

CMR/SS CC

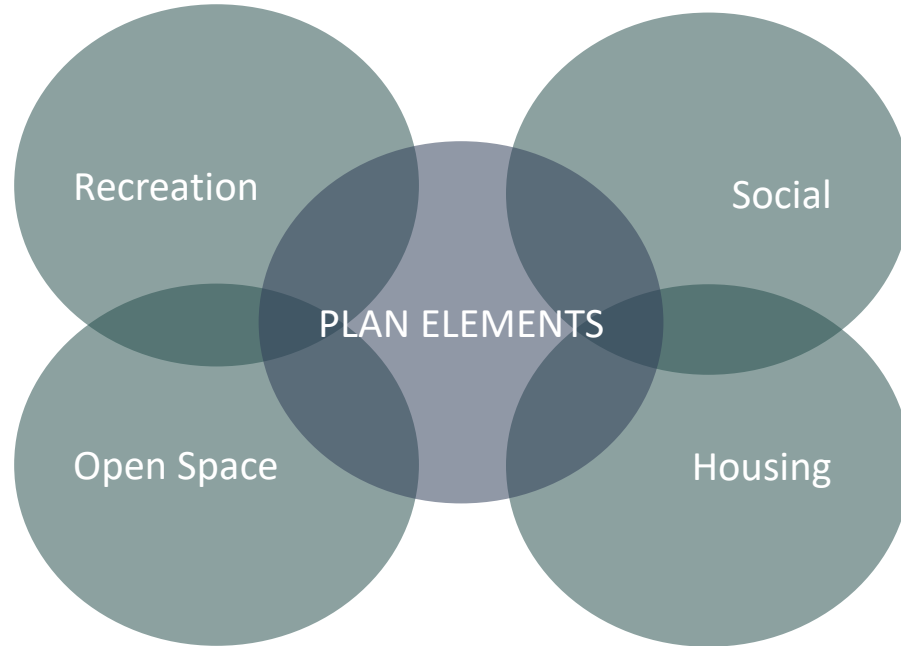
Golf Course Subcommittee

October 22, 2019

Tonight's Agenda

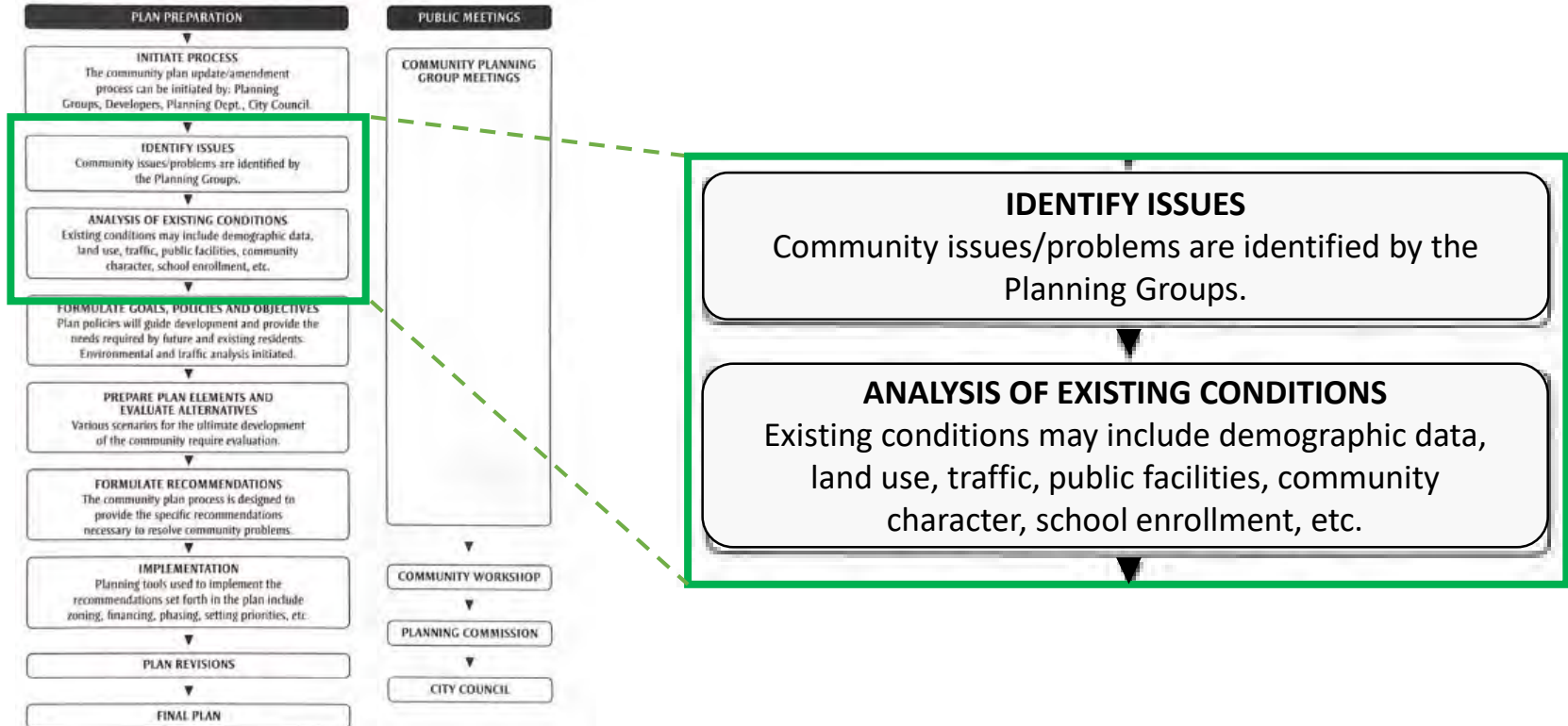
- I. Agenda Overview
- II. Project Status and Updates
- III. Community Engagement Findings
- IV. Buffers and Edge Conditions
- V. Possible Housing Types
- VI. Park Programming
- VII. Summary and Next Steps
- VIII. Public Comment

Study the possibility of redevelopment of the golf course and clubhouse into residential, parks, and open space



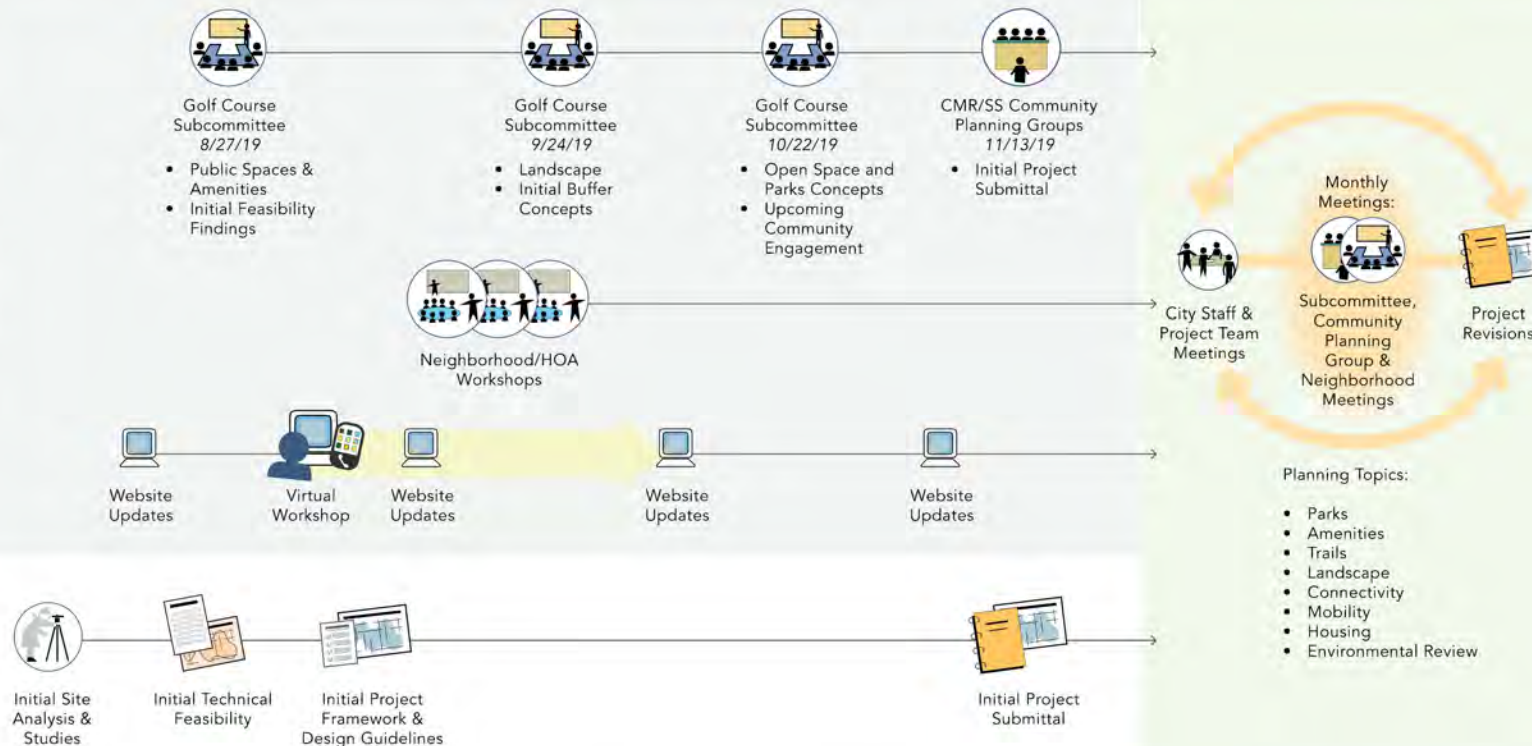
City of San Diego Planning Process

COMMUNITY PLANNING PROCESS



INITIAL PLAN DEVELOPMENT

PLAN REVISIONS & ENVIRONMENTAL REVIEW



Planning Topics During the Process

- Parks and open space
- Trails
- Amenities
- Landscape
- Connectivity
- Mobility
- Housing
- Environmental Review



Direction from the Planning Commission

- Continue community engagement and outreach
- Maximize open space through clustering of housing
- Provide attainably priced housing for future generations
- Connect the community to transit, jobs, shopping and recreational amenities
- Create a balanced plan with a mix of amenities, open spaces and housing

Community Engagement Findings



Community Engagement Efforts

1. Community Workshops

- Sept. 18, 19 and 25
- Over 100 attendees



2. Online Questionnaire

- Over 440 respondents



Improve Walkability in the Community (1 of 2)

In the future, what would you want to see at CMR to improve the community?

1. More pathways for walking and biking

What kind of public park and open space amenities would improve CMR?

1. Walking trails



Improve Walkability in the Community (2 of 2)

What kind of connections would improve CMR?

1. Shade / rest points
2. Pedestrian tunnels
3. Protected bikeways



WALKING AND MULTI-USE
PATHS



PROTECTED BIKEWAYS



ON-STREET BIKEWAYS



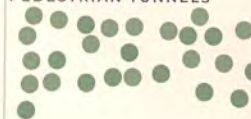
SHADE/REST POINTS



PASEOS



PEDESTRIAN TUNNELS



NEW STREETS



Create Park and Open Space Amenities (1 of 2)

In the future, what would you want to see at CMR to improve the community?

1. More pathways for walking and biking
2. Publicly-accessible open spaces and parks
3. Landscaping
4. Social gathering spaces and amenities



Create Park and Open Space Amenities (2 of 2)

What kind of public park and open space amenities would improve CMR?

1. Walking trails
2. Open lawn
3. Gathering spaces
4. Community gardens
5. Farmers' markets
6. Nature discovery / play
7. Landscaping
8. Picnic opportunities
9. Vineyard / winery



Landscape with Native Species

What types of landscape themes would you like to see added to CMR?

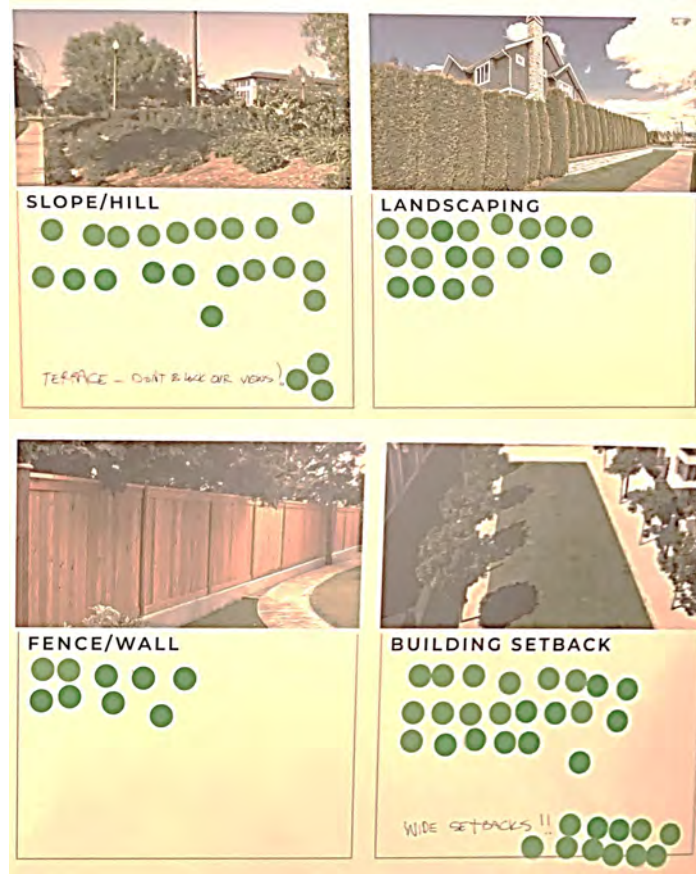
1. Native
2. California Coastal



Buffer with Pathways, Setbacks and Landscape

What types of buffers are most important to you?

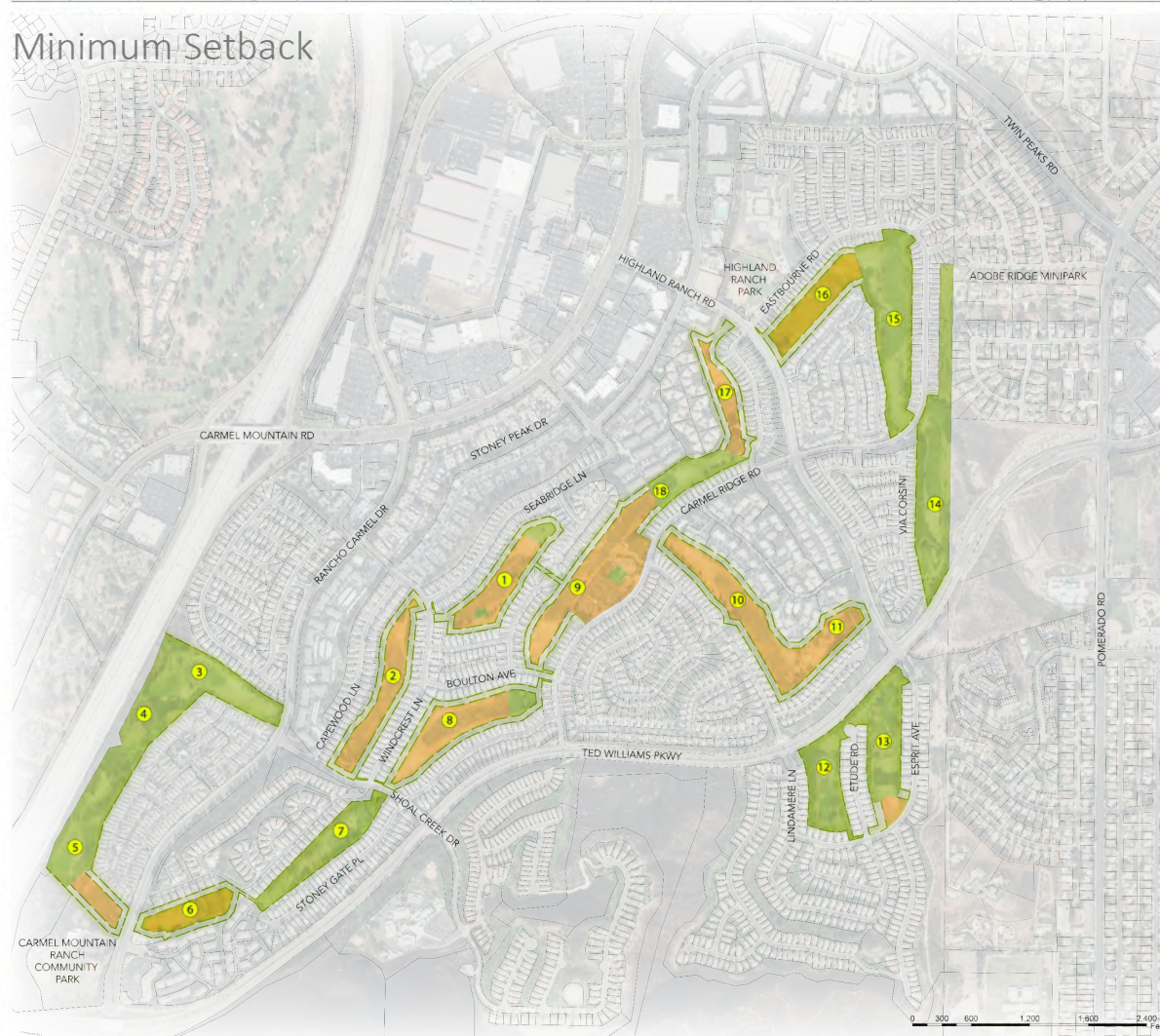
1. Walking trails / paths
2. Landscaping
3. Sidewalks



Buffers and Edge Conditions



Buffers: Minimum Setback



Carmel Mountain Ranch

Legend

50 foot Minimum Setback

Hole Number

Development Area

Open Space

1 inch = 300 feet

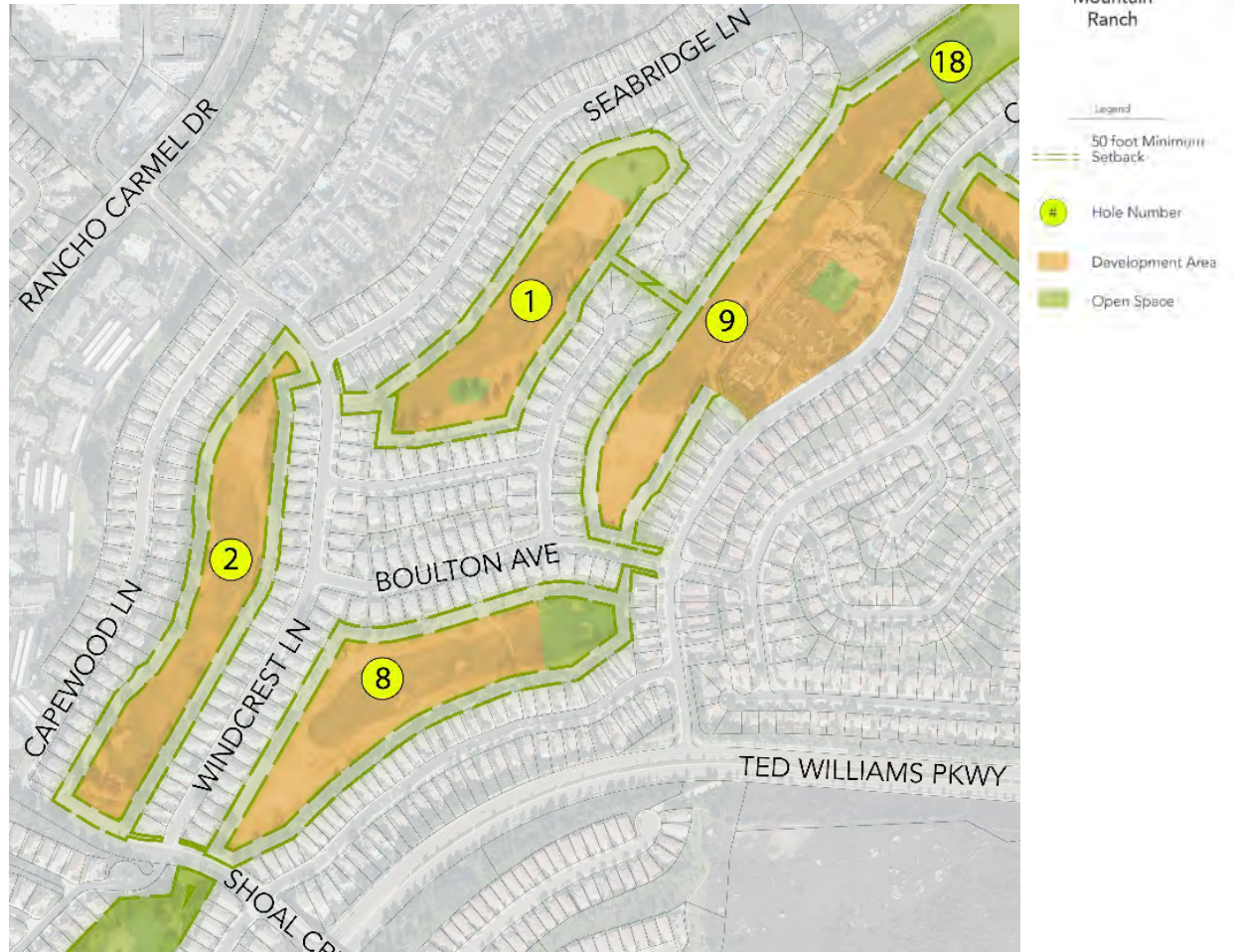


NEW
URBAN
WEST
INC

Disclaimer:
This graphic is diagrammatic for presentation purposes only. This plan has not been submitted to the City of San Diego.



Buffers: Minimum Setback



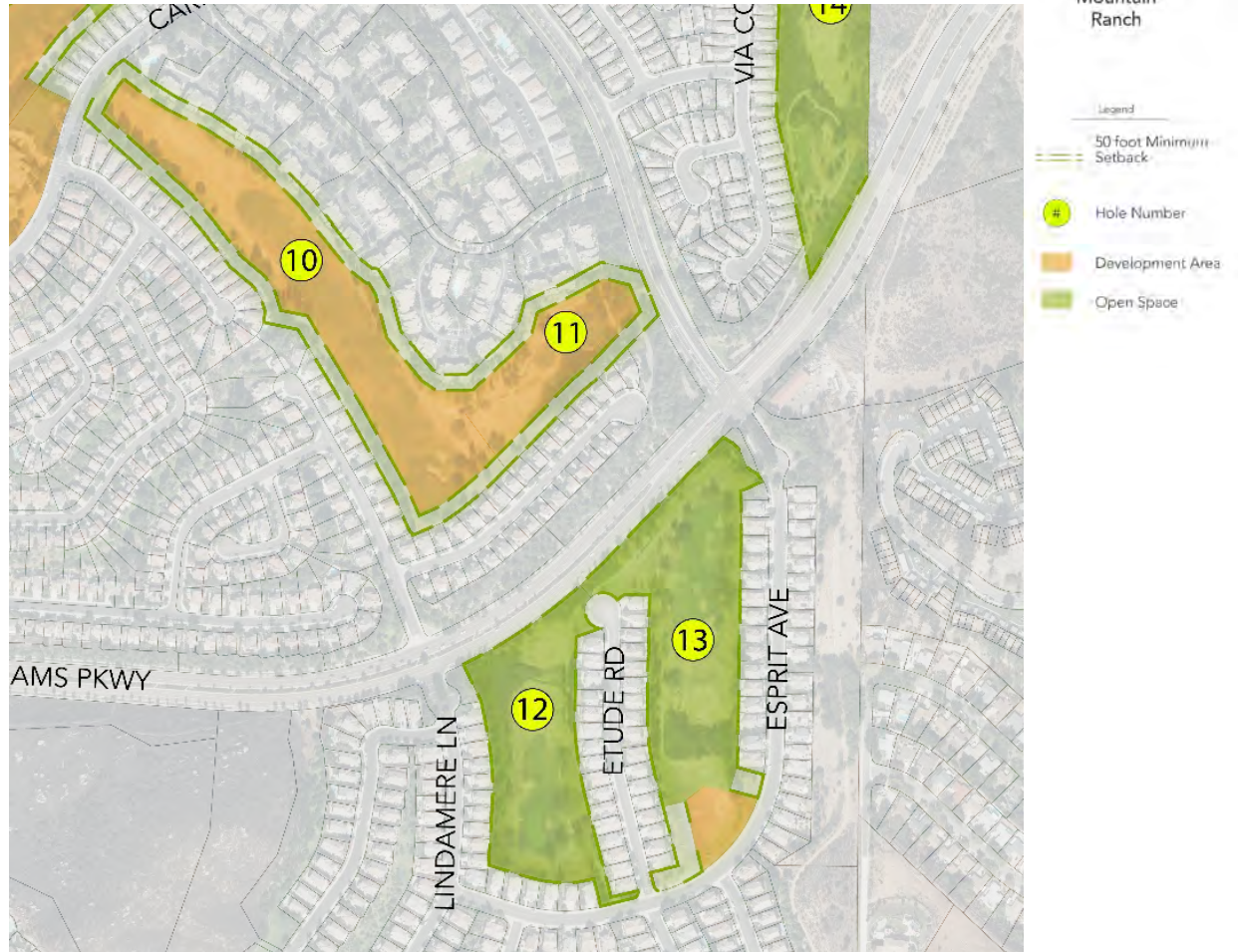
Disclaimer:
This graphic is diagrammatic for presentation purposes only. This plan has not been submitted to the City of San Diego.

Buffers: Minimum Setback



Disclaimer:
This graphic is diagrammatic for
presentation purposes only. This plan
has not been submitted to the City of
San Diego.

Buffers: Minimum Setback

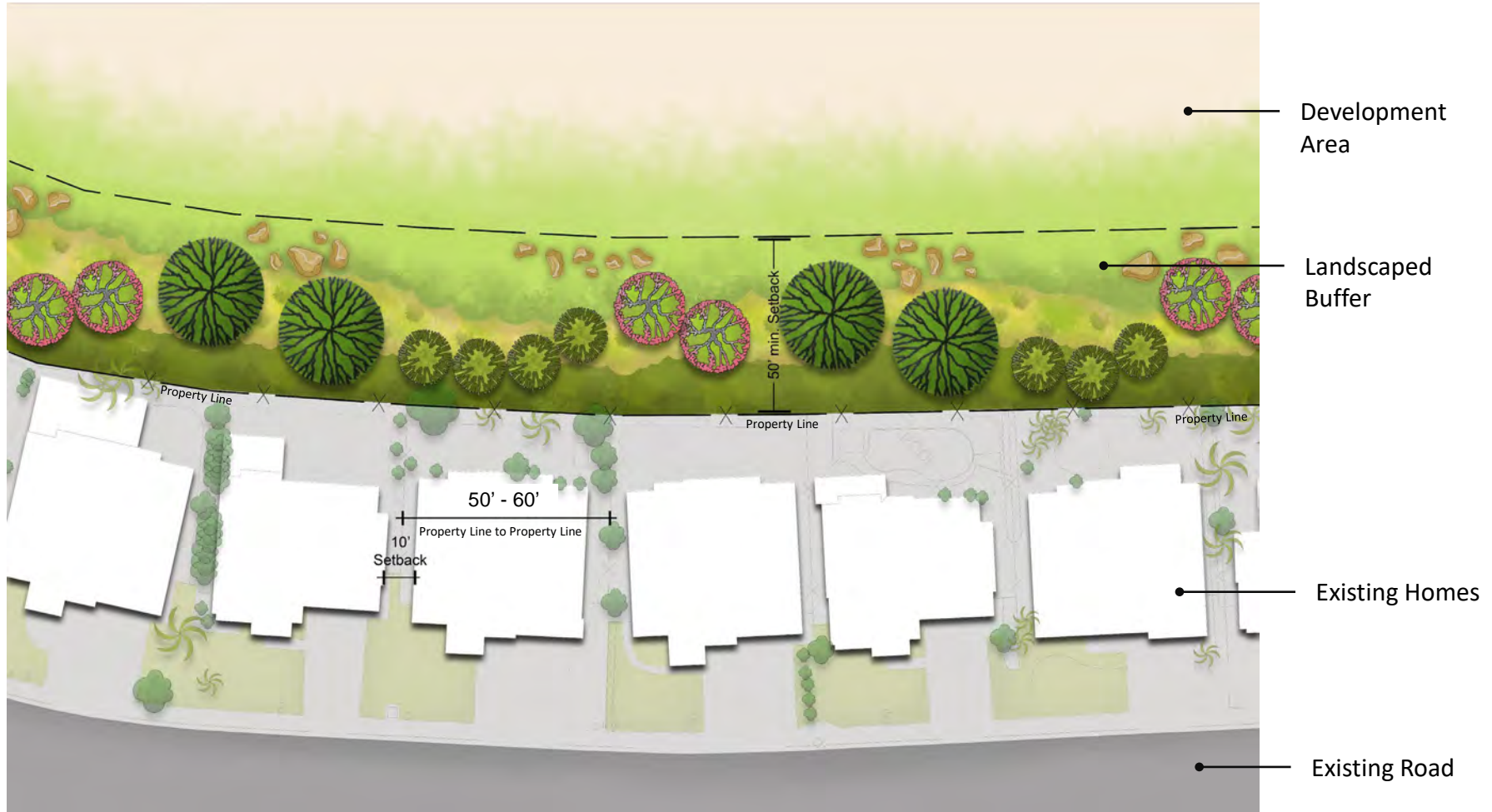


Disclaimer:
This graphic is diagrammatic for
presentation purposes only. This plan
has not been submitted to the City of
San Diego.

Buffers: Minimum Setback



Buffers: Edge Conditions - Typical Enlargement



Buffers: Edge Conditions



Screening and Shade Tree Examples



California Pepper Tree



Coast Live Oak



Hollyleaf Cherry



Blue Elderberry



Accent Tree Examples



Desert Willow



Western Redbud



Blue Palo Verde



Sugar Bush



Boulders



Possible Housing Types



Draft Design Considerations

- Site Design, Building Access & Building Orientation
- Landform and Topography
- Transitions, Buffers, Edges & Screening
- Gateways
- Circulation & Parking
- Building Scale, Massing and Articulation
- Building Corners
- Roofline Variation
- Building Materials, Finishes and Colors
- Building Typologies and Defining Features
- Sustainable Design Features
- Landscape Design



Townhouses

- 2-3 story
- 3-4 bedrooms
- For sale
- Front porches, patios and yards
- Common recreation areas



Garden Walk-Up

- 3 story
- 1-3 bedrooms
- For rent apartments
- Patios and balconies
- Common recreation areas



Senior Flats (Age Restricted 55+)

- 3-4 story
- 1-2 bedrooms
- For rent or sale
- Elevator served with patios and balconies
- Common recreation areas

Possible Housing Types: Townhouses



Possible Housing Types: Garden Walk-Up



Possible Housing Types: Senior Flats



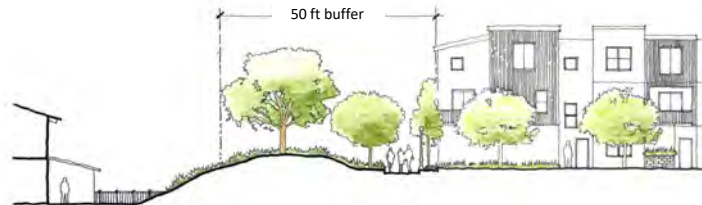
Buffers: Edge Conditions



Sloping down from existing homes



At similar grade with existing homes



Sloping up from existing homes

Subcommittee Members Discussion Questions:

1. What are your impressions of the possible housing types?
2. Which design considerations are most important to you?

- Site Design, Building Access & Building Orientation
- Landform and Topography
- Transitions, Buffers, Edges & Screening
- Gateways
- Circulation & Parking
- Building Scale, Massing and Articulation
- Building Corners
- Roofline Variation
- Building Materials, Finishes and Colors
- Building Typologies and Defining Features
- Sustainable Design Features
- Landscape Design

Park Programming



Park Programming: Overview



Disclaimer:
This graphic is diagrammatic for presentation purposes only. This plan has not been submitted to the City of San Diego.

Park Programming: Hole 1

- Active Use
- Passive Use



Park Programming: Hole 3, 4, 5

- Active Use
- Passive Use



Park Programming Hole 7

- Active Use
- Passive Use



Vineyard



Passive Seating/Picnic Areas/Open Lawn



Gathering Space

Disclaimer:
This graphic is diagrammatic for
presentation purposes only. This plan
has not been submitted to the City of
San Diego.

Park Programming: Hole 8

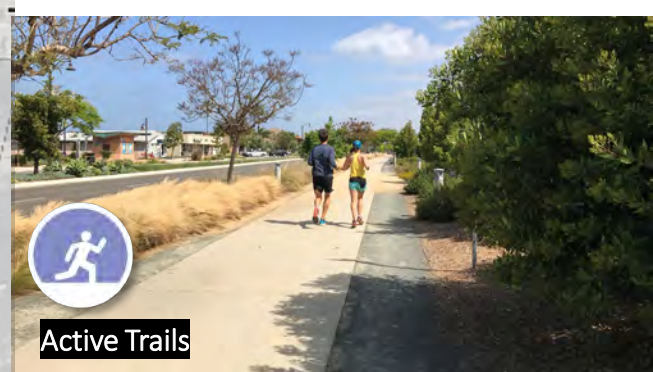
- Active Use
- Passive Use



Discovery Play



Passive Seating/Picnic Areas



Active Trails

Disclaimer:
This graphic is diagrammatic for
presentation purposes only. This plan
has not been submitted to the City of
San Diego.

Park Programming: Hole 9

- Active Use
- Passive Use



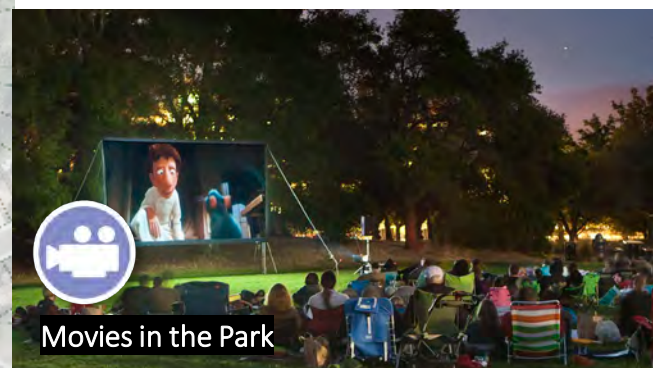
Disclaimer:
This graphic is diagrammatic for
presentation purposes only. This plan
has not been submitted to the City of
San Diego.



Farmers Market



Food Trucks



Movies in the Park

Park Programming: Hole 12, 13

- Active Use
- Passive Use



Shaded Seating Areas



Native Plants/Revegetation



Nature Trails

Disclaimer:
This graphic is diagrammatic for presentation purposes only. This plan has not been submitted to the City of San Diego.

Park Programming: Hole 14

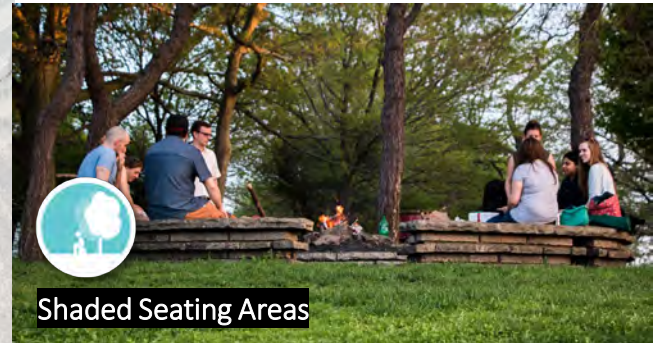
● Active Use
● Passive Use



Native Plants/Revegetation



Nature Trails



Shaded Seating Areas



Dog Park

Disclaimer:
This graphic is diagrammatic for
presentation purposes only. This plan
has not been submitted to the City of
San Diego.

Park Programming: Hole 15, 16

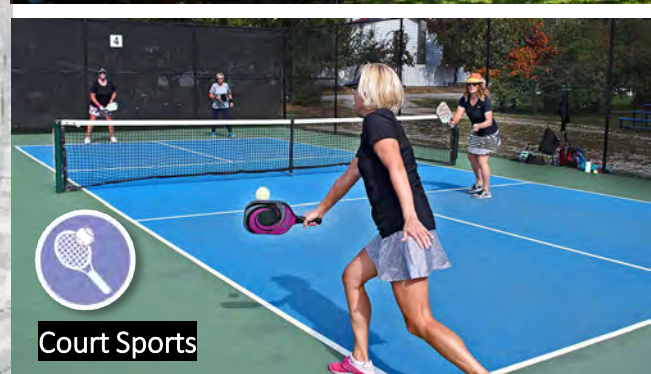
- Active Use
- Passive Use



Discovery Play



Passive Seating/Picnic Areas



Court Sports

Disclaimer:
This graphic is diagrammatic for presentation purposes only. This plan has not been submitted to the City of San Diego.

Park Programming: Hole 18

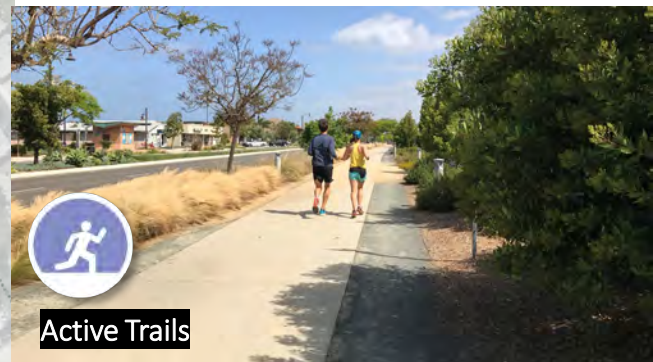
- Active Use
- Passive Use



Community Gardens



Overlook/Seating Area



Active Trails

Disclaimer:
This graphic is diagrammatic for presentation purposes only. This plan has not been submitted to the City of San Diego.

Subcommittee Members Discussion Questions:

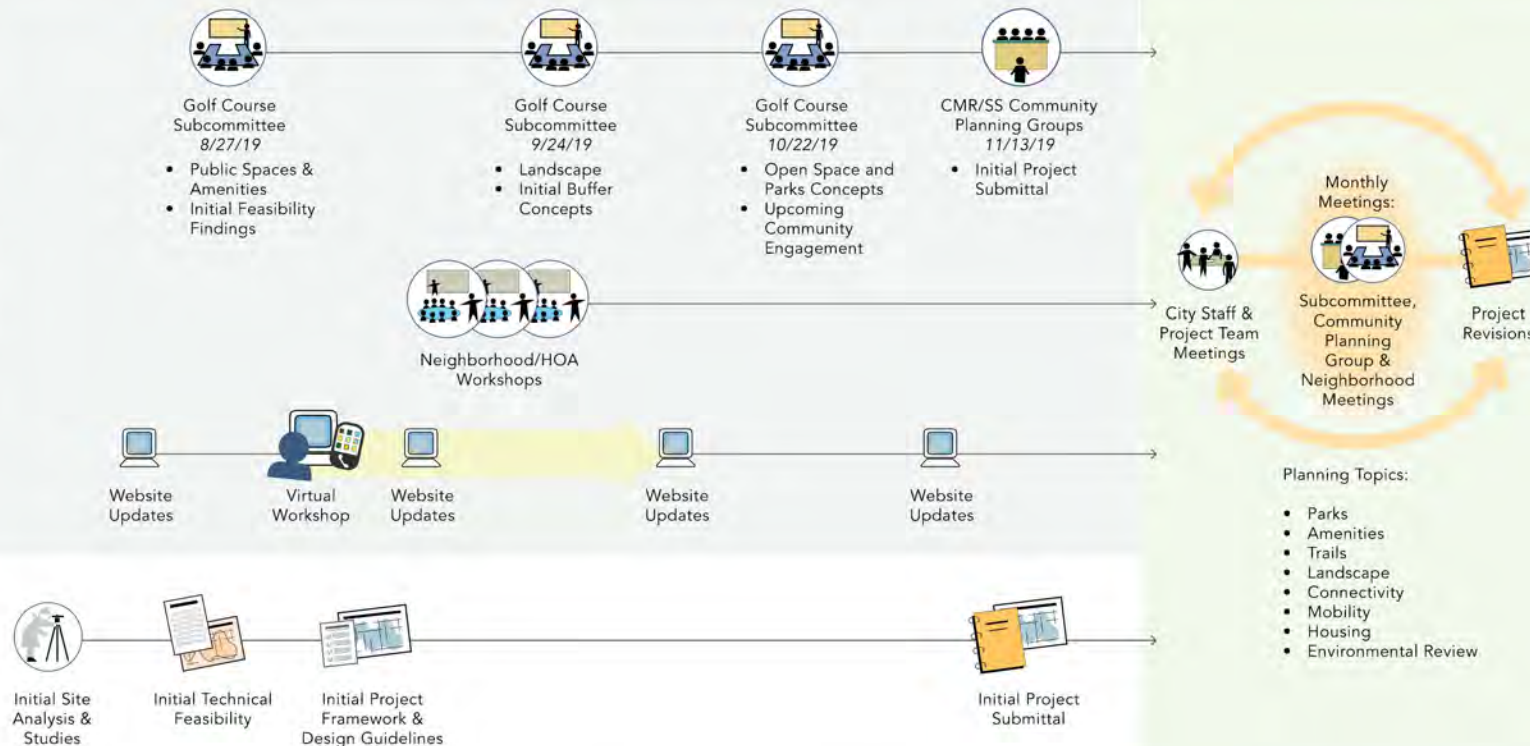
1. What are your impressions of the proposed park programming?

Summary and Next Steps



INITIAL PLAN DEVELOPMENT

PLAN REVISIONS & ENVIRONMENTAL REVIEW



Summary and Next Steps

1. **Presentation to CMR/SS Community Committee**

- November 13, 2019, 6:30 pm
Carmel Mountain Recreation Center
10152 Rancho Carmel Drive, San Diego, CA 92128
 - Preview: Initial Project Submittal

*Visit **cmrvision.com** for more details.*

Sign-up for email updates.

Thank You!

