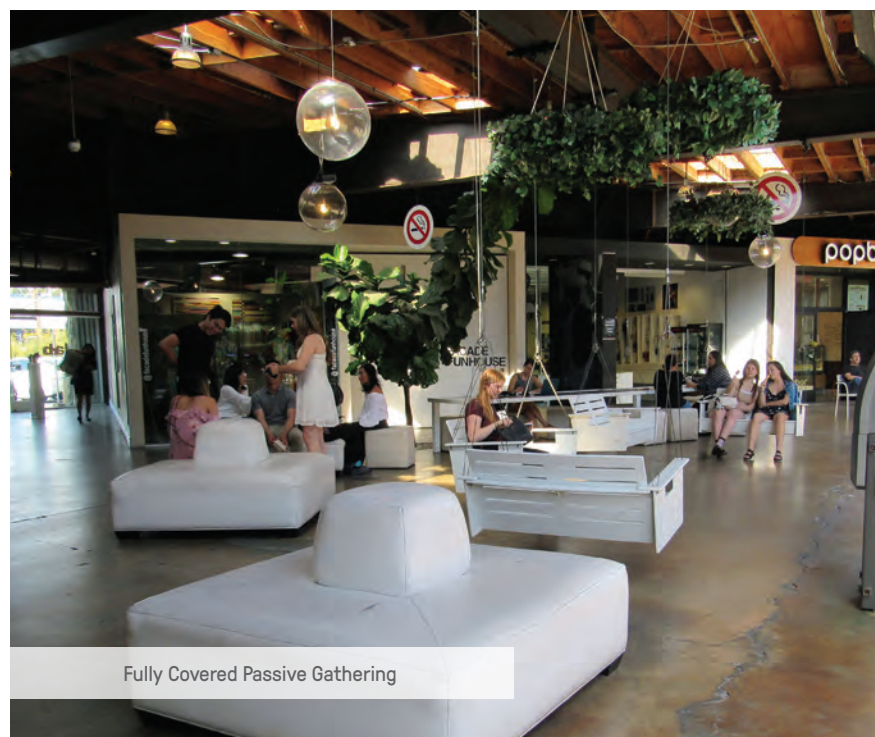
ACCENT MATERIALS: Community Collective requires 20% (by area) accent material on feature facades. Base material plaster



Conceptual graphic for illustrative purposes only.

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

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



Conceptual graphic for illustrative purposes only.

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

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



Pedestrian Entry



Way Finding



Second Floor Entry



Pedestrian Entry

Conceptual graphic for illustrative purposes only.

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

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



Indoor/Outdoor Retail



One-of-a-Kind Entry Canopy



Unique Graphics & Signage

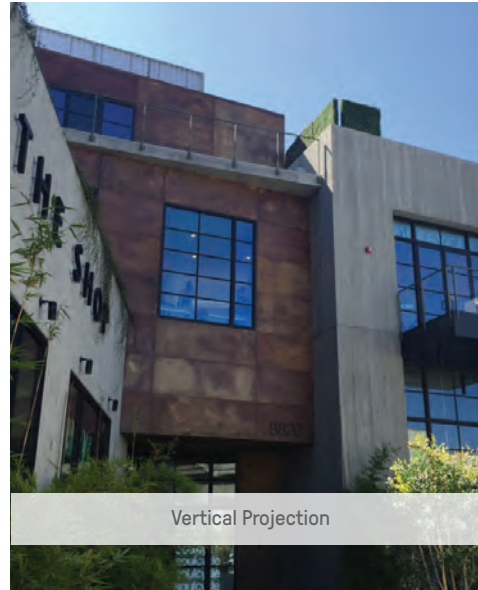
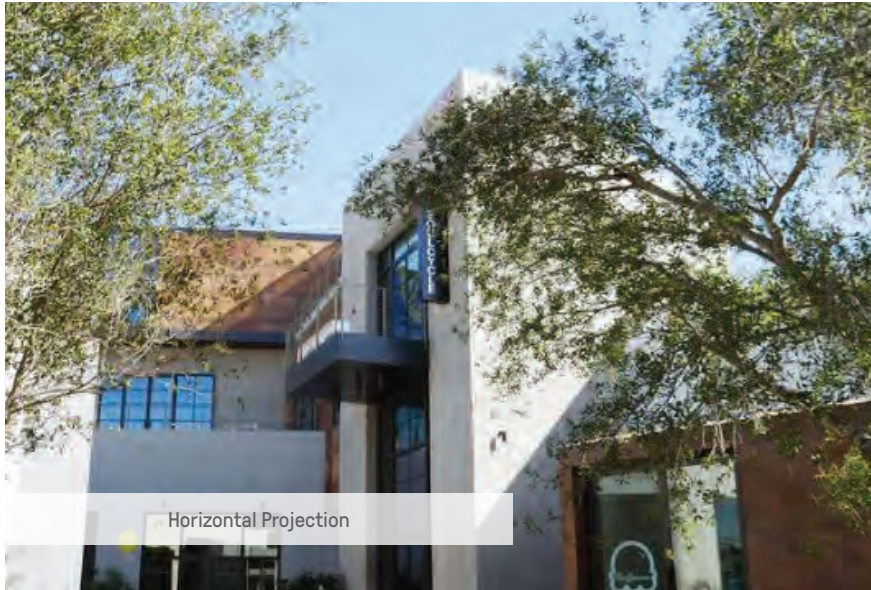


Variety of Window & Door Sizes

Conceptual graphic for illustrative purposes only.

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

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



Conceptual graphic for illustrative purposes only.

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

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



Conceptual graphic for illustrative purposes only.



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

BUILDING ARTICULATION: Required building breaks as noted per planning area

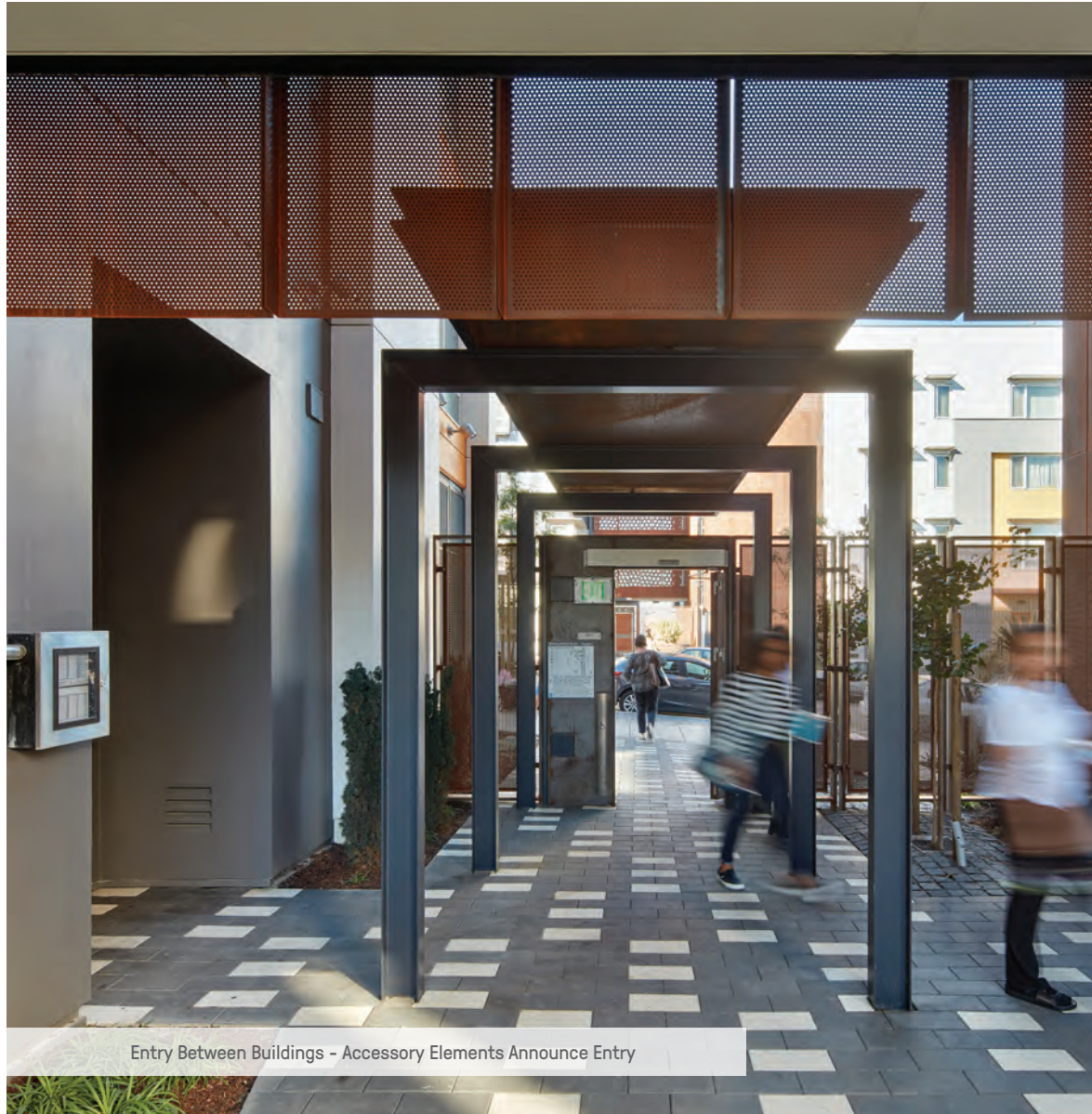


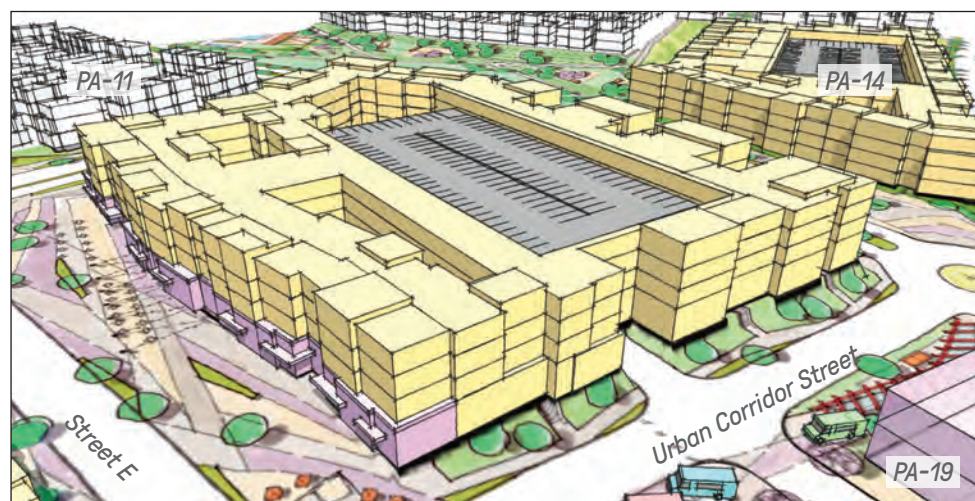
FIGURE 8-51 ARCHITECTURAL COMPONENTS - PA-13: SETBACKS OR BREAKS IN RESIDENTIAL BLOCKS

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



LOWER DENSITY (MINIMUM 10' BREAKS BETWEEN BUILDINGS)

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



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

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

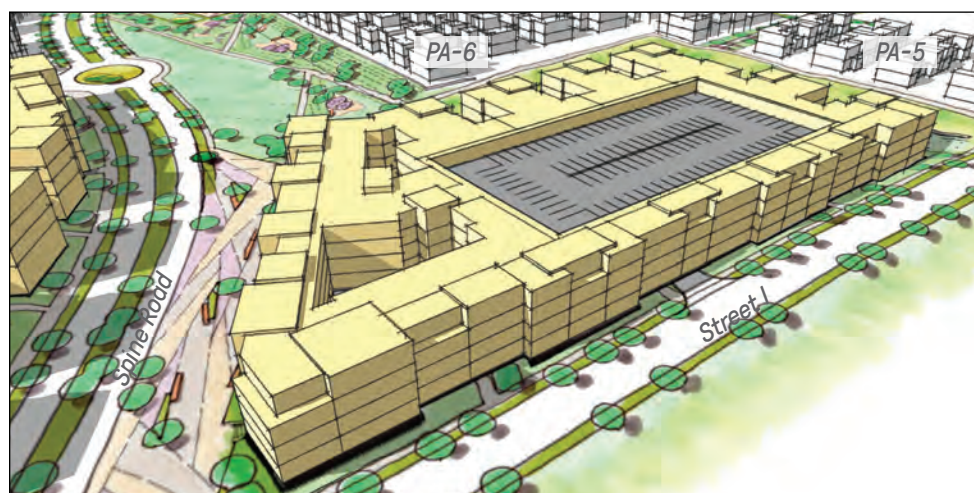
FIGURE 8-52 ARCHITECTURAL COMPONENTS - PA-14: SETBACKS OR BREAKS IN RESIDENTIAL BLOCKS

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



LOWER DENSITY (MINIMUM 10' BREAKS BETWEEN BUILDINGS)

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

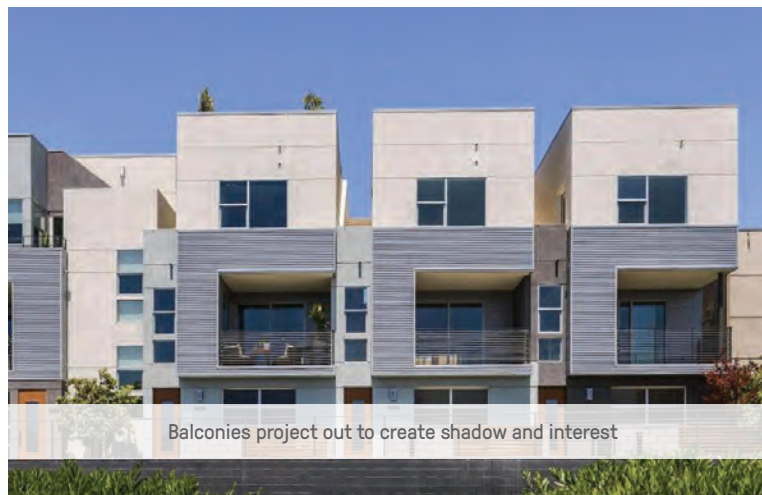


HIGHER DENSITY (MINIMUM 10' WIDE & 30' DEEP BREAKS)

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

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

PROJECTED ELEMENTS OR BALCONIES: Required as noted



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

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

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

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

Conceptual graphic for illustrative purposes only.

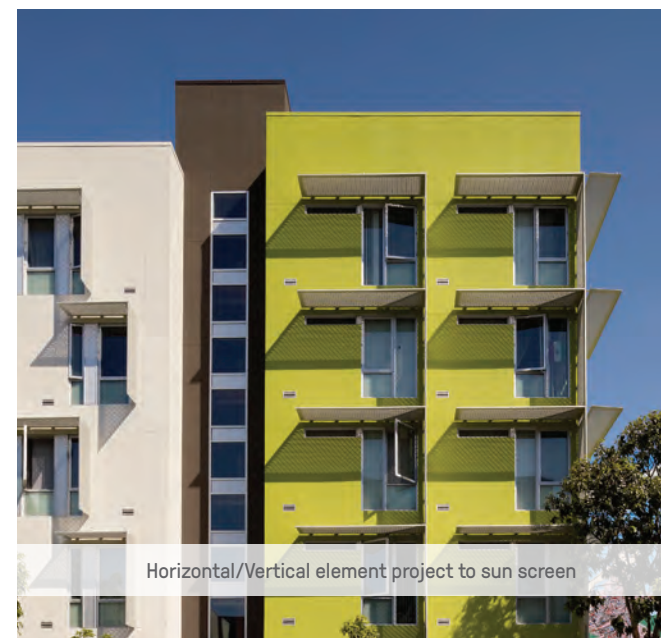
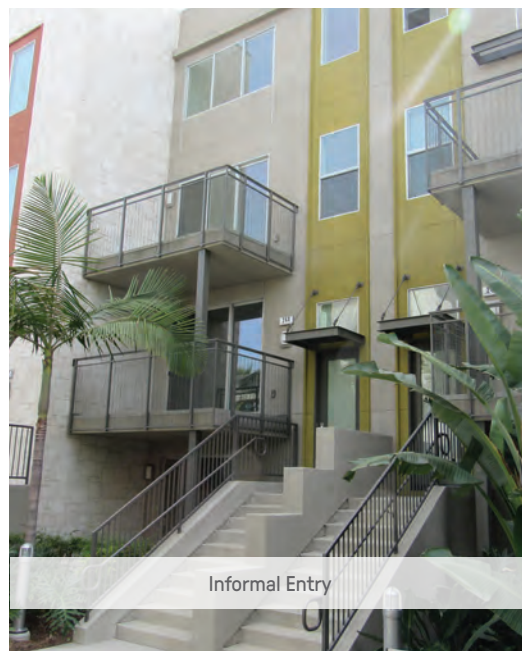


FIGURE 8-54 ARCHITECTURAL COMPONENTS - PA-13 & PA-14: STOOPS

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



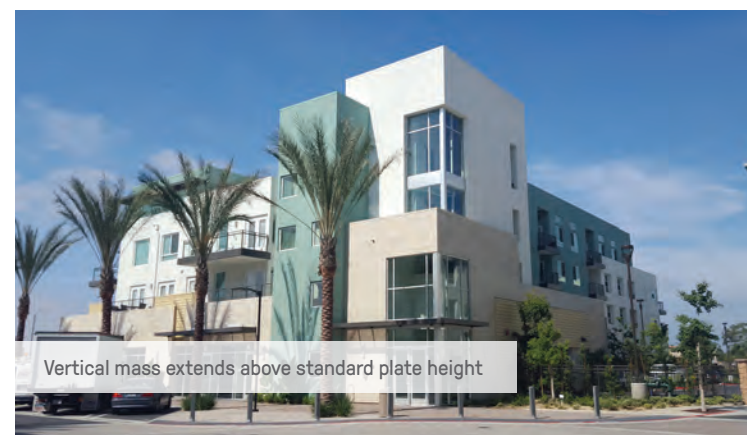
Conceptual graphic for illustrative purposes only.

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

ARTICULATION OF VERTICAL MASSING: Required as noted



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



Vertical mass extends above standard plate height

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

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

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

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

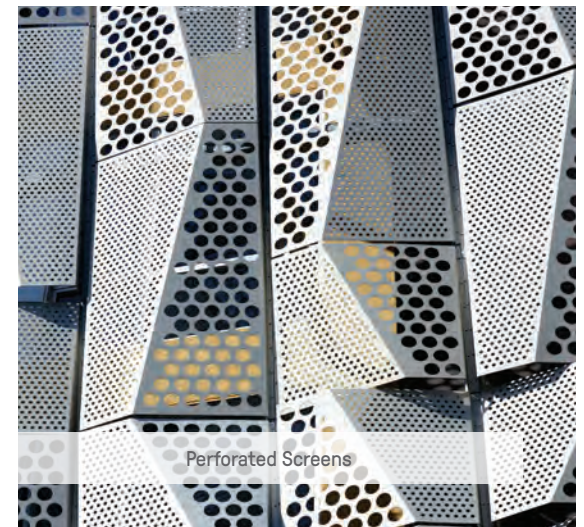
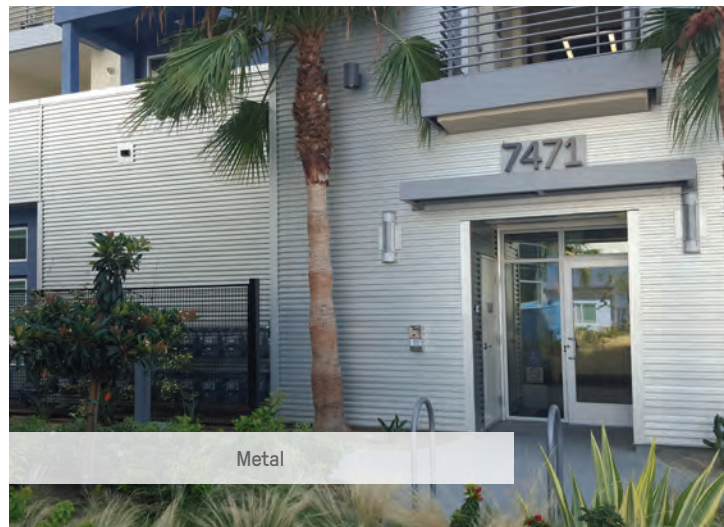
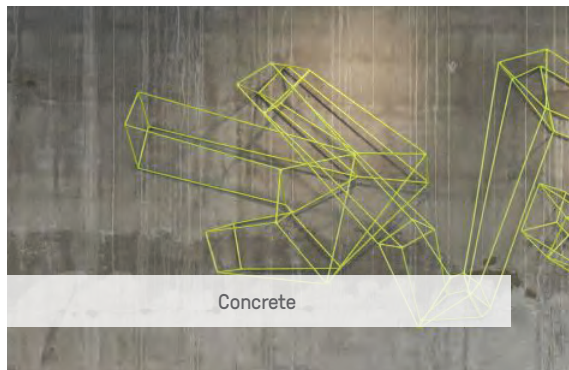
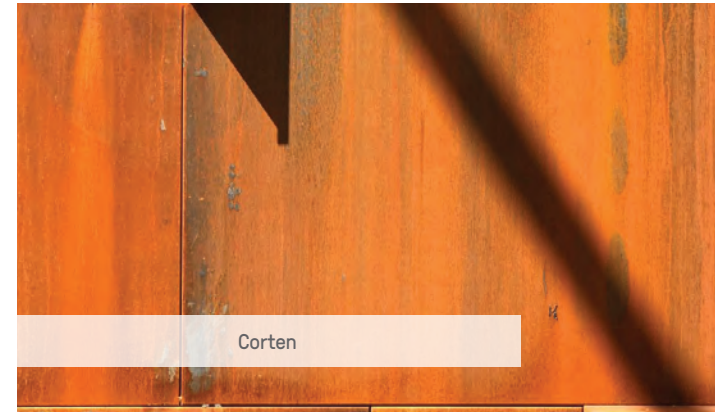
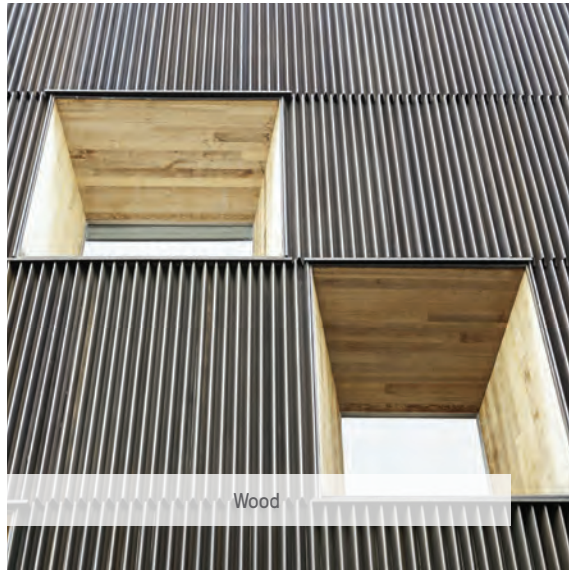
PA-14: 10% + on façade facing street, 4 stories

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

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

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

ACCENT MATERIALS: Required as noted



Required accent materials (by area):

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

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

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

Conceptual graphic for illustrative purposes only.

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

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



Required color variation (by area):

PA-13: 20% on façade facing street

PA-14: 15% on façade facing street

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

Conceptual graphic for illustrative purposes only.

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

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



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

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



More transparency at upper levels

Conceptual graphic for illustrative purposes only.



Ground floor deck, less transparent to allow privacy from public view



Transparency can occur from semi-public residential areas



Upper floor deck can be more transparent as the vertical separation adds privacy



THIS PAGE IS INTENTIONALLY LEFT BLANK.



09



LANDSCAPE DESIGN GUIDELINES

9.1 Introduction

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

9.2 Landscape Design

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

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

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

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

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

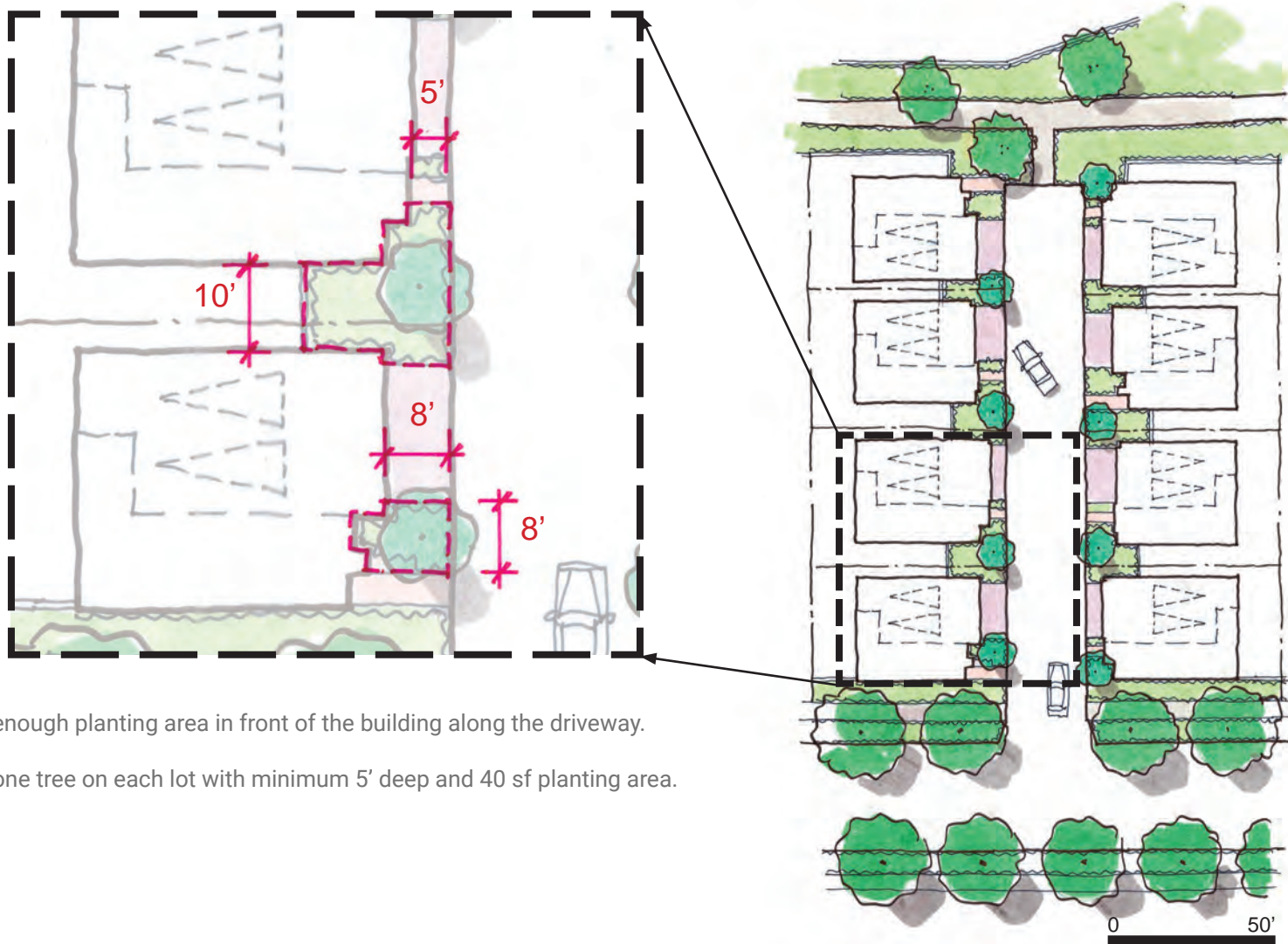
7. Entry spaces, transitional spaces, and gathering spaces shall incorporate identification and aesthetic landscape architecture elements such as gateways, fountains, and other public amenities that depict a sense of community, district identity, and wayfinding throughout the community.
8. The incorporation of biofiltration and bioretention measures in parking lot design, edges of paved areas, and other landscaped areas is encouraged to slow and treat stormwater runoff.
9. Landscaping will be arranged along parkways and landscape easements to provide a sense of rhythm and movement within the streetscape in irregular and organic style.
10. Figures 9-1, 9-2, and 9-3 provide an example of planting for PA-5 and PA-6 to demonstrate consistency of providing 1 tree per lot.
11. Plantings will emphasize context to provide shade/openness where it is needed to allow the flow of natural elements through the project.
12. The streetscape shall consist of the union of various elements within 3Roots San Diego, including structures and buildings, plantings, paving, lighting fixtures, and street furniture.
13. The use of rain gardens, open tree grates, and pockets of open space is encouraged to slow stormwater flow rates, allow natural percolation of runoff, and reduce the heat island effect.
14. Use of permeable pavement to capture and treat stormwater shall be used to the maximum extent possible. Examples of permeable paving include porous asphalt, reinforced grass, semi-impervious concrete paving blocks, and reinforced gravel with grass.
15. Trees and shrubs shall be provided along internal circulation to maintain a cohesive community identity and strengthen sense of place.

9.2.1 Plant Material

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

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

FIGURE 9-1 - PLANNING AREA 5 PLANTING VIGNETTE



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

FIGURE 9-2 - PLANNING AREA 5 PLANTING VIGNETTE



FIGURE 9-3 - PLANNING AREA 6 PLANTING VIGNETTE



TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

TABLE 9-1 - PLANT PALETTE

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

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

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

FIGURE 9-4 - LANDSCAPE PALETTE-ROOT COLLECTIVE

TREES



Parkinsonia florida - Blue Palo Verde

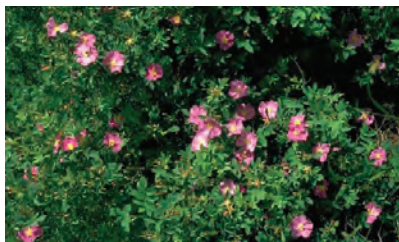


Platanus racemosa - California Sycamore

LARGE SHRUBS



Baccharis pilularis consanguinea - Coyote Bush



Rosa californica - California Wild Rose

ACCENT SHRUBS



Tagetes lemmoni - Mountain Marigold



Anigozanthos hybrids & cvs. - Kangaroo Paw

ORNAMENTAL GRASSES AND LIKE



Muhlenbergia rigens - Deer Grass



Nassella tenuissima - Mexican Feather Grass

VINES AND GROUND COVERS



Santolina spp. - Lavender Cotton



Vitis spp. - Grape Vine

WILDFLOWERS



Eschscholzia californica - California Poppy



Romneya coulteri - Matilja Poppy

FIGURE 9-5 - LANDSCAPE PALETTE-THE ROUTES

TREES



Lophostemon confertus - Brisbane Box



Erythrina caffra - Coral Tree

LARGE SHRUBS



Ceanothus spp. - Ceanothus



Verbena lilacina - Lilac Verbena

ACCENT SHRUBS

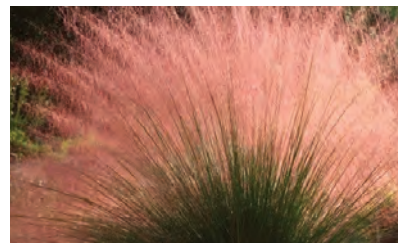


Agave spp. - Agave



Echium candicans - Pride of Madeira

ORNAMENTAL GRASSES AND LIKE



Muhlenbergia capillaris - Hairy Awn Muhly



Dietes bicolor - Fortnight Lily

VINES AND GROUND COVERS



Solanum jasminoides - Potato Vine



Iris douglasiana - Douglas Iris

WILDFLOWERS



Lupinus spp. - Lupine



Sisyrinchium bellum - Blue-eyed Grass

FIGURE 9-6 - LANDSCAPE PALETTE-CANOPY

TREES



Fraxinus oxycarpa "Raywood" - Raywood's Ash



Jacaranda mimosifolia - Jacaranda

LARGE SHRUBS



Rhamnus californica - Coffeeberry



Rhus integrifolia - Lemonadeberry

ACCENT SHRUBS



Salvia Clevelandii - Cleveland Sage

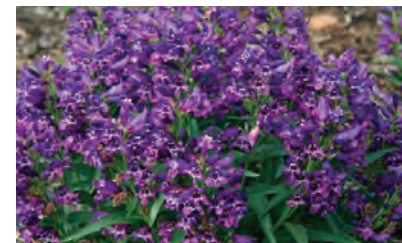


Cistus spp. - Rockrose

ORNAMENTAL GRASSES AND LIKE



Carex pansa - California Meadow Sedge



Penstemon spp. - Penstemon

VINES AND GROUND COVERS



Verbena rigida - Vervian



Lavandula spp. - Lavender

WILDFLOWERS



Romneya coulteri - Matilja Poppy



Sisyrinchium bellum - Blue-eyed Grass

FIGURE 9-7 - LANDSCAPE PALETTE-THE MEADOWS

TREES



Populus fremontii - Fremont's Cottonwood

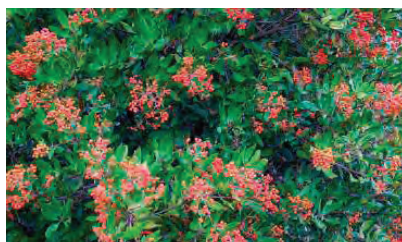


Platanus racemosa - California Sycamore

LARGE SHRUBS



Rhus ovata - Sugar Bush



Heteromeles arbutifolia - Toyon

ACCENT SHRUBS

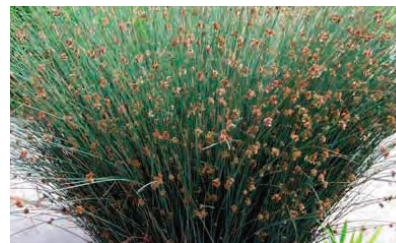


Encelia farinosa - Brittlebrush



Yucca spp. - Yucca

ORNAMENTAL GRASSES AND LIKE



Juncus patens - California Grey Rush



Festuca mairei - Atlas Fescue

VINES AND GROUND COVERS



Elymus triticoides - Creeping Wild Rye

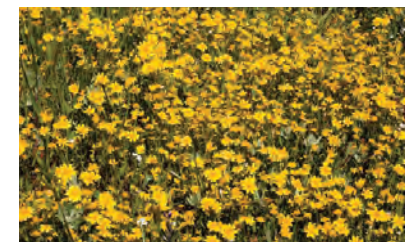


Carex tumulicola - Berkeley sedge

WILDFLOWERS



Eschscholzia californica - California Poppy



Lasthenia glabrata - Coastal goldfields

FIGURE 9-8 - LANDSCAPE PALETTE-SEED PARK

TREES



Alnus rhombifolia - White Alder

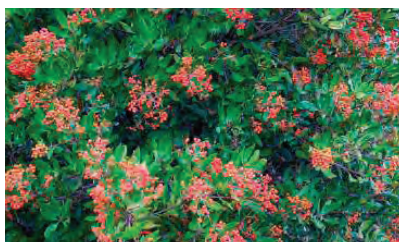


Platanus acefolia - London Plane

LARGE SHRUBS



Malosma laurina - Laurel Sumac



Heteromeles arbutifolia - Toyon

ACCENT SHRUBS



Encelia californica - California Encelia



Hesperaloe parviflora - False Red Yucca

ORNAMENTAL GRASSES AND LIKE



Festuca rubra - Creeping Red Fescue



Festuca mairei - Atlas Fescue

VINES AND GROUND COVERS



Epilobium spp. - California Fuschia



Paspalum vaginatum - Seashore Paspalum

WILDFLOWERS



Eschscholzia californica - California Poppy



Lasthenia californica - Common Goldfields

FIGURE 9-9 - LANDSCAPE PALETTE-CARROLL CANYON ROAD

TREES

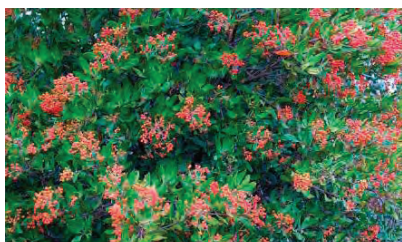


Platanus acerfolia - London Plane



Quercus agrifolia - Coast Live Oak

LARGE SHRUBS



Heteromeles arbutifolia - Toyon



Rhamnus californica - Coffeeberry

ACCENT SHRUBS



Agave spp. - Agave



Yucca spp. - Yucca

ORNAMENTAL GRASSES AND LIKE



Festuca mairei - Maire's Fescue



Muhlenbergia rigens - Deer Grass

VINES AND GROUND COVERS



Baccharis pilularis - Dwarf Coyote Bush



Coprosma x kirkii - Creeping Coprosma

FIGURE 9-10 - LANDSCAPE PALETTE-SPINE ROAD

TREES



Fraxinus oxycarpa "Raywood" - Raywood's Ash

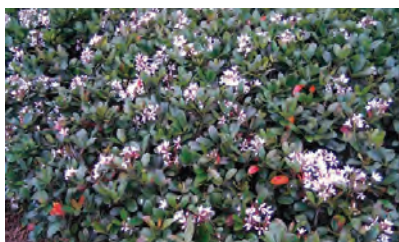


Platanus racemosa - California Sycamore

LARGE SHRUBS



Baccharis pilularis consanguinea - Coyote Bush

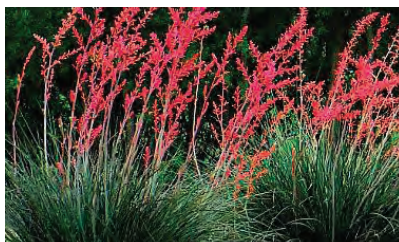


Raphiolepis indica - Indian Hawthorn

ACCENT SHRUBS



Echium candicans - Pride of Madeira



Hesperaloe parviflora - False Red Yucca

ORNAMENTAL GRASSES AND LIKE



Carex tumulicola - Berkeley Sedge



Muhlenbergia rigens - Deer Grass

VINES AND GROUND COVERS



Baccharis pilularis - Dwarf Coyote Bush



Coprosma x kirkii - Creeping Coprosma

FIGURE 9-11 - LANDSCAPE PALETTE-URBAN CORRIDOR

TREES



Koelreuteria paniculata - Golden Rain Tree



Platanus acerifolia - London Plane

ORNAMENTAL GRASSES AND LIKE



Callistemon "Little John" - Little John Bottlebrush



Muhlenbergia rigens - Deer Grass

LARGE SHRUBS



Pittosporum spp. - Pittosporum



Mahonia spp. - Mahonia

VINES AND GROUND COVERS



Myoporum sp. - Saltbrush



Coprosma x kirkii - Creeping Coprosma

ACCENT SHRUBS



Tagetes lemmoni - Mountain Marigold



Aloe spp. - Aloe

FIGURE 9-12 - LANDSCAPE PALETTE-RESIDENTIAL STREET

TREES



Jacaranda mimosifolia - Jacaranda



Platanus acerifolia - London Plane

ORNAMENTAL GRASSES AND LIKE



Carex pansa - California Meadow Sedge

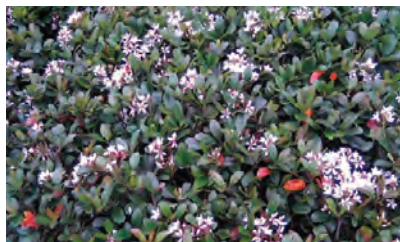


Festuca mairei - Atlas Fescue

LARGE SHRUBS

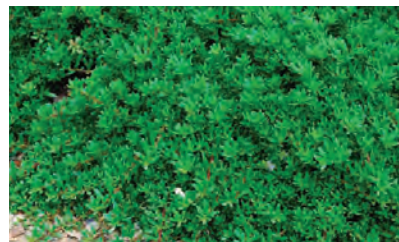


Baccharis pilularis consanguinea - Coyote Bush



Rhamphilepis indica - Indian Hawthorn

VINES AND GROUND COVERS

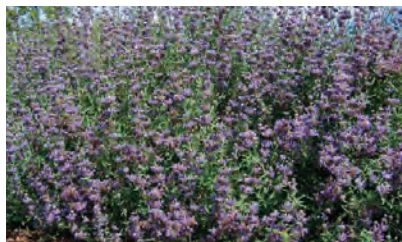


Myoporum sp. - Saltbrush



Paspalum vaginatum - Seashore Paspalum

ACCENT SHRUBS



Salvia Clevelandii - Cleveland Sage



Hesperaloe parviflora - False Red Yucca

9.3 Gateways / Entry Monuments

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

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

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

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



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



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

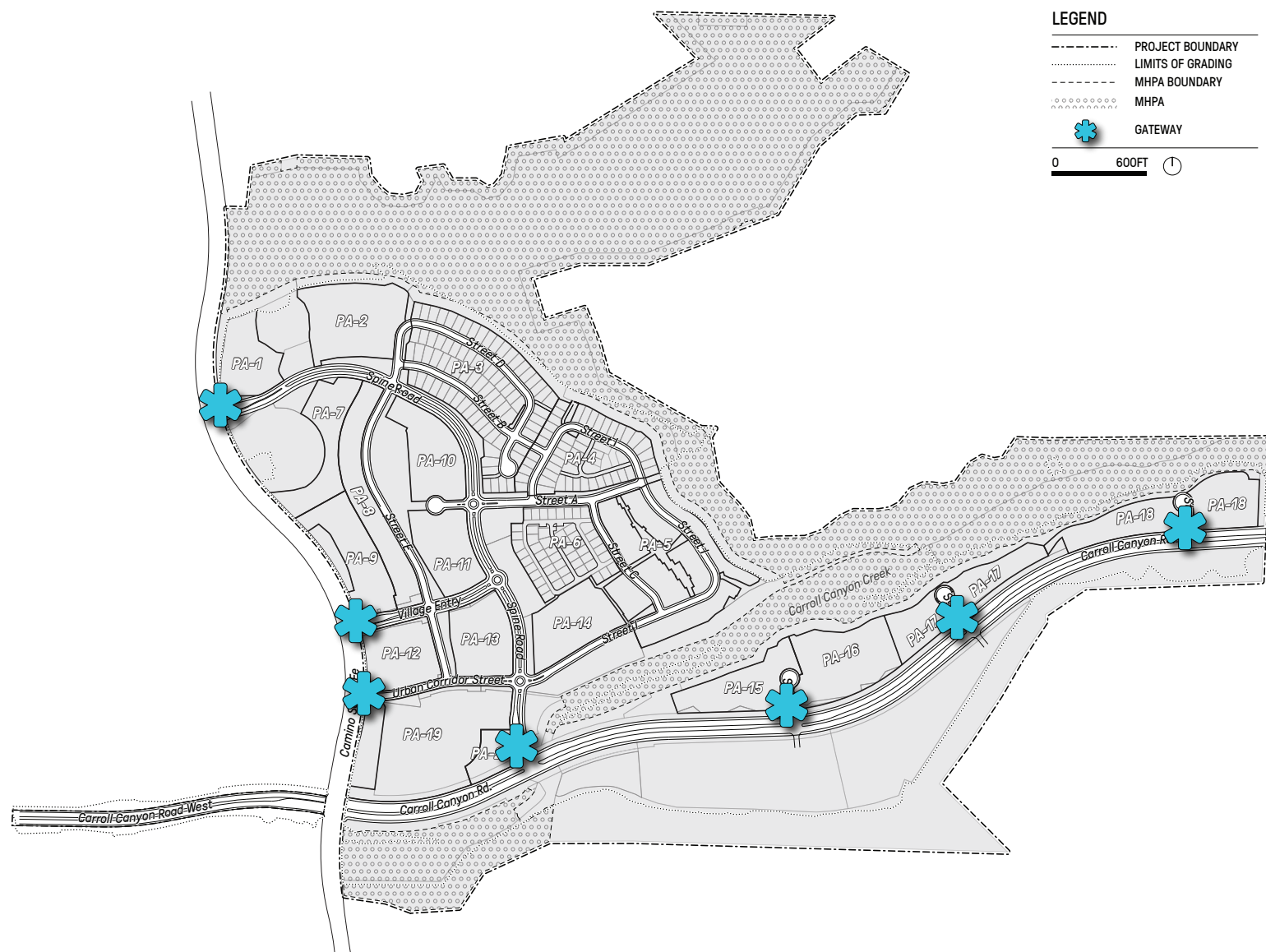


Example of entry monumentation to demarcate gateway to 3Roots San Diego



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

FIGURE 9-13 - GATEWAYS / ENTRY MONUMENTS



10



PARKS AND OPEN SPACE

10.1 Overview

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

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

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

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

10.2 City of San Diego Parks Guidelines

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

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

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

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

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

10.3 Carroll Canyon Master Plan

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

10.4 Conceptual Design

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

10.5 Parks and Open Space Standards

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

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

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

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

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

FIGURE 10-1 - PARKS TYPOLOGY

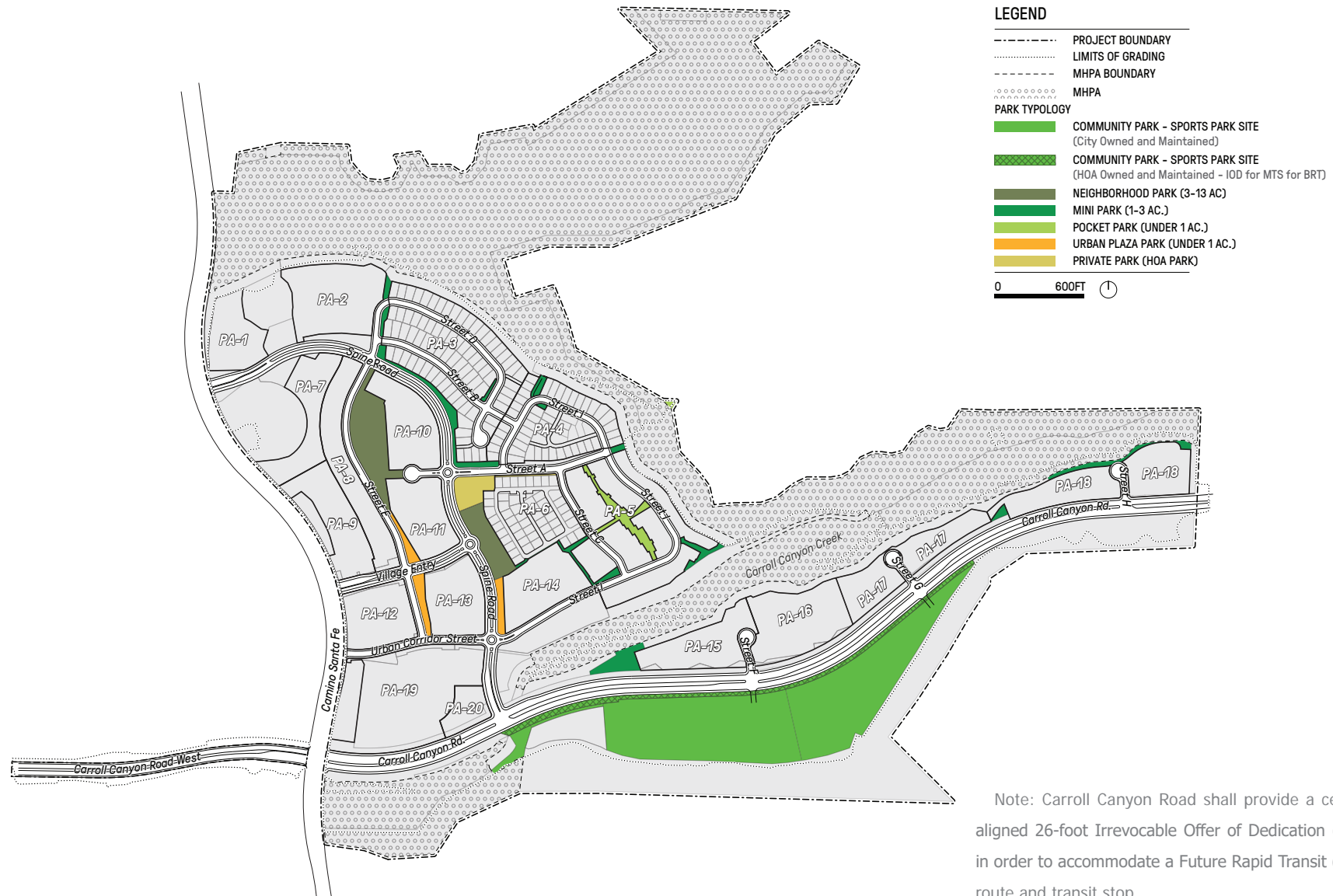


TABLE 10-3 - ACREAGE, OWNERSHIP, AND MAINTENANCE BY PARK TYPOLOGY

<i>Category</i>	<i>Gross Acres</i>	<i>Useable Acres¹ (<2% Slope)</i>	<i>Useable Acres¹ (<10% Slope)</i>	<i>Total Useable Public Park Area</i>	<i>Ownership</i>	<i>Maintenance</i>	<i>Recreation Easement²</i>
Community Park (City)	23.6	23.6	0.0	23.6	City of San Diego	City of San Diego	Not Required
Community Park (HOA) ³⁴	2.2	2.2	0.0	2.2	H.O.A.	H.O.A. or S.A.D.	Yes
Neighborhood Park	5.1	2.3	1.5	3.8	H.O.A.	H.O.A. or S.A.D.	Yes
Mini Park	3.9	2.3	0.5	2.8	H.O.A.	H.O.A. or S.A.D.	Yes
Pocket Park	1.2	0.9	0.0	0.9	H.O.A.	H.O.A. or S.A.D.	Yes
Urban Plaza	1.2	0.9	0.0	0.9	H.O.A.	H.O.A. or S.A.D.	Yes
Subtotal	37.2	32.2	2.0	34.2	-	-	Yes
Private Park	1.1	0.0	0.9	-	H.O.A.	H.O.A.	No
Total	38.3 ⁴	32.2	2.9	35.1			

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

FIGURE 10-2 - ROOT COLLECTIVE URBAN PLAZA VIGNETTE

1. Art Mural Gallery



Legend

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



FIGURE 10-3 - ROUTES DISTRICT NEIGHBORHOOD PARK VIGNETTE

1. Ecological Acupuncture



3. ZiggyZagger Terraces



Legend

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



FIGURE 10-4 - CANOPY DISTRICT NEIGHBORHOOD PARK VIGNETTE

11. Community Hearth



1. HOA Pool & Spa



5. Pipedream Park



Legend

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



FIGURE 10-5 - CANOPY DISTRICT MINI-PARK VIGNETTE

1. Moon Gate Entrances



2. Orbital Benches



4. Planetary Shade Structures



FIGURE 10-6 - MEADOWS DISTRICT POCKET PARKS VIGNETTES

1. Boulder Outcrop



8. Creek Bridge

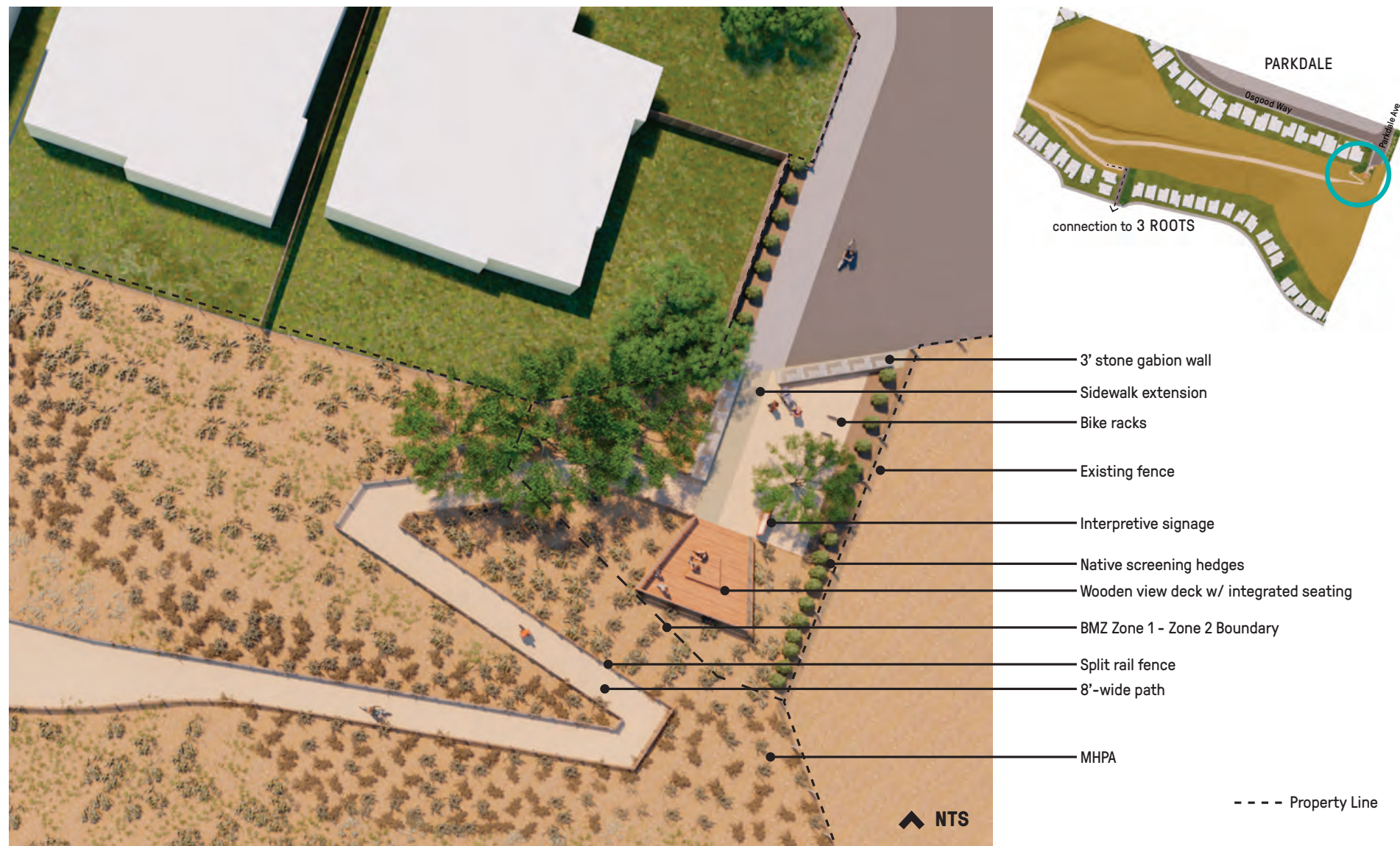


Legend

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



FIGURE 10-7 - PARKDALE PARK TRAILHEAD VIGNETTE



10.6 Restoration and Conservation

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

10.6.1 Carroll Canyon Creek Restoration

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

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

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

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

10.6.2 Creek Crossings

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

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

10.6.3 Multi-Habitat Planning Area

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

10.6.4 Slope Management Plan

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

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

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

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

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

FIGURE 10-8 - CARROLL CANYON CREEK ENHANCEMENTS

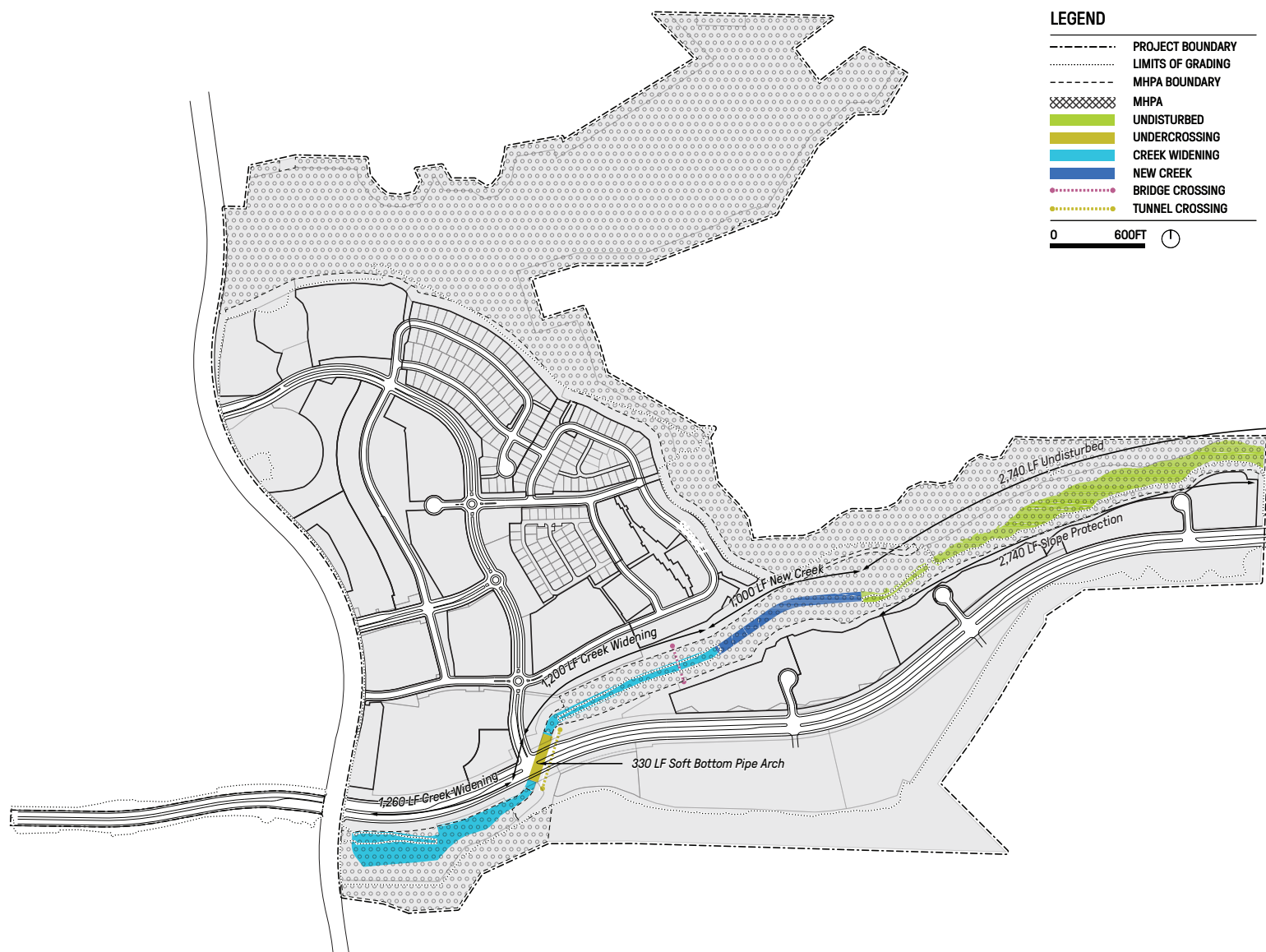
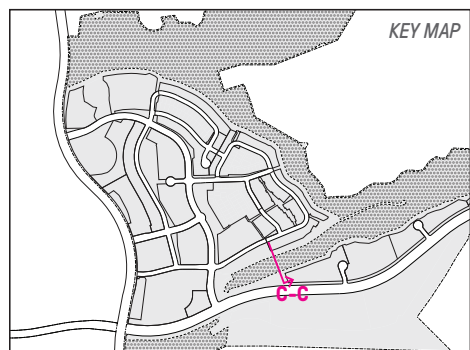
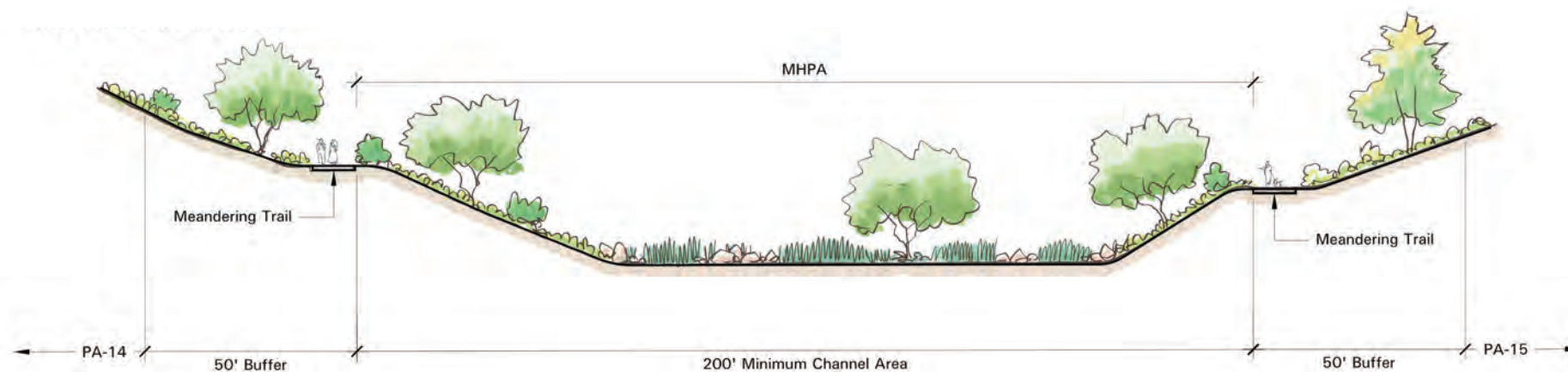


FIGURE 10-9 - CARROLL CANYON CREEK - EXAMPLE CROSS-SECTION "C-C"*



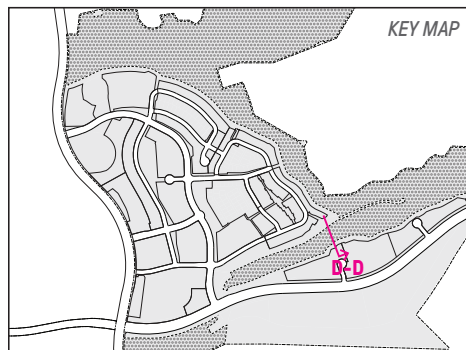
* Section "C-C" corresponds to 3Roots San Diego VTM, Sheet 30.

** Channel habitat per 3Roots San Diego Biological Technical Report.



**

FIGURE 10-10 - CARROLL CANYON CREEK - EXAMPLE CROSS-SECTION "D-D"



* Section "D-D" corresponds to 3Roots San Diego VTM, Sheet 30.
** Channel habitat per 3Roots San Diego Biological Technical Report.

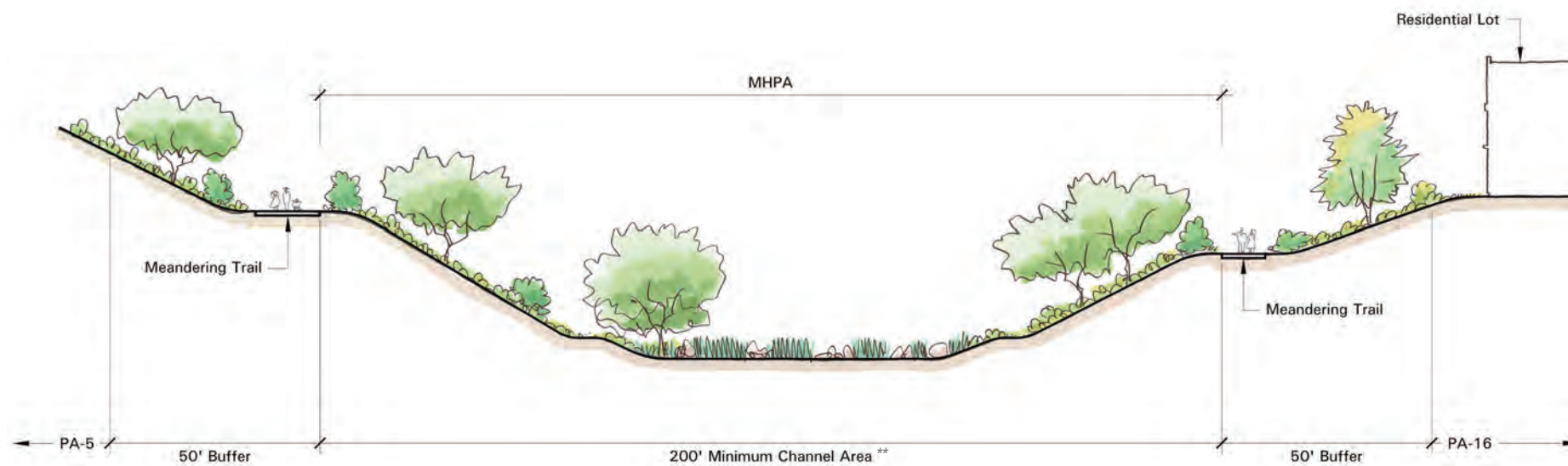


FIGURE 10-11 - OPEN SPACE

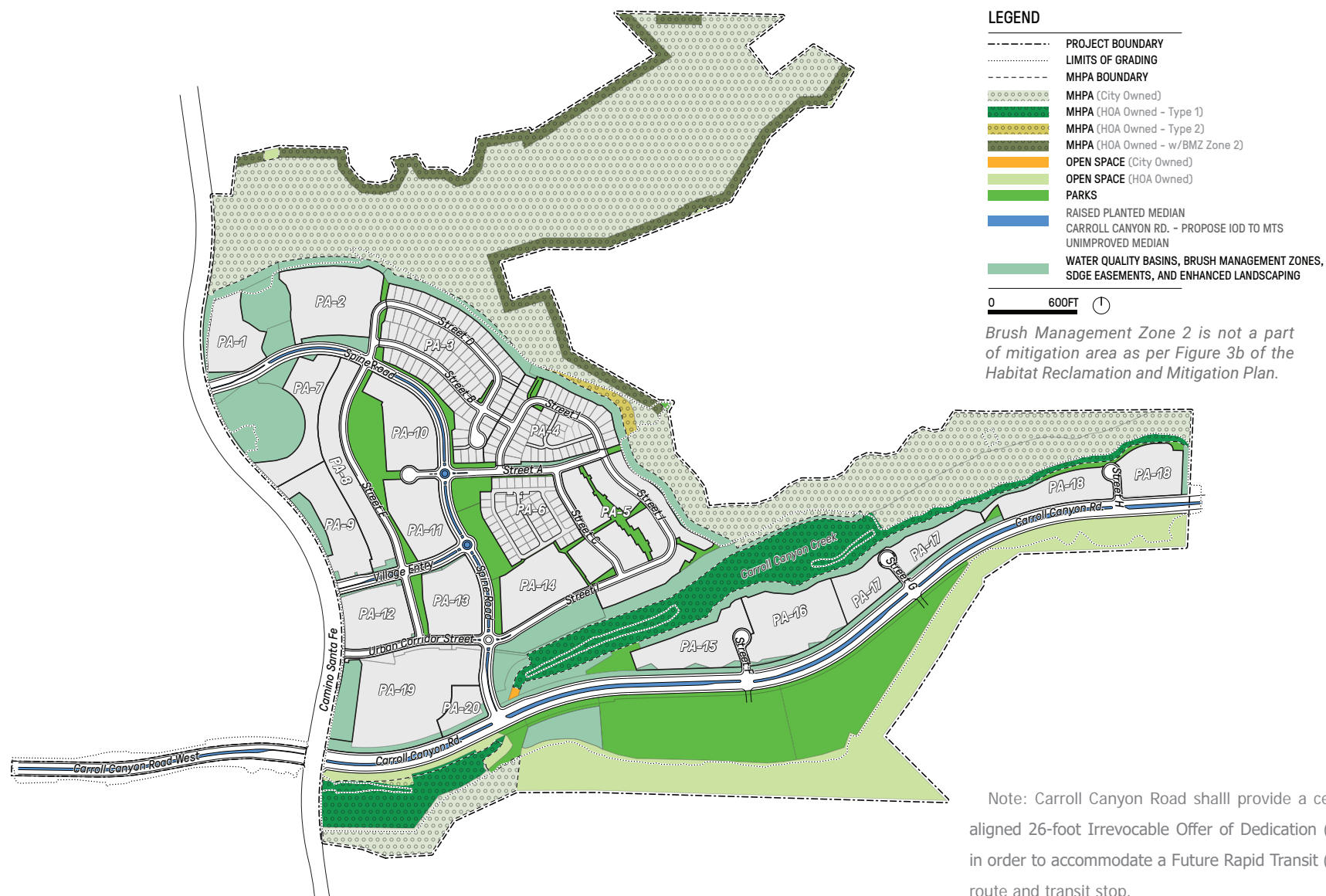


TABLE 10-4 - ACREAGE, OWNERSHIP, AND MAINTENANCE OF OPEN SPACE AREAS

<i>Description</i>	<i>Acres</i>	<i>Ownership</i>	<i>Maintenance</i>	<i>Notes</i>
City Owned MHPA	111.77	City	City	-
<i>Subtotal City Owned MHPA</i>	<i>111.77</i>			
HOA Owned MHPA - Type 1	24.04	HOA	†	Covenant of Easement
HOA Owned MHPA - Type 2	0.92	HOA	HOA	Covenant of Easement
HOA Owned MHPA w/ BMZ Zone 2 ‡	13.41	HOA	HOA	Covenant of Easement
<i>Subtotal HOA Owned MHPA</i>	<i>38.37</i>			
<i>Subtotal All MHPA</i>	<i>150.14</i>			
City Owned Open Space	0.09	City	City	-
HOA Owned Open Space	31.06	HOA	HOA	-
<i>Subtotal All Open Space</i>	<i>31.15</i>			
<i>Total All MHPA and Open Space</i>	<i>181.29</i>			

Notes:

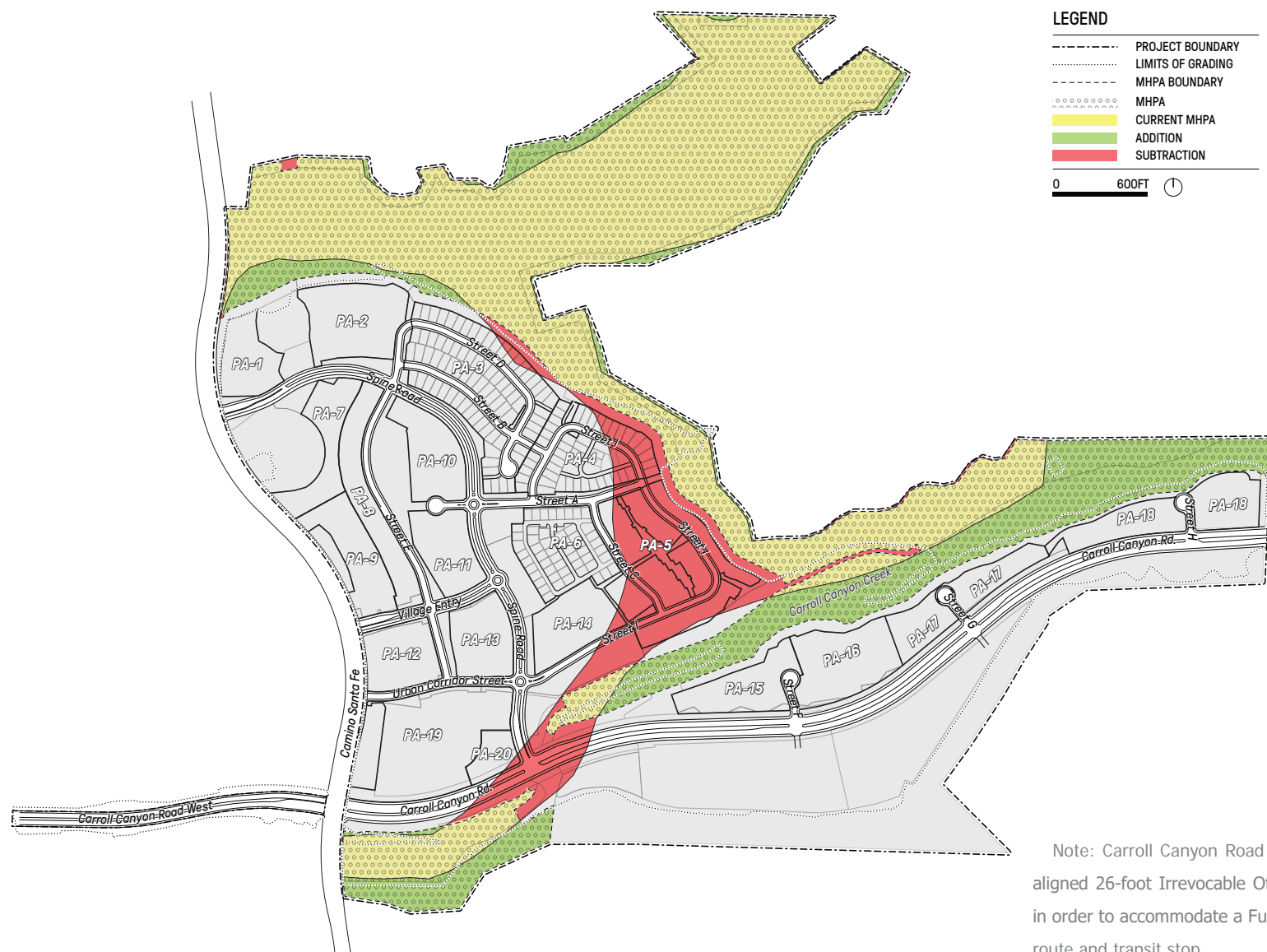
† Lots to be owned and maintained by a non-profit open space manager, conservancy, or HOA pursuant to HRMP and/or HMP.

‡ Brush Management Zone 2 is not a part of mitigation area as per Figure 3b of the Habitat Reclamation and Mitigation Plan.

* Dedicated Open Spaces includes MHPA realignment.

<i>Description</i>	<i>Ownership</i>	<i>Maintenance</i>
Carroll Canyon Rd.	City	HOA
Spine Road	City	HOA
Village Entry	City	HOA

FIGURE 10-12 - EXISTING AND PROPOSED MHPA AREAS



Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop.

FIGURE 10-13 - "LETTERED LOTS" (BRUSH MANAGEMENT ZONE, ENHANCED LANDSCAPING AREAS, AND POP-UP RETAIL)

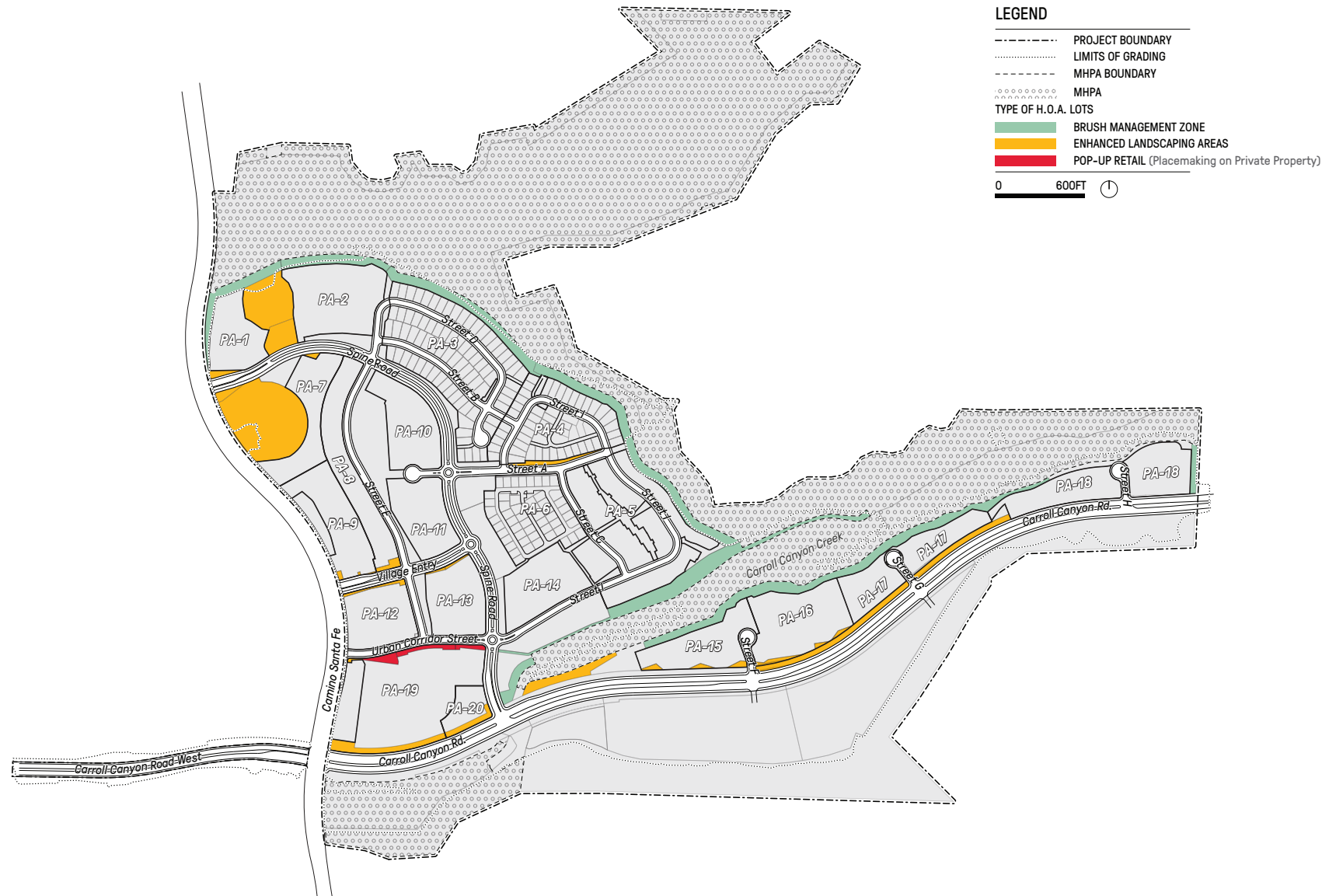
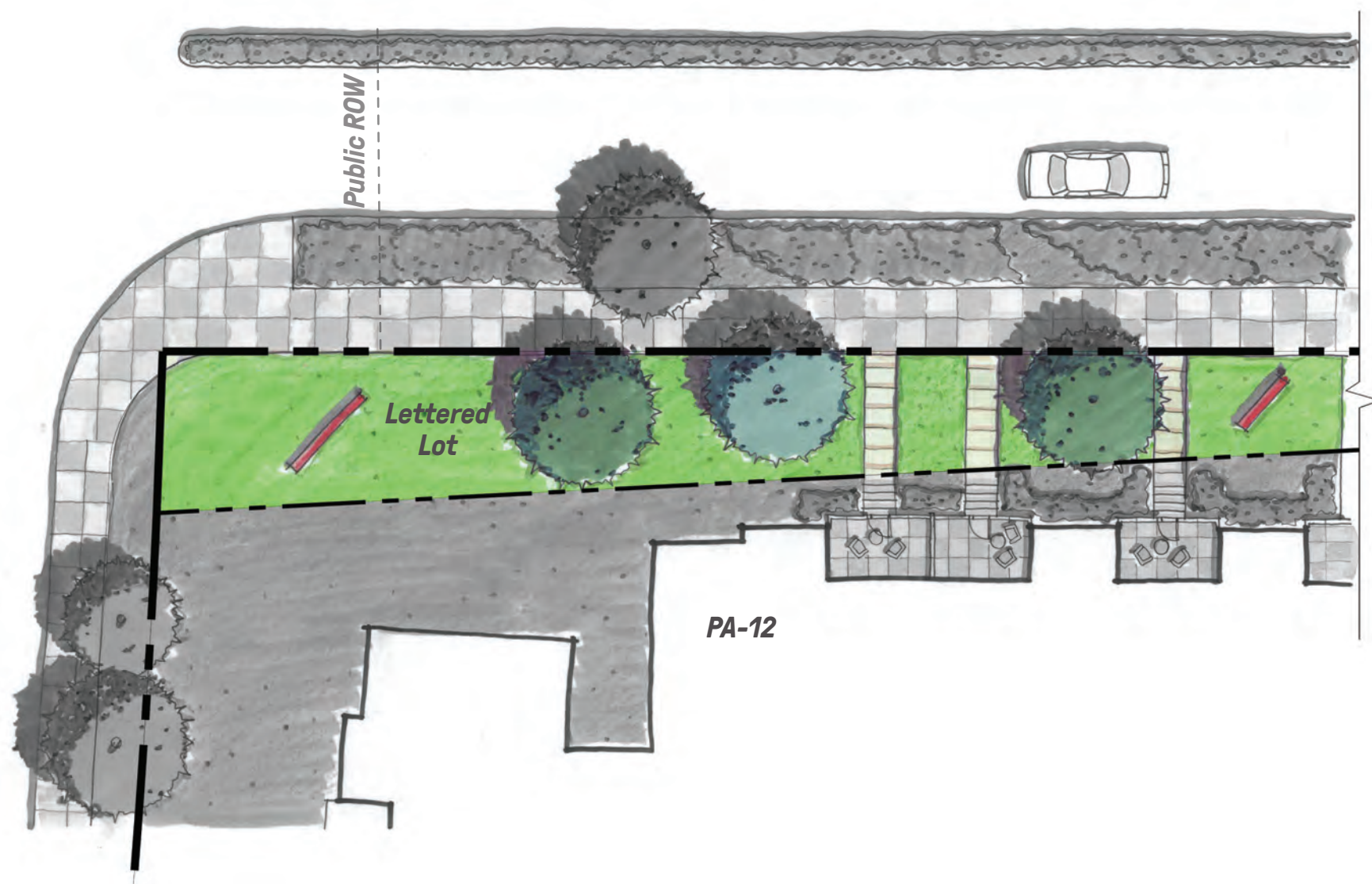


FIGURE 10-14 - EXAMPLE OF ENHANCED LANDSCAPING ON LETTERED LOT IN PA-12

Lettered lot that includes enhanced landscaping within a planning area on a HOA owned and maintained lot.



11





WALL & FENCE STRATEGY

11.1 Introduction

Throughout the 3Roots San Diego Master Plan, the various walls and fences will serve to visually connect the various planning areas together. A variety of conditions exist that require privacy, views, security, sound attenuation and access. The walls are diagrammed according to their functional requirements. A visual library of possible solutions is also provided to serve as a starting point for the eventual selection of wall and fence materials and design. The design intent is that the builders will collectively determine the design of each wall or fence type to provide consistency throughout the site. It should be noted that walls and fences that are integral to the architecture of specific products in conditions such as balconies, patios or parts of clustered residential product are not included in this chapter.

FIGURE 11-1 - PA-1 WALL & FENCE DIAGRAM

MAP KEY

-  6' Sound Wall
-  42" Semi-Public Wall

KEY MAP



FIGURE 11-2 - PA-2 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- - - 6' View Fence (Metal)
- - - 4' View Fence (Metal) on 2' Wall
- 42" Semi-Public Wall
- Gate
- - - Brush Management Zone
Verify combustibility requirements

KEY MAP

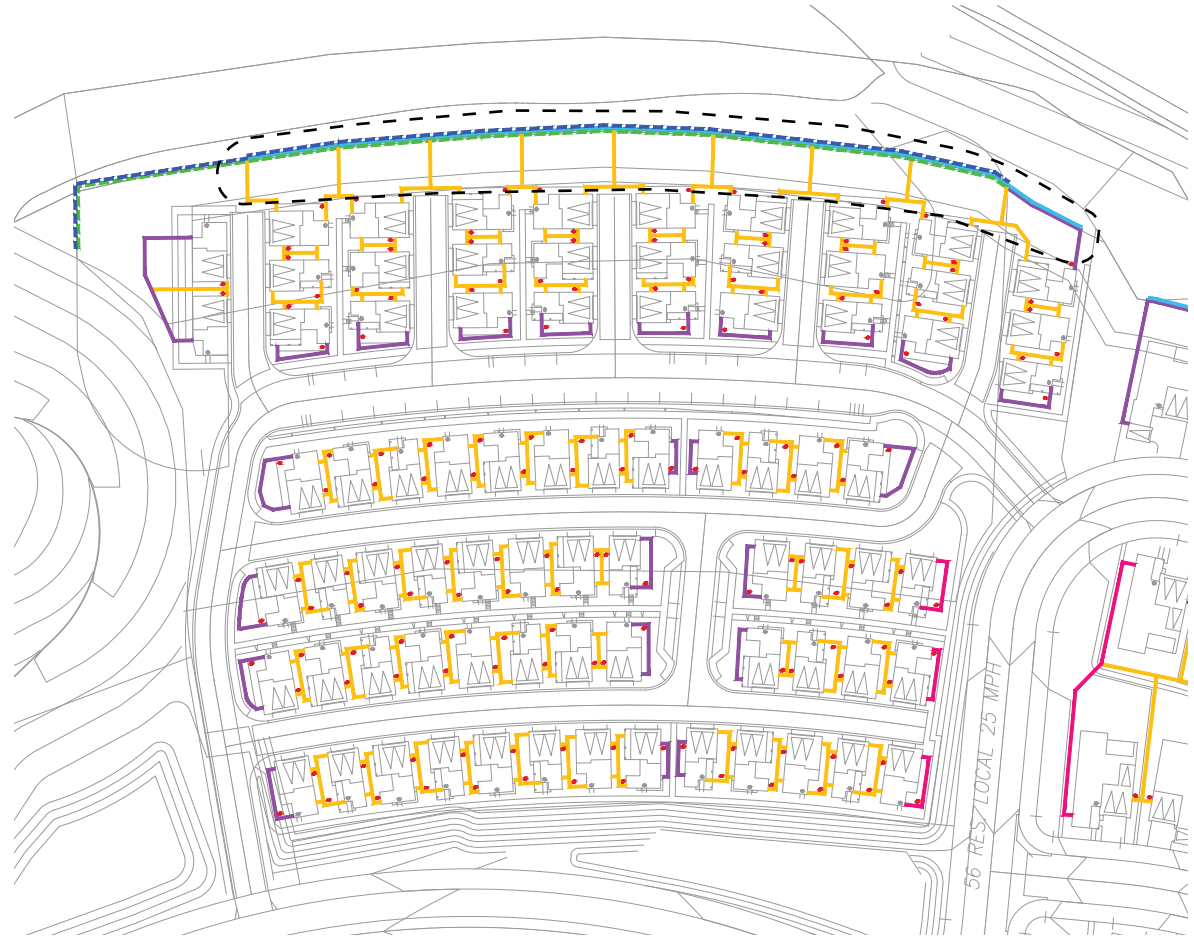


FIGURE 11-3 - PA-3 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- Gate
- Brush Management Zone
Verify combustibility requirements

KEY MAP

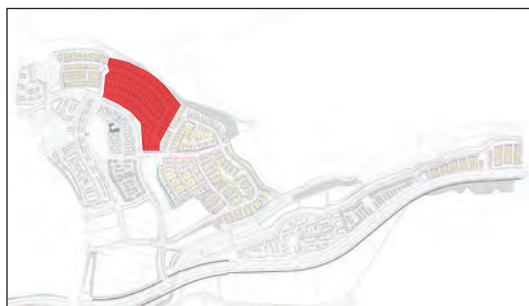


FIGURE 11-4 - PA-4 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- - - - 6' View Fence (Metal)
- - - - 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- Gate
- Brush Management Zone
Verify combustibility requirements

KEY MAP

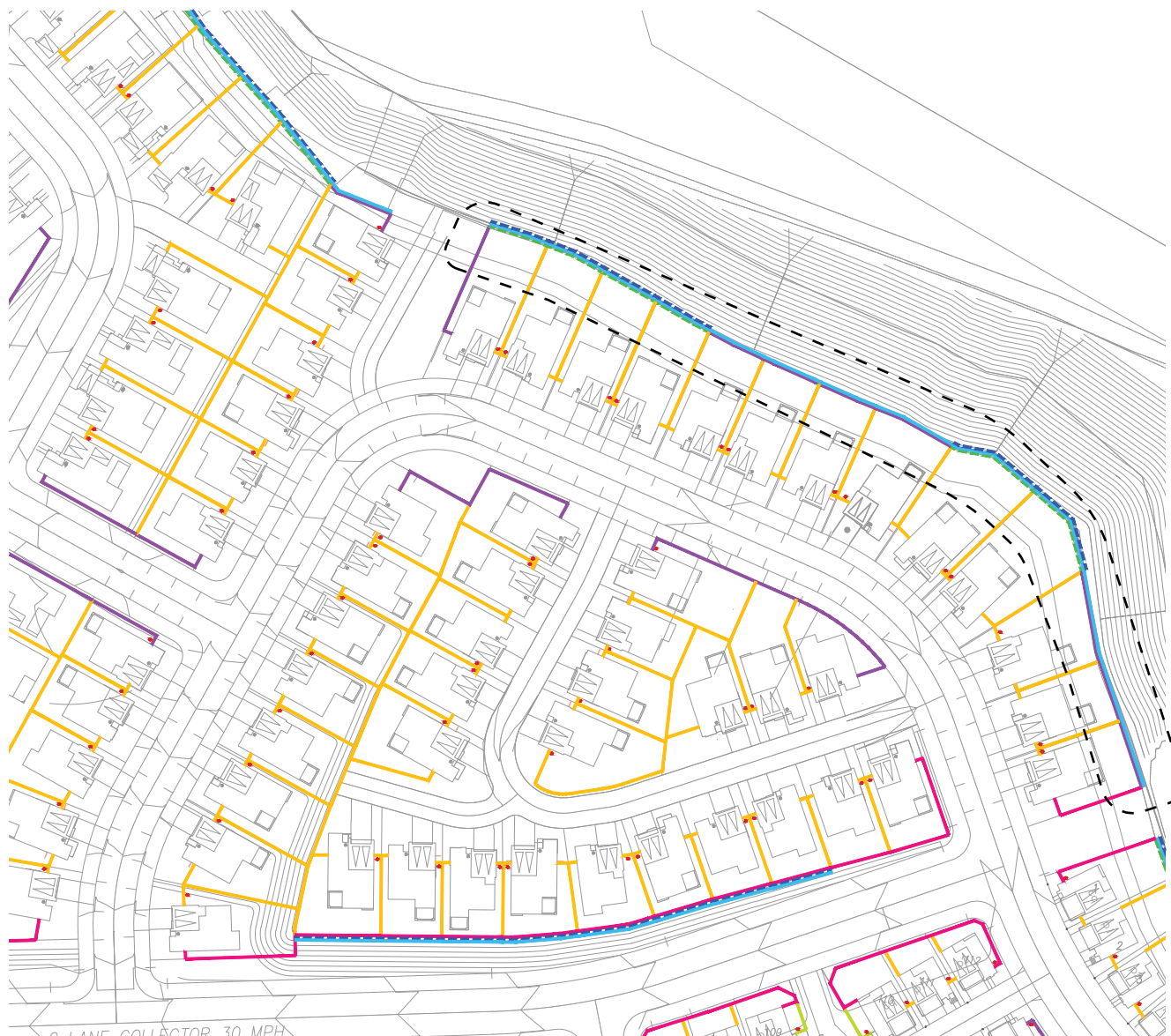
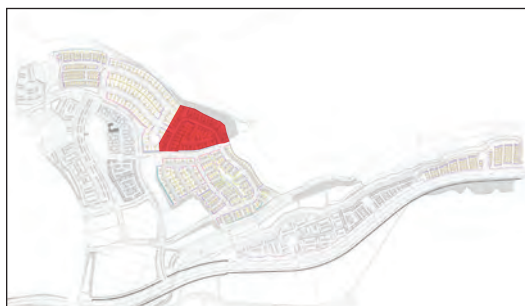


FIGURE 11-5 - PA-5 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- 42" Semi-Public Wall
- Gate
- Brush Management Zone
Verify combustibility requirements

KEY MAP



FIGURE 11-6 - PA-6 WALL & FENCE DIAGRAM

MAP KEY

- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- 6' View Fence (Metal)
- 4' View Fence (Metal) on 2' Wall
- 4' View Fence (Glass) on 2' Wall
- 42" Semi-Public Wall
- Gate

KEY MAP

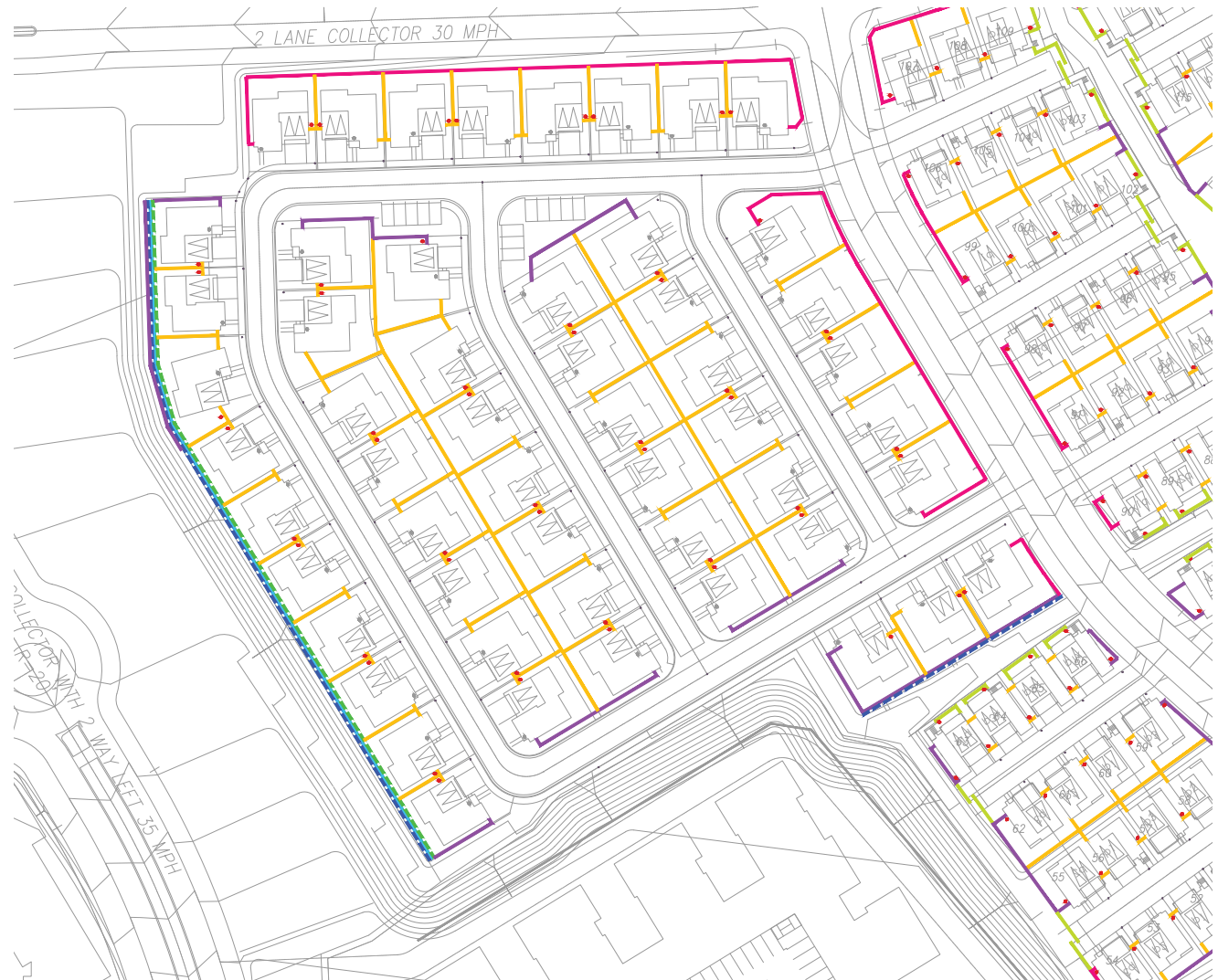


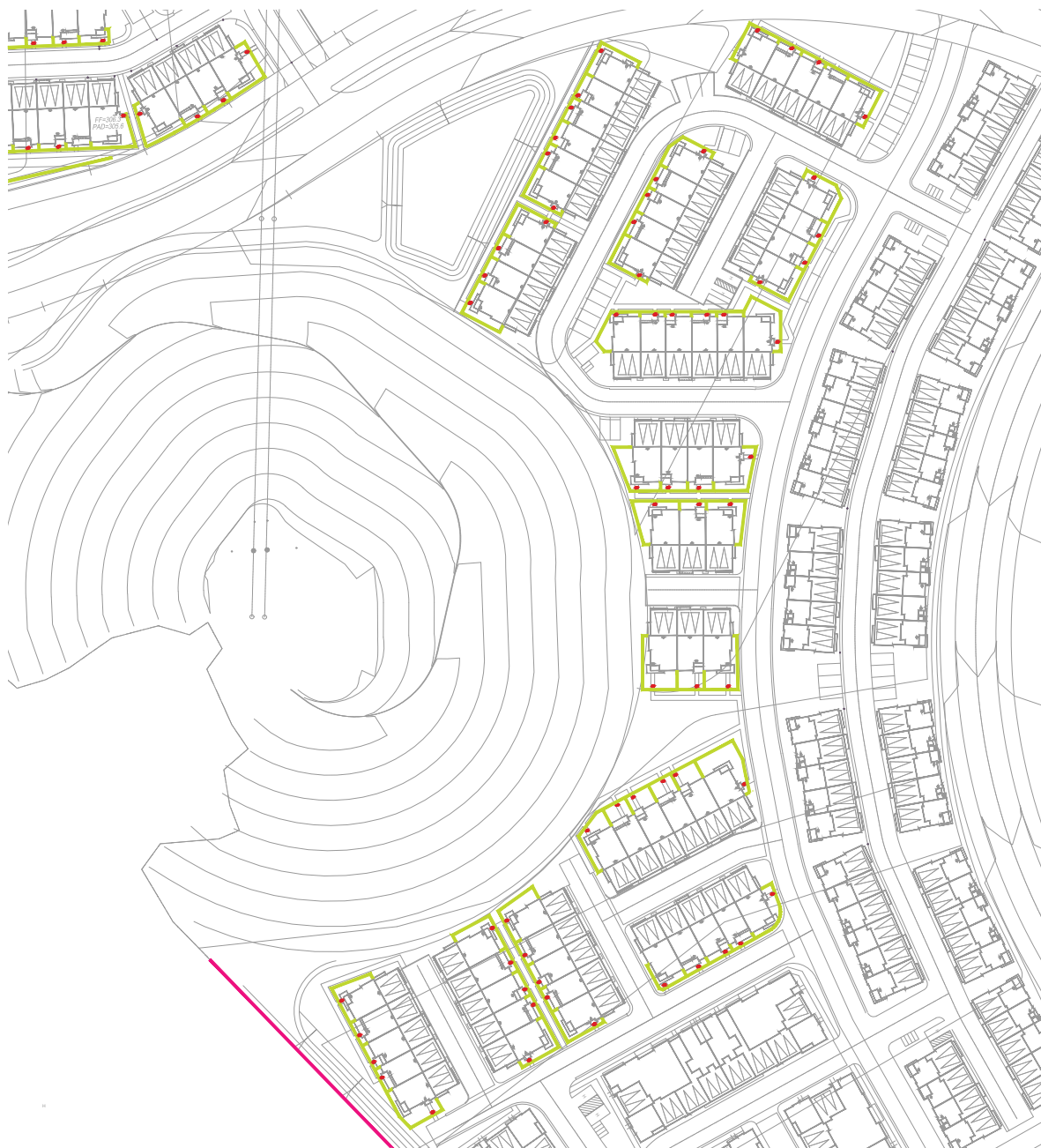


FIGURE 11-7 - PA-7 WALL & FENCE DIAGRAM

MAP KEY

-  6' Public Wall
-  42" Semi-Public Wall



KEY MAP



FIGURE 11-8 - PA-8 WALL & FENCE DIAGRAM

MAP KEY

 6' Public Wall

KEY MAP

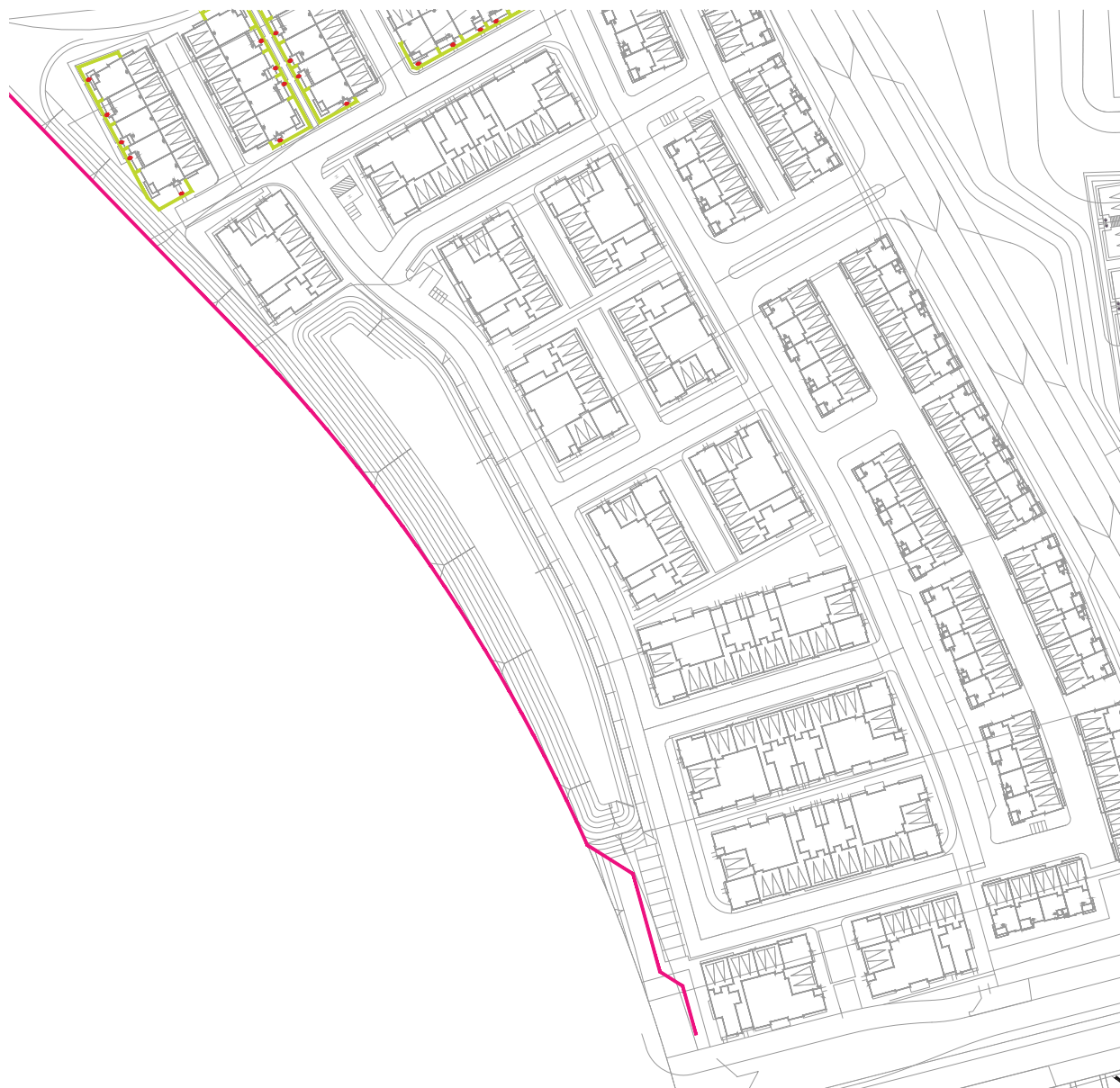



FIGURE 11-9 - PA-12 WALL & FENCE DIAGRAM

MAP KEY

 Art Wall (Maximum Height 20', see Section 8.5 for more information)

KEY MAP



FIGURE 11-10 - PA-15 WALL & FENCE DIAGRAM

MAP KEY

 6' Sound Wall

KEY MAP

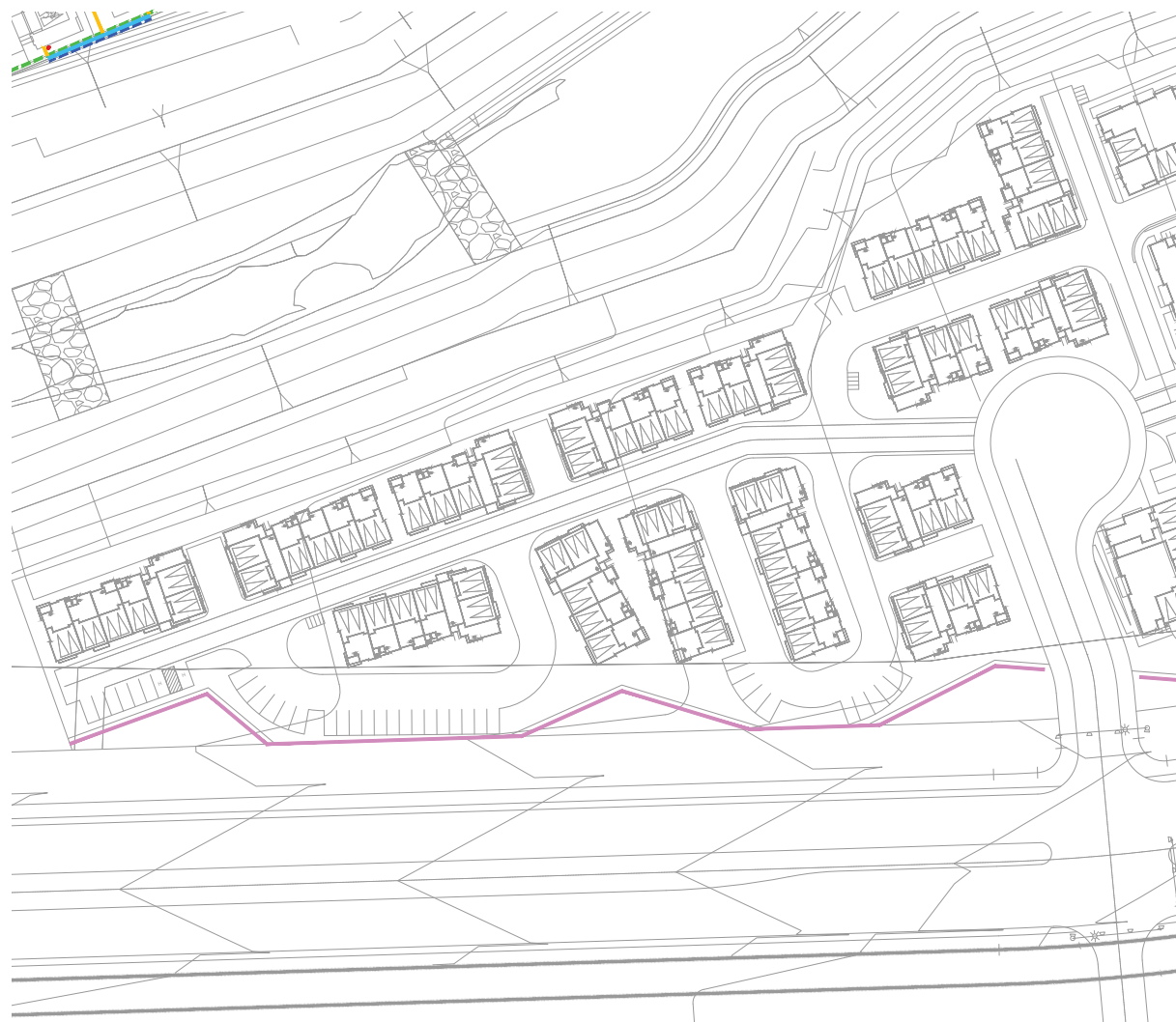


FIGURE 11-11 - PA-16 WALL & FENCE DIAGRAM

MAP KEY

 6' Sound Wall

KEY MAP



FIGURE 11-12 - PA-17 WALL & FENCE DIAGRAM

MAP KEY

6' Sound Wall

KEY MAP



FIGURE 11-13 - PA-18 WALL & FENCE DIAGRAM

MAP KEY


- 6' Sound Wall
- 6' Public Wall
- 6' Semi-Public Wall
- 6' Private Fence
- Gate

KEY MAP

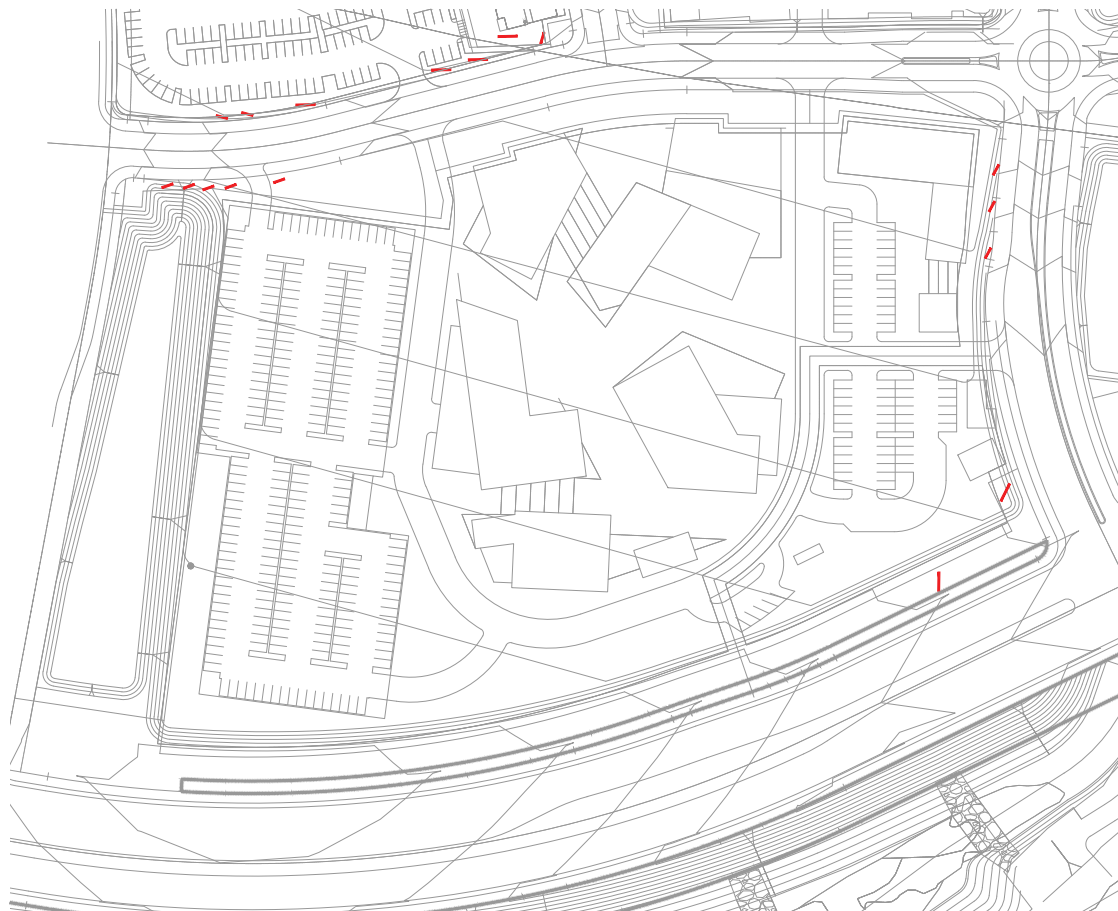


FIGURE 11-14 - PA-19&20 WALL & FENCE DIAGRAM

MAP KEY

 Art Wall (Maximum Height 20', see Section 8.5 for more information)

KEY MAP



FENCE & WALL TYPES

11.2 FENCE & WALL TYPES

Sound Wall: Community walls along Camino Santa Fe and Carroll Canyon Road. These are typically block walls with solid grouting as required by engineering.

6' Public Wall: These are typical community walls that occur along streets at the outside edges of individual planning areas.

6' Semi-Public Wall: These are typical community walls that occur inside individual planning areas.

6' Private Fence: These are the typical property line fences located between individual yards.

6' View Fence: These are found where homes are located at the edge of the site; typical material is metal picket.

4' View Fence on 2' Wall: These can utilize metal pickets or can be glazed.

42" Semi-Public Wall: Low walls located along paseos; similar to 6' Semi-Public Walls.

Note: All images are conceptual in nature and are meant to illustrate the overall aesthetic and possible design approaches and materials for walls and fences throughout. They are subject to change.

6' WALL (SOUND/PUBLIC/SEMI-PUBLIC)



BLOCK WALL WITH STUCCO FINISH



VERTICAL SCORED BLOCK WALL

Note: For reference only. Images subject to change.



VERTICAL SCORED BLOCK WALL



CONCRETE WALL



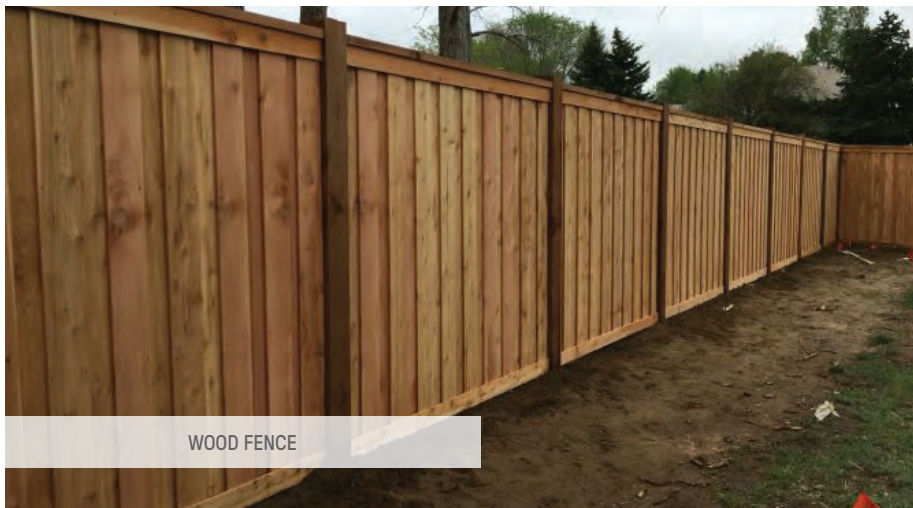
BLOCK WALL AND GATE

6' FENCE (SEMI-PUBLIC/PRIVATE)



WOOD SLAT FENCE

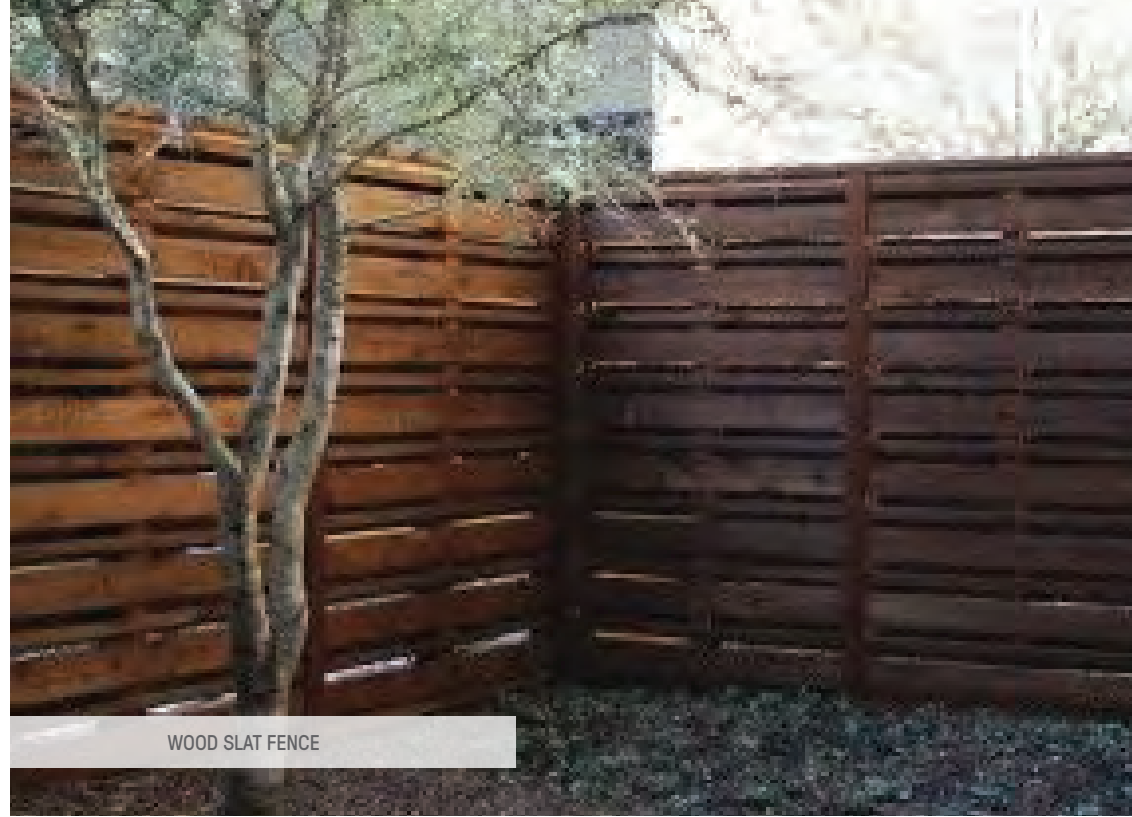
Note: For reference only. Images subject to change.



WOOD FENCE



METAL FENCE



WOOD SLAT FENCE



VINYL FENCE



WOOD SLAT FENCE

Note: For reference only images subject to change.

6' FENCE - VIEW



METAL PICKET FENCE



METAL PICKET FENCE



FREESTANDING METAL POST FENCE

Note: For reference only. Images subject to change.

4' VIEW FENCE (METAL) ON 2' WALL



METAL PICKET FENCE ON BLOCK WALL

Note: For reference only. Images subject to change.

4' VIEW FENCE (GLASS) ON 2' WALL



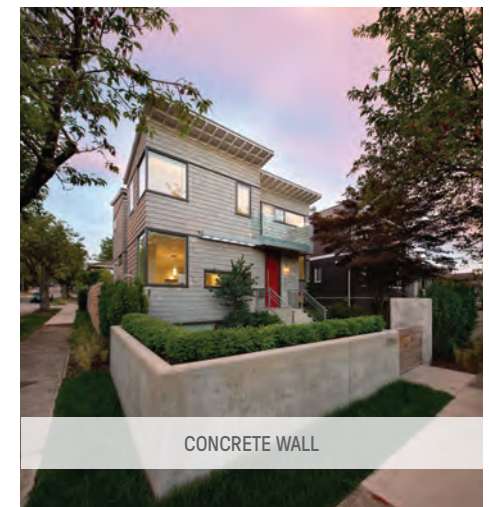
Note: For reference only. Images subject to change.



42" WALL - SEMI-PUBLIC



Note: For reference only. Images subject to change.





THIS PAGE IS INTENTIONALLY LEFT BLANK.



APPENDIX A: TREE CANOPY COVERAGE CALCULATIONS

	From Land Use table	Approximate based upon plans and GIS data available	A x B	$C * (12'(\text{min radius}))^2 * 3.14$	D x 4,3560
	A	B	C	D	E
Use	Acres	Trees with 12 ft diameter canopy or larger per acre apx at full growth	Number of Trees in Land Use area	Area of Trees assuming a min 12' diameter canopy	Conversion from acres to sf
MHPA Open Space - existing + enhancements	181	31	5,611	2,537,070	58
Open Space:slopes, basins, bmz	37.5	5	188	84,780	2
Open Space: parks	38.7	15	581	262,479	6
Roads and Parksway	45	15	675	305,208	7
Total Site	412				
15%	61.8				73
<i>acres of proposed tree canopy</i>					73



THIS PAGE IS INTENTIONALLY LEFT BLANK.



APPENDIX B: PRIVATE EXTERIOR OPEN SPACE CALCULATIONS

RX 1-2

Requirement per code

Total Open Space	1,000 sf/du
Usable Open Space	500 sf/du

PA 3		78 du	Required	Provided	Excess
	Usable Open Space				
	(Private Exterior Open Space + Common Open Space)		39,000 sf	215,607 sf	176,607 sf
	Other areas left as open space		-	56,906 sf	
Total Open Space			78,000 sf	272,514 sf	194,514 sf

PA 4		54 du	Required	Provided	Excess
	Usable Open Space				
	(Private Exterior Open Space + Common Open Space)		27,000 sf	113,644 sf	86,644 sf
	Other areas left as open space		-	34,246 sf	
Total Open Space			54,000 sf	147,890 sf	93,890 sf

PA 6		53 du	Required	Provided	Excess
	Usable Open Space				
	(Private Exterior Open Space + Common Open Space)		26,500 sf	78,581 sf	52,081 sf
	Other areas left as open space		-	35,703 sf	
Total Open Space			53,000 sf	114,284 sf	61,284 sf

RM 2-6

Requirement per code

Total Open Space	155 sf/du
Usable Open Space	155 sf/du
- Private Exterior Open Space	60 sf/0.75du
- Common Open Space	25 sf/du

PA 1			56 du	Required	Provided	Excess
		Porches & Patios at ground level			56 ea	
					4,123 sf	
		Balconies & Roof Decks at upper floors			0 ea	
					0 sf	
		Private Exterior Open Space	42 ea	56 ea	14 ea	
			2,520 sf	4,123 sf	1,603 sf	
		Common Open Space	1,400 sf	37,015 sf	35,615 sf	
	Usable Open Space	8,680 sf	41,138 sf	32,458 sf		
	Other areas left as open space		-	4,051 sf		
Total Open Space				8,680 sf	45,189 sf	36,509 sf

PA 2			78 du	Required	Provided	Excess
		Porches & Patios at ground level		87 ea		
				53,678 sf		
		Balconies & Roof Decks at upper floors		214 ea		
				26,117 sf		
		Private Exterior Open Space	59 ea	301 ea	243 ea	
			3,510 sf	79,795 sf	76,285 sf	
		Common Open Space	1,950 sf	80,674 sf	78,724 sf	
	Usable Open Space	12,090 sf	160,468 sf	148,378 sf		
	Other areas left as open space	-	4,554 sf			
Total Open Space			12,090 sf	165,022 sf	152,932 sf	

PA 5			141 du	Required	Provided	Excess
			Porches & Patios at ground level		166 ea	
			Balconies & Roof Decks at upper floors		122,312 sf	
					141 ea	
					20,727 sf	
			Private Exterior Open Space	106 ea	307 ea	201 ea
	Common Open Space	6,345 sf	143,039 sf	136,694 sf		
	Usable Open Space		3,525 sf	23,697 sf	20,172 sf	
Other areas left as open space		21,855 sf	166,736 sf	144,881 sf		
Total Open Space				-	41,541 sf	
				21,855 sf	208,277 sf	186,422 sf

PA 7			66 du	Required	Provided	Excess
			Porches & Patios at ground level		66 ea	
			Balconies & Roof Decks at upper floors		4,879 sf	
					0 ea	
					0 sf	
			Private Exterior Open Space	50 ea	66 ea	17 ea
	Common Open Space	2,970 sf	4,879 sf	1,909 sf		
	Usable Open Space		1,650 sf	54,840 sf	53,190 sf	
Other areas left as open space		10,230 sf	59,719 sf	49,489 sf		
Total Open Space				-	1,168 sf	
				10,230 sf	60,887 sf	50,657 sf

PA 8			118 du	Required	Provided	Excess
			Porches & Patios at ground level		76 ea	
			Balconies & Roof Decks at upper floors		2,920 sf	
					88 ea	
					5,628 sf	
			Private Exterior Open Space	89 ea	164 ea	76 ea
	Common Open Space	5,310 sf	8,548 sf	3,238 sf		
	Usable Open Space		2,950 sf	36,669 sf	33,719 sf	
Lettered Lot (Mater HOA)		18,290 sf	45,217 sf	26,927 sf		
Other areas left as open space		-	948 sf			
Total Open Space				-	4,118 sf	
				18,290 sf	50,283 sf	31,993 sf

RM 3-9

Requirement per code

Total Open Space	90 sf/du
Usable Open Space	90 sf/du
- Private Exterior Open Space	60 sf/0.75du
- Common Open Space	25 sf/du

PA 12		180 du	Required	Provided	Excess
		Private Exterior Open Space	135 ea	135 ea	0 ea
		(Porches & Balconies at ground level and upper floors)	8,100 sf	12,420 sf	4,320 sf
		Common Open Space	4,500 sf	22,760 sf	18,260 sf
	Usable Open Space		16,200 sf	35,180 sf	18,980 sf
	Other areas left as open space		-	47,156 sf	
Total Open Space			16,200 sf	82,336 sf	66,136 sf

PA 13 (high density)		267 du	Required	Provided	Excess
		Private Exterior Open Space	200 ea	200 ea	0 ea
		(Porches & Balconies at ground level and upper floors)	12,015 sf	25,632 sf	13,617 sf
		Common Open Space	6,675 sf	16,345 sf	9,670 sf
	Usable Open Space		24,030 sf	41,977 sf	17,947 sf
	Other areas left as open space		-	30,756 sf	
Total Open Space			24,030 sf	72,733 sf	48,703 sf

PA 13 (low density)		62 du	Required	Provided	Excess
		Private Exterior Open Space	47 ea	126 ea	80 ea
		(Porches & Balconies at ground level and upper floors)	2,790 sf	5,796 sf	3,006 sf
		Common Open Space	1,550 sf	6,750 sf	5,200 sf
	Usable Open Space		5,580 sf	12,546 sf	6,966 sf
	Other areas left as open space		-	45,682 sf	
Total Open Space			5,580 sf	58,228 sf	52,648 sf

PA 14 (high density)		186 du	Required	Provided	Excess
		Private Exterior Open Space	140 ea	140 ea	0 ea
		(Porches & Balconies at ground level and upper floors)	8,370 sf	17,856 sf	9,486 sf
		Common Open Space	4,650 sf	15,962 sf	11,312 sf
	Usable Open Space		16,740 sf	33,818 sf	17,078 sf
	Other areas left as open space		-	63,016 sf	
Total Open Space			16,740 sf	96,834 sf	80,094 sf

PA 14 (low density)		66 du	Required	Provided	Excess
		Private Exterior Open Space	50 ea	126 ea	77 ea
		(Porches & Balconies at ground level and upper floors)	2,970 sf	8,316 sf	5,346 sf
		Common Open Space	1,650 sf	4,250 sf	2,600 sf
	Usable Open Space		5,940 sf	12,566 sf	6,626 sf
	Other areas left as open space		-	54,233 sf	
Total Open Space			5,940 sf	66,799 sf	60,859 sf

* Private Exterior Open Space - §131.0455(c): At least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 5 feet, including a porch or patio at ground level or balcony or roof deck on upper floors of the building. The open space may be located in required front and rear yards, but shall be no closer than 6 feet to the front property line.