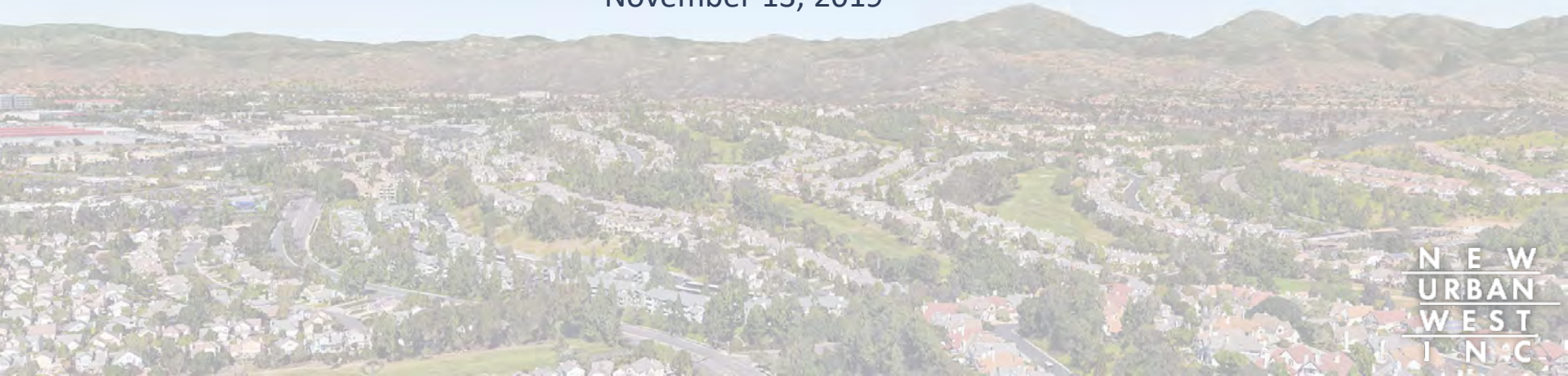


Carmel Mountain Ranch/ Sabre Springs Community Committee

November 13, 2019

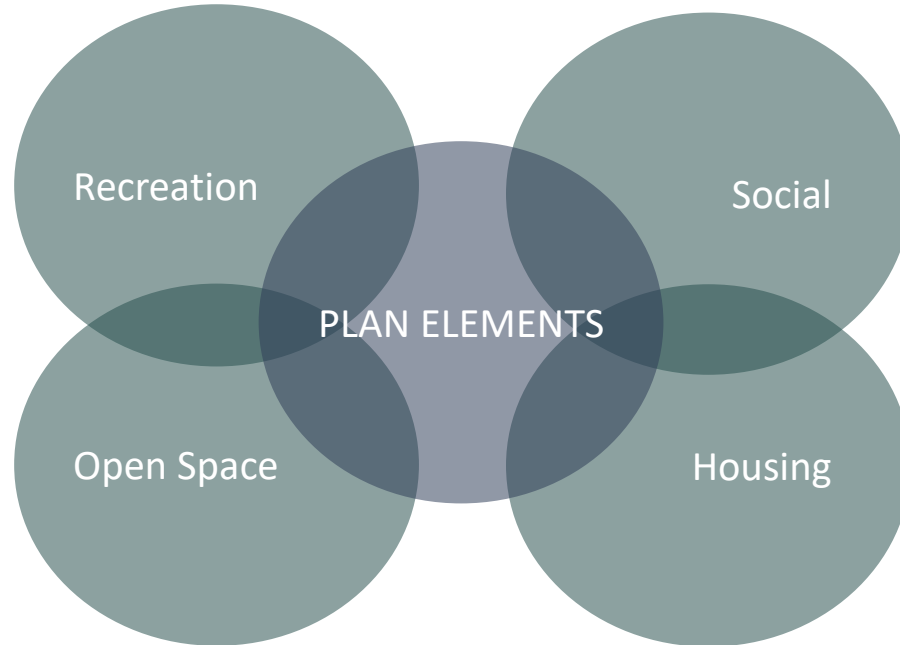


- I. Project Description and Process
- II. Community and Subcommittee Engagement
- III. Summary: Initial Project Submittal
 - A. Design Process
 - B. Overview of Design
 - C. Outline: Submittal Documentation
- IV. Project Review Process
- V. Summary and Next Steps

Who is NUWI?



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



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
- Address housing shortage (107,901 units required in City of SD per State of CA)

**To create a connected, vibrant and sustainable community
in close proximity to jobs, transit and recreation**

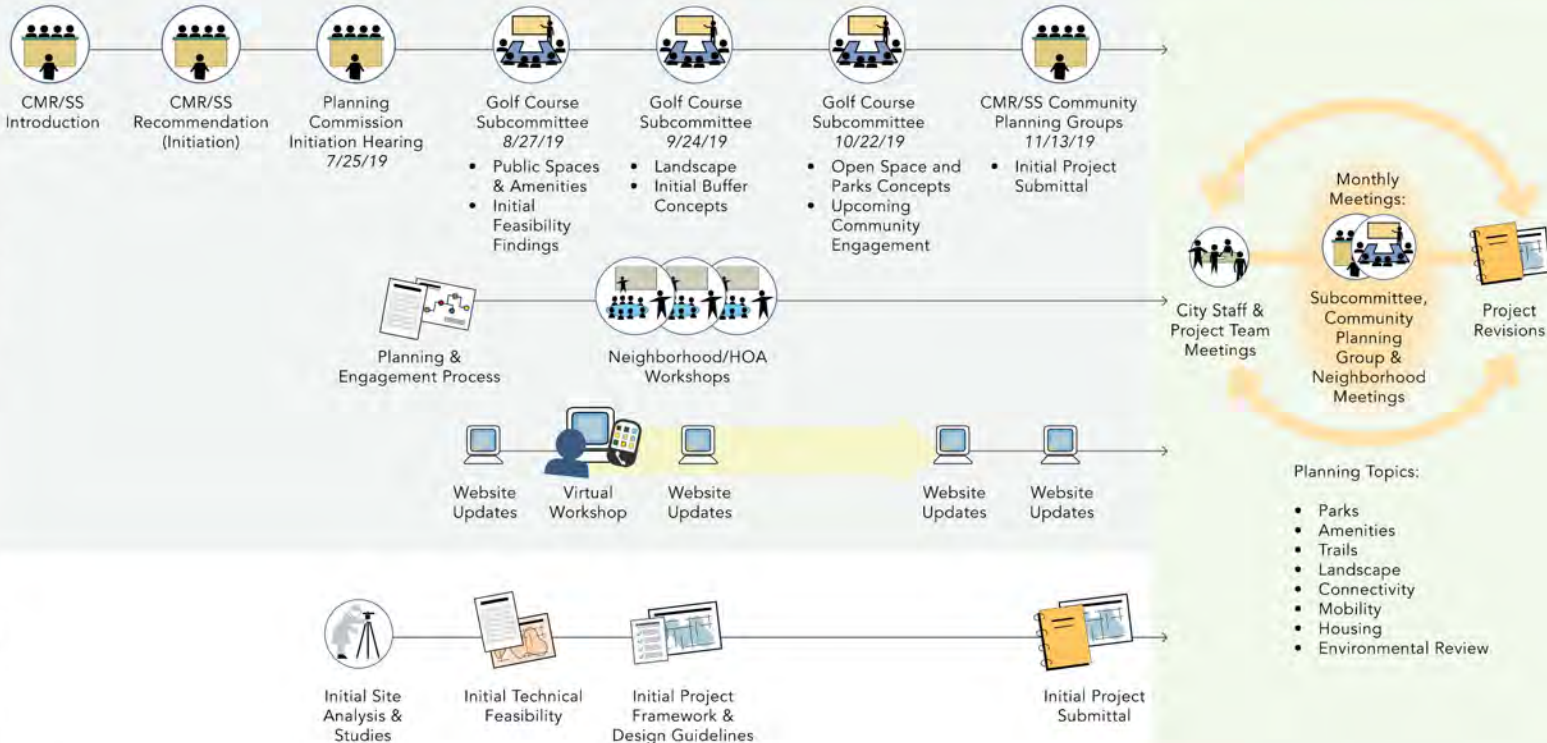
INITIATION

INITIAL PLAN DEVELOPMENT

PLAN REVISIONS & ENVIRONMENTAL REVIEW

community engagement

technical analysis



Community Engagement

1. Community Workshops

- 3 workshops in September
- Over 100 attendees

2. Online Questionnaire

- Over 475 respondents

3. Golf Course Subcommittee

- 6 meetings, held monthly (May – October)

4. CMR/SS Community Committee

- 8 meetings, held monthly (April – November)

5. Neighbor Meetings

- 1-on-1 discussions to gather additional feedback



Community Engagement: What We Heard

- Improve connectivity in the community
 - Trails
 - Pathways
 - Bike
 - Pedestrian
 - Transit



Community Engagement: What We Heard

- Maximize open space
- Create publicly-accessible park and open space amenities



Community Engagement: What We Heard

- Landscape with native species
- Provide landscaped buffers



Subcommittee: What We Heard

- Focus on greening of the community, particularly with native landscape
- Design accessible, connected, and maintained public spaces
- Improve the community's walkability with new trails
- Create buffers between existing and new homes
- Locate more public spaces in the central area
- Consider views in site designs
- Address long-term maintenance responsibilities for public spaces
- Study traffic and parking impacts
- Consider proposing larger homes
- Study all environmental impacts

Summary: Initial Project Submittal



Initial Project Submittal

- Community Plan Amendment
- Subdivision map
- Technical studies
- Application forms



A Modern Vision for a Connected Community

CMR by the Numbers



Approx 70%

of the property permanently
preserved as parks & open space



6.5 miles

of new pedestrian
and cycling trails



30+ Acres

of native habitat
restoration



8+ Acres

of new parks and
open space amenities



1,200 homes

for young families, seniors, and
working professionals
includes 120 deed-restricted
Affordable homes



100% Solar

and EV-Ready



½ mile

from rapid transit



13,000 Jobs

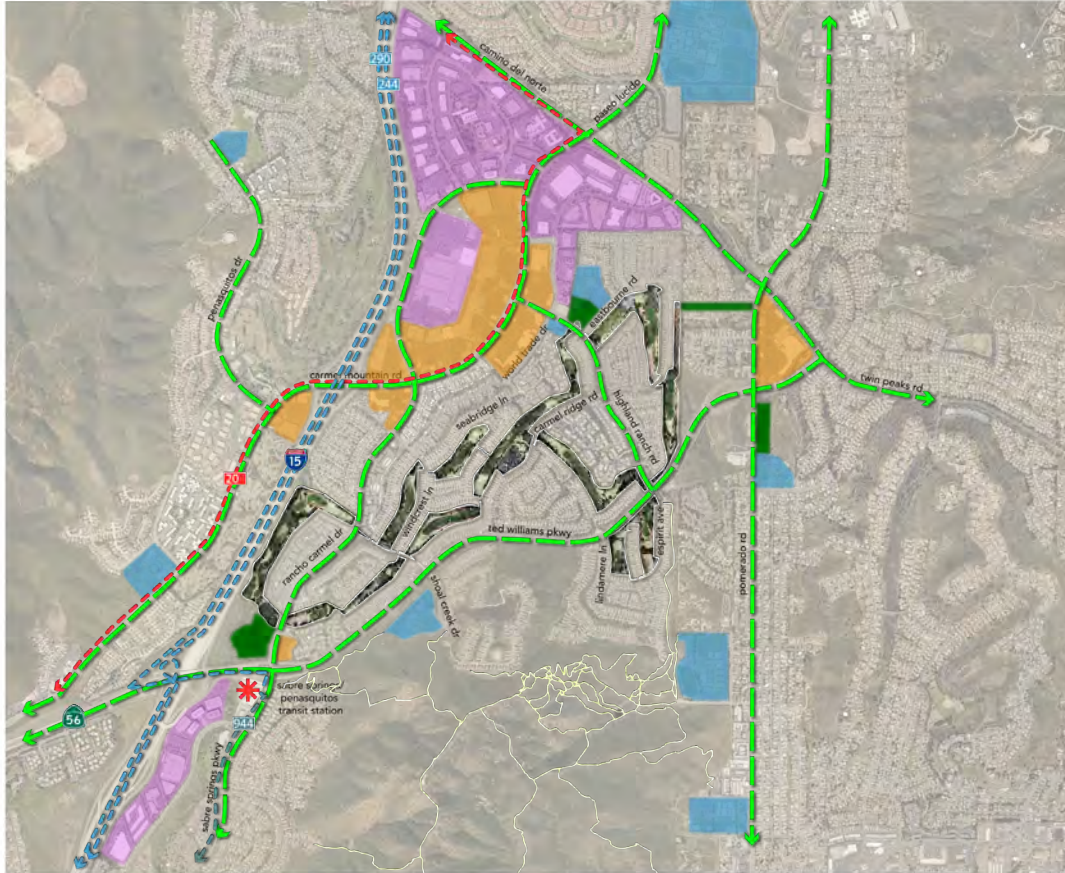
within 3 miles

The Trails
at
Carmel Mountain Ranch

Design Process



Step 1: Review Existing Conditions



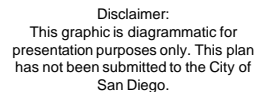
- project area
- job centers
- retail areas
- recreation
- schools and libraries
- bicycle facilities
- ★ public transit connectivity
- trail and public space network

Step 2: Conduct Initial Site Analysis

Initial Technical Data about Each Location:

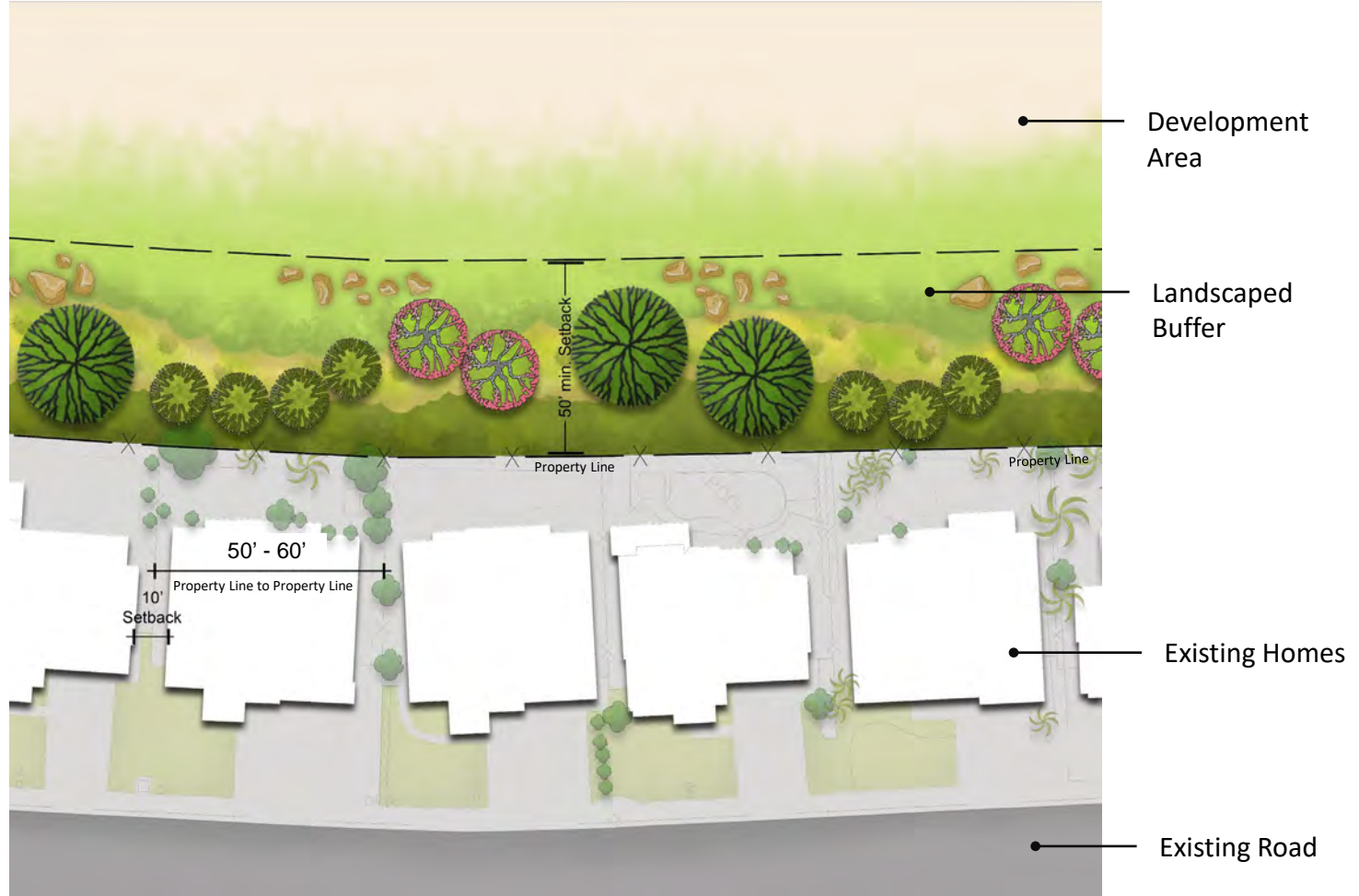
- Soils conditions
- Topography: slopes and elevations
- Biology
- Minimum distance from adjacent uses
- Connectivity and access options
- Compatibility with adjacent uses

Step 3: Establish Open Space/ Buffer Areas



Buffers: Edge Conditions - Typical Enlargement

Step 3: Establish Open Space/ Buffer Areas



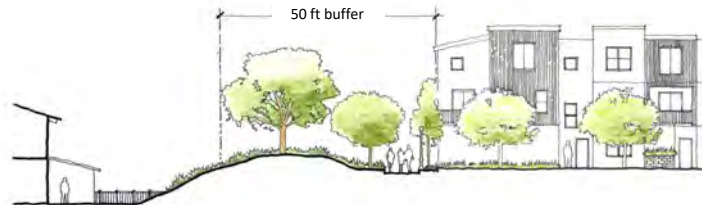
Step 3: Establish Open Space/ Buffer Areas



Sloping down from existing homes



At similar grade with existing homes



Sloping up from existing homes

Step 4a: Determine Initial Feasibility for Parks, Trails and Open Space



Step 4b: Determine Initial Feasibility for Housing



Legend

- High
- Moderate
- Low
- # Area Number

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

Step 5: Determine Park and Open Space Types



Step 6: Identify Potential Housing Types



Townhomes

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

Garden Walk-Ups

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

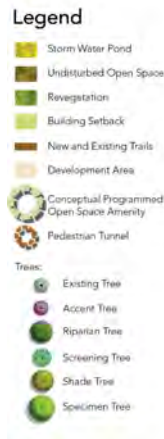
Senior Flats (Age Restricted 55+)

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

Step 7: Refine 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

Step 8: Set Initial Design



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diagrammatic for
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Initial Site Design: Planning Area #1



Discovery Play



Passive Seating/Picnic Areas

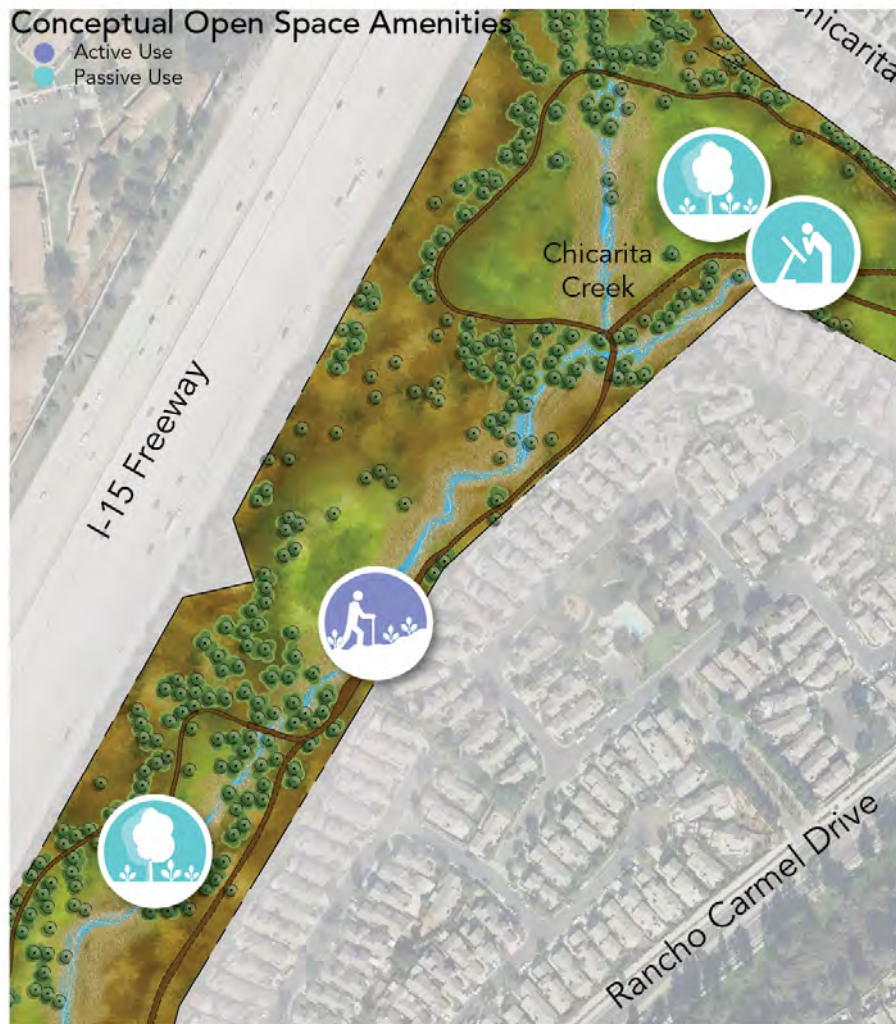


Garden Trail

Initial Site Design: Planning Area #2



Initial Site Design: Planning Area #3, #4



Revegetation of Native Planting

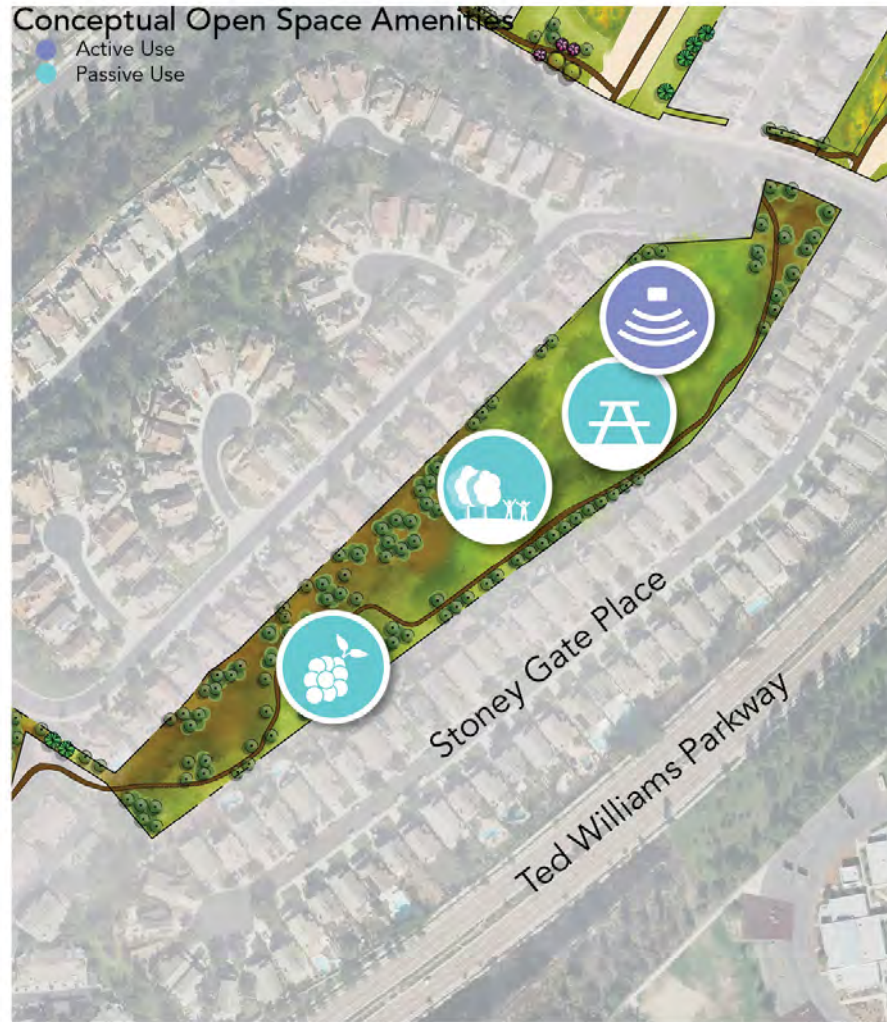


Nature Trail with Interpretive Signage

Initial Site
Design:
Planning Area
#5, #6



Initial Site Design: Planning Area #7



Vineyard



Passive Seating/Picnic Areas/Open Lawn



Gathering Space

Initial Site Design: Planning Area #8



Discovery Play



Passive Seating/Picnic Areas



Active Trail

Initial Site Design: Planning Area #9



Farmers Market



Outdoor Food and Beverage



Movies in the Park

Initial Site
Design:
Planning Area
#10, #11



Initial Site Design: Planning Area #12, #13



Revegetation of Native Planting

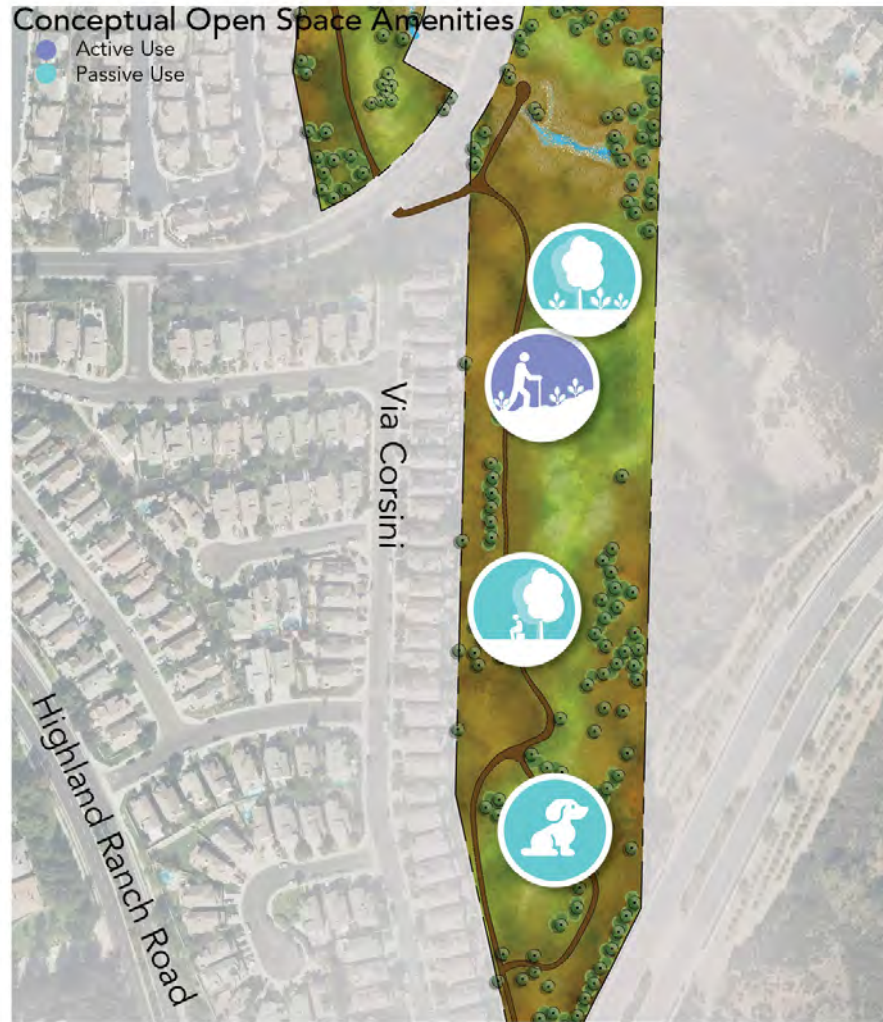


Shaded Seating Areas



Nature Trail

Initial Site Design: Planning Area #14



Nature Trail and Revegetation of Native Planting



Shaded Seating Areas



Dog Park

Initial Site Design: Planning Area #15, 16

Conceptual Open Space Amenities

- Active Use
- Passive Use



Discovery Play

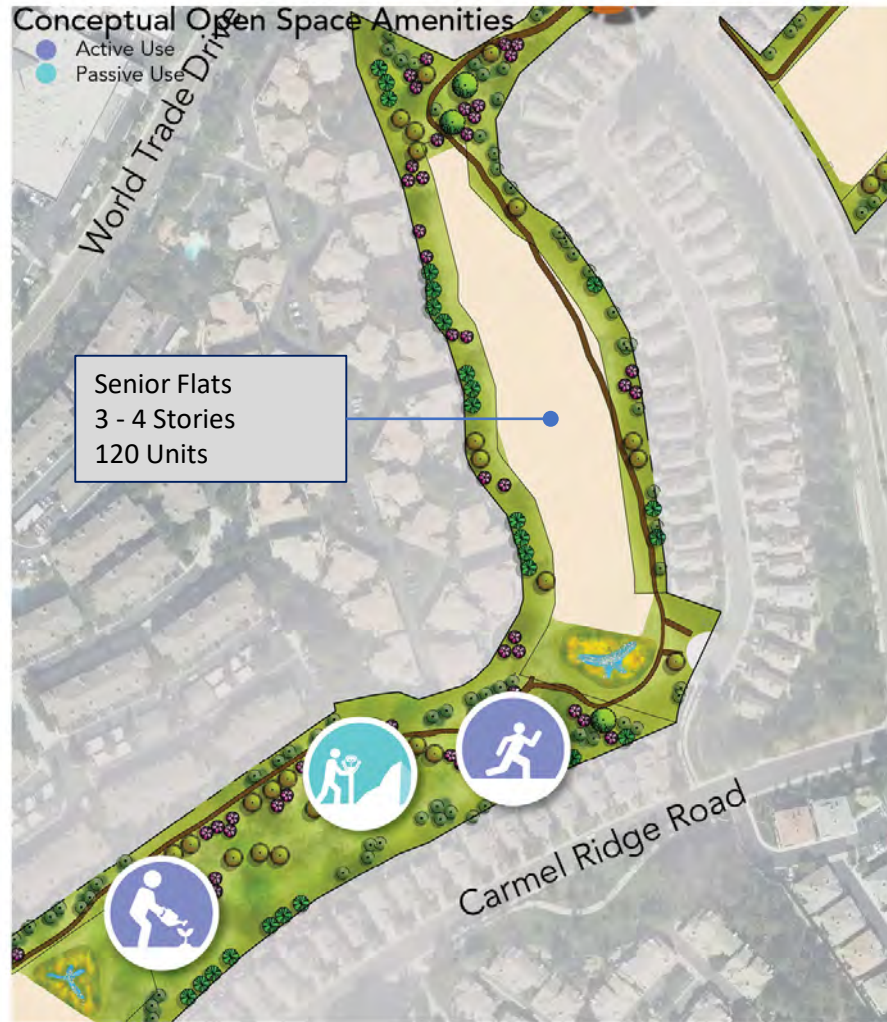


Passive Seating/Picnic Areas



Nature Trail

Initial Site Design: Planning Area #17, 18



Community Gardens



Overlook

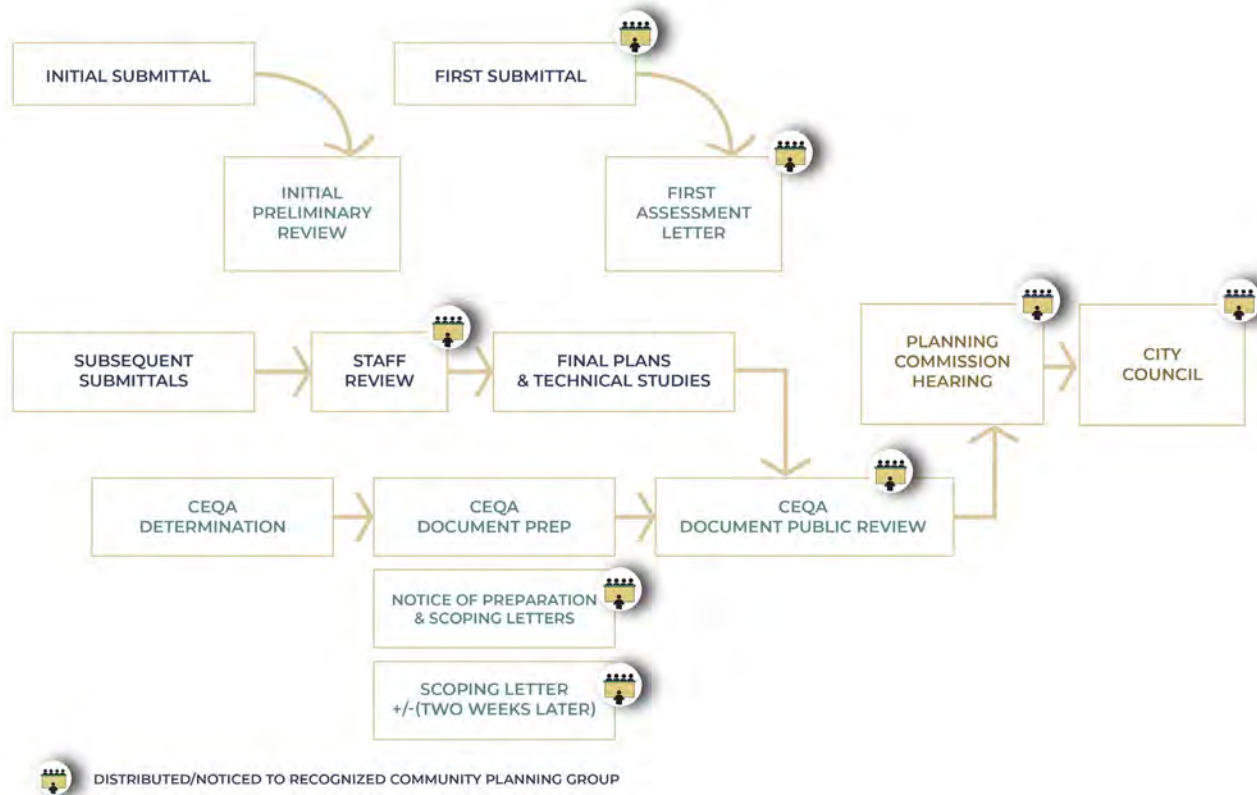


Active Trail

Project Review Process



Project Review Process



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Carmel Mountain Ranch

Summary and Next Steps



Summary and Next Steps

- **Initial Project Submittal to the City of San Diego**
- **Ongoing Community Engagement through 2020**
 - CMRSSCC Subcommittee
 - Community Council Updates
 - Community Activities

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

Sign-up for email updates.

The Trails
at
Carmel Mountain Ranch

Thank You!

