

SECTION 4

LANDSCAPE STANDARDS



4.1 General Landscape Standards

There are four main goals for landscaping in the Otay Valley Regional Park (OVRP). The first goal is to use landscaping to help define the OVRP as a special recreation resource, uniquely different from other City or County parks in form and character, by using the native vegetation of the River Valley. The second goal is to reduce the consumption of water for irrigating new landscapes. The third goal is to enhance the users experience of the Park by using the landscape to provide shade, frame views, enhance circulation routes, reduce glare, and tie the natural areas to the urban areas. The last goal is to provide landscape designs that can also educate users on the principles of conserving water and using native materials.

To meet these goals and to ensure that the Park's landscape efficiently accommodates the various planned recreation activities, three landscape types are recommended: landscaping in urban areas, landscaping in transition areas and landscaping in natural areas.

4.2 Landscaping in Urban Areas

The landscape in urban areas is associated with the regional recreation facilities and some interpretive centers. These types of facilities will include large turf areas for group sports, turf areas for passive picnic areas and small landscape areas that accent the buildings. To minimize the use of water, reduce the use of fertilizers and high maintenance large turf areas should be restricted to active areas of play or picnicking. Small turf areas used as a groundcover are discouraged. The smaller planters, edges, parking islands and other non-recreation areas in the Urban Areas should use non-invasive drought tolerant plants that are endemic to the Mediterranean climate. These plants are typically colorful, attractive year round, water conserving and highly appropriate in these areas. Native plants should also be used where possible. Vegetated swales should be provided in these areas to channel and collect irrigation and urban runoff to help preserve the river valley.

Deciduous and evergreen trees for the urban areas could include:

- Cassia leptophylla (Gold Medallion Tree)
- Eriobotrya deflexa (Bronze Loquat)
- Lagerstromia indica (Crape Myrtle)
- Metrosideros excelsus (New Zealand Christmas Tree)





- Platanus racemosa (California Sycamore)
- Quercus suber (Cork Oak)

Parking areas in urban areas should provide a minimum of 5% of the parking area as landscape area. These landscape areas should be provided within the parking area rather than on the perimeter. Within the parking area one 24" (inch) box tree shall be provided within 30' (feet) of each parking space. Evergreen are preferred to reduce heat and glare. Curbs or wheelstops (minimum height of 6" (inches)) are required to protect all landscape areas within parking areas.

Evergreen trees for parking areas could include:

- Agonis flexuosa (Peppermint Tree)
- Geijera parviflora (Australian Willow)
- Metrosideros excelsus (New Zealand Christmas Tree)
- Pittosporum undulatum (Victorian Box)
- Podocarpus gracilior (Fern Pine)
- Quercus suber (Cork Oak)
- Quercus ilex (Holly Oak)
- Rhus lancea (African Sumac)
- Tristania conferta (Brisbane Box)

4.3 Landscaping in Transition Areas

The landscape in Transition Areas is associated with the areas between regional recreation facilities, interpretive centers, and some regional staging areas and the OVRP. These transition zones may be within one of the recreation areas or they may be a slope area that separates the turf or non-native landscape with the existing native landscape. Landscaping for these areas should be native plants that tie into the adjacent native habitat. These areas should contain some trees to soften or frame views from the trails to the building structures. Temporary low flow or drip irrigation should be used in these areas to minimize runoff into the native area.

Deciduous and evergreen trees for transition areas could include:

- Juglans species (Walnut)
- Platanus racemosa (California Sycamore)
- Quercus agrifolia (Coast Live Oak)
- Quecus chrysolepis (Canyon Live Oak)
- Quercus engelmannii (Engleman Oak).
- Rhus laurina (Laurel Sumac)
- Sambuucus mexicana (Elderberry)

4.4 Landscaping in Natural Areas

The landscape in Natural Areas is associated with some interpretive centers, regional and local staging areas, viewpoints and overlooks, and trail corridors. These landscapes should use native plants that tie into the adjacent vegetation habitat. Placement of the plants should be naturalistic rather than linear or geometric. Native trees should be planted in natural groupings to provide shade for picnic or seating areas. Irrigation for these landscapes should be temporary irrigation to only establish the plants, using low flow irrigation heads or drip irrigation. In some cases irrigation will not be used or available and landscapes will require watering from trucks or to be planted during the rainy season.

Deciduous and evergreen trees for natural areas could include:

- Juglans species (Walnut)
- Platanus racemosa (California Sycamore)
- Populus fremontii (Black Cottonwood)
- Quercus agrifolia (Coast Live Oak)
- Quecus chrysolepis (Canyon Live Oak)
- Quercus dumosa (Southern Oak)





- *Quercus engelmannii* (Engleman Oak)
- *Rhus laurina* (Laurel Sumac)
- *Salix lasiolepis* (Arroyo Willow)
- *Sambucus mexicana* (Elderberry)

4.5 Habitat Restoration

Proposed construction projects may need to restore the native habitat within their site or mitigate off site for environmental impacts. Restoration can also occur in the Park where there are new park trails, trails that have been closed, disturbed areas adjacent to a trails, cut or fill slopes, eroded areas, and areas where non-native invasive plants must be removed.

Restoration may include the transplanting or seeding of native plant species typically found in the area. Criteria for selecting native plant materials include, but are not limited to, the following: Whether the species is indigenous to the area, habitat value, fire resistance, resistance to pests and diseases, aesthetic characteristics, ability to provide shade, and ease of maintenance.

Existing habitat survey and treatment of habitat restoration areas are discussed in the:

- Otay Valley Regional Park Habitat Restoration Plan,
- Western Otay Valley Regional Park - Natural Resource Management Plan,
- Otay Ranch Resource Management Plan, and
- City of San Diego Multiple Species Conservation Plan.

4.6 Landscaping Standards for All Sites

- Site disturbance in all sites should be minimized during construction. Mature native trees should be saved whenever possible.
- Parking areas should be screened and visually subordinate to the natural environment.
- Plant specimens of widely differing sizes should be used in order to increase the natural appearance of the site.
- New tree plantings shall not obstruct trail/vehicular sightlines, law enforcement views to staging areas, or important vistas and overlooks.

- All existing and manufactured slopes greater than 4:1 and with a slope height of less than 15' (feet) should be planted with rooted ground cover or hydroseed. The rooted ground cover or hydroseed shall be native material within transition or natural areas. All slopes greater than 4:1 and with a slope height of 15 or higher should be planted with rooted ground cover or hydroseed mix and trees and shrubs (minimum size 1 gallon) planted at a minimum rate of one plant per 100 square feet of slope area.
- Graded, disturbed, or eroded areas that will not be permanently paved, covered by structure, or planted for a period over 90 calendar days shall be temporarily revegetated with a non-irrigated hydroseed mix, ground cover or equivalent material. Temporary irrigation systems may be used to establish the vegetation. All revegetation and erosion control should be completed within 90 calendar days of the completion of grading or disturbance.



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STANDARDS

SECTION 4

October 27, 2005



OTAY VALLEY REGIONAL PARK



OTAY VALLEY REGIONAL PARK

SECTION 5

PRIVATE DEVELOPMENT GUIDELINES



5.1 Private Development Guidelines

The adopted Otay Valley Regional Park (OVRP) Concept Plan recognized the need “to provide more specific guidance and/or detailed plans” after its adoption, including design documents for “areas both inside and adjacent to the park.” In addition to standards identified in Sections 1-4 herein, which addresses design features primarily within the public park, this section provides additional guidance for private development that will occur adjacent to or within the OVRP.

As new private development occurs adjacent to the OVRP boundary, it is important for the governing agencies to continue to encourage and influence design practices that blend new development with the natural and cultural setting of the OVRP. Therefore the following goals and principles have been developed as guidelines for private development.

5.2 Private Development Goals

The private development goals form the basis for development design guidelines within this section, as well as for subsequent guidelines or standards to be adopted by individual government agencies with land use authority over development within and adjacent to the OVRP.

- New development should **maintain and enhance public access** to the regional park by providing attractive, safe and controlled access to natural and recreation resources for the enjoyment of future generations.
- New development should **ensure compatible edge treatment and buffering adjacent to the OVRP** to enhance the visual experience for park users and to protect native resources within the park. The closer the new development is to the OVRP the highest level of sensitivity should be provided in the design.
- New development should **acknowledge and complement OVRP amenities and resources** through consideration of site plan orientation, design and function.
- Individual government agencies should prepare and **adopt Implementation Plans containing private development standards and guidelines** for their adoption that are specifically tailored to the various segments of the OVRP.

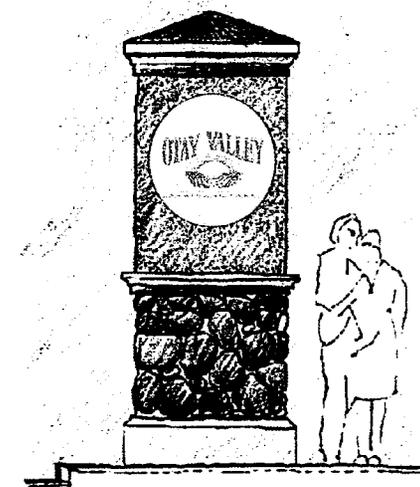


5.3 Private Development Principles

The following key elements of the above goals include principles to which new private development or redevelopment adjacent to or within the OVRP should adhere.

5.3.1 Maintain and Enhance Public Access

- Encourage public access points to the park at major business districts where they are highly visible.
- Where access points are provided to the park at major businesses districts, similar OVRP materials, colors, and signs should be used to enhance connectivity to the Park.
- Provide sufficient and safe parking for public use where direct access to OVRP trails, staging areas or overlooks can be provided.
- Private development should maintain structures, signs, fencing/walls and landscaping where public access to the OVRP occurs.
- Avoid providing access to the park where no connectivity to approved trails occurs. Non-vehicular access for brush management is allowed where trails do not occur.



Gateway Monument



Street Lights and Pole Flags

- Encourage the use of street signs and light pole flags with the OVRP logo along frontage roads and major intersections adjacent to the park entry areas.

5.3.2 Ensure Compatible Edge Treatment and Buffering Adjacent to the OVRP

- Proposed private development should be designed to blend with the natural landscape of the OVRP.
- Buildings adjacent to the OVRP should be adequately set back from the park edge and should be reduced in overall height near this edge to protect natural vistas of the park.
- Structures within the 100-year floodplain should keep their low rise sections nearest the river with higher sections appearing in tiers further from the river.

- Fencing should be attractive from both the development and open space sides; fencing should not present a blank wall to the open space. Fencing design should permit views to and from adjacent open space.
- Fences or walls should be constructed adjacent to the park where appropriate and should be treated with materials and colors that blend with elements of the park.
- When man made elements such as buildings, trash enclosures, and storage or utility areas are highly visible from the OVRP, provide vertical growing plant material to soften or screen the visual impact.
- Landscape buffers adjacent to the park should consist of native plant species (refer to Section 4).
- Manufactured slope banks should be treated with native plant species (refer to Section 4).
- Avoid constructing large retaining walls facing the park and encourage contoured naturalized slopes. If large retaining walls are necessary then they should be the type of construction that allows for plantings on the wall or a landscape buffer should be planted in front of the wall and should screen 2/3 of the height of the wall within four years.
- Exterior lights should be shielded from intrusion into the park.
- Natural materials, such as native rock or hydroseed, should be used where feasible to provide slope and soil stabilization. Masonry retaining walls or concrete rip-rap is discouraged.



Landscape Buffer

5.3.3 Acknowledge and Complement OVRP Amenities and Resources

- View corridors to the park should be emphasized along streets, alleyways, and at trailheads or other access points.
- Public views from the proposed development to the OVRP should be preserved through careful site planning.
- Minimize the alteration of natural landforms.
- Improve the appearance of the development by under-grounding utilities.
- Building elevations, including rear elevations, which face the OVRP should be designed to provide architectural interest and articulation.
- Roof mounted equipment should be avoided. If roof mounted equipment must be provided, all equipment and appurtenances shall be designed to appear to be an integral part of the overall architectural design of the building.



- All outdoor storage areas, refuse collection areas and loading areas should be located in interior side yards or if in the rear yard adjacent to the OVRP they should be screened with a similar material and color as the primary building.
- Encourage provision of outdoor employee seating and picnic areas that offer views of the OVRP.
- All building facades viewed from the OVRP should have three dimensional relief to provide visual interest; this may include pop-outs, offsetting planes, overhangs, and recessed or protruding doorways and windows.
- New developments should be graded to avoid draining directly into OVRP (refer to Section 1).
- Outdoor people spaces within private development, where appropriate, should be primarily oriented toward the park through landscaped courtyards, paseos, plazas and arcades.
- Architectural scale, massing, color, materials, and style for private development within the park should conform to OVRP standards (refer to Section 3).
- Landscaping for private development projects within the park should consist of non invasive drought-tolerant or native plant species consistent with the OVRP standards (refer to Section 4).
- Large building signs, reflective glass surfaces, materials that cause glare or lights that cause high levels of illumination should not be used on the building elevation(s) adjacent to the OVRP.
- Entry signs for new private development within the park should use the same materials and colors as outlined in the OVRP standards (refer to Section 2). Where possible, existing private development should be encouraged to replace old signs with new signs that reflect the OVRP standard materials and colors (refer to Section 2).



Entry Sign

5.3.4 Adopt Implementation Plans Containing Private Development Standards and Guidelines

- The City of San Diego, City of Chula Vista and County of San Diego should prepare and adopt OVRP Implementation Plans containing development standards and guidelines for private developments within and adjacent to the OVRP.
- Implementation Plans for each agency should be tailored to the unique conditions along the OVRP and implement the OVRP Design Standards.
- Wherever possible, standards within the Implementation Plans should be integrated into specific plans, zoning and community plans.
- Design review for private development projects adjacent to or within the park should ensure consistency with these design goals and principles, as well as standards and guidelines contained within subsequent adopted Implementation Plans.