



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: March 4, 2016

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of March 17, 2016

SUBJECT: General Development Plan for Pacific Highlands Ranch Community Park and Recreation Building

SUMMARY

Issue – Should the Park and Recreation Board approve the General Development Plan (GDP) for Pacific Highlands Ranch Community Park and Recreation Building?

Director's Recommendation – Approve the General Development Plan (GDP) for Pacific Highlands Ranch Community Park and Recreation Building.

Other Recommendations – The following groups have reviewed and approved the proposed project. Recommendations made by the Advisory Committee are listed under Discussion below.

- Pacific Highlands Ranch Community Park Advisory Committee (6-0-0) on January 14, 2016.
- Carmel Valley Recreation Council (10-0-0) on March 1, 2016.

Fiscal Impact – The estimated total project cost for the design and construction of the Community Park and Recreation Building is approximately \$27,236,000.

Per an agreement scheduled to be entered into between the City of San Diego and the developer, Pardee Homes, in April of 2016, the developer will be reimbursed for the acquisition and development of the park, including the design and construction of the project. The project is referenced therein as Project No. P-3.1, Pacific Highlands Ranch Community Park and Recreation Building, in accordance with the Pacific Highlands Ranch Public Facilities Financing Plan (PFFP).

On December 8, 2015 the City Council adopted the 2016 Pacific Highlands Ranch PFFP and Facilities Benefit Assessment (FBA), and in particular, adopted the Financing Plan for Fiscal Year 2016. The Financing Plan includes Project No. P-3.1, Pacific Highlands Ranch Community Park and Recreation Building and includes a total cost estimate of \$40,000,000 for the project, \$27,236,000 of which is to fund design and construction for this project.

Water and Energy Conservation Status – The proposed Pacific Highlands Ranch Community Park and Recreation Building will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Status - An Environmental Impact Report, EIR NO. 96-7918, which included the project, was prepared and considered for the Pacific Highlands Ranch Subarea III, and was certified on July 29, 1998 by Resolution No. R-290520. During project construction, the developer shall be responsible for complying with all the environmental requirements contained therein and with all related laws and regulations pursuant to State CEQA Guidelines.

BACKGROUND

This developer built turnkey project provides for the design and construction of an approximately thirteen (13) acre community park and a seventeen thousand (17,000) square foot recreation center adjacent to Pacific Trails Middle School and Canyon Crest Academy located on Village Center Loop Road in the Pacific Highlands Ranch community, within Council District 1. Proposed improvements include the recreation Center, a multi-purpose turf field with one backstop and sports field lighting, two basketball courts, children's play areas, pedestrian plaza, skate plaza, parkour course, pump track, dog off leash area, walkways, site furnishings, security lighting, landscaping, irrigation, drainage, ADA compliant accessibility and other typical park amenities

This project will contribute to satisfying the population-based park acreage requirements found in the City's General Plan for the Pacific Highlands Ranch community.

DISCUSSION

On January 14, 2016, the Pacific Highlands Ranch Community Park Advisory Committee for the Carmel Valley Recreation Council voted unanimously to recommend approval of the GDP for Pacific Highlands Ranch Community Park and Recreation Building (6-0-0) with the following recommendations:

- Provide an area for seating at the pump track; consider using slope for informal seating. Rotate wall counter-clockwise or design the pump track right up to the edges to avoid "dead areas".
- Avoid openings at the top of the tall play structures (i.e. climbing wall to top of platform with no grab bar). Study play area carefully for safety. Climbing wall would be acceptable.
- Provide smaller "rooms" with dead ends into the design for the play garden.
- The "signature" shade structure should be a "stage" with no furniture in the center and it should be at grade with adjacent field, not raised or blocked off.
- Move some benches on the north edge of the loop walk to the decomposed granite trail.
- Provide picnic tables in the landscape area at the front of the park by Village Center Loop Road and possibly at the pump track and the dog park.

- Provide lighting for the pump track and dog park
- Provide electrical outlets at the pitcher's mound and at the softball backstop area for pop-up "snack shack" function.
- Locate "clean" trees around the pump track.
- Provide gates from the central promenade to the recreation center courtyard.
- Break up the gate pattern with additional detail and design it to be aesthetically pleasing whether opened or closed.
- Provide two time clocks in the gymnasium so you can see the time from either side.
- Consider providing a low wall below the courtyard fence while ensuring it won't create a place to climb over the fence.
- Provide a mechanism to hang tarps for shade at the softball dugouts if possible.
- Provide a pet drinking fountain inside the dog park.
- Provide a place with two posts within the parkour course that could be used for slack lining and label it with a sign.

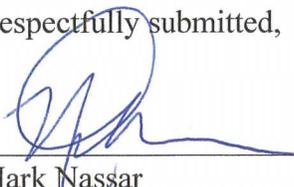
Each of these recommendations have been incorporated into the proposed GDP.

On March 1, 2016, the Carmel Valley Recreation Council voted unanimously to approve the GDP for the Pacific Highlands Ranch Community Park and Recreation Building (10-0-0) as presented.

ALTERNATIVES

1. Approve the GDP for the Pacific Highlands Ranch Community Park and Recreation Building as presented.
2. Approve the GDP for the Pacific Highlands Ranch Community Park and Recreation Building with modifications.
3. Do not approve the GDP for the Pacific Highlands Ranch Community Park and Recreation Building.

Respectfully submitted,



Mark Nassar
Deputy Director, AEP Division



Prepared by: Mark Calleran
Project Manager, AEP Division

MCA

cc: Council District 1



PACIFIC HIGHLANDS RANCH
VILLAGE CENTER

AIROSO COMMUNITY

VILLAGE CENTER LOOP ROAD

JOINT USE PARKING
97 STALLS

JOINT USE PARKING
95 STALLS

CANYON CREST ACADEMY

PACIFIC TRAILS
MIDDLE SCHOOL

JOINT USE ACCESS

56

LIGHTED TRACK AND FIELD

JOINT USE EXHIBIT

PACIFIC HIGHLANDS RANCH COMMUNITY PARK



LEGEND

- 1 CONCRETE PAVING
- 2 ASPHALT PAVING
- 3 STABILIZED DECOMPOSED GRANITE
- 4 SHADE STRUCTURE, TYP.
- 5 OVERLOOK WITH GAZEBO
- 6 STAGE WITH SHADE STRUCTURE
- 7 CONCRETE STAIRS
- 8 CONCRETE RAMP
- 9 PICNIC NODE WITH TRASH AND RECYCLING RECEPTACLES, TYP.
- 10 LIGHTED FULL COURT BASKETBALL, STRIPED FOR PICKLEBALL
- 11 BIORETENTION BASIN
- 12 CHILDREN'S PLAYGROUND
- 13 SPORTS FIELD LIGHT
- 14 BIKE RACK
- 15 DRINKING FOUNTAIN
- 16 DOG BAG DISPENSER
- 17 RAINWATER FEATURE
- 18 PLAY GARDEN
- 19 SOFTBALL FIELD WITH 300' FOUL LINE
- 20 FITNESS NODE, TYP.
- 21 ENTRY PLAZA
- 22 PARK MONUMENT SIGN
- 23 CHAINLINK FENCE, 5 FT
- 24 INTEGRAL COLOR CONCRETE WALL & MOUND

PLANTING LEGEND

- ENTRY AND ACCENT PLANTING
- LOW WATER USE/ PERIMETER PLANTING
- BASIN PLANTING
- TURF
- EXISTING TREE TO REMAIN
- LANDSCAPE SHADE TREES
- PROMENADE TREES
- BASIN TREES

DESIGN STATEMENT

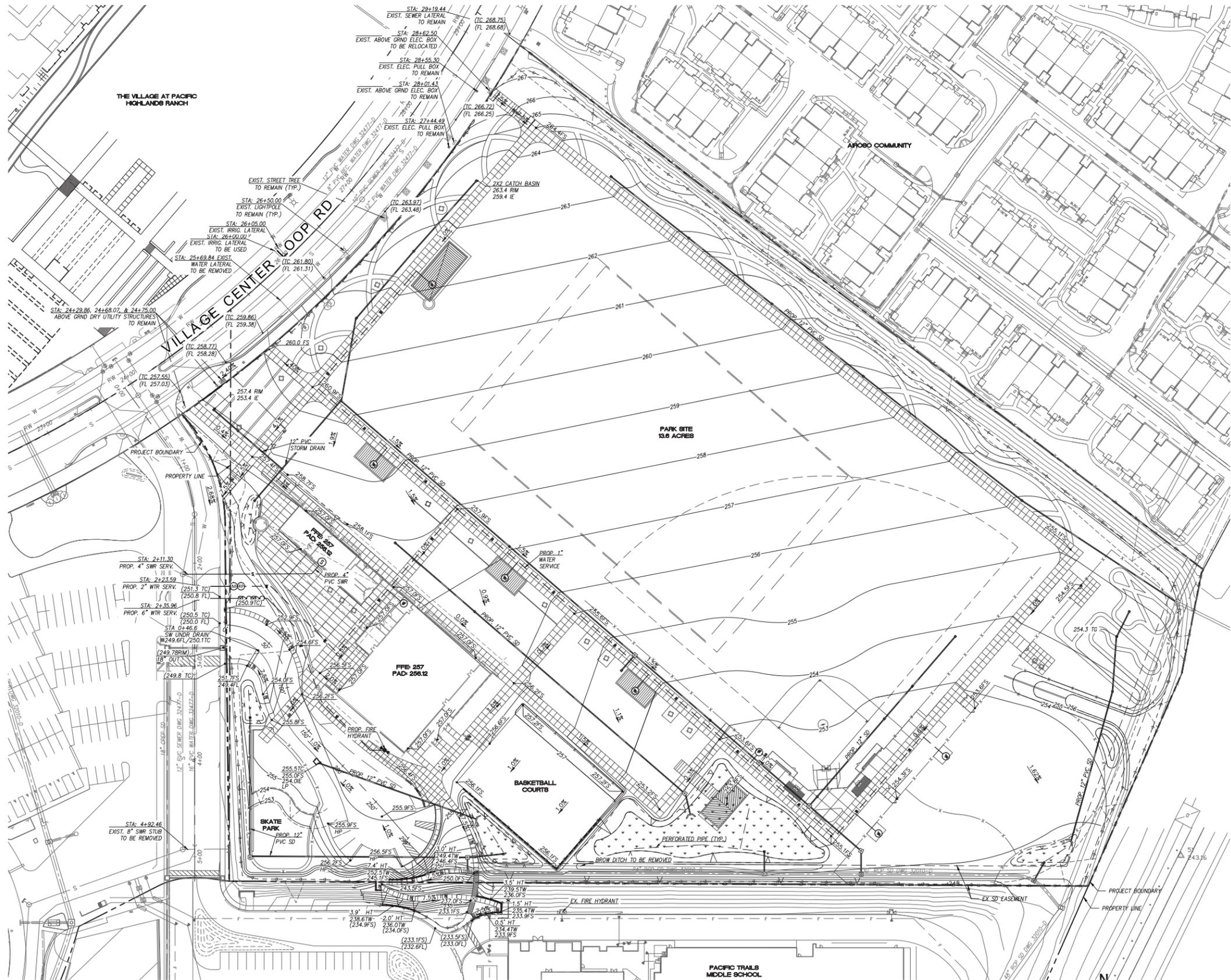
The park is designed to facilitate community gathering, encourage social interaction, and offer the community a diverse and unique blend of recreational amenities. The central promenade functions as an extension of the Village Center and draws visitors into the park. An entry garden, discovery play garden, parkour area, children's play areas, and informal turf picnic area are located in the heart of the park and offer a wide variety of recreational opportunities. A 17,000 S.F. recreation building is located on the southwestern edge of the central promenade offering opportunities for athletic and community-based functions in the central gymnasium, separate multi-purpose building, and large flexible outdoor courtyard. The promenade opens to a 5 acre multi-purpose turf field which is anchored on the north by a signature shade structure and stage, and a full size softball field on the south. A 1/2 mile loop pathway connects the amenities around the field and provides access to the dog park and pump track on the southern edge of the park. The park embraces the walkable nature of the community and utilizes joint-use parking at the adjacent school sites to minimize the need for on-site parking.



VICINITY MAP

GENERAL DEVELOPMENT PLAN

PACIFIC HIGHLANDS RANCH COMMUNITY PARK



LEGEND

EXISTING

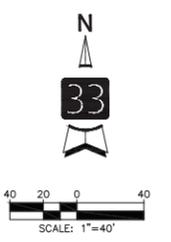
- WATER PIPE
- FIRE PIPE
- FIRE HYDRANT
- RECLAIMED WATER PIPE
- SEWER PIPE
- STORM DRAIN
- STORM WATER CATCH BASIN
- STORM DRAIN JUNCTION BOX
- SIDEWALK UNDER DRAIN
- STORM DRAIN CURB INLET
- DAYLIGHT LINE
- EASEMENT
- FENCE
- PROJECT BOUNDARY

PROPOSED

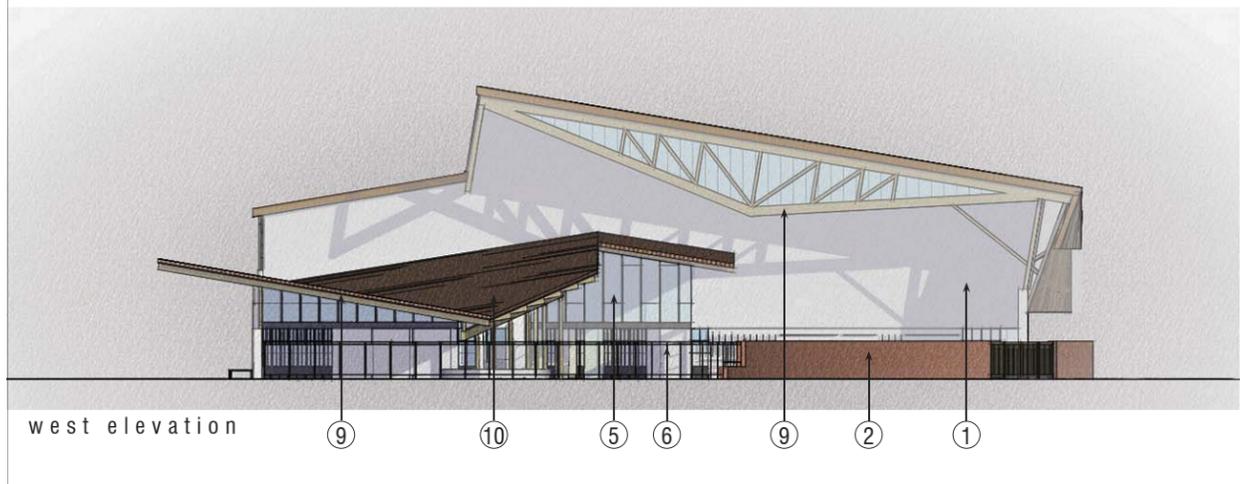
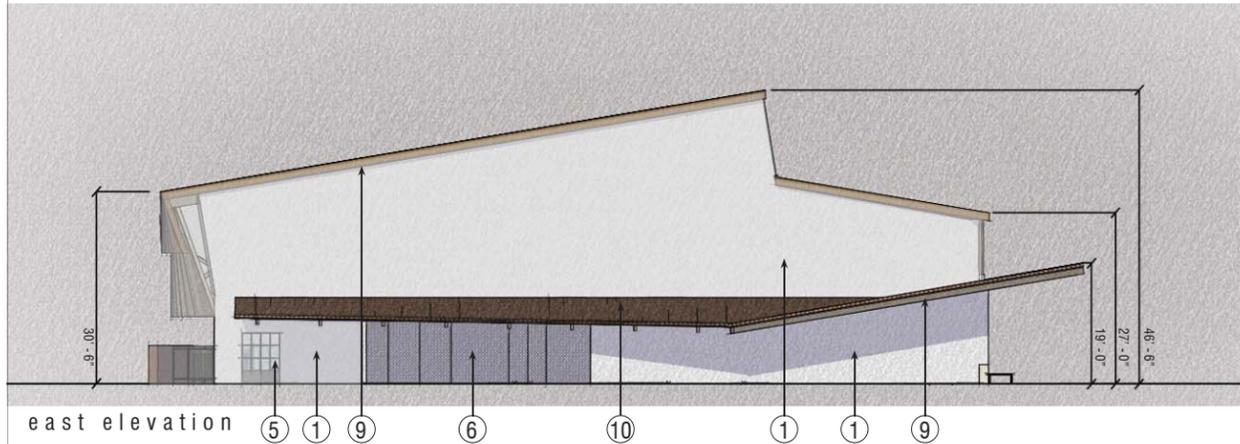
- DOMESTIC WATER PIPE
- FIRE MAIN
- SEWER MAIN
- FIRE HYDRANT
- BACKFLOW PREVENTER
- WATER METER
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- T&E OF SLOPE
- BIORETENTION BASIN

ABBREVIATIONS

- PROP. = PROPOSED
- EXIST. = EXISTING
- WTR = WATER
- ELEC. = ELECTRICAL
- SWR = SEWER
- SD = STORM DRAIN
- FL = FLOW LINE
- FS = FINISH SURFACE
- TW = TOP OF WALL
- HT = HEIGHT
- TC = TOP OF CURB



CONCEPTUAL GRADING PLAN PACIFIC HIGHLANDS RANCH COMMUNITY PARK



- ① STUCCO WALL W/ PAINTED FINISH
COLOR: BENJAMIN MOORE WHITE
- ② MASONRY SITE WALL W/ TEXTURED FINISH & ANTI
GRAFFITI COATING
- ③ TILE WAINSCOT
COLOR: WHITE W/ TEXTURE
- ④ TILE WALL FINISH
COLOR: GRAY / WHITE
- ⑤ ALUM. DOOR & WINDOW SYSTEM
COLOR: RED / BRONZE
- ⑥ METAL FENCE
COLOR: RED / BRONZE
- ⑦ METAL GATES
COLOR: RED / BRONZE
- ⑧ WOOD GATES
- ⑨ HEAVY TIMBER WOOD EAVES, SOFFIT & FRAMING
- ⑩ 2 PIECE CLAY TILE ROOFING
COLOR: TERRACOTTA
- ⑪ STANDING SEAM METAL ROOFING
COLOR: TERRACOTTA
- ⑫ PERFORATED METAL PANEL SCREEN
COLOR: TERRACOTTA
- ⑬ LOCATION OF FUTURE PV PANELS. PROVIDE CONDUIT
ROUTING & SPACE FOR PV INVERTER

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ARCHITECTS
hanna gabriel wells

COUNCIL DISTRICT: 1.5 COMMUNITY PLAN AREA: PACIFIC HIGHLANDS RANCH

DATE	ACTION	REFERENCE DOCUMENTS		
	SITE ACQUIRED	RESO. NO.	COST \$:	ACRES: XX
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO. XX	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
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IMPROVEMENTS SUMMARY							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	EA.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	EA.
TURF	AC.	VOLLEYBALL CT.	SF	PARKING LOT	SF	TENNIS COURT LTS.	EA.
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	EA.	MULTI-PURPOSE CT. LTS.	EA.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	EA.		
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BACKSTOPS	EA.
DIRT INFIELDS	AC.	POOL DECK	SF	SKATE PARK	SF	BENCHES	EA.
		POOL WATER	SF	LAWN EDGING	EA.	PICNIC TABLES	EA.
						TRASH RECEPTACLES	EA.
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

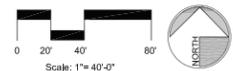
THE GENERAL DEVELOPMENT PLAN FOR:

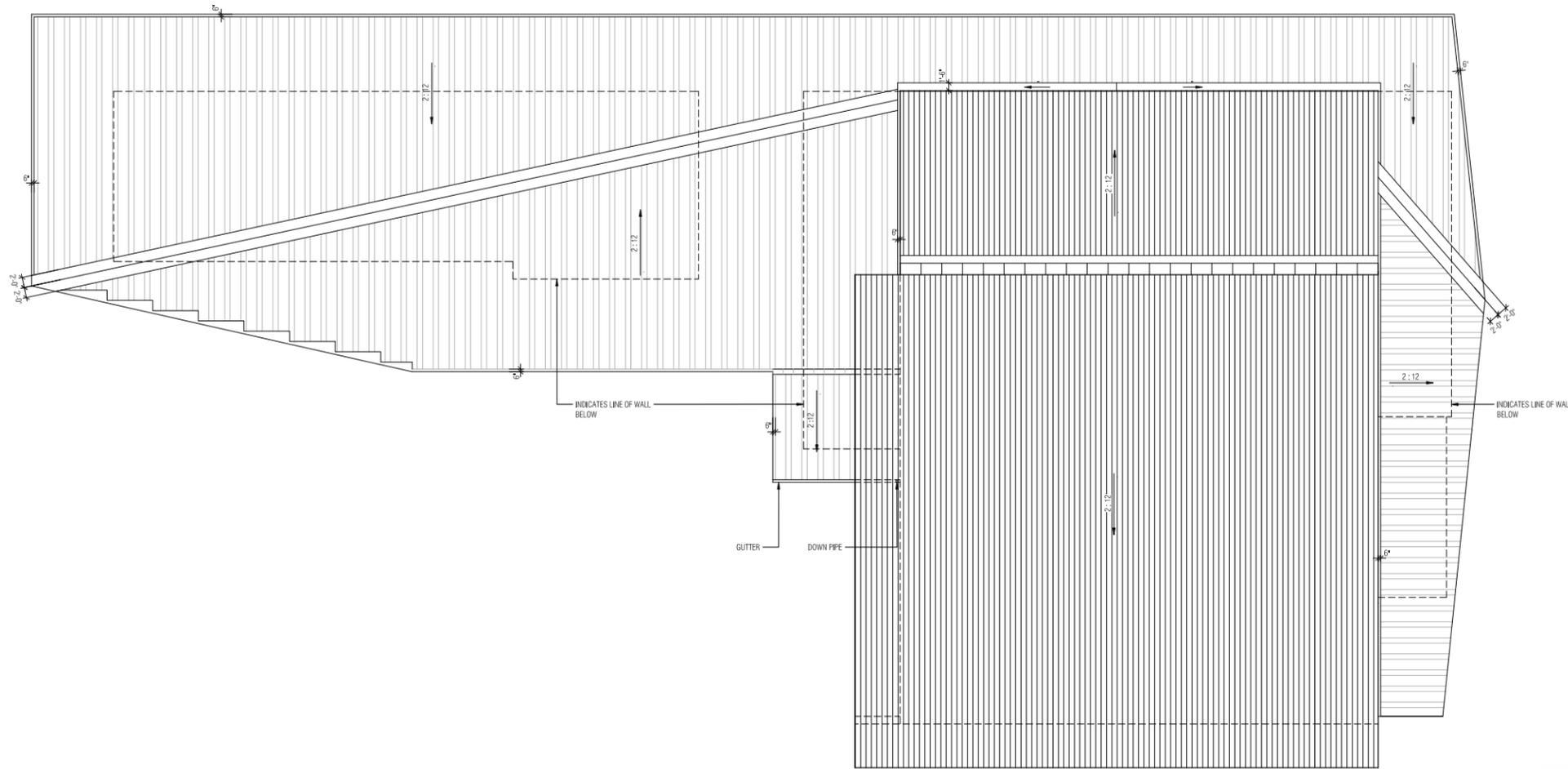
PACIFIC HIGHLANDS RANCH

COMMUNITY PARK

COUNCIL DIST. NO. 1, 5 COMM. PLAN AREA: PACIFIC HIGHLANDS RANCH ADDRESS: XX

LAMBERT COORDINATES: XX THOMAS BROTHERS PAGE: XX SHEET NO: 4 OF 9





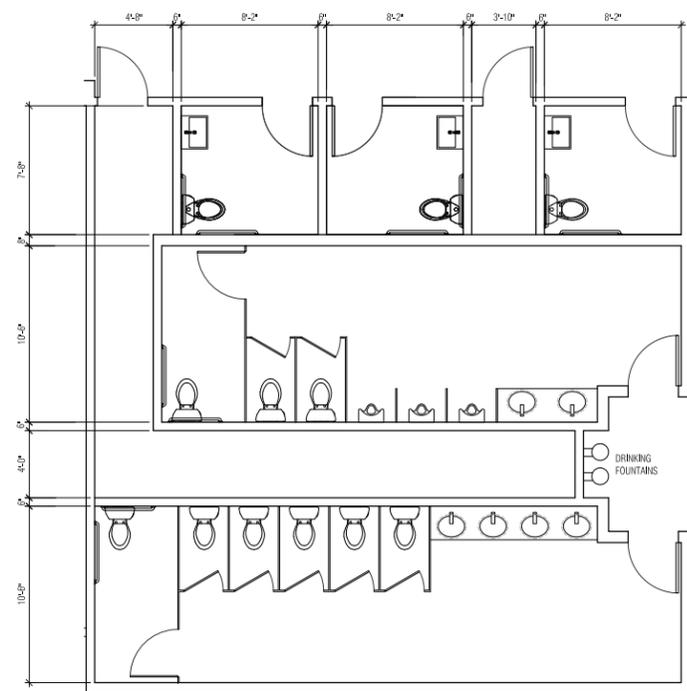
ROOF PLAN LEGEND

	STANDING SEAM METAL ROOFING OVER MANUFACTURED APPROVED WEATHER BARRIER & ROOF BOARD OVER 6" RIGID INSULATION
	2-PIECE CLAY TILE ROOFING OVER CONTINUOUS MEMBRANE ROOFING SYSTEM OVER ROOF BOARD OVER 6" RIGID INSULATION

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ARCHITECTS
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01 ROOF PLAN
 3/32" = 1'-0"



FAMILY RESTROOMS

3 ACCESSIBLE RESTROOMS W/
 1 LAVATORY
 1 WATER CLOSET

MEN'S RESTROOMS

2 LAVATORIES
 3 URINALS
 3 WATER CLOSETS

WOMEN'S RESTROOMS

4 LAVATORIES
 6 WATER CLOSETS

02 ENLARGED RESTROOM PLAN
 1/4" = 1'-0"

COUNCIL DISTRICT: 1.5 COMMUNITY PLAN AREA: PACIFIC HIGHLANDS RANCH

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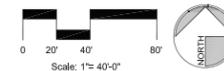
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN FOR:

PACIFIC HIGHLANDS RANCH

COMMUNITY PARK

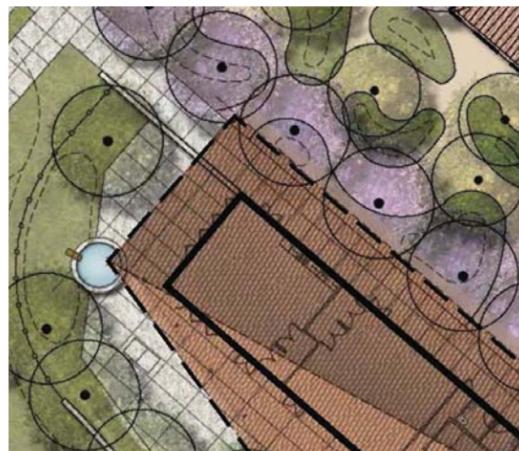
COUNCIL DIST. NO. 1, 5 COMM. PLAN AREA: PACIFIC HIGHLANDS RANCH ADDRESS: XX
 LAMBERT COORDINATES: XX THOMAS BROTHERS PAGE: XX SHEET NO: 6 OF 9





Central promenade connection to Village Center

DESIGN INSPIRATION



Stormwater catchment feature at courtyard

STORMWATER FEATURE



Smooth stucco site walls along central promenade

PARK CHARACTER



Masonry site wall with textured finish or decorative CMU block

PARK CHARACTER



Cobble and vegetated treatment basin

TREATMENT BASIN



Prefabricated 25' x 45' steel structure with standing seam metal butterfly roof

SIGNATURE SHADE STRUCTURE



Prefabricated 25' x 60' steel structure with standing seam metal butterfly roof

SIGNATURE SHADE STRUCTURE



Prefabricated 20' x 40' steel structure with standing seam metal roof

PROMENADE SHADE STRUCTURE



Outdoor parkour equipment

PARKOUR



Concrete skate plaza

SKATE PLAZA



Basketball with "Goose Neck" basketball set by P.D. Play

BASKETBALL



Rustic style timber fitness equipment

FITNESS NODES



Pump track with concrete surfacing

PUMP TRACK



Decomposed granite surfacing with trees and benches

DOG PARK

CHARACTER IMAGE BOARD

PACIFIC HIGHLANDS RANCH COMMUNITY PARK



Powercoated metal bike rack by Reliance Foundry, color black

BIKE RACK



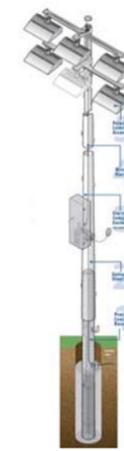
High-low drinking fountain with doggie bowl by Haws. Color: Black

DRINKING FOUNTAIN



Pedestrian pole down light. Color: Black.

PEDESTRIAN LIGHTING



LED sports field lighting

SPORT FIELD LIGHTING



High performance, full cutoff LED

SPORT COURT LIGHTING



Curvilinear pathways through play garden area

PLAY GARDEN



Freestanding play elements in play garden

PLAY GARDEN



Freestanding play elements in play garden

PLAY GARDEN



Rope climbing structure

CHILDREN'S PLAY



Net climbing structure

CHILDREN'S PLAY



Biggo swing by Dynamo Playgrounds

SWINGS



Double grill with built-in hot coal container by Outdoor Creations

BARBECUE AND HOT COAL CONTAINER



Natural grey concrete with acid etch finish

PEDESTRIAN PAVING



Integral color concrete, Davis color 'Harvest Gold'

ACCENT PAVING



Decomposed granite, 'California Gold' with steel edging

STABILIZED DECOMPOSED GRANITE

CHARACTER IMAGE BOARD PACIFIC HIGHLANDS RANCH COMMUNITY PARK

TREES such as:



Engelmann Oak
Quercus engelmannii



Chinese Elm
Ulmus parvifolia



African Sumac
Rhus lancea



Chinese Flame Tree
Koelreuteria bipinnata



LANDSCAPE TREES SUCH AS:

- | | |
|----------------------------------|------------------------|
| Botanical Name | Common Name |
| <i>Arbutus marina</i> | Marina Strawberry Tree |
| <i>Chilopsis linearis</i> | Desert Willow |
| <i>Cinnamomum camphora</i> | Camphor Tree |
| <i>Olea europaea 'Swan Hill'</i> | Fruitless Olive |
| <i>Quercus engelmannii</i> | Engelman Oak |
| <i>Pinus eldarica</i> | Afghan Pine |
| <i>Prunus ilicifolia</i> | Hollyleaf Cherry |
| <i>Rhus lancea</i> | African Sumac |
| <i>Tipuana tipu</i> | Tipu |
| <i>Tristania conferta</i> | Brisbane Box |



PROMENADE TREES SUCH AS:

- | | |
|-------------------------------|--------------------|
| Botanical Name | Common Name |
| <i>Jacaranda mimosifolia</i> | Jacaranda |
| <i>Koelreuteria bipinnata</i> | Chinese Flame Tree |
| <i>Lagerstroemia indica</i> | Crape Myrtle |
| <i>Tabebuia impetiginosa</i> | Pink Trumpet Tree |
| <i>Ulmus parvifolia</i> | Chinese Elm |



BASIN TREES SUCH AS:

- | | |
|----------------------------|---------------------|
| Botanical Name | Common Name |
| <i>Cercis occidentalis</i> | Western Redbud |
| <i>Platanus racemosa</i> | California Sycamore |

ENTRY & ACCENT such as:



Bougainvillea spp.



New Zealand Flax
Phormium tenax



Fox Tail Agave
Agave attenuata



Blue Chalksticks
Senecio serpens



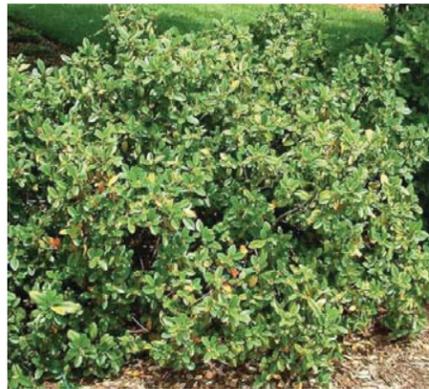
ENTRY AND ACCENT PLANTING SUCH AS:

- | | | | |
|------------------------------|------------------------|---|----------------------|
| Botanical Name | Common Name | Botanical Name | Common Name |
| <i>Agave attenuata</i> | Agave | <i>Hebe 'Coed'</i> | Coed Hebe |
| <i>Agave americana</i> | Century Plant | <i>Leptospermum scoparium</i> | New Zealand Tea Tree |
| <i>Aloe striata</i> | Coral Aloe | <i>Metrosideros spp.</i> | Pohutukawa |
| <i>Bougainvillea spp.</i> | Bougainvillea | <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Carex pansa</i> | Dune Sedge | <i>Phormium tenax</i> | New Zealand Flax |
| <i>Chamaerops humilis</i> | Mediterranean Fan Palm | <i>Rosmarinus officinalis</i> | Upright Rosemary |
| <i>Cistus x purpureus</i> | Rock Rose | <i>Rhaphiolepis indica</i> | Indian Hawthorn |
| <i>Ceanothus spp.</i> | California Lilac | <i>Salvia leucantha 'Santa Barbara'</i> | Santa Barbara Sage |
| <i>Dasyliion wheeleri</i> | Desert Spoon | <i>Senecio mandraliscae</i> | Blue Chalk Sticks |
| <i>Deschampsia cespitosa</i> | Tufted Hair Grass | | |
| <i>Diets bicolor</i> | Fortnight Lily | | |

PERIMETER PLANTING such as:



Dwarf Coyote Bush
Baccharis pilularis 'Pigeon Point'



California Coffeeberry
Rhamnus californica 'Eve Case'



Toyon
Heteromeles arbutifolia



Red Yucca
Hesperaloe parviflora



PERIMETER PLANTING SUCH AS:

- | | |
|--|------------------------------------|
| Botanical Name | Common Name |
| <i>Abutilon palmeri</i> | Indian Mallow |
| <i>Agave shawii</i> | Coastal Agave |
| <i>Arctostaphylos densiflora 'Howard McMinn'</i> | Manzanita |
| <i>Baccharis pilularis 'Pigeon Point'</i> | Dwarf Coyote Brush |
| <i>Dendromecon harfordii</i> | Island Bush Poppy |
| <i>Gambelia speciosa 'Firecracker'</i> | Firecracker Island Bush Snapdragon |
| <i>Heteromeles arbutifolia</i> | Toyon |
| <i>Hesperaloe parviflora</i> | Red Yucca |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Rhamnus californica 'Eve Case'</i> | California Coffeeberry |
| <i>Rhus integrifolia</i> | Lemonade Berry |
| <i>Salvia L. 'Point Sal's Spreader'</i> | Prostrate Purple Sage |
| <i>Yucca whipplei</i> | Our Lord's Candle |

BASIN PLANTING such as:



California Gray Rush
Juncus patens



California Field Sedge
Carex praegracilis



San Diego Marsh Elder
Iva hayesiana



Seaside Daisy
Erigeron glaucus



TREATMENT BASIN PLANTING SUCH AS:

- | | |
|---------------------------------|----------------------|
| Botanical Name | Common Name |
| <i>Carex spp.</i> | Sedge |
| <i>Erigeron glaucus</i> | Seaside Daisy |
| <i>Eschscholzia californica</i> | California Poppy |
| <i>Iva hayesiana</i> | S.D. Marsh Elder |
| <i>Juncus acutus</i> | Spiny Rush |
| <i>Juncus patens</i> | California Gray Rush |
| <i>Muhlenbergia rigens</i> | Deer Grass |



TURF

- | |
|---|
| Common Name |
| GN-1 hybrid Bermuda |
| Overseed with 'Turf Star' Rye @ 5lbs./1000 sf |

PACIFIC HIGHLANDS RANCH COMMUNITY PARK

PLANT IMAGE BOARD

General Development Plan – March 17, 2016



Pacific Highlands Ranch Community Park

Pacific Highlands Ranch Community Park General Development Plan (GDP) Development

Outreach

Extensive outreach to the community, City Council Representative, Recreation Council Chair, and posting at the Carmel Valley Rec. Center. Additional outreach included:

- Initial noticing of the entire PHR community (over 2000 households)
 - Door Hanger
 - Mailed Notice
- Mailed notices to 229 residents (within 300' radius) for all Sub-Committee meetings and the final Recreation Council meeting
- Email distribution to over 200 residents for all Sub-Committee meetings and the final Recreation Council meeting
- Active project website
- Advertisement placed in local paper to notice meetings



Pacific Highlands Ranch Community Park General Development Plan (GDP) Development

Sub-committee meetings to date

- September 30, 2015 – Introduction and establishing guiding principals
- October 13, 2015 – Finalize program and design direction
- October 27, 2015 – Community Building focus
- November 10, 2015 – Park and building design alternatives
- December 8, 2015 – Draft GDP and building design
- January 14, 2016 – Sub-committee, Unanimous approval

Carmel Valley Recreation Council

- September 1, 2015 established Sub-committee
- January 5, 2016 information only presentation
- February 2, 2016 – Unanimous informal vote of approval
- March 1, 2016 – Unanimous official vote of approval

Request for final approval

- Park and Recreation Board, March 17, 2016





Pacific Highlands Ranch Community Park







FUTURE LIBRARY

THE VILLAGE AT
PACIFIC HIGHLANDS RANCH

VILLAGE CENTER LOOP ROAD
FUTURE BUS STOP OFF

AIOSO COMMUNITY

MULTI PURPOSE
TURF FIELD

Lighted Athletic Field
690 ft. x 341-362 ft.
5.46 acres

EXISTING FENCE
TO REMAIN

FAMILY STYLE
RESTROOMS

EXISTING
CROSS WALK

COMMUNITY PARK POINTE

PLAY GARDEN

2-5

5-12

MULTI PURPOSE
BUILDING

COURTYARD

REC CENTER

PARKOUR

TURF

BIKE PUMP
TRACK

LARGE DOG
PARK

SMALL DOG
PARK

SKATE
PLAZA

STAFF
PARKING
3 SPACES

ACCESSIBLE
PARKING
4 SPACES

DROP OFF

CANYON CREST
ACADEMY

EXISTING
CROSS WALK

EXISTING FENCE
TO REMAIN

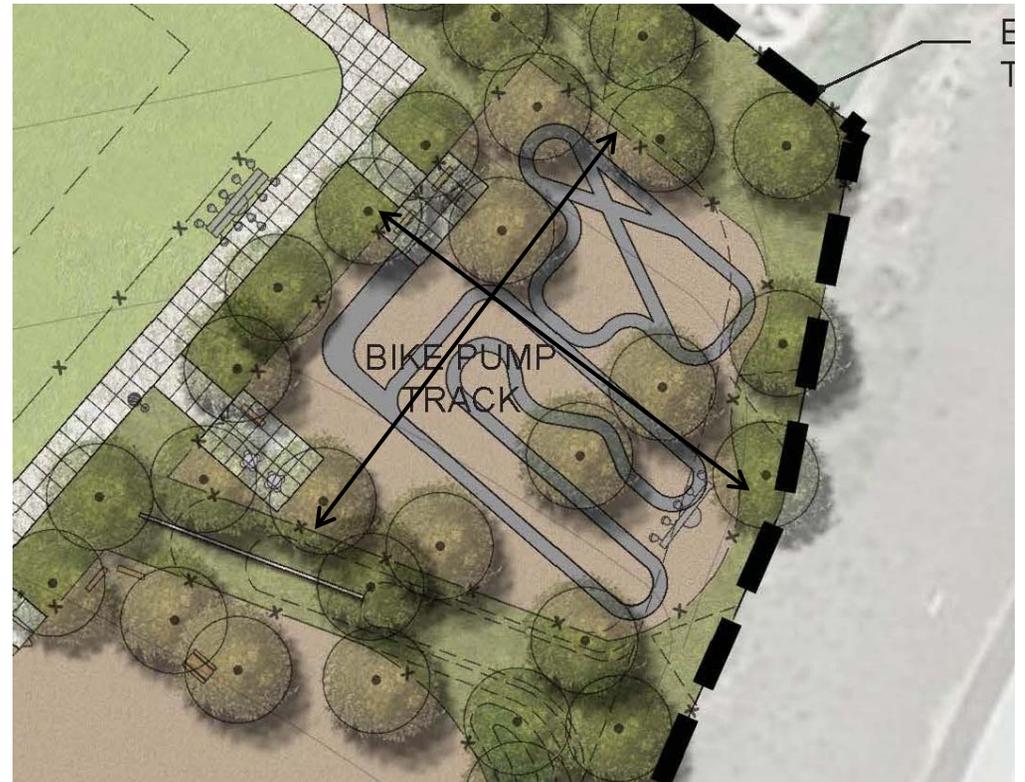
EXISTING CROSS WALK

EXISTING GATE

PACIFIC TRAILS MIDDLE SCHOOL







Concrete Bicycle Pump Track

140 ft. x 120 ft.

.37 acre

Concrete Pump Track





FUTURE LIBRARY

THE VILLAGE AT
PACIFIC HIGHLANDS RANCH

VILLAGE CENTER LOOP ROAD
FUTURE BUS DROP OFF

AIROSO COMMUNITY

MULTI PURPOSE
TURF FIELD

2 Lighted Basketball Courts

FAMILY STYLE
RESTROOMS

EXISTING
CROSS WALK

COMMUNITY PARK
POINTE

EXISTING
CROSS WALK

CANYON CREST
ACADEMY

SKATE
PLAZA

STAFF
PARKING
SPACES

ACCESSIBLE
PARKING
SPACES

EXISTING CROSS WALK
EXISTING GATE

PACIFIC TRAILS MIDDLE SCHOOL

EXISTING FENCE
TO REMAIN

BIKE PUMP
TRACK

LARGE DOG
PARK

SMALL DOG
PARK

EXISTING FENCE
TO REMAIN

56



FUTURE LIBRARY

THE VILLAGE AT
PACIFIC HIGHLANDS RANCH

VILLAGE CENTER LOOP ROAD

FUTURE BUS DROP OFF

AIROSO COMMUNITY

MULTI PURPOSE
TURF FIELD

Design aligns with village
commercial center
promenade

PLAY GARDEN

MULTI PURPOSE
BUILDING

2-5

5-12

PARKOUR

TURF

REC CENTER

BIKE PUMP
TRACK

FAMILY STYLE
RESTROOMS

EXISTING
CROSS WALK

COMMUNITY PARK POINTE

SKATE
PLAZA

STAFF
PARKING
3 SPACES

ACCESSIBLE
PARKING
4 SPACES

DROP OFF

BASEBALL
FIELD

LARGE DOG
PARK

SMALL DOG
PARK

EXISTING
TO REMA

CANYON CREST
ACADEMY

EXISTING
CROSS WALK

EXISTING CROSS WALK
EXISTING GATE

PACIFIC TRAILS MIDDLE SCHOOL

EXISTING FENCE
TO REMAIN

56



Play







Parkour



2-5 Age Play



5-12 Age Play



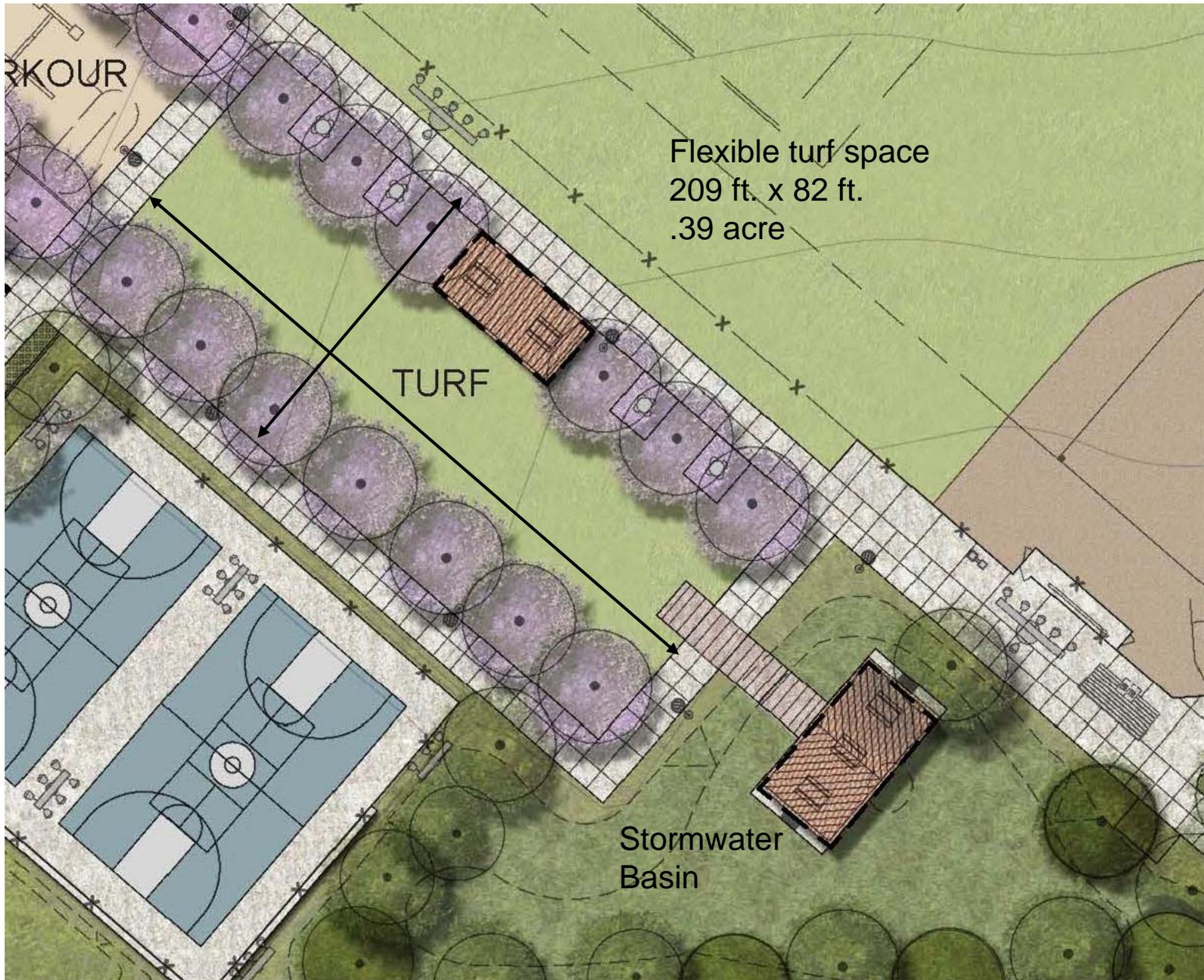
Exploratory "Play Garden"





Play





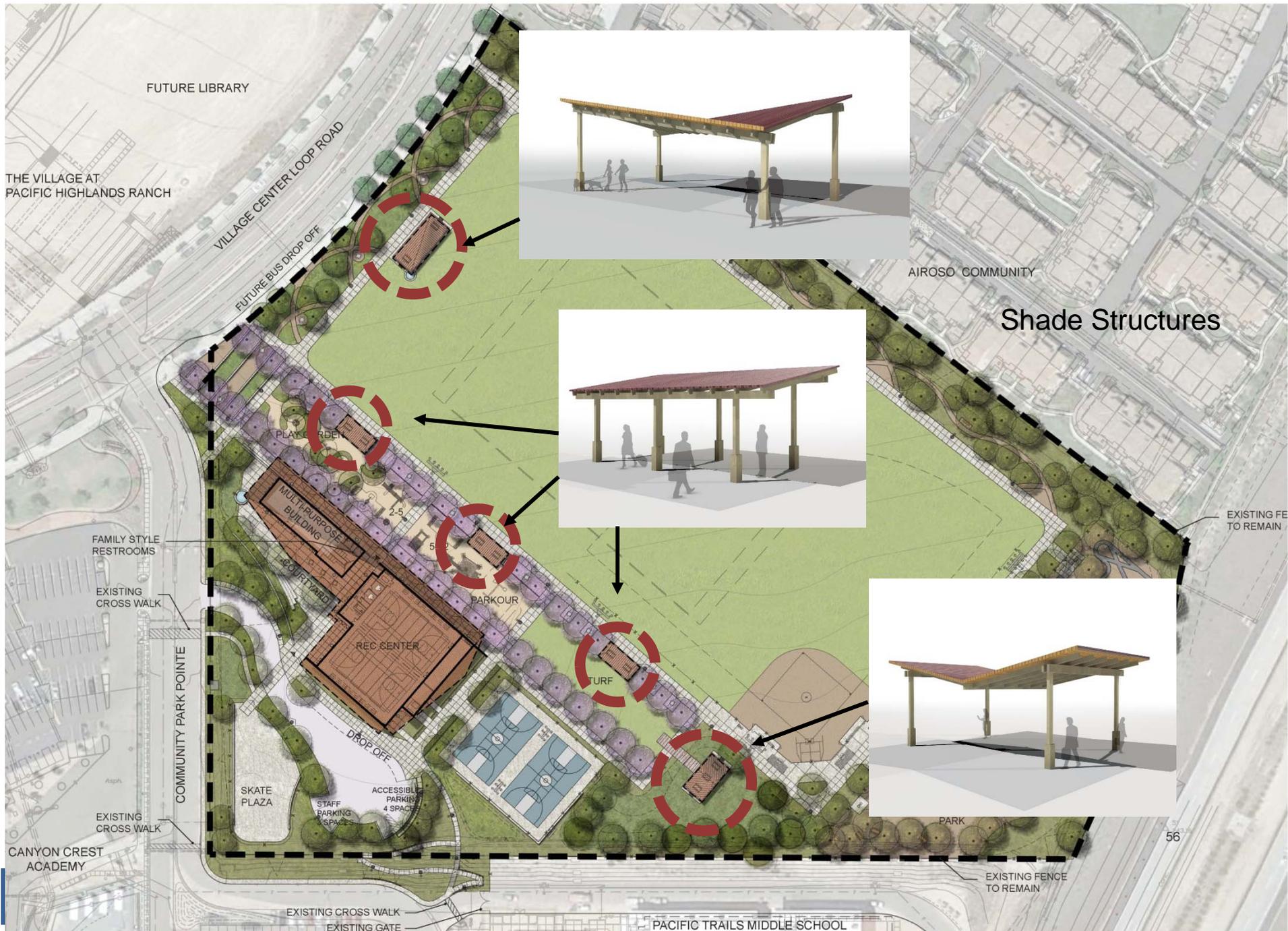
Flexible Turf, Picnic Shelter and Water Quality Basin





Play





FUTURE LIBRARY

THE VILLAGE AT
PACIFIC HIGHLANDS RANCH

VILLAGE CENTER LOOP ROAD

FUTURE BUS DROP OFF

AIROSO COMMUNITY

Shade Structures

EXISTING FENCE
TO REMAIN

FAMILY STYLE
RESTROOMS

EXISTING
CROSS WALK

COMMUNITY PARK
POINTE

PLAYSCAPE

MULTI-PURPOSE
BUILDING

COURTYARD

REC CENTER

SKATE
PLAZA

STAFF
PARKING
3 SPACES

ACCESSIBLE
PARKING
4 SPACES

DROP OFF

PARKOUR

TURF

PARK

EXISTING FENCE
TO REMAIN

CANYON CREST
ACADEMY

EXISTING
CROSS WALK

EXISTING CROSS WALK
EXISTING GATE

PACIFIC TRAILS MIDDLE SCHOOL



FUTURE LIBRARY

THE VILLAGE AT
PACIFIC HIGHLANDS RANCH

VILLAGE CENTER LOOP ROAD
FUTURE BUS DROP OFF

AIROSO COMMUNITY

MULTI PURPOSE
TURF FIELD

PLAY GARDEN

Skate Plaza
117 ft. x 65 ft.
7,600 sq. ft.

EXISTING FENCE
TO REMAIN

FAMILY STYLE
RESTROOMS

EXISTING
CROSS WALK

POINT
CANYON

MULTI PURPOSE
BUILDING

2-5

5-12

COURT YARD

REC CENTER

PARKOUR

TURF

BIKE PUMP
TRACK

LARGE DOG
PARK

SMALL DOG
PARK

EXISTING
CROSS WALK

CANYON CREST
ACADEMY

SKATE
PLAZA

STAFF
PARKING
3 SPACES

ACCESSIBLE
PARKING
4 SPACES

DROP OFF

EXISTING CROSS WALK

EXISTING GATE

PACIFIC TRAILS MIDDLE SCHOOL

EXISTING FENCE
TO REMAIN

56



FUTURE LIBRARY

THE VILLAGE AT
PACIFIC HIGHLANDS RANCH

VILLAGE CENTER LOOP ROAD
FUTURE BUS DROP OFF

Perimeter trails
with picnic tables,
benches and
fitness nodes

AIROSO COMMUNITY

MULTI PURPOSE
TURF FIELD

PLAY GARDEN

MULTI PURPOSE
BUILDING

2-5

5-12

FAMILY STYLE
RESTROOMS

EXISTING
CROSS WALK

COMMUNITY PARK POINTE

COURTYARD

REC CENTER

PARKOUR

TURF

DROP OFF

SKATE PLAZA

STAFF
PARKING
4 SPACES

ACCESSIBLE
PARKING
4 SPACES

CANYON CREST
ACADEMY

EXISTING
CROSS WALK

EXISTING CROSS WALK
EXISTING GATE

PACIFIC TRAILS MIDDLE SCHOOL

BIKE PUMP
TRACK

LARGE DOG
PARK

SMALL DOG
PARK

EXISTING FENCE
TO REMAIN

EXISTING FENCE
TO REMAIN

56



Pedestrian pole down light, color to be black.

PEDESTRIAN LIGHTING



High performance, full cutoff LED

SPORT COURT LIGHTING



Double grill with built-in hot coal container by Outdoor Creations

BARBECUE AND HOT COAL CONTAINER



Powercoated metal bike rack by Reliance Foundry, color black

BIKE RACK



High-low drinking fountain with doggie bowl by Haws. Color: Black

DRINKING FOUNTAIN

Site Furnishings



TREES such as:



Engelmann Oak
Quercus engelmannii



Chinese Elm
Ulmus parvifolia



African Sumac
Rhus lancea



Chinese Flame Tree
Koelreuteria bipinnata

ENTRY & ACCENT such as:



Bougainvillea spp.



New Zealand Flax
Phormium tenax



Fox Tail Agave
Agave attenuata



Blue Chalksticks
Senecio serpens

PERIMETER PLANTING such as:



Dwarf Coyote Bush
Baccharis pilularis 'Pigeon Point'



California Coffeeberry
Rhamnus californica 'Eve Case'



Toyon
Heteromeles arbutifolia



Red Yucca
Hesperaloe parviflora

BASIN PLANTING such as:



California Gray Rush
Juncus patens



California Field Sedge
Carex praegracilis



San Diego Marsh Elder
Iva hayesiana



Seaside Daisy
Erigeron glaucus



LANDSCAPE TREES SUCH AS:

Botanical Name
Arbutus menziesii
Chilopsis linearis
Cinnamomum camphora
Olea europaea 'Swan Hill'
Quercus engelmannii
Pinus edulis
Prunus ilicifolia
Rhus lancea
Tipuana tipu
Tristania conferta

Common Name
Manita Strawberry Tree
Desert Willow
Camphor Tree
Fruitless Olive
Engelmann Oak
Alghian Pine
Hollyleaf Cherry
African Sumac
Tipu
Brisbane Box



PROMENADE TREES SUCH AS:

Botanical Name
Jacaranda mimosifolia
Koelreuteria bipinnata
Lagerstroemia indica
Tabebuia impetiginosa
Ulmus parvifolia

Common Name
Jacaranda
Chinese Flame Tree
Crape Myrtle
Pink Trumpet Tree
Chinese Elm



BASIN TREES SUCH AS:

Botanical Name
Cercis occidentalis
Platanus racemosa

Common Name
Western Redbud
California Sycamore



ENTRY AND ACCENT PLANTING SUCH AS:

Botanical Name
Agave attenuata
Agave americana
Aloe striata
Bougainvillea spp.
Carex pansa
Chamaerops humilis
Cistus x purpureus
Ceanothus spp.
Dasylirion wheeleri
Deschampsia cespitosa
Dietes bicolor

Common Name
Agave
Century Plant
Coral Aloe
Bougainvillea
Dune Sedge
Mediterranean Fan Palm
Rock Rose
California Lilac
Desert Spoon
Tufted Hair Grass
Fortnight Lily

Botanical Name
Hebe 'Coed'
Leptospermum scoparium
Metrosideros spp.
Muhlenbergia rigens
Phormium tenax
Rosmarinus officinalis
Raphiolepis indica
Salvia leucantha 'Santa Barbara'
Senecio mandraliscae

Common Name
Coed Hebe
New Zealand Tea Tree
Pohutukawa
Deer Grass
New Zealand Flax
Upright Rosemary
Indian Hawthorn
Santa Barbara Sage
Blue Chalk Sticks



PERIMETER PLANTING SUCH AS:

Botanical Name
Abutilon palmeri
Agave shawii
Arctostaphylos densiflora 'Howard McMinn'
Baccharis pilularis 'Pigeon Point'
Dendromecon harfordii
Gambelia speciosa 'Firecracker'
Heteromeles arbutifolia
Hesperaloe parviflora
Muhlenbergia rigens
Rhamnus californica 'Eve Case'
Rhus integrifolia
Salvia L. 'Point Sal's Spreader'
Yucca whipplei

Common Name
Indian Mallow
Coastal Agave
Manzanita
Dwarf Coyote Brush
Island Bush Poppy
Firecracker Island Bush Snapdragon
Toyon
Red Yucca
Deer Grass
California Coffeeberry
Lemonade Berry
Prostrate Purple Sage
Our Lord's Candle



TREATMENT BASIN PLANTING SUCH AS:

Botanical Name
Carex spp.
Erigeron glaucus
Eschscholzia californica
Iva hayesiana
Juncus acutus
Juncus patens
Muhlenbergia rigens

Common Name
Sedge
Seaside Daisy
California Poppy
S. D. Marsh Fiddler
Spiny Rush
California Gray Rush
Deer Grass

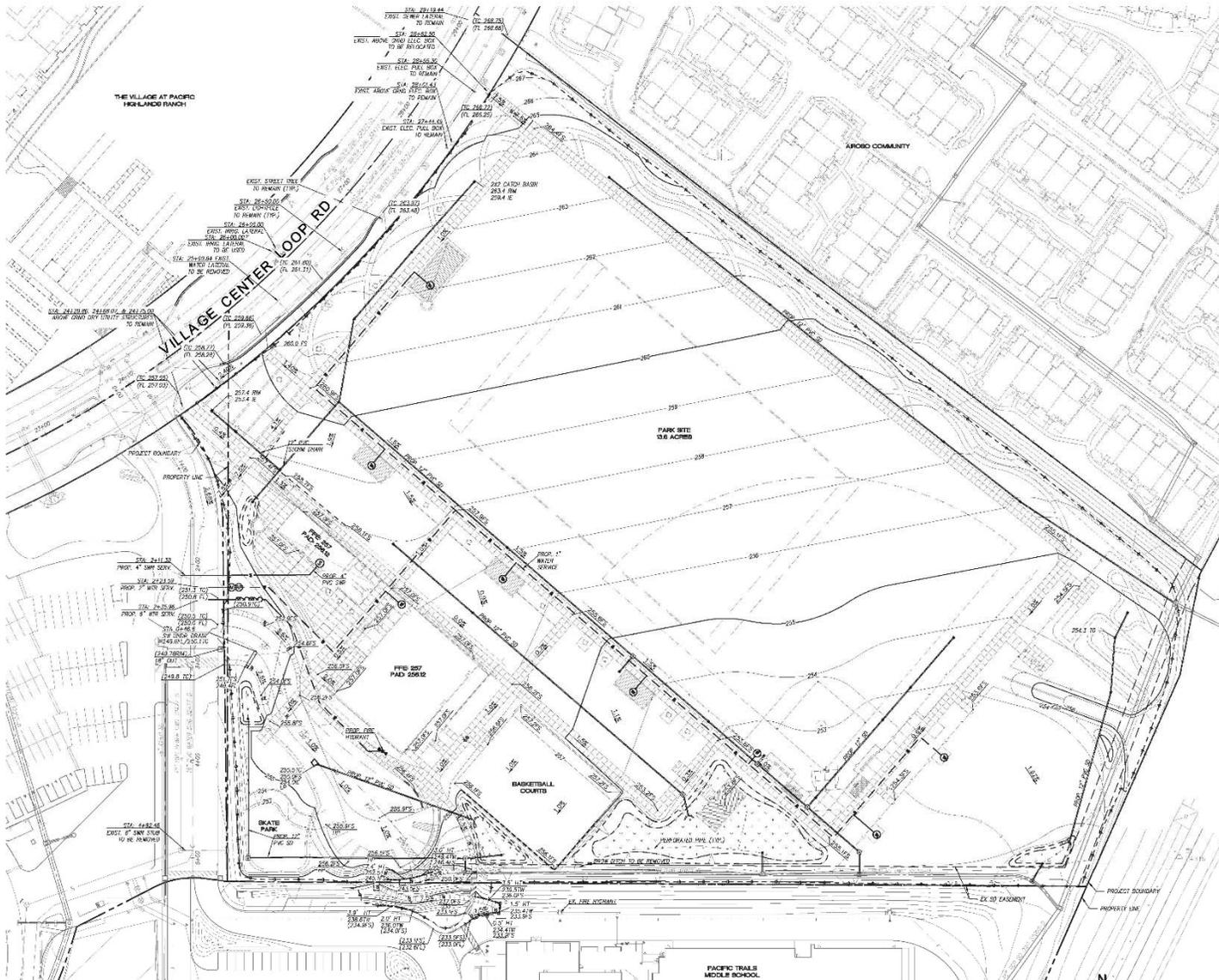


TURF

Common Name
GN-1 hybrid Bermuda
Overseed with 'Turf Star' Rye @ 5lbs/1000 sf

PACIFIC HIGHLANDS RANCH COMMUNITY PARK

PLANT IMAGE BOARD



LEGEND

EXISTING	
WATER PIPE	---
FARE PIPE	---
FARE HYDRANT	PH4
RECLAIMED WATER PIPE	---
SEWER PIPE	---
STORM DRAIN	---
STORM INLET CATCH BASIN	⊞
STORM DRAIN CATCH BASIN	⊞
SIDEWALK UNDER DRAIN	---
STORM DRAIN CURB INLET	⊞
DAWSON LINE	---
EASEMENT	---
FENCE	---
PROJECT BOUNDARY	---
PROPOSED	
DOMESTIC WATER PIPE	---
FARE MAIN	---
SEWER MAIN	---
FARE HYDRANT	PH4
BACKFLOW PREVENTER	⊞
WATER METER	⊞
EXIST. CONTOUR MARK	---
EXIST. CONTOUR MARK	---
PROP. CONTOUR MARK	---
PROP. CONTOUR MARK	---
PER. OF SLOPE	---
RETENTION BASIN	---

ABBREVIATIONS

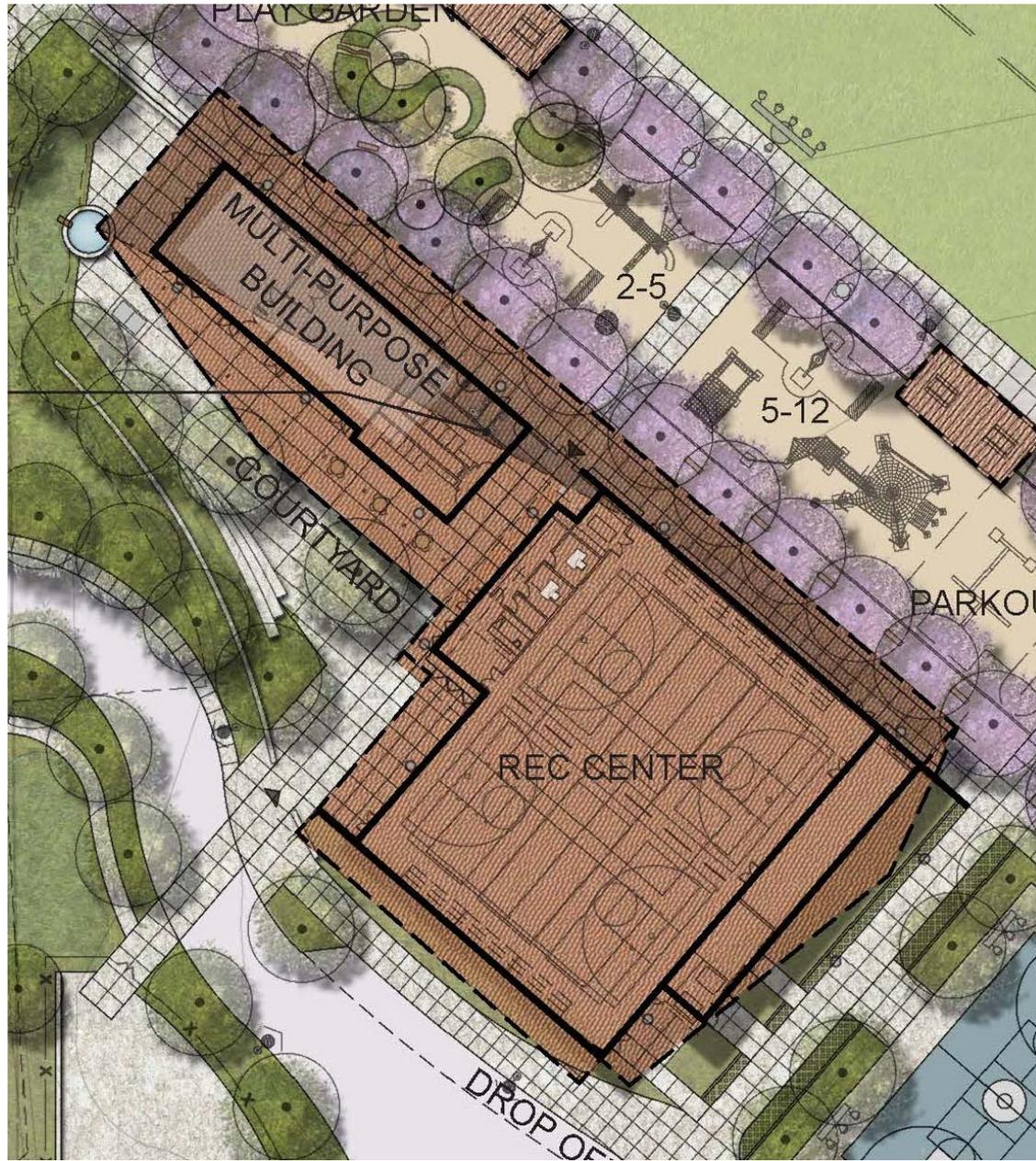
PROP.	PROPOSED
EXIST.	EXISTING
WTR.	WATER
ELEC.	ELECTRICAL
SEWER	SEWER
SD	STORM DRAIN
FL	FLOW LINE
FS	FINISH SURFACE
TW	TOP OF WALL
HT	HEIGHT
TC	TOP OF CURB

PACIFIC HIGHLANDS RANCH COMMUNITY PARK

CONCEPTUAL GRADING PLAN

2016.02.02



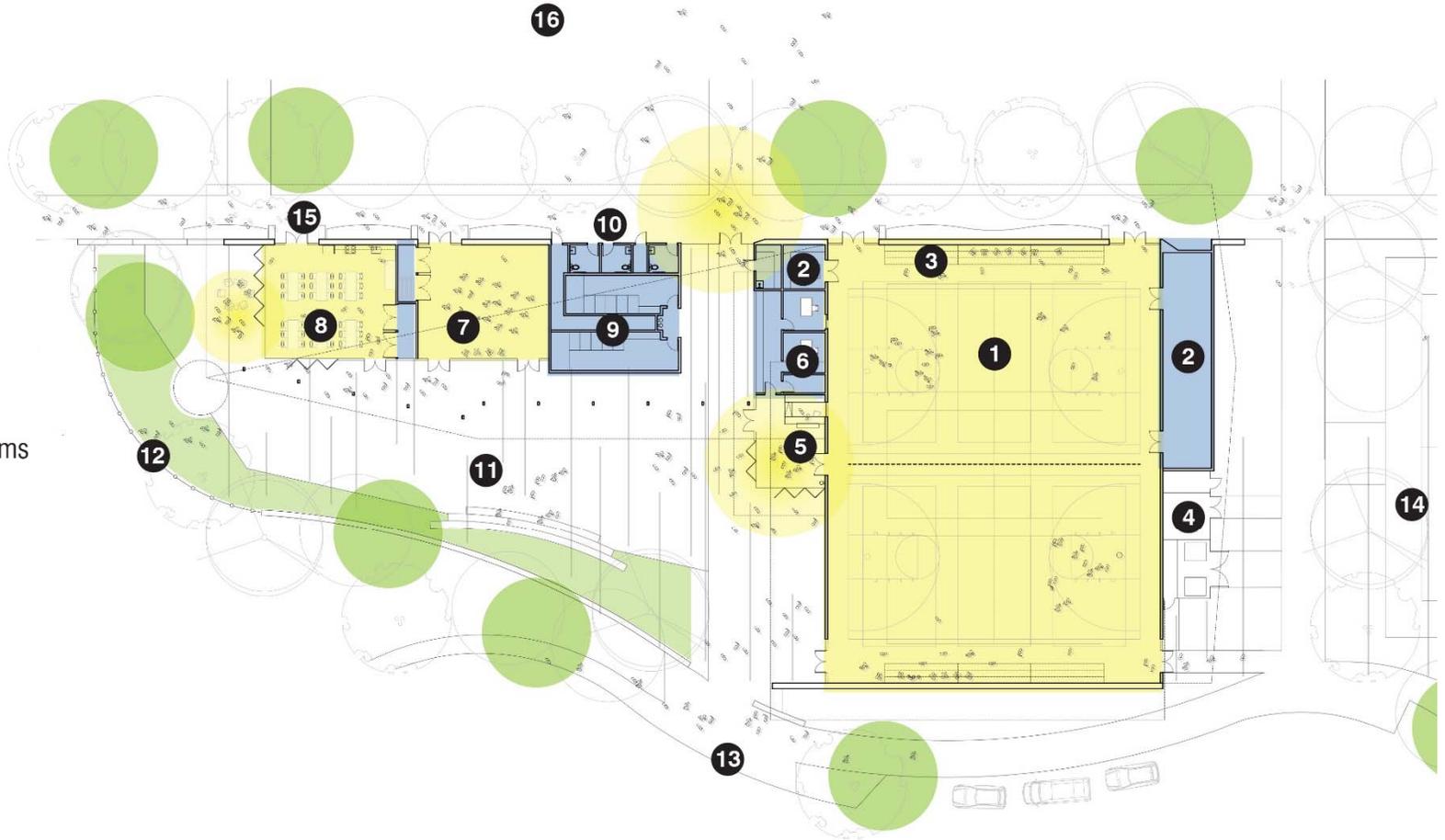


Recreation Center



LEGEND

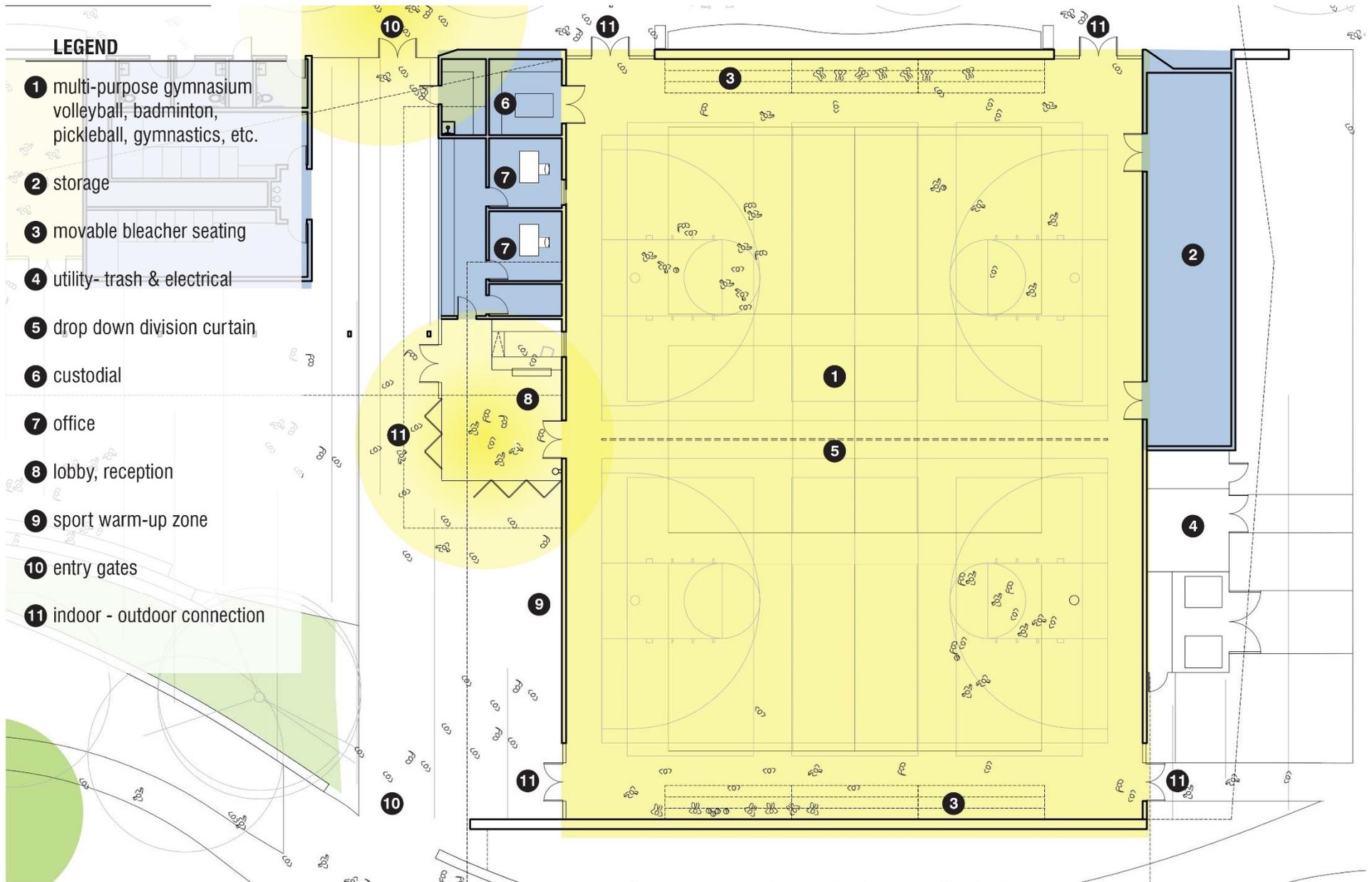
- 1 multi-purpose gymnasium
- 2 storage / custodial
- 3 movable bleachers
- 4 utility / trash
- 5 indoor - outdoor lobby
- 6 offices / workroom
- 7 multi-use room
- 8 activity room
- 9 recreation center restrooms
- 10 park restrooms
- 11 secure court
- 12 entry gates
- 13 drop off / pick up area
- 14 outdoor basketball
- 15 pedestrian promenade
- 16 park



Floor Plan

Recreation Center



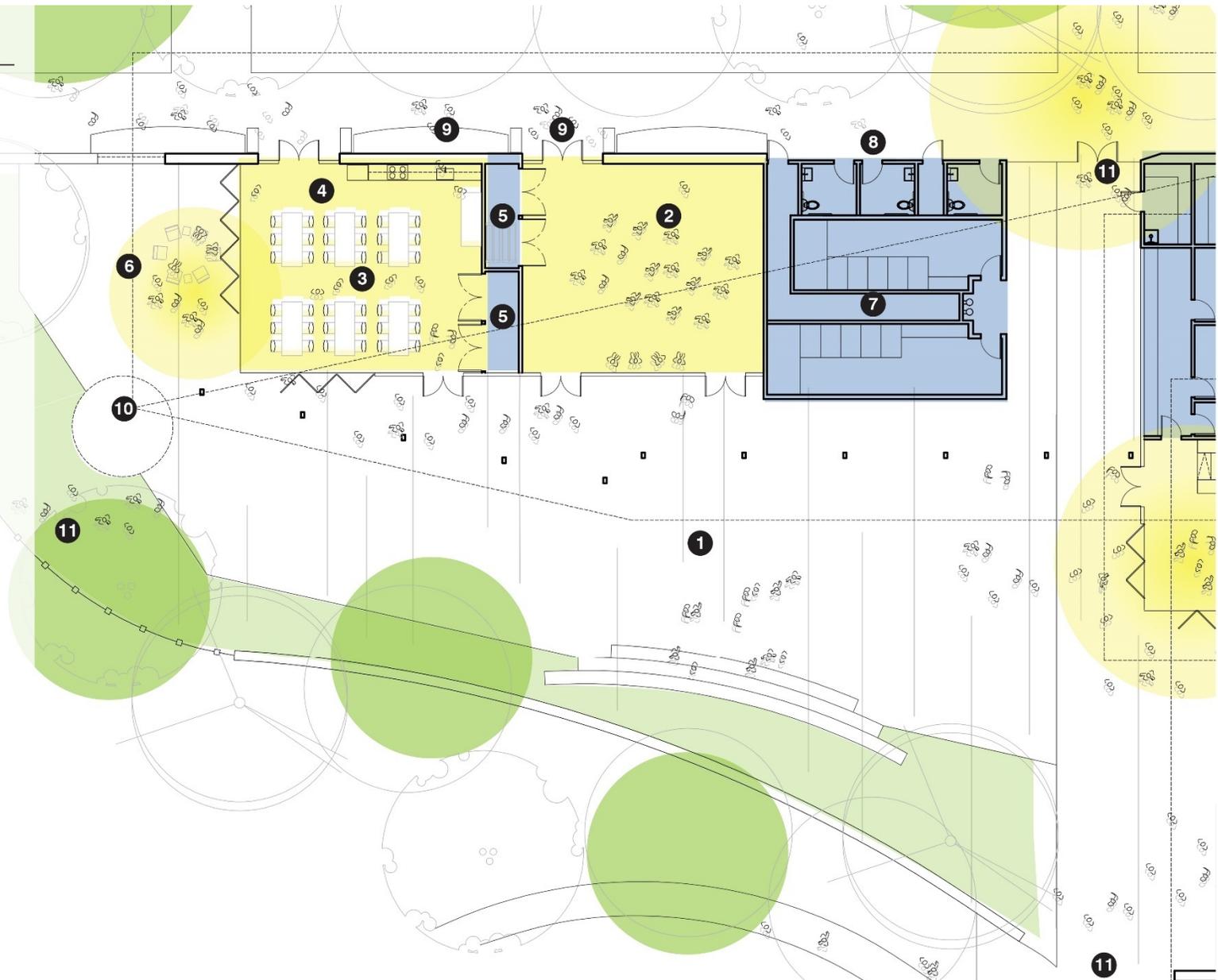


enlarged floor plan- Gymnasium



LEGEND

- 1 secure courtyard
- 2 multi-purpose room- dance, exercise, classes
- 3 activity room- crafts, meetings, parties
- 4 kitchen
- 5 storage
- 6 outdoor activity zone
- 7 recreation center restrooms
- 8 family restrooms- park
- 9 indoor - outdoor connection along promenade
- 10 storm water collection
- 11 gates into courtyard

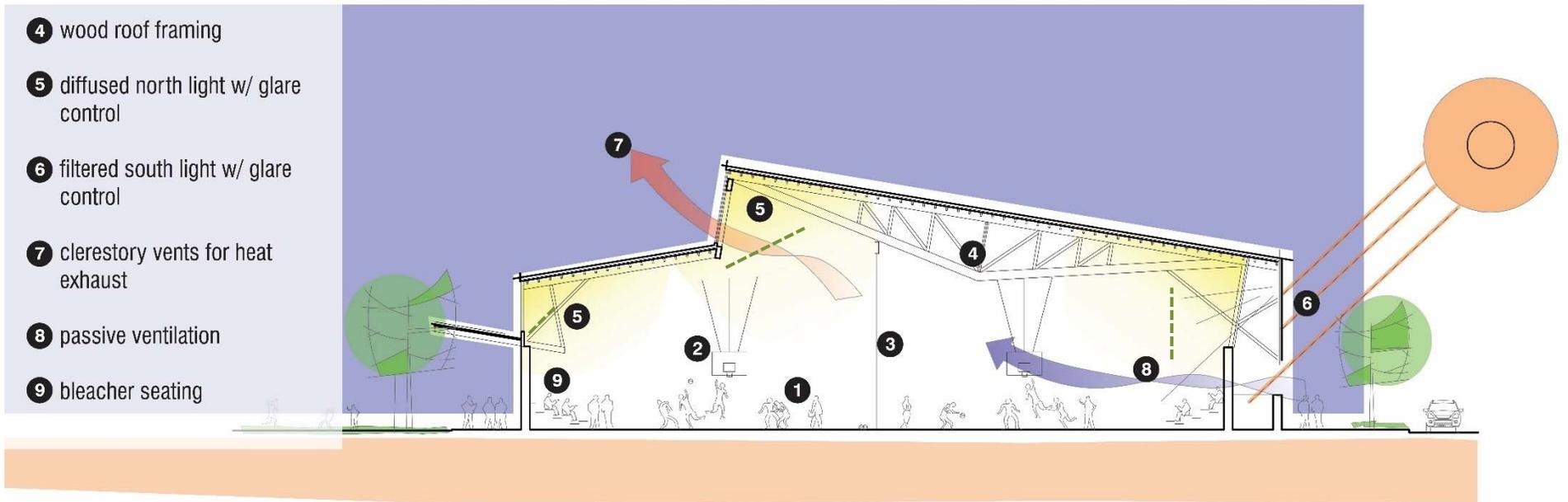


enlarged floor plan- Multi-Purpose Spaces



LEGEND

- 1 multi-use gymnasium
- 2 drop-down basketball goals
- 3 retractable dividing curtain
- 4 wood roof framing
- 5 diffused north light w/ glare control
- 6 filtered south light w/ glare control
- 7 clerestory vents for heat exhaust
- 8 passive ventilation
- 9 bleacher seating



section thru gymnasium



Roof Materials Concept



Tile Roof Edge



Clay Tile Roofing



Standing Seam Metal Roofing



Timber Framed Roof Structure



Timber Framed Roof Structure





overview

Recreation Center

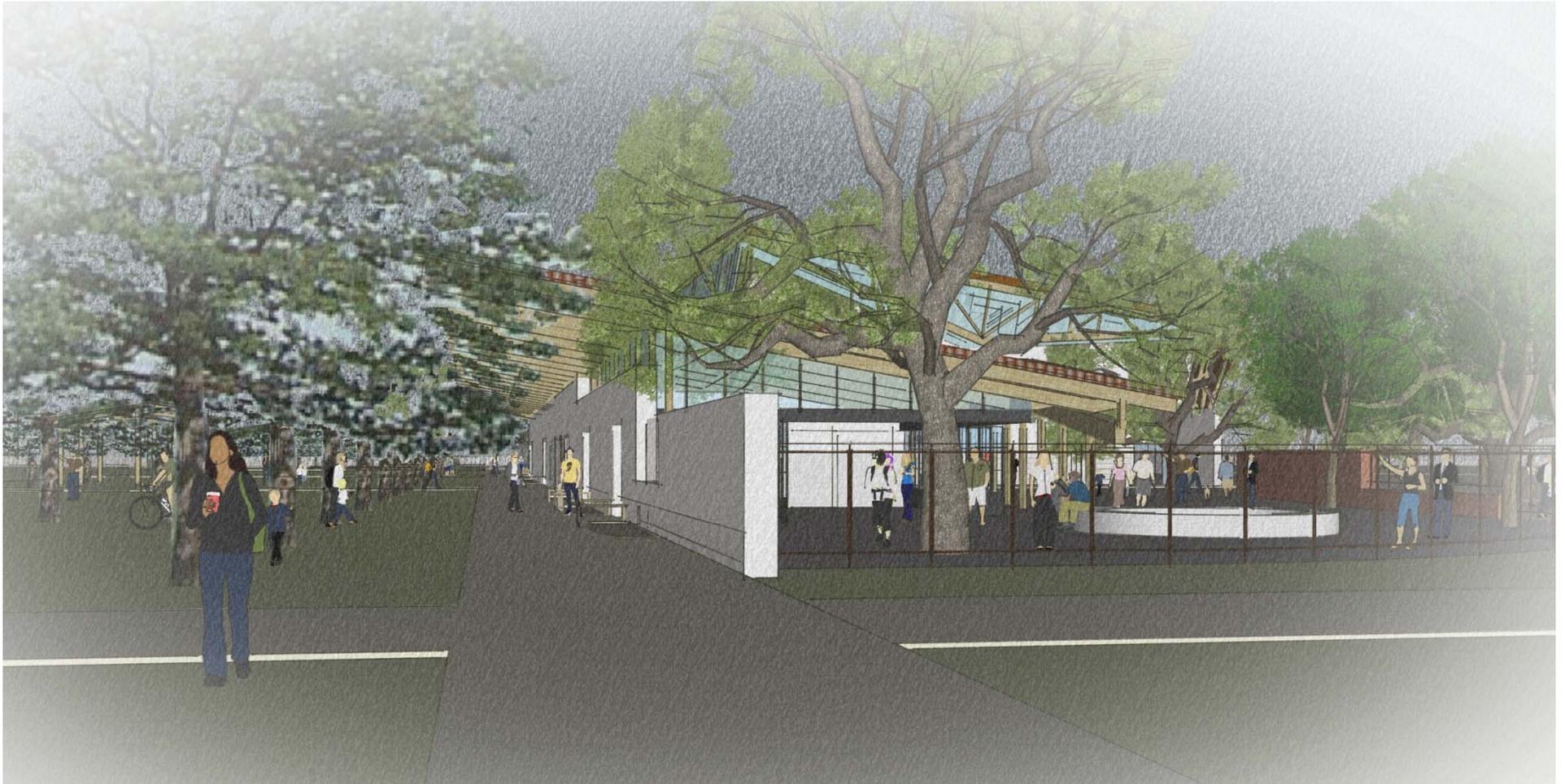




view from entry drive

Recreation Center





view from north-west side of promenade

Recreation Center





view from sport fields

Pacific Highlands Ranch Community Park



