

OTAY VALLEY REGIONAL PARK

DESIGN STANDARDS & GUIDELINES



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October 27, 2005

Prepared for:
The County of San Diego
Department of Parks and Recreation

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Table of Contents

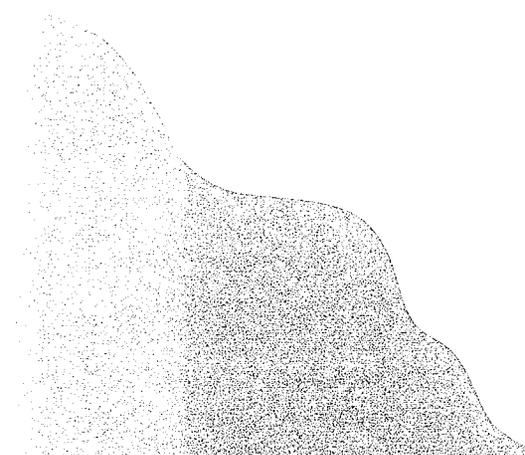
EXECUTIVE SUMMARY

INTRODUCTION

I-1 Project Setting	1
I-2 Planning Background	1
I-3 History	2
I- 4 Purpose of the Design Standards and Guidelines	3
I-5 Opportunities and Constraints	4
I-6 Administration and Processing of Projects	4
I-7 Types of Recreation Areas	5
I.7.1 Regional Recreation Facilities	5
I.7.2 Interpretive Centers	5
I.7.3 Regional and Local Staging Areas	5
I.7.4 Viewpoint and Overlook Areas	6
I.7.5 Trail Corridors	6

SECTION 1 SITE STANDARDS

1.1 General Site Standards	7
1.2 Site Planning and Design	7



OTAY VALLEY REGIONAL PARK

1.3	Grading and Drainage	8
1.4	Roads and Parking Areas	9
1.4.1	Basic Parking Design	9
1.4.2	Large Parking Areas	9
1.4.3	Smaller Parking Areas	9
1.4.4	Equestrian Parking Areas	10
1.4.5	Accessible Parking Spaces	10
1.5	Pedestrian Pathways	10
1.6	Fences, Gates and Walls	10
1.6.1	Fences	10
1.6.2	Gates	11
1.6.3	Walls	11
1.7	Site Lighting	11
1.8	Non-Vehicular Trail Access and At-Grade Crossings	12
1.9	Site Furniture	12
1.9.1	Benches	12
1.9.2	Drinking Fountains	12
1.9.3	Bicycle Racks	12
1.9.4	Trash and Recycling Receptacles	13
1.9.5	Picnic Tables	13
1.9.6	Barbecues/Hot Coal Receptacles	13
1.10	Graffiti Prevention	13
1.11	Bridges and Boardwalks	14

OTAY VALLEY REGIONAL PARK

1.11.1 Bridges	14
1.11.2 Boardwalks	15
SECTION 2 SIGN STANDARDS	17
2.1 General Sign Standards	17
2.2 Classification of Signs	17
2.2.1 Entry Monument Signs	17
2.2.2 Interpretive Signs	17
2.2.3 Regulatory and Informational Signs	18
2.2.4 Directional Signs	19
2.3 Sign Graphics	19
2.3.1 Park Logo and Name	19
2.3.2 Ranch Brands	19
2.3.3 Other Jurisdictional Logos	20
SECTION 3 ARCHITECTURAL STANDARDS	21
3.1 Overall Intent	21
3.1.1 Architectural Theme	21
3.1.2 Placement of Structures	22
3.1.3 Architectural Massing and Scale	23
3.2 Architectural Elements, Materials and Color	24
3.2.1 Roofs, Eaves and Chimneys	24
3.2.2 Walls and Facades	26
3.2.3 Entries and Doorways	26
3.2.4 Windows and Shutters	27

OTAY VALLEY REGIONAL PARK

3.2.5 Balconies, Pergolas and Trellises	28
3.2.6 Courtyards	29
3.2.7 Architectural Details, Accents and Colors	29
3.3 Architectural Lighting	30
3.4 Screening of Utilities	30
3.5 Energy Guidelines	31
3.6 Sustainable Practices (“Green Design”)	32
SECTION 4 LANDSCAPE STANDARDS	33
4.1 General Landscape Standards	33
4.2 Landscaping in Urban Areas	33
4.3 Landscaping in Transition Areas	34
4.4 Landscaping in Natural Areas	35
4.5 Habitat Restoration	36
4.6 Landscaping Standards for All Sites	36
SECTION 5 PRIVATE DEVELOPMENT GUIDELINES	39
5.1 Private Development Guidelines	39
5.2 Private Development Goals	39
5.3 Private Development Principles	40

OTAY VALLEY REGIONAL PARK

5.3.1 Maintain and Enhance Public Access	40
5.3.2 Ensure Compatible Edge Treatment and Buffering Adjacent to the OVRP	40
5.3.3 Acknowledge and Complement OVRP Amenities and Resources	41
5.3.4 Adopt Implementation Plans Containing Standards and Guidelines	42

APPENDICES **43**

A. Definitions	45
B. OVRP Concept Plan Map	49
C. OVRP Logo and Brands	51
D. Applicable Plans, Studies and Overlays	53
E. Checklist for Developing Interpretive Signs	57
F. Sources	61

OTAY VALLEY REGIONAL PARK

EXECUTIVE SUMMARY

This Otay Valley Regional Park (OVRP) Design Standards & Guidelines document is the result of multi-jurisdictional planning efforts by the County of San Diego, City of Chula Vista, City of San Diego, 30-member Citizens Advisory Committee, and the design consultant, RRM Design Group.

The purpose of the Otay Valley Regional Park Design Standards & Guidelines is to establish design standards for publicly owned facilities within the OVRP, and to provide guiding principles for adjacent private development that interfaces with the park. In addition, it expands upon materials and planning concepts presented in the Otay Valley Regional Park Trail Guidelines document, published in October of 2003, and the OVRP Concept Plan, adopted in 2001. The design guidelines presented in this document support the previously mentioned planning efforts by establishing a consistent architectural style within the Park that will span jurisdictional boundaries. Section 1 of the document outlines the site design standards for the park including site planning, drainage, circulation and site amenities. Section 2 addresses classification of signs and graphic standards. Section 3 addresses the architectural style for the park and architectural elements for large and small facilities, such as civic buildings, recreation centers, community and/or visitor centers, maintenance facilities, ranger headquarters, and future private development. Section 4 establishes landscape standards throughout the Park in urban areas as well as natural areas. Following the design standards for public facilities, Section 5 outlines development goals and principles to assist future private development both within and adjacent to the OVRP property boundaries. The purpose of the development principles, or guidelines, is to provide consistency in the architectural style and synergy in the Park's regional character and neighboring land uses. It also sets the stage for subsequent preparation and adoption of specific design standards and guidelines for adjacent private development.

This document establishes the look and feel of facilities that will be constructed within OVRP and provides guidelines for adjacent private development. This document does not provide detailed architectural designs or construction drawings from which structures shall be built but serves as a guiding tool to the development of park facilities.

All design standards and guidelines outlined in this document for the use of planning, design development, or construction must be performed in accordance with all applicable local, state, and federal codes, including but not limited to the American Disabilities Act (ADA) and the Clean Water Act regarding Best Management Practices.

October 27, 2005

OTAY VALLEY REGIONAL PARK

INTRODUCTION

I-1 Project Setting

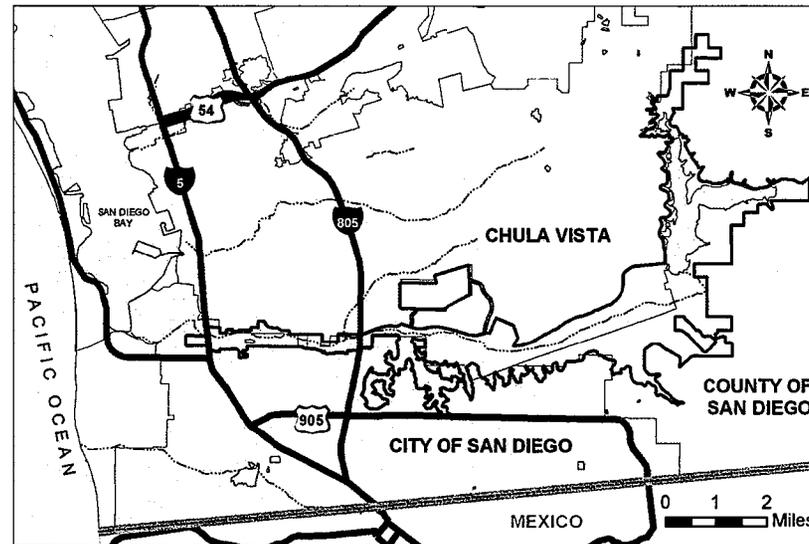
The Otay Valley Regional Park (OVRP) is located in the southwestern portion of San Diego County, a few miles north of the Mexican Border. The concept plan boundaries stretch from west to east approximately thirteen miles and comprise more than 8,500 acres within the Otay River Valley, (refer to Appendix B). The Park is within the jurisdictions of the Cities of San Diego and Chula Vista as well as the County of San Diego and is held in both public and private ownership. Agriculture, rock mining, and recreation are the current land uses within the Valley, with the recreational element providing significant open space and active/passive recreational opportunities for the surrounding communities.

OVRP connects with many adjacent trail systems, parks and preserves including, but not limited to, the California Riding and Hiking Trail, the Chula Vista Greenbelt Open Space and Trail System, Jamul/Dulzura Trail System, Bayshore Bikeway, Eastlake and Otay Ranch Community Trails, Otay Ranch Preserve, Otay Lakes County Park, and Otay Mountain Ecological Preserve.

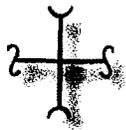
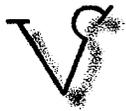
I-2 Planning Background

In recent decades the Otay Valley has experienced an increase in urbanization and changes in land use. Changes in land uses have resulted in reduction of open space, compromising the valley's natural and cultural resources. Recognizing the importance of protecting and preserving the River Valley, a multi-jurisdictional planning effort was formed between the City of Chula Vista, City of San Diego and County of San Diego, utilizing a Joint Exercise of Powers Agreement (JEPA) for the purpose of planning and property acquisition within the OVRP Concept boundary.

The JEPA recognizes a three-member Policy Committee (PC), consisting of one elected official from each participating jurisdiction. To advise the PC on matters related to planning, the JEPA established a 30-member Citizens Advisory Committee (CAC) comprised of 10 individuals from each jurisdiction who represent community organizations, property owners, and special interest groups. In order to coordinate and implement the planning effort, staff members from each jurisdiction were appointed to a Joint Staff Team.

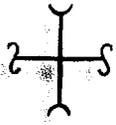


Regional Map





In 2001, the OVRP Concept Plan was adopted by the three jurisdictions. The Plan identifies three major goals: protect sensitive cultural and natural resources, provide a mix of active and passive recreational opportunities including trails, and provide opportunities for environmental education or interpretive programs.



In 2003, the OVRP Trail Guidelines were approved by the three jurisdictions. The document establishes guidelines for development of a trail system within the OVRP, including trail design features.



In 2004, the County of San Diego hired RRM Design Group to assist with development of Design Standards and Guidelines for the OVRP. The RRM design team collaborated with Joint Staff and the CAC to develop three alternative design themes that would unify the character of the Park and guide the design of future construction in the OVRP. The design themes were inspired by the area's historical influences, particularly the area's historical La Punta rancho and early 'Californio' settlers. The three alternative designs were presented at various CAC and Joint Staff meetings. Option 1 was a 'Western' architectural theme with wood trusses and beams reminiscent of eastern United States influences, option 2 was the 'Californio' theme characteristic of the early Spanish influences, also known as Southwest Territorial, and option 3 was a combination of options 1 and 2 called the 'Rancho' theme. With the participation of the Joint Staff and CAC a collective decision was made to use the 'Californio' theme for the OVRP design standards.



I-3 History

The Otay Valley has been occupied by Native American cultures for more than 9,000 years. The early Native American inhabitants established settlements, hunted game and utilized the abundant resources along the river valley. The first European settlers were Spanish soldiers and missionaries sent by the King of Spain to secure San Diego Harbor and convert the Indians in Alta California. Following the establishment of the missions and the end of Spanish rule, the region was settled by Mexican cattle ranchers in the early part of the nineteenth century. San Diego's port was well known as one of the best in California, after San Francisco. For years, American merchant ships had visited these ports selling manufactured goods to the Mexican Californios. These early ranches began a prosperous cattle trade along the California coast.



Original Arguello Adobe House

One of several prominent families in the San Diego area who assisted the American forces was the Arguello Family. The Arguello family was granted Rancho Milijo from Governor Figueroa in 1833, one of the earliest of the 29 land grants in the San Diego region. The rancho covered 30 square miles north of the future international border from the Pacific Ocean to the Tijuana Mountains, including the valleys and mesas of the Otay and Tijuana Rivers. The Arguellos built a nine-room U-shaped adobe on the bluffs above La Punta in 1834, at the southern edge of San Diego Bay.

For many years this house was the only dwelling in all of southern San Diego, and the structure's prominent location on the road between San Diego and Mexico led to the Arguello lands being called Rancho La Punta.

Originally constructed of adobe, brick, and hewn timber, with subsequent additions built from wood framed walls and siding, the homestead had elements of both Spanish and American vernacular. Over the years, the adobe and surrounding lands were transferred to heirs and eventually sold. The old homestead fell into ruins but remained standing until 1951, when the new Interstate 5 freeway was constructed. Unfortunately, the building was located in the proposed freeway right-of-way and was demolished.

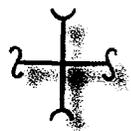
The combination of Spanish and American elements in the southwest spawned the territorial style, so named because this trend predominated in Arizona and New Mexico, which remained United States territories into the 20th century. This style was typical of many buildings in California as well. As the 19th century progressed, different types of building materials became more readily available due to increased efficiency in shipping and overland routes. Access to advanced building technology was evident in the use of wood millwork, double hung windows, paneled doors, and hardware.

I- 4 Purpose of the Design Standards and Guidelines

The purpose of the Otay Valley Regional Park Design Standards and Guidelines is to establish design standards for publicly owned facilities within the OVRP, and to provide guiding principles for adjacent development that interfaces with the park. In addition, it expands upon materials and planning concepts presented in the Otay Valley Regional Park Trail Guidelines document, published in October of 2003, and the OVRP Concept Plan developed in 2001. The design guidelines presented in this document support the previously mentioned planning efforts by establishing a consistent architectural style within the Park that will span jurisdictional boundaries. The development principles, or guidelines, presented in this document provide consistency in architectural style and synergy in the Park's regional character and neighboring land uses. Development guidelines also set the stage for subsequent preparation and adoption of specific design guidelines and implementation plans for adjacent private development.

These guidelines establish the look and feel of facilities that will be constructed within OVRP which intend to evoke the rustic style of the area's past. This document does not provide detailed architectural designs or construction drawings from which structures shall be built but serves as a guiding tool to the development of park facilities.

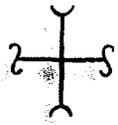
All design standards and guidelines outlined in this document for the use of planning, design development, or construction must be performed in accordance with all applicable local, state, and federal codes and criteria.





I-5 Opportunities and Constraints

The rich heritage of OVRP provides designers with several opportunities of integrating the historical and cultural information into the design of the park. These opportunities include the Kumeyaay heritage, the architectural style of the Arguello Ranch and the historical cattle brands that were used in the Valley.



The Kumeyaay were the original indigenous people to the area. Many pictures of the Kumeyaay willow structures still exist. Opportunities are available for demonstration exhibits, interpretive signs, and programs to incorporate the indigenous influences into the OVRP experience. Interpretation exhibits and programs shall continue to change with the Park to encourage interest in the area's varied cultural heritage.



As the Arguello Ranch was one of the first, and for a long time the only, permanent structure in the Otay area, it provides a basis for the theme of future construction within the OVRP. The recommendations illustrated in these design standards and guidelines seek to represent this simple historical style and the blending of Mexican and American cultures.

The Arguello family, along with many other early ranchers, had brands to identify their cattle and ranch boundaries. These cattle brands have been recorded in local archives. There is an opportunity to use original brands on park facilities to delineate local and regional staging areas.



There are potential constraints with regard to using authentic materials for the 'Californio' theme. The specific materials of construction mentioned in the following pages will differ slightly from those used during the 'Californio' period, for sustainability, use, vandalism resistance, expense, and maintenance concerns. Substitute material, colors, and texture used in the architectural elements may need to be applied to withstand vandalism and other environmental conditions.



I-6 Administration and Processing of Projects

The OVRP is administered through a multi-jurisdictional effort between the County of San Diego and the Cities of Chula Vista and San Diego. All proposed public projects within the OVRP are subject to the OVRP Design Standards and Guidelines and applicable documents (refer to Appendix D). Projects fall into two categories of administration and processing; minor and major.

Examples of minor projects include construction of fencing, building trails, repairing existing facilities in-kind and emergency construction. Minor projects are typically administered by staff of the jurisdiction in which the project is located. Major projects are typically capital improvement projects that are funded by each jurisdiction's long range improvement plan. These types of projects can include the design and construction of regional recreation facilities, interpretive centers, regional and local staging areas or viewpoint/overlook areas. Major projects are administered through a design advisory process. The design advisory process involves the following steps:

1. Submit project to the OVRP Joint Staff for review and recommendation.
2. Present project to the OVRP Citizens Advisory Committee (CAC) as an information item. Second presentation to the CAC for a recommendation of approval.
3. Present project to the OVRP Policy Committee (PC) for approval.

After receiving approval from the PC, proposed projects will then obtain development permits and a California Environmental Quality Act (CEQA) review from the jurisdiction that the project is located in. The Design Consultant should confirm the necessary project process and submittal requirements at the beginning of each project with the Jurisdiction Project Manager.

I-7 Types of Recreation Areas

The OVRP Concept Plan provides for five types of recreation areas to be developed in the park. They include Regional Recreational Facilities, Interpretive Centers, Regional and Local Staging Areas, Viewpoint and Overlook Areas and Trail Corridors. These recreation areas are distinct in what uses and amenities are to be provided in different areas of the Park. In some cases the OVRP Concept Plan allows for these different recreational areas to occur within the same site.

I.7.1 Regional Recreation Facilities

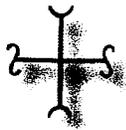
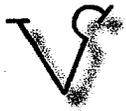
Regional Recreational Facilities are areas that may be suitable for a variety of active and/or passive recreation uses for public and/or private development. They are intended to provide recreational facilities that are regional in scope and may also serve community and neighborhood needs. Typical amenities may include large recreational centers, passive and active turf areas, restroom buildings, hard-court play areas, children's play areas, concession stands, large parking lots, picnic areas with barbecues, pavilions, and monument signs to identify the area.

I.7.2 Interpretive Centers

Interpretive Centers are intended to provide an opportunity to present environmental education and historical interpretation of the OVRP for park users. Interpretive Centers may include a building with interpretive rooms and a theater for educational lectures or they may be as simple as a small outdoor area with interpretive panels.

I.7.3 Regional and Local Staging Areas

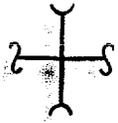
Staging Areas are regional or local access points to the Park and the Trail Corridors. Regional staging areas are designed to serve a large community base and typically contain an area for parking. Local staging areas are designed for a smaller community base of trail users and typically have very small parking lots or none at all. The OVRP Trail Guidelines should be referenced for types of amenities provided at staging areas.





I.7.4 Viewpoint and Overlook Areas

Viewpoint and Overlook Areas are generally located at the edges of the Park Boundary and are intended to provide views into the Park. These areas are for passive use and typical amenities may include seating, interpretive signs/panels, pavilions, trash receptacles, and drinking fountains.



I.7.5 Trail Corridors

Trail Corridors are intended to provide a continuous link through the Park, connecting Recreation Facilities, Interpretive Centers, Staging Areas and in some cases Overlook Areas. The OVRP Trail Guidelines should be referenced for trail standards and development.

