

**Pacific Highlands Ranch Community Park Committee
Final Meeting Report**

Meeting Location: Pacific Trails Middle School, Art Room M102,
5975 Village Center Loop Road, San Diego, CA 92130

Meeting Date: 1/14/16

Meeting Time: 6:30 PM

Project: **Pacific Highlands Ranch Community Park**

Meeting Purpose:

The purpose of the meeting was to request feedback and approval of the final General Development Plan.

Attendees:

Committee Member	Representation	Present	Absent
Manjeet Ranu (Chair)	PHR North Resident #1 (Portico)	X	
Danielle McCallion	PHR North Resident #2 (Santa Rosa)	X	
Scott Curry	PHR South Resident #1 (Airoso)	X	
Chris Powell	PHR South Resident #2 (Soleil Bordeaux)	X	
Ken Farinsky	Carmel Valley Recreation Council	X	
John Addleman	San Dieguito Union High School District		X
Dan Curran	Coast Income Properties		X

The meeting was also attended by approximately 4 members of the community, representatives from the City of San Diego, Pardee Homes, Architects HGW, and Schmidt Design Group, Inc.

Introductions and Opening Remarks

Manjeet (Chair) called the meeting to order.

Approval of Previous Meeting Minutes

Danielle motioned to approve December 8, 2015 meeting minutes. Scott seconded the motion. The motion was unanimously approved.

Presentation of Preferred Park and Recreation Building Concept Designs

Glen Schmidt of Schmidt Design Group, Inc., presented a summary of the meetings to-date and the final General Development Plan (GDP) for the park. Jim Gabriel of Architects HGW presented feedback from previous community and staff meetings, and the refined concept plan for the community building.

MEETING REPORT

The committee provided the following comments to be incorporated in the design refinement:

1. Pump Track
 - a. Include an area for seating
 - b. Consider using slope for informal seating
 - c. Study visibility around wall (rotate wall counter-clockwise, or design pump track right up to the edges to avoid “dead areas”)
2. Play Areas
 - a. Avoid openings at the top of tall play structures (i.e. climbing wall to top of platform with no grab bar)
 - b. Study play area carefully for safety. Climbing wall would be acceptable.
3. Play Garden
 - a. Add smaller rooms with dead ends into the design.
4. Shade Structures
 - a. Signature structure to be a “stage” with no furniture in the center
 - b. Should be at grade with adjacent field, not raised or blocked off.
5. Picnic Benches
 - a. Move some benches on north edge of loop walk to decomposed granite trail.
 - b. Add picnic tables to landscape area at frontage by Village Center Loop Road and possibly at pump track and dog park.
6. Lighting
 - a. Pump track and dog park should be usable during park hours.
 - b. Lighting for pump track and dog park should operate when ball field lighting is operating. May consider connecting lighting to ball field light poles.
 - c. Run electrical to pitcher’s mound.
 - d. Run electrical to softball backstop area for pop-up “snack shack” function.
7. Trees
 - a. Locate “clean” trees around pump track
8. Gates from promenade to courtyard
 - a. Break up the gate pattern with additional detail.
 - b. Design the gate to look good when it’s open or closed.
9. Gymnasium
 - a. Put in 2 clocks (regular time clocks) so you can see the time from either side
10. Courtyard walls

- a. Consider carrying a low wall below the courtyard fence. Confirm it won't create a place to climb over the fence. This will need to be verified with total budget.
- 11. Dugouts
 - a. Design a mechanism to hang tarps if possible.
- 12. Pet Fountain
 - a. Include pet fountain inside dog park.
- 13. Parkour
 - a. Provide a place with two posts that could be used for slack lining and label it with a sign.

Public Comment

Manjeet opened the floor for public comment. One suggestion was to include shade at the dog park (shade trees or structures). General feedback included support for the design.

Summary

Manjeet motioned to recommend approval of the GDP with the committee's comments considered and incorporated and with the recommendation of natural turf for the fields. Chris seconded the motion. The motion was unanimously approved.

End of Meeting Report

This report, if not corrected within seven (7) days after receipt by any party in attendance, shall be acknowledged as an accurate report of the events that took place at this meeting.

LEGEND

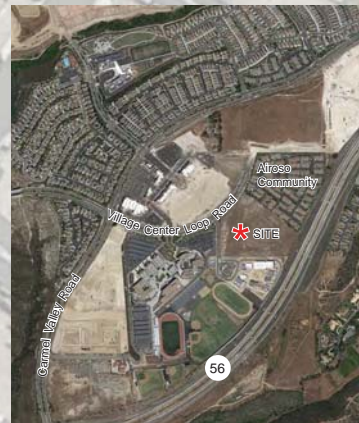
- 1 CONCRETE PAVING
- 2 ASPHALT PAVING
- 3 STABILIZED DECOMPOSED GRANITE
- 4 SHADE STRUCTURE, TYP.
- 5 OVERLOOK WITH GAZEBO
- 6 STAGE WITH SHADE STRUCTURE
- 7 CONCRETE STAIRS
- 8 CONCRETE RAMP
- 9 PICNIC NODE WITH TRASH AND RECYCLING RECEPTACLES, TYP.
- 10 LIGHTED FULL COURT BASKETBALL, STRIPED FOR PICKLEBALL
- 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 MONUMENT SIGN
- 23 CHAINLINK FENCE, 5 FT
- 24 INTEGRAL COLOR CONCRETE WALL

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 WITH 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 OFFER A WIDE VARIETY OF RECREATIONAL OPPORTUNITIES ARE DEFINED BY THE PROMENADE IN THE HEART OF THE PARK. 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, A SEPARATE MULTI-PURPOSE BUILDING, AND A LARGE, FLEXIBLE OUTDOOR COURTYARD. THE PROMENADE OPENS TO 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 0.6 MILE LOOP PATHWAY CONNECTS THE AMENITIES AROUND THE FIELD AND CONNECTS THE A DOG PARK AND PUMP TRACK ON THE SOUTHERN EDGE OF THE PARK SITE. 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
PHR 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>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 |
| <i>Agave attenuata</i> | Agave |
| <i>Agave americana</i> | Century Plant |
| <i>Aloe striata</i> | Coral Aloe |
| <i>Bougainvillea spp.</i> | Bougainvillea |
| <i>Carex pansa</i> | Dune Sedge |
| <i>Chamaerops humilis</i> | Mediterranean Fan Palm |
| <i>Cistus x purpureus</i> | Rock Rose |
| <i>Ceanothus spp.</i> | California Lilac |
| <i>Dasyliiron wheeleri</i> | Desert Spoon |
| <i>Deschampsia cespitosa</i> | Tufted Hair Grass |
| <i>Dietes bicolor</i> | Fortnight Lily |
| <i>Leptospermum scoparium</i> | New Zealand Tea Tree |
| <i>Muhlenbergia rigens</i> | Deer Grass |
| <i>Phormium tenax</i> | New Zealand Flax |
| <i>Rosmarinus officinalis</i> | Trailing And Upright Rosemary |
| <i>Rhaphiolepis indica</i> | Indian Hawthorn |
| <i>Senecio mandraliscae</i> | Blue Chalk Sticks |



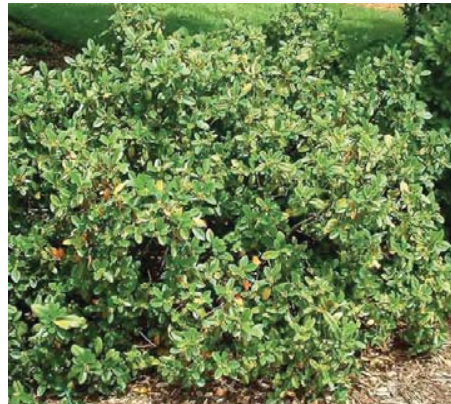
TURF

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

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> | San Diego Marsh Elder |
| <i>Juncus acutus</i> | Spiny Rush |
| <i>Juncus patens</i> | California Gray Rush |
| <i>Muhlenbergia rigens</i> | Deer Grass |

Plant Image Board PHR COMMUNITY PARK

2016.01.14



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 to be 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



Boulder climbing element

CHILDREN'S PLAY



Arc swings by Landscape Structures, Inc.

SWINGS



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

BARBECUE AND HOT COAL CONTAINER



Natural grey concrete with medium broom finish

PEDESTRIAN PAVING



Integral color concrete, Davis color 'Harvest Gold'

ACCENT PAVING



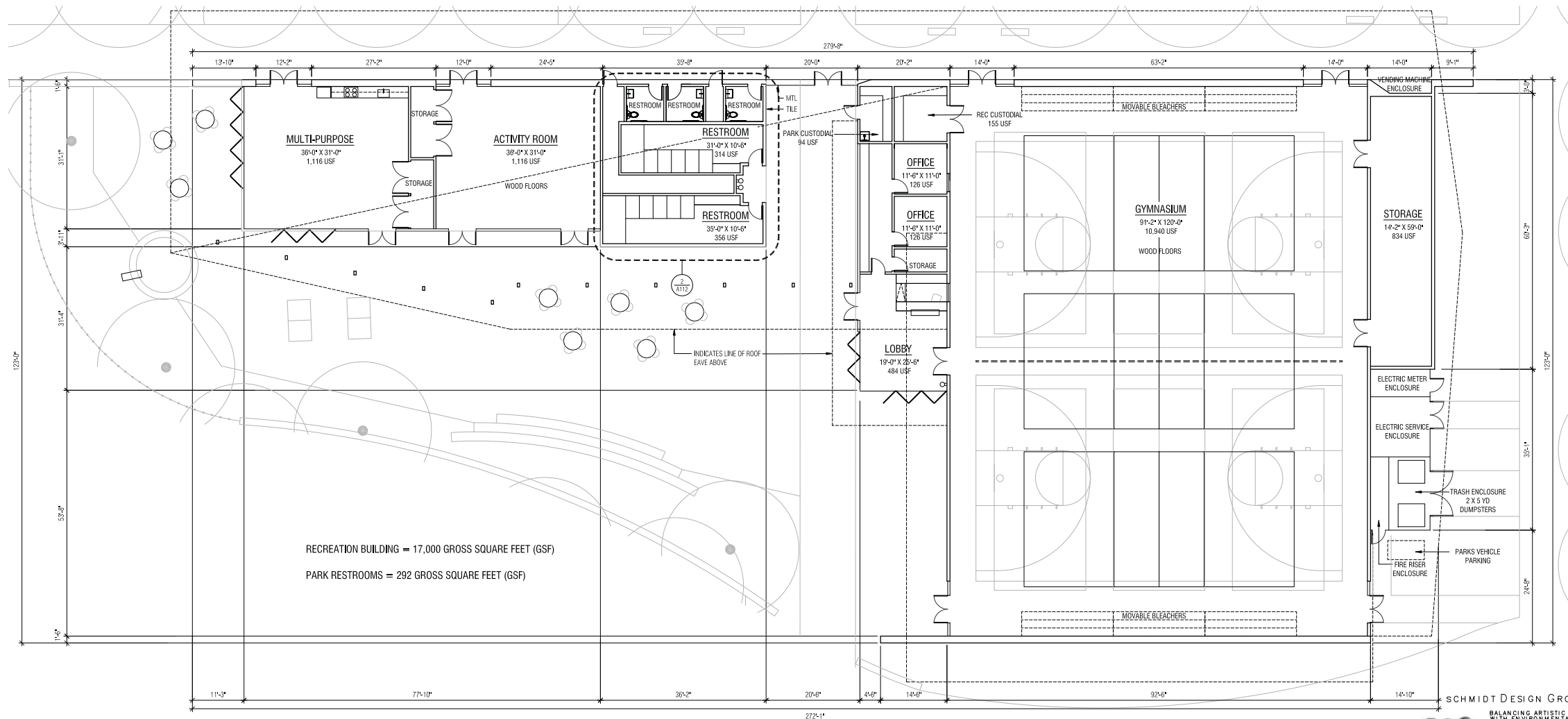
Decomposed granite, 'California Gold' with steel edging

STABILIZED DECOMPOSED GRANITE

Image Board 2

PHR COMMUNITY PARK

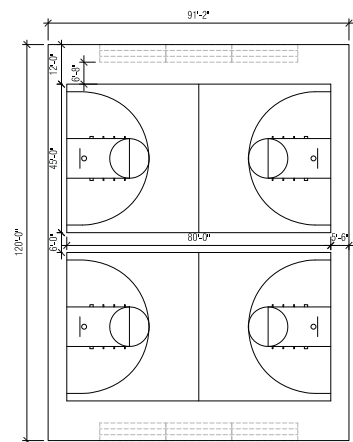
2016.01.14



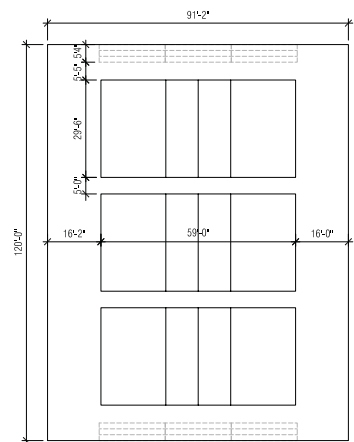
RECREATION BUILDING = 17,000 GROSS SQUARE FEET (GSF)
 PARK RESTROOMS = 292 GROSS SQUARE FEET (GSF)

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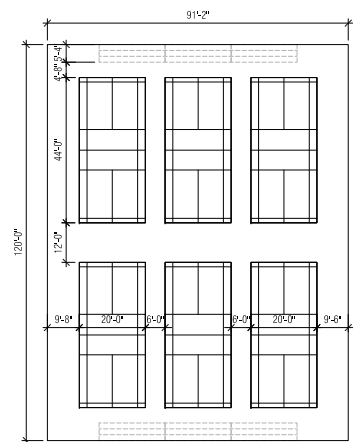
01 FLOOR PLAN
 3/32" = 1'-0"



04 COURT DIAGRAM (BASKETBALL)
 NTS



03 COURT DIAGRAM (VOLLEYBALL)
 NTS



02 COURT DIAGRAM (BADMINTON)
 NTS

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES: XX
	SITE ACQUIRED	RESO. NO.		ACRES:
	SITE DEDICATED	ORD. NO.		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
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ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC.	VOLLEYBALL CT.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	EA.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	SKATE PARK	SF
		POOL WATER	SF	LAWN EDGING	EA.
				PICNIC TABLES	EA.
				TRASH RECEPTACLES	EA.
				REVISION	

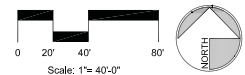
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

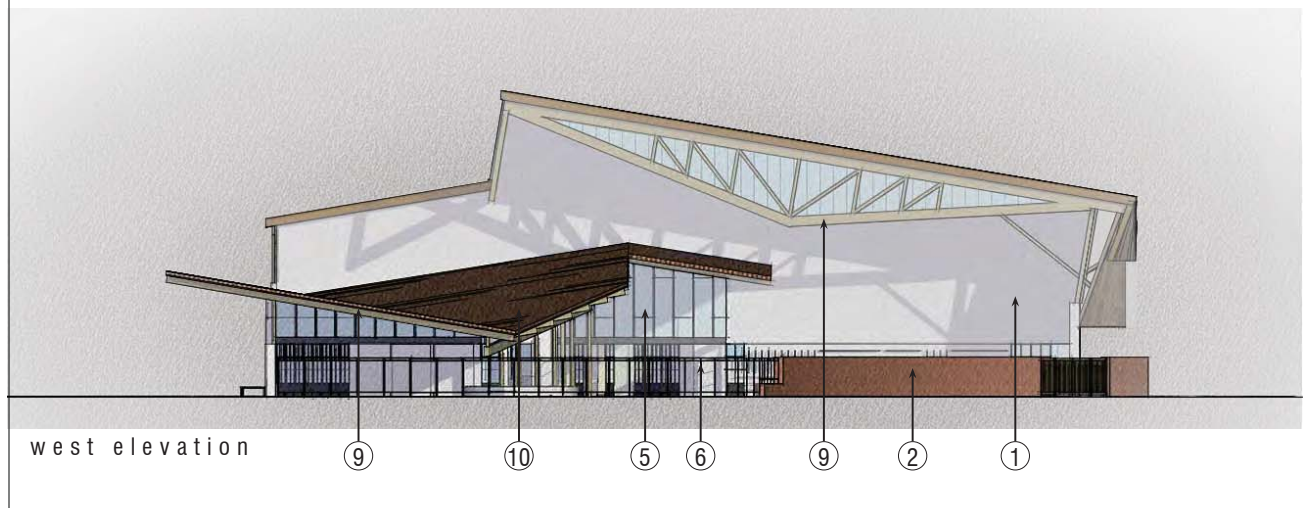
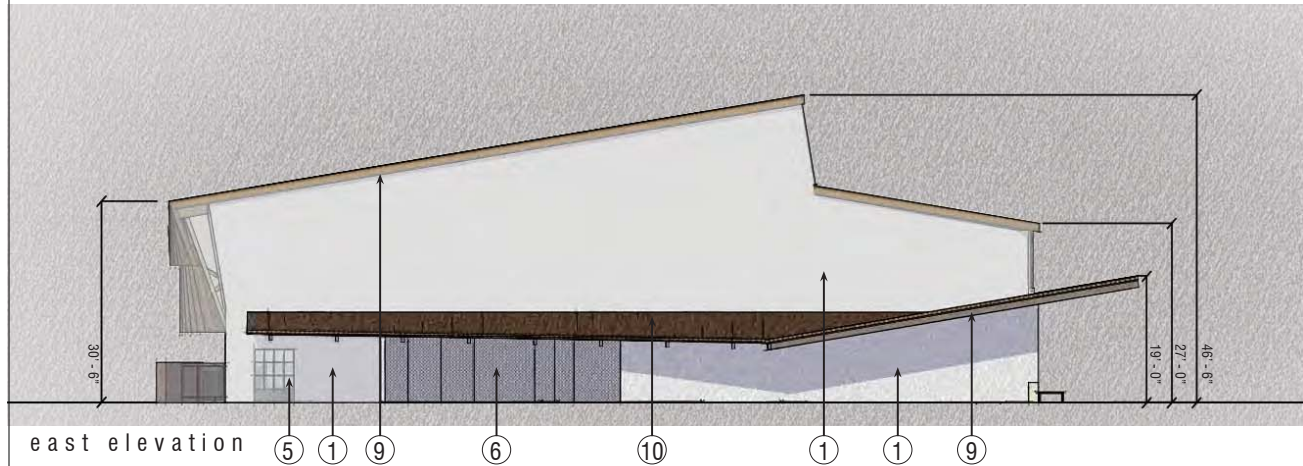
THE GENERAL DEVELOPMENT PLAN FOR:

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





- ① STUCCO WALL W/ PAINTED FINISH
COLOR: BENJAMIN MOORE #PM-1 SUPER 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

SCHMIDT DESIGN GROUP, INC.
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ARCHITECTS
hanna gabriel weils
1549 | 1955 Bacon St., San Diego CA 92107 • 619.528.485 • 619.528.487

COUNCIL DISTRICT: 1.5 COMMUNITY PLAN AREA: PACIFIC HIGHLANDS RANCH

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES: XX
	SITE ACQUIRED	RESO. NO.		ACRES:
	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.
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IMPROVEMENTS SUMMARY							
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		POOL WATER	SF	LAWN EDGING	EA.	PICNIC TABLES	EA.
						TRASH RECEPTACLES	EA.
						REVISION	

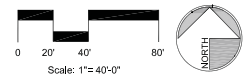
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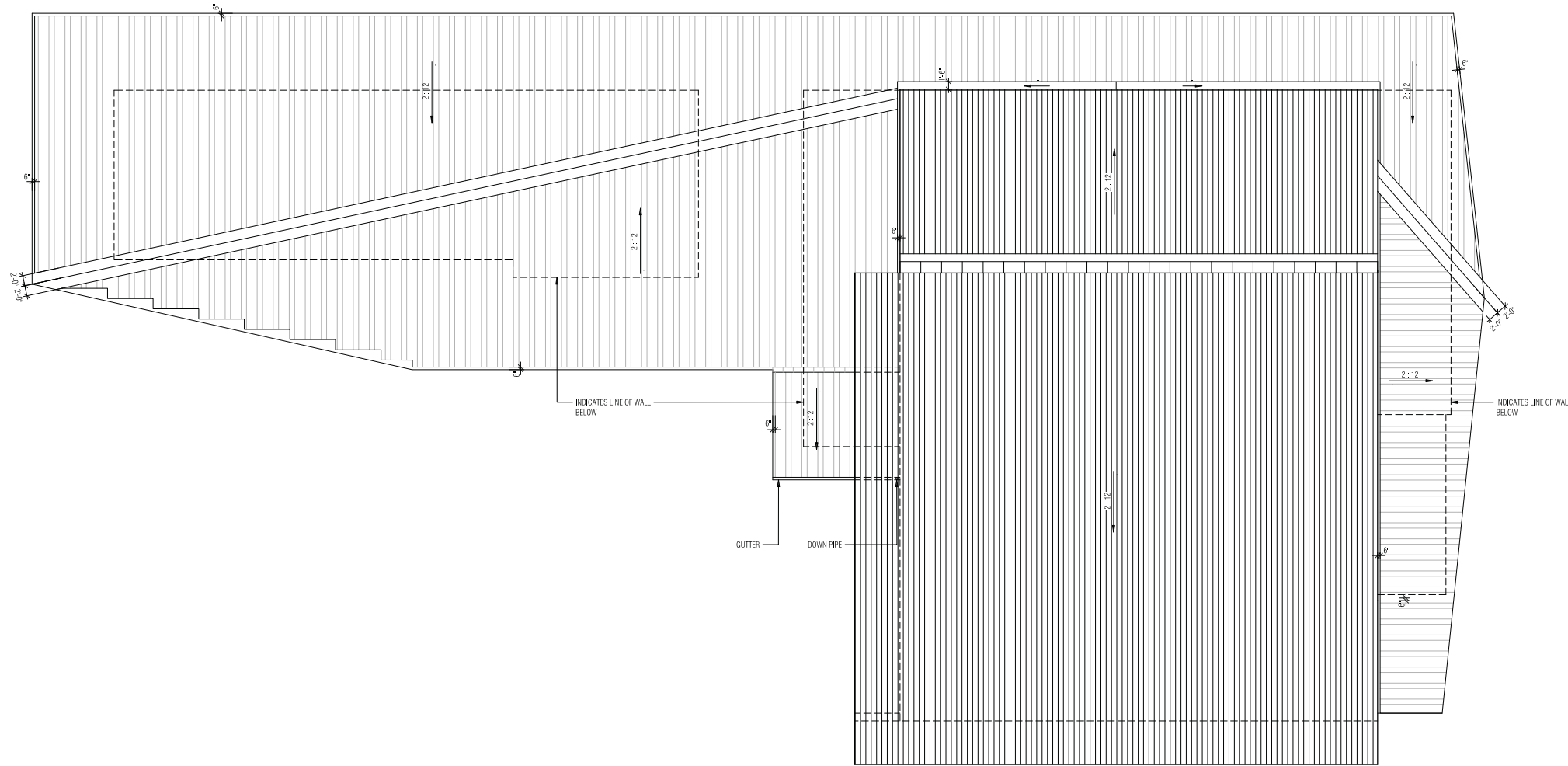
THE GENERAL DEVELOPMENT PLAN FOR:

PACIFIC HIGHLANDS RANCH

COMMUNITY PARK

COUNCIL DIST. NO. 1.5 COMM. PLAN AREA: PACIFIC HIGHLANDS RANCH ADDRESS: XX
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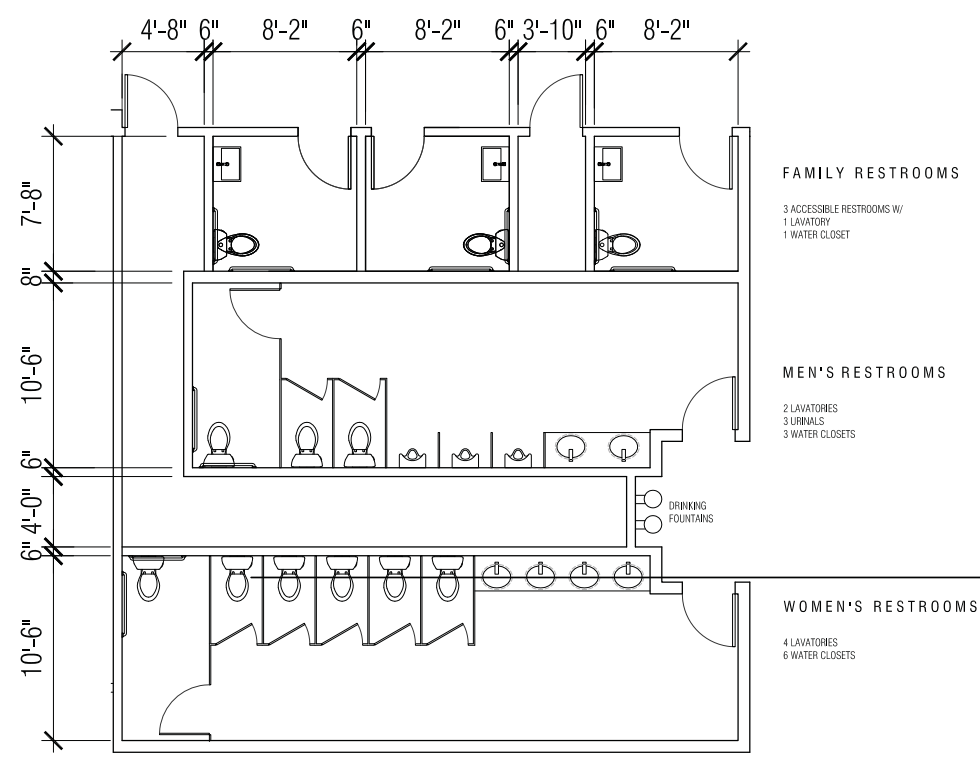




- ROOF PLAN LEGEND**
- STANDING SEAM METAL ROOFING OVER MANUFACTURED APPROVED WEATHER BARRIER & ROOF BOARD OVER 6" RIGID INSULATION
 - 2-PIECE CLAY TILE ROOFING OVER CONTINUOUS MEMBRANE ROOFING SYSTEM OVER ROOF BOARD OVER 6" RIGID INSULATION

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



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

COUNCIL DISTRICT: 1.5 COMMUNITY PLAN AREA: PACIFIC HIGHLANDS RANCH

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