

## Pacific Highlands Ranch Community Park Committee Meeting Report

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

Meeting Date: 9/30/2015

Meeting Time: 6:00 PM

Project: Pacific Highlands Ranch Community Park

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### Meeting Purpose:

The purpose of the first Advisory Committee Meeting was to review the project background, outline the park planning process, tour the site, and develop an outreach strategy and schedule. Members of the public were invited to attend to learn about the General Development Plan (master plan) design and approval process for the future park.

### 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 a representative from Council District 1, representatives from the City of San Diego, Pardee Homes, Schmidt Design Group (SDG), and the community. See attached sign-in sheet.

### Introductions and Opening Remarks

Manjeet Ranu (Chair) called the meeting to order, reviewed the committee purpose and meeting agenda, and led the introductions.

### Overview and Project Background

Glen Schmidt and JT Barr, of Schmidt Design Group, presented the project background.

### Review of Design and Approval Process, including Community and User Groups Outreach Strategies

Glen Schmidt presented the design and approval process. This included a review of the Draft Project Work Plan, and the Draft Outreach Plan. The following questions and comments were discussed:

- Joint-use amenities
- Schedule
  - a. Construction document approval and bid (6-10 months)
  - b. Construction (12-18 months)
  - c. Total – 2-3 years fast track. (could be 3-3.5 yrs.)
- Could phasing allow for a faster process
  - a. Pardee and SDG are committed to a fast track schedule. We will discuss schedule options with city of SD, but need to be aware of potential liability associated with a partially open park containing areas still actively under construction. (Glen)

#### **Site Tour**

Attendees walked the south edge of the site. The following questions and comments were discussed:

- Joint-use amenities
- Will there be access to the park from the Middle School (there is a large grade change)
  - b. Yes – stairs and a ramp will need to be incorporated into the design.
- Will there be access to the park from the Airoso community?
  - a. Advisory committee and design team to explore this possibility. Airoso HOA would ultimately decide.
- Will there be any new street crossings on Loop Road?
  - a. No new crossings currently planned. Pedestrian should align with current signalized intersection.
- Visibility and sight lines should be maintained to preserve sightlines to the eastern hillside.
- SDG to investigate timeline for future bus stop.

#### **Development of Guiding Principles**

Glen Schmidt led a brainstorming session to develop Guiding Principles for the park. The brainstorming ideas were recorded on a large flip-chart and a copy is included at the end of this report.

#### **Programming Ideas**

Glen Schmidt led a brainstorming session to develop Programming for the park. The brainstorming ideas were recorded on a large flip-chart and a copy is included at the end of this report.

#### **Committee Coordination**

Meeting schedule for upcoming meetings will be as follows:

- Sports Leagues and enthusiasts outreach to be coordinated by Ken Farinsky and the design team in the form of conference calls
- Tuesday, October 13, 6:30PM (Visioning Meeting)
- Tuesday, October 27, 6:30PM (Alternative Presentation and Building Visioning Meeting)
- Tuesday, November 10, 6:30PM (Building Alternatives Presentation)

#### **Public Comment:**

Manjeet Ranu opened the floor for discussion. One member of the community provided the following feedback:

- Like the idea of social connections/hubs and opportunities for youth art and academics (presentation space, public art, game tables, etc.)
- Like the idea of a connection to Airoso community.
- See a need for off-leash dog space.

#### Committee Charter/Purpose

- Danielle motioned to approve the charter, seconded by John, and unanimously approved.

#### Approval or Work Program, including Outreach Strategy

There were no revisions to the draft work plan. The following amendments were made to the Draft Outreach Plan:

- Action Plan item 6, Revise to Read:  
**“Door hangers or Direct Mail:** Door hangers or direct mail would be left for all homes within Pacific Highlands Ranch”.  
 Clarification was received from Manjeet Ranu by email that the intent for the door hangers/direct mail is to obtain emails and contact information from those interested in the process.
- Action Plan item 7, Revised to Read:  
**“Newspaper ads:** The Committee should run ads at appropriate milestones in the *Carmel Valley News* inviting the community to attend”.
- Danielle motioned to approve the work plan and outreach as amended, seconded by Scott, and unanimously approved.

#### Design Principles

JT Barr summarized the following refined Guiding Principles for consideration for a vote by the committee. The Guiding Principles below have been slightly modified to best capture the Committee feedback as a result of SDG revisiting the notes taken during the workshop.

1. Prioritize the active use needs of the community while accommodating quieter/passive recreational spaces.
  2. Provide a family-oriented destination that encourages physical activity for all ages.
  3. Encourage multi-modal access from the community to the park.
  4. Provide a diverse and unique variety of amenities and activities.
  5. Preserve prominent and scenic views.
  6. Create a design aesthetic that is considerate of the overarching Pacific Highland Ranch Community character.
  7. Seek to integrate sustainable solutions with a goal of exceeding the City standard.
  8. Investigate the unique history, culture, and environment of Pacific Highland Ranch.
  9. Provide timeless high-quality design that is elegantly detailed.
- Scott motioned to approve the guiding design principles, seconded by Danielle, and unanimously approved.

#### Next Meeting

- October 13, 2015, 6:30pm at Pacific Trails Middle School

#### Conclusion

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.*

MEETING REPORT



# GUIDING PRINCIPLES

- Active Use - high priority

Accommodate

- Quieter Spaces as well  
(neighborhood scale)

- Encourage physical activity for all ages.

- Encourage biking / pedestrian access
  - ↳ Ample bike parking.

↳ Bike track / park

- Provide unique amenities / variety of activities + interests

- Accommodate community connections
  - ↳ connectivity (schools)

- history  
- culture  
- environment



- preserve prominent views
- design character - ~~innovative~~  
consider how it relates to surrounding community.
- <sup>emphasize</sup> Sustainability
  - ↳ exceed standards.
- Innovative Unique Creative
- Family friendly
- High quality details & design
  - ↳ timeless



# AMENITIES

- Lighted fields - adult / youth
- Community building
- Play areas
- Ball courts
  - ↳ investigate option for tennis
  - ↳ basketball full court
- Bike facility / track
- Mini skate park / plaza
- Parkour



- Shade structures throughout the park
- Accommodate picnic - with shade trees
- Distinct spaces
- Ping pong
- Investigate amenities planned for the Village
- Accommodate restrooms for all uses / times.



- Perimeter walk
  - ↳ fitness trail
- Amphitheater
  - ↳ natural
- Handball / raquetball
- ~~B~~ Sand volleyball / soccer
- Flexible spaces  
Social nodes
- Tai chi, Yoga, fitness groups.
- Investigate artificial turf.