

ATTACHMENT B

**FREEWAY COMMERCIAL NORTH (FC-2)
“CENTERPARK” / “TOWN CENTER PARK”**



FC-2 PARK - PARK MASTER PLAN

SITE ANALYSIS



ROLLING HILLS CHARACTER OF CHULA VISTA



VIEW EAST TO MOUNTAINS



SITE VIEW NORTH



SITE VIEW SOUTH TO OTAY RANCH TOWN CENTER PALM ALEE



OTAY RANCH TOWN CENTER PALM ALEE



STREETSCAPE RESPONDING TO OTAY RANCH TOWN CENTER TREE CHARACTER



TYPICAL 8-PLEX RESIDENTIAL UNIT



FC-2 PARK - PARK MASTER PLAN

RESIDENTIAL AMENITIES & OPEN SPACE



Inspired by the surrounding natural topography of the Otay Ranch area, a series of rolling mesas and valleys are used to develop character and give form to the park. The lowland valleys and upland mesas provide intimate space for small gatherings, seating, active use, and play opportunities. This rolling topography transitions to larger flat areas along the edge of the berms, with two larger gathering spaces at the north and south sides of the park that provide areas that can be utilized as flexible event space, including a large plaza on the south, and lawn area on the north. The mesas provide users with a unique vantage point taking them above street level and revealing a view of the landscape and surrounding areas otherwise not available, while also containing a series of gathering and play spaces. Connecting all the spaces is a series of sloped walkways which traverse through the drought tolerant/native gardens on the hillsides.

Connection to Adjacent Development

The park design considers the connections to the adjacent uses and provides good pedestrian linkages to the larger neighborhood. The Park is bounded by Town Center Drive on the east, Centerpark Road on the north and Promenade Street on the south. Streetscape enhancements for these edges should interface seamlessly with the park and tie together the park and adjacent development into one complimentary landscape experience.

In addition to the street frontages the park has strong connections and linkages to the adjacent residential projects. On the west side of the project the park shares a frontage with the Suwerte residential project. A single shared sidewalk serves both the residential entries and the park edge and allows for a seamless transition from the residential development to the park. Across the street to the east, a five story mixed-use building will provide an urban edge with high amounts of activity. A large residential open space has been provided to the southeast of the park and coupled with enhanced pedestrian crossings on Town Center Drive this space will feel like an extension of the park. These edge conditions are key components of activation for the park as they will increase the desirability of these residential units, but will allow for enhanced surveillance in the park.

Park Name

This urban park in a high-density multi-family area plays a key role in placemaking. Baldwin & Sons strategically located the park in the center of the walkable, bikable village to serve as a community focal point, forming a clear town center and drawing both the residents and visitors, hence the name “Centerpark” or alternate name (2nd choice) “Town Center Park”. The street along the park leading to the hotels is already named Centerpark Road. The park will form the central gathering place for residents, hotel guests,

and employees of the mixed use commercial component of the village. The park “spills out” into the surrounding housing developments, blurring the distinction between private and public. Suwerte townhomes along the west edge of the park draws inspiration from its design and continues the landscape theme in its private courtyards. The mixed use project directly across Town Center Drive designates a wide common open space that echoes the park features, creating a feeling of continuity and openness. The resulting effect a distinct, central identity which reflects the central values of the community.

Program

The park program focuses less on formal play areas such as sports fields, but looks to provide a series of experiences for a wider range of user groups. The adjacent development features a dog park, exercise area, BBQ’s, game tables and a tot lot and the program areas in the park are focused toward complimenting rather than competing with these other use areas. Another major goal of the park is to maintain flexibility so that events such as movie nights, food trucks, art/food fairs, markets, inflatable play, or temporary play could be brought in to activate the park.

Baldwin & Sons development agreement with the city allow a higher budget for amenities and more enhanced maintenance than a standard city’s general fund park. This park will be equipped with high end finishes and unique features that create a true destination and distinct experience. This is achieved by including program elements such as a flexible use plaza, a variety of seating and furnishings, a large interactive water feature, restroom and utility facility, activity lawn and amphitheater, multiple turf embankment slides, picnic pavilions with BBQ grills, Treehouse play equipment piece, modular fitness station, palm oasis, and active circulation throughout. The following features of the park are part of the robust enhanced amenities package:

- Treehouse Play Areas & Amenities – the park play areas and amenities are not focused on traditional tot lot and play structures, but more geared around adventure play and discovery. These play components are located along the meandering paths that ascend and descend the berms. These play areas include an off-the-shelf Treehouse with suspension bridge, fireman’s pole, climbing net, and ground level treehouse; a custom high-density polyethylene hillside slide, informal bouldering/timber staircases to ascend the hill; informal artificial turf hillside slide and climbing area; off-the-shelf play equipment logs and stumps; a dry arroyo that leads to a palm oasis with wooden bridge structure.
- Water Feature / Splash Pad – Located in the plaza, this water feature is intended to be a showcase for the park and will be designed in a manner to have a variety of types and ways that people can interact with water.

The feature will include a basin with a shallow 1’-1.5’ deep recirculation water, pop jets, leaper jets out of water walls, and stainless steel artistic misters. Each of these will have controls that will allow them to be turned on or off independently so that the splash pad area could be utilized for larger events. A mechanical room with ventilation will be provided in the comfort station. Paving within the water feature will be slip resistant.

- Flexible Use Plaza – a 14,000 s.f. plaza provides an opportunity for a large gathering area with seating and shade, food trucks, inflatable play, art/food festivals and markets etc.
- Lawn / Amphitheater – two lawn areas, including a 3,500 s.f. lawn at the south and an 11,000 s.f. lawn on the north end of the park provide an area for active play, yoga or fitness classes, or flexible events. Adjacent to the south lawn is an amphitheater for approximately 150 people. The amphitheater consists of concrete seatwalls, with decomposed granite paving between as well as an irregular staircase that can be used for overflow seating. This amphitheater area can be used for plays in the lawn, movies, or simply to overlook the plaza and water play area.
- Shaded BBQ / Picnic Areas – three picnic areas with picnic tables, charcoal grills, and hot coal receptacles have been provided in the park. Two of these are located on the overlook at the top berms and provide an overlook to the rest of the park. These picnic areas are shaded by overhead trellises. The third picnic area is located adjacent to the north lawn space and includes 2 sets of picnic tables and grills so that it could be used by multiple people, or a larger group.
- Exercise / Fitness Station – an exercise / fitness station with 11 different activities has been provided at the north west area of the park.
- Comfort Station & Trash Enclosure – a 900 s.f. comfort station has been provided that allows for 3 unisex restrooms, drinking fountains, outdoor communal sinks, a 348 s.f. mechanical room for the water feature, and 479 s.f. of storage space to fit movable furniture and maintenance cart. In addition a trash enclosure has been provided adjacent to the building but tucked into the berm to screen this from the park. This trash enclosure will include two 4-cubic yard (c.y.) cubic yard bins for trash and recyclables and is located close to the street for ease of pickup.

Paving and Hardscape:

Concrete will be the primary paving material for the park. The plaza area to

the south will utilize two different types of concrete paving, with enhanced finishes and/or integral color. The walkways widths in the plaza will be a minimum of 8' wide to allow for the high use and number of people that will be utilizing the space. Secondary walkways in the park will consist of standard gray paving with broom finish and will be a minimum of 5' wide. Poured in place rubber surfacing will be provided for all play areas with fall-zone restrictions in order to meet play area requirement. The final paving type in the park will be stabilized decomposed granite, which will be provided at all picnic areas in order to provide a softer feel for these gathering areas.

Seatwalls, retaining walls and stairs are also included as a part of the project. All walls will be standard gray cast in place concrete with smooth form finish, and will include skate deterrents as needed to protect from skateboard damage.

Site Furnishings:

Site furnishings for the park including bike racks, a bike repair station, benches, trash & recycling receptacles, communal tables, picnic tables, movable tables and chairs, BBQ's and hot coal receptacles. All site furnishings will meet the City of Chula Vista standards and will be built from concrete or powdercoated steel in order to reduce maintenance requirements and potential vandalism of the furnishings. Furnishings will also include skate deterrents as needed to protect against damage from skateboarding.

Planting

Planting for the park will consist of drought tolerant and native or adapted shrubs and groundcovers with an emphasis on low maintenance. All planting will be in conformance with the Chula Vista Landscape Manual and the Landscape Water Conservation Ordinance. Specific understory and tree planting species are shown in more detail in the planting pages within the landscape master plan. The understory planting framework includes four different categories of understory planting:

1. Streetscape / ornamental planting – this planting is provided on the flat portions of the project and includes flowering shrubs, ornamental grasses, and sturdy succulents that provide and allow for seasonal interest.

2. Shady north/west slopes – this planting will be on the berms and valley and will be more shaded tolerant groundcovers, shrubs and grasses that will provide a green backdrop for the park and fully cover and stabilize the slope.
3. Sunny south/east slopes – these planting areas will also consist of groundcovers, shrubs and grasses to cover and stabilize the slopes, but will have more color, texture and seasonal interest.
4. Arroyo / bio-retention planting – this planting will consist of a mix of grasses and shrubs that can take a periodic inundation for stormwater purposes.

The trees in the park will be in more formal arrangements in the flatter use areas such as the lawn, plaza and streetscape areas and will conform to the Landscape Master Plan and Specific Plan for the development. The tree planting will begin to become more naturalized on the berms and valleys to reinforce the notion of a more natural habitat and environment that will lead to more exploration. Within the bermed area and nestled between the adventure & informal play opportunities, a dry arroyo with boulders, a wooden bridge and a dwarf palm oasis will be provided as a nature play environment and allow for another unique planted habitat and discovery opportunity.

Irrigation:

All irrigation will be in conformance with the Chula Vista Landscape Manual, the Landscape Water Conservation Ordinance, and all City standards. Reclaimed irrigation will be utilized for the park, and high efficiency equipment and spray heads, weather based controllers, flow sensors, and rain sensors will all be utilized on the project. Hose bibs will be provided throughout the park to allow for maintenance staff to easily access water for maintenance or clean up and water purposes.

Lighting:

Lighting in the park will consist of high efficiency LED lighting, with dark sky compliant fixtures. Lighting in the park will consist of pedestrian pole lights along the walkways and in the plazas, vehicular pole lighting along the street edges, wall mounted or step lighting in the seawalls and stairs, trellis down lighting on the trellises at the BBQ areas, and accent lighting on the tensile structures, monument signs, and at the water feature. Site and pathway lighting shall provide a minimum of 0.5 foot-candle average.

PARK MASTER PLAN



PROGRAM ELEMENTS

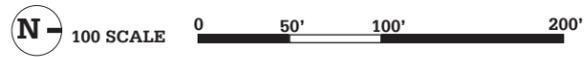
- 1 Open Lawn / Flexible Event Space
- 2 Amphitheater seating with informal staircase
- 3 Shallow Reflecting Water Feature With Pop-Jets
- 4 Comfort Station, Storage Building and Mechanical Room
- 5 Trash and Recycling Enclosure
- 6 Outdoor Shower & Drinking Fountain
- 7 Tensile shade structure
- 8 Community table and flexible seating
- 9 Flexible Use Plaza
- 10 Picnic Area w/BBQ's
- 11 Palm Oasis / Dry Arroyo / Informal Play with D.G.
- 12 Informal Play Bridge
- 13 Treehouse With Rubber Surface
- 14 Custom Hillside Slide - HDPC
- 15 Informal Timber Staircase
- 16 Informal Boulder Staircase
- 17 Monument Sign Location
- 18 Park entrance from residential edge
- 19 Privacy Berm
- 20 Food truck parking
- 21 Back-in diagonal parking
- 22 Trellis Shade Structure
- 23 Bike Rack & Repair Station (at 1 location only)
- 24 CIP Concrete Curved Staircase
- 25 Artistic Stainless Steel Mist
- 26 Water Walls w/ layer jets
- 27 Artificial Turf Hill / Slide
- 28 Natural Play Logs and Stumps
- 29 Modular Fitness Station
- 30 CIP Concrete Seatwalls
- Property Line

FC-2 PARK - PARK MASTER PLAN

PARK LIGHTING STUDY

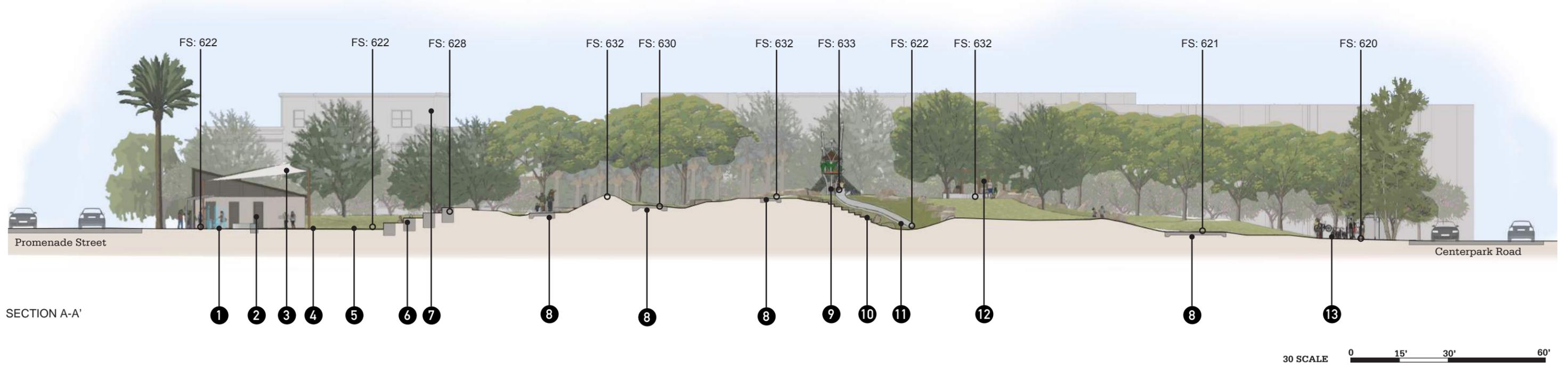


KEY MAP



PROGRAM ELEMENTS

- 1 Shallow Reflecting Water Feature With Pop-Jets
- 2 Comfort Station, Storage Building and Mechanical Room
- 3 Tensile shade structureFlexible Use Plaza
- 4 Flexible Use Plaza
- 5 Open Lawn / Flexible Event Space
- 6 Amphitheater seating with informal staircase
- 7 Suwerte Development Housing Units
- 8 Sidewalk
- 9 Treehouse With Rubber Surface
- 10 Informal Timber Staircase
- 11 Slide
- 12 Picnic Area w/BBO's
- 13 Modular Fitness Station and Bike Repair Station



SECTION A-A'



FC-2 PARK - PARK MASTER PLAN

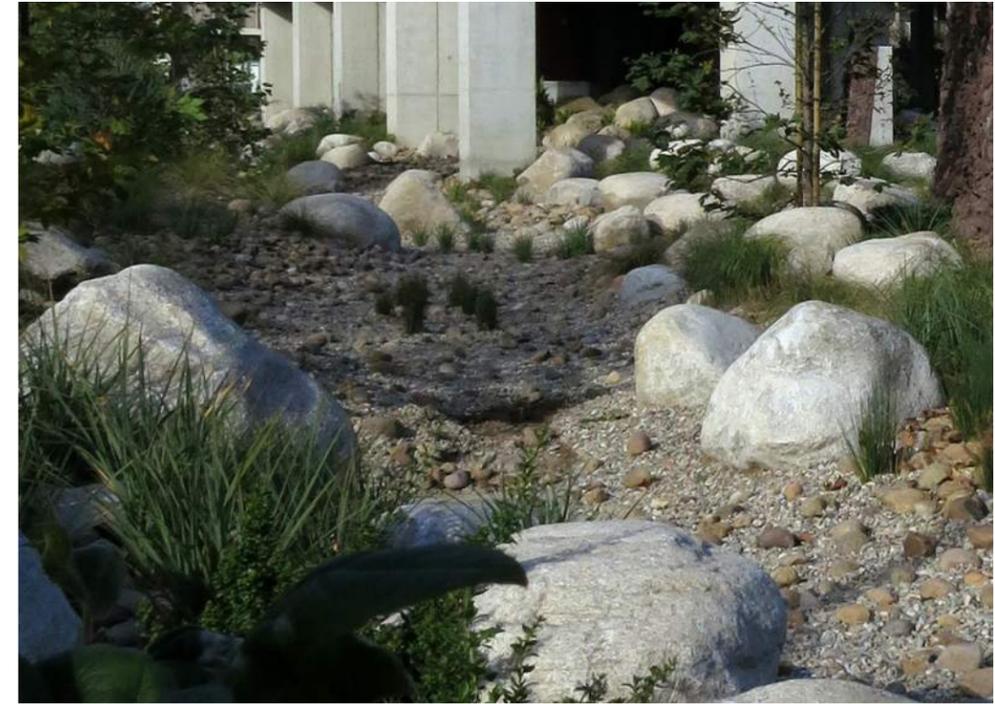
HILLSIDE / VALLEYS



PALM OASIS



DRY ARROYO



NATURAL PLAY ELEMENTS

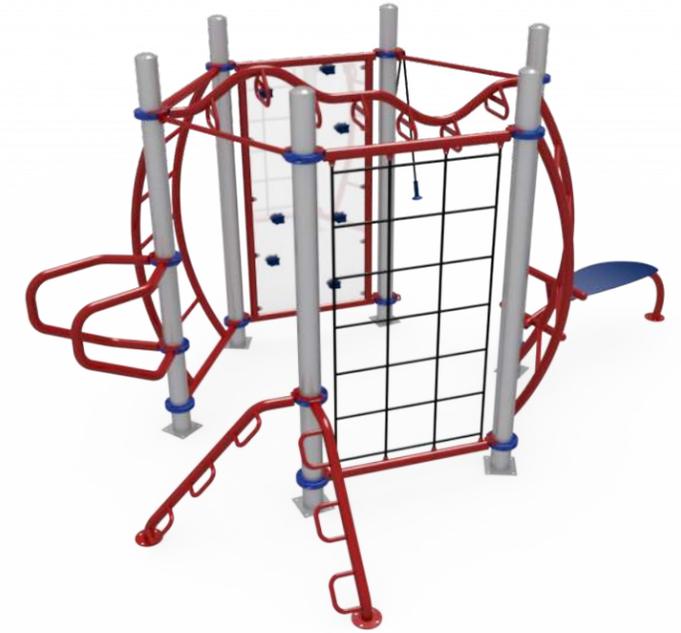


FC-2 PARK - PARK MASTER PLAN

CUSTOM SLIDES



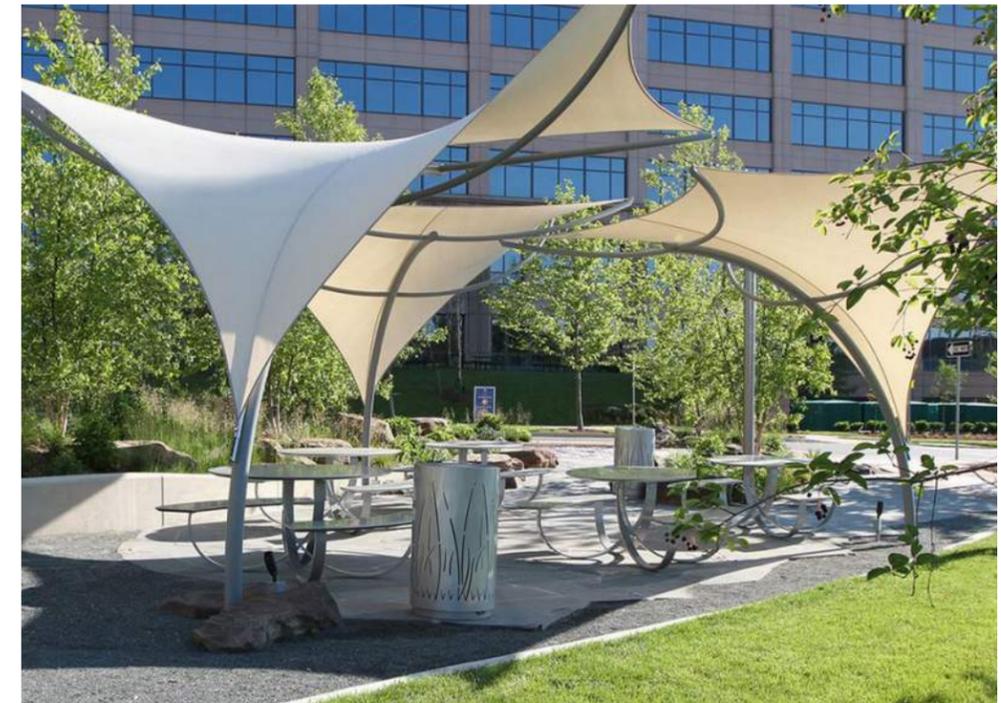
MODULAR FITNESS STATION



TREE HOUSE



SHADE STRUCTURES



FC-2 PARK - PARK MASTER PLAN

PLAZA FUNCTION



AMPHITHEATER



AMPHITHEATER STAIRS



ARTISTIC MISTERS



SHALLOW REFLECTING WATER FEATURE WITH POP-JETS



WATER WALL



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BROOMED NATURAL CONCRETE



BANDED INTEGRAL COLOR CONCRETE



DECOMPOSED GRANITE



GRAY BAJA CRESTA BOULDERS AND DECORATIVE STONE



POURED IN PLACE RUBBER SURFACE



FC-2 PARK - PARK MASTER PLAN

PARK FURNISHINGS



PARK LIGHTING STUDY



VEHICULAR LIGHTING



PEDESTRIAN POLE LIGHTING



STEP / WALL LIGHTING



TRELLIS LIGHTING



IN-GROUND / SIGNAGE LIGHTING



FC-2 PARK - PARK MASTER PLAN

PLANTING CHARACTER - TREE SELECTION



PLAZA ENTRY PALM TREE SUCH AS:



PHOENIX DACTYLIFERA MEDJOOOL

STREET TREE:



PLATANUS MEXICANA

CANOPY SHADE TREE SUCH AS:



QUERCUS SUBER



SCHINUS MOLLE



TIPUNANA TIPU

FLOWERING ACCENT TREE SUCH AS



LAGERSTROEMIA INDICA



CERCIS CANADENSIS



FREMONTIODENDRON



VITEX AGNUS-CASTUS

PALM OASIS TREE SUCH AS



CHAMAEROPS HUMILIS



TRACHYCARPUS FORTUNEI



BRAHEA ARMATA

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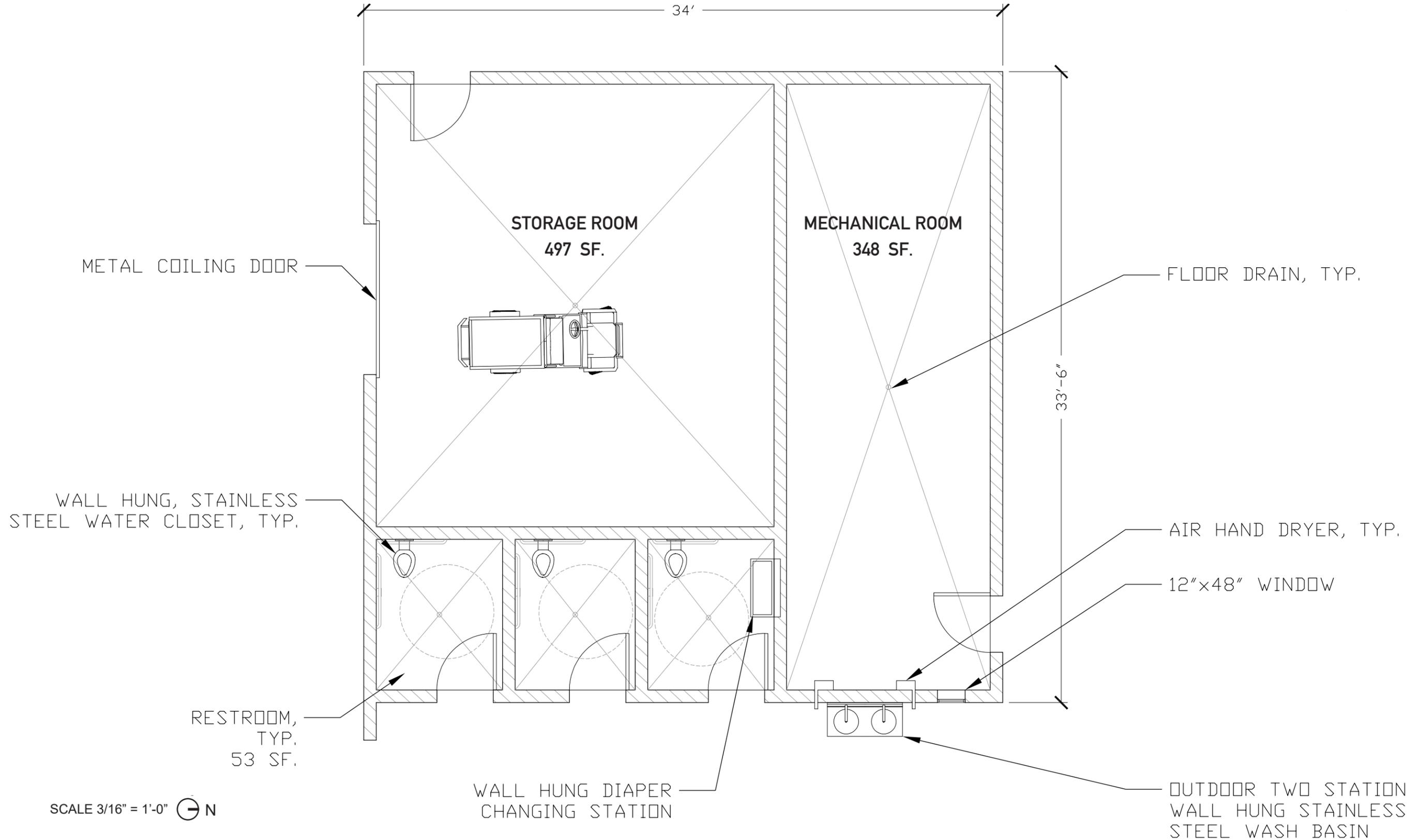
PLANTING CHARACTER - UNDERSTORY

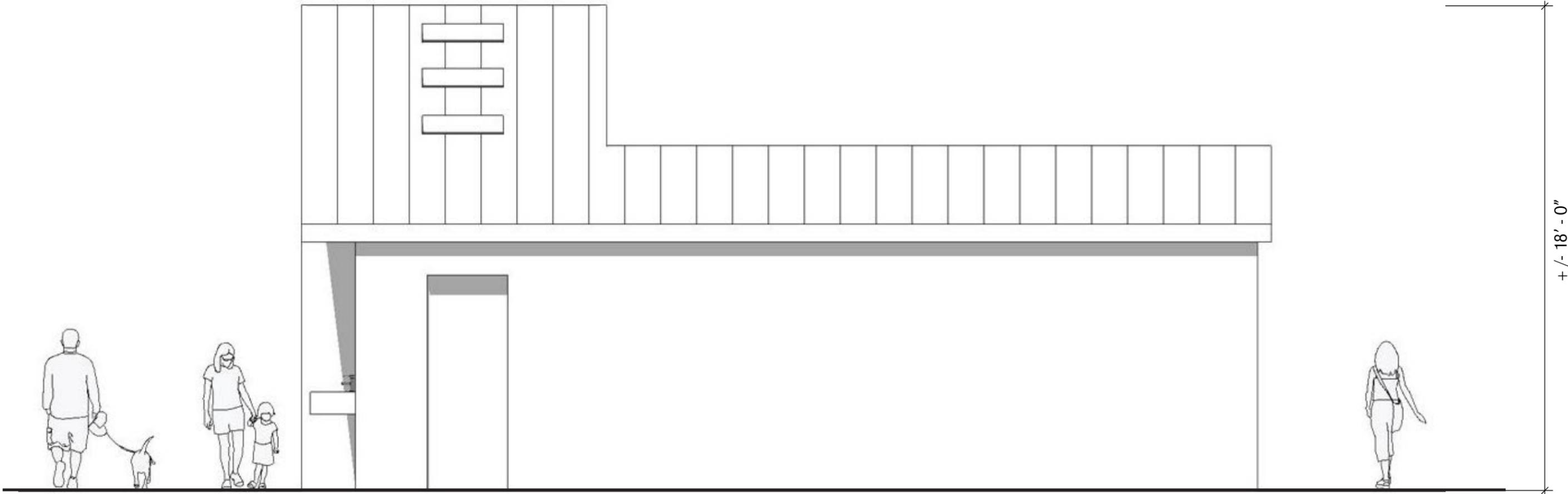


| | |
|--|--|
| <p>LAWN</p> | <p>ORNAMENTAL EDGE/ STREETSCAPE PLANTING SUCH AS:</p>  <p>AGAVE ANGUSTIFOLIA</p>  <p>ALOE ARBORESENS</p>  <p>SELSERIA AUTUMNALIS</p>  <p>ANIGOZANTHOS</p> |
| <p>SOUTH FACING SLOPES SUCH AS:</p>  <p>FESTUCA MAIREI</p>  <p>SALVIA CLEAVLANDII</p>  <p>EPILOBIUM CANUM</p>  <p>ERIOGONUM FASCICULATUM</p> | <p>NORTH FACING SLOPES SUCH AS</p>  <p>HETEROMELES ARBUTIFOLIA</p>  <p>CAREX DIVULSA</p>  <p>CEANOTHUS SP.</p>  <p>RHAMNUS CALIFORNICA</p> |
| <p>ARROYO PLANTING SUCH AS</p>  <p>PENSTEMON SPECTABILIS</p>  <p>BACCHARIS PILULARIS</p>  <p>MUHLENBERGIA REGENS</p>  <p>JUNCUS EFFUSUS</p> | |

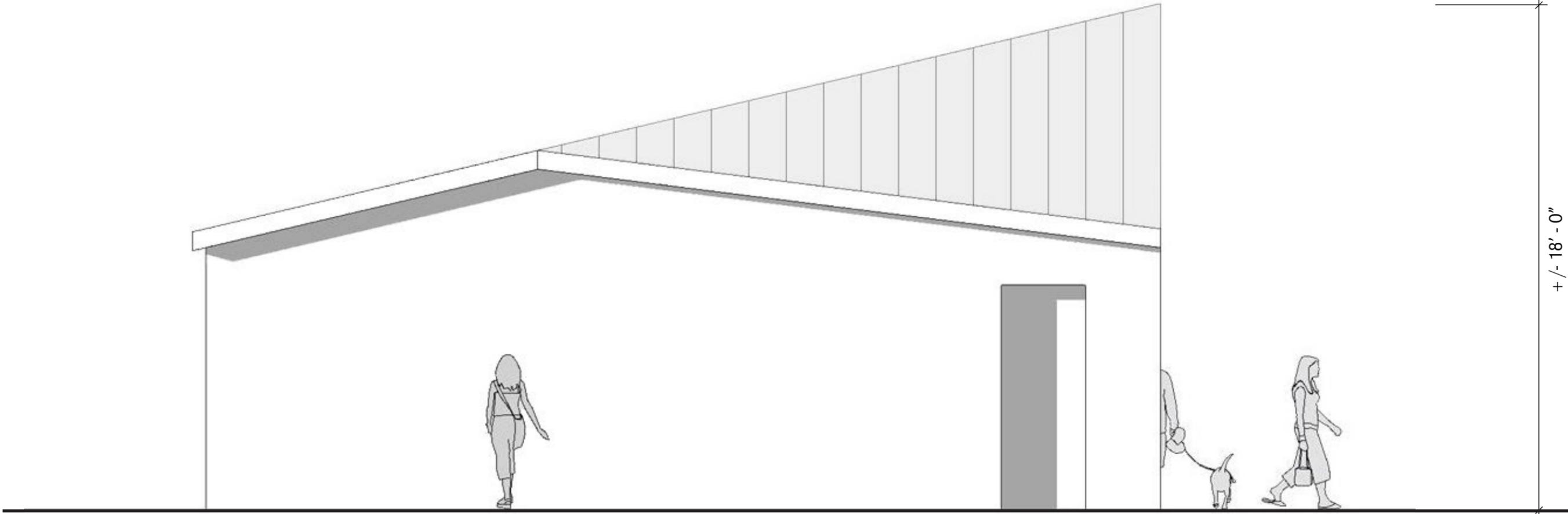
FC-2 PARK - PARK MASTER PLAN

COMFORT STATION - PRELIMINARY FLOOR PLAN (1,132 TOTAL SF.)

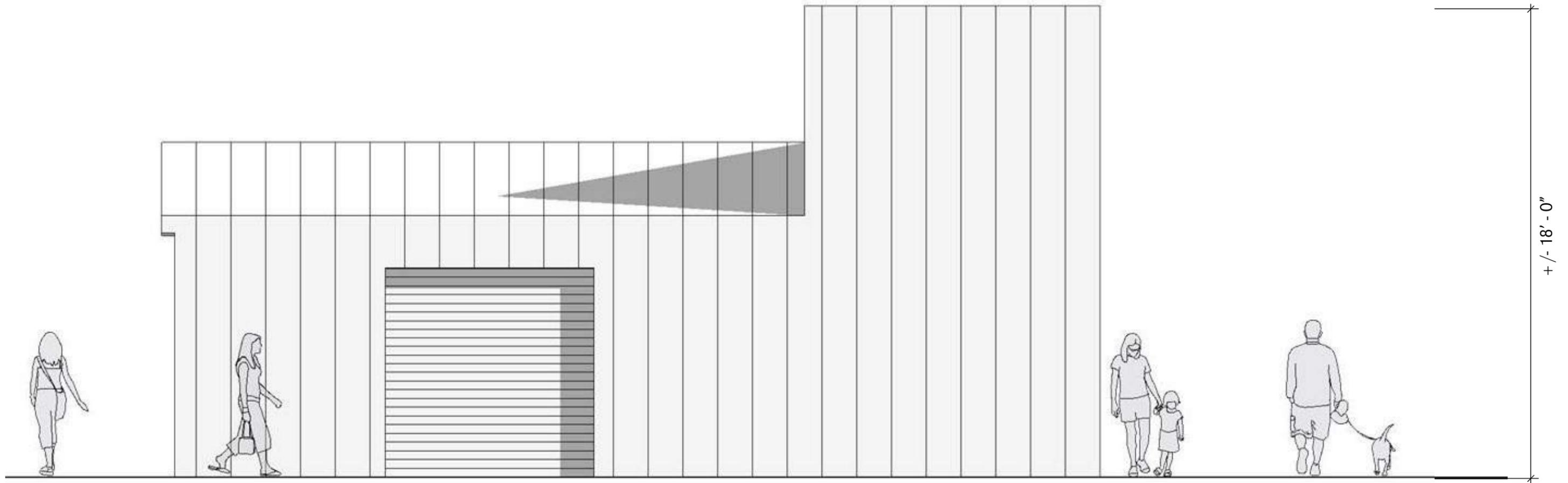




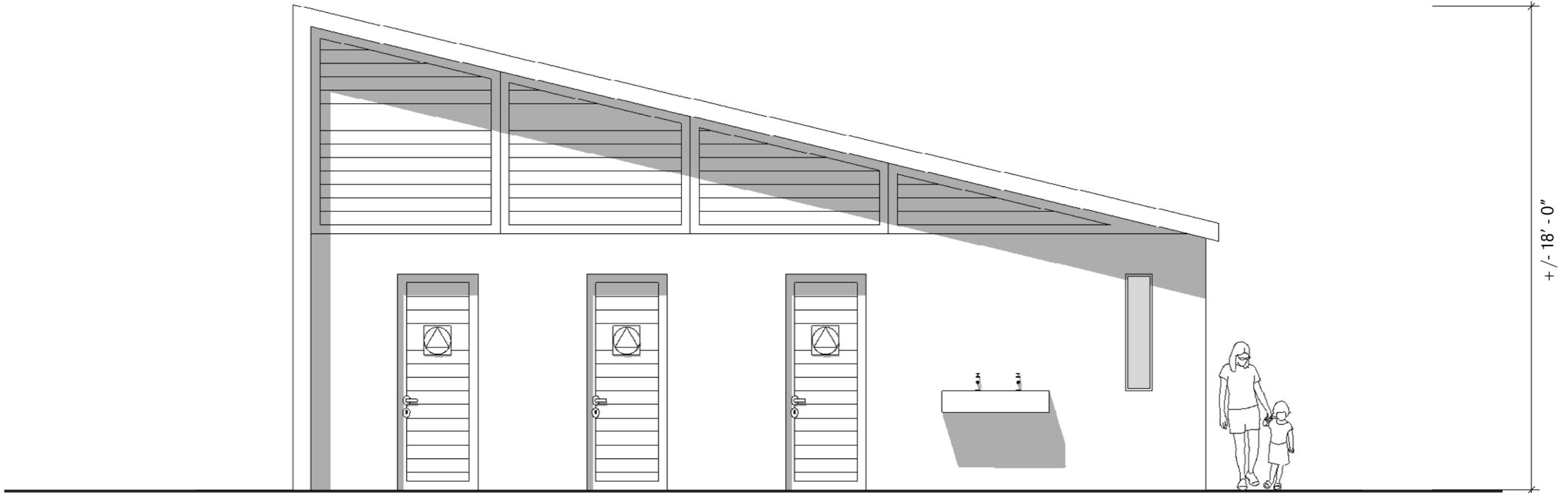
SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



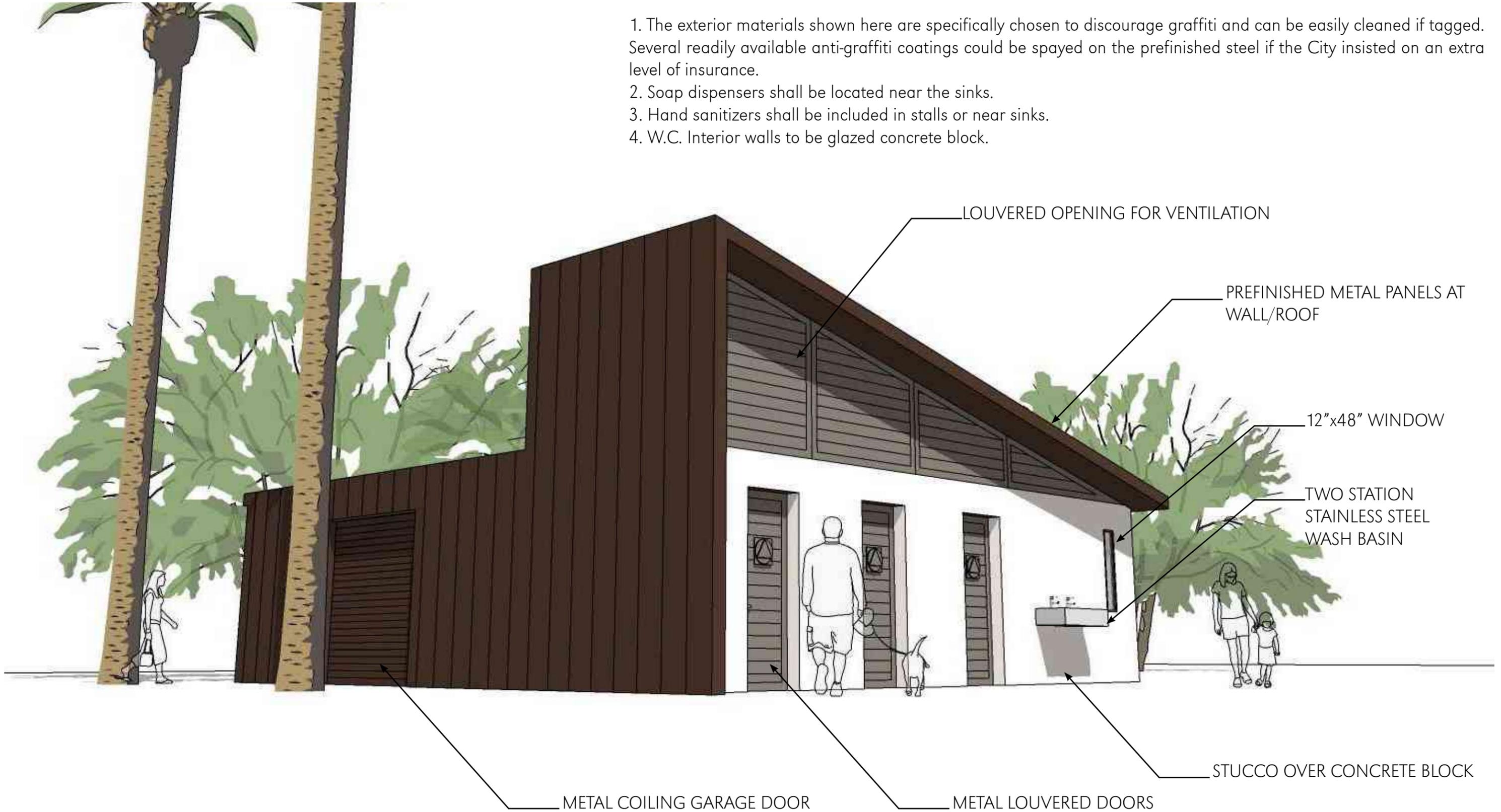
SCALE 1/4" = 1'-0"



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COMFORT STATION

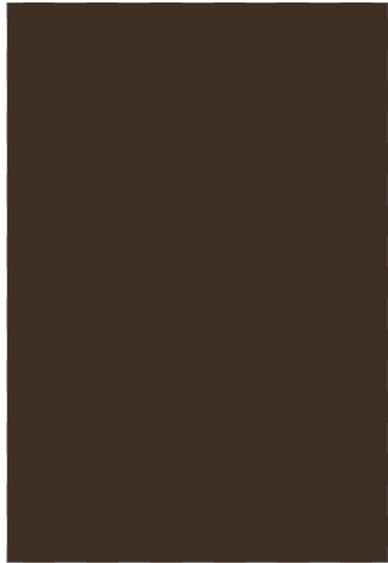
1. The exterior materials shown here are specifically chosen to discourage graffiti and can be easily cleaned if tagged. Several readily available anti-graffiti coatings could be sprayed on the prefinished steel if the City insisted on an extra level of insurance.
2. Soap dispensers shall be located near the sinks.
3. Hand sanitizers shall be included in stalls or near sinks.
4. W.C. Interior walls to be glazed concrete block.



FC-2 PARK - PARK MASTER PLAN

COMFORT STATION

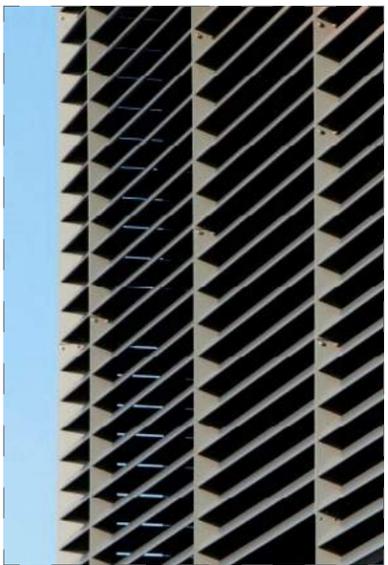
PRE-FINISHED METAL PANELS
Tudor Brown



STUCCO
Salty White



LOUVERED OPENINGS
Painted



LOUVERED DOORS
Painted to match louvers above



COIL DOOR
Painted to match metal wall / roof panels



GLAZED CONCRETE BLOCK
Snow White (WC interior walls)



FC-2 PARK - PARK MASTER PLAN





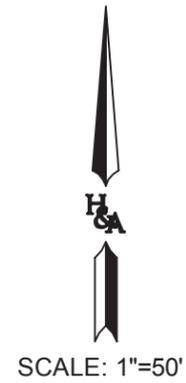






FC-2 PARK - PARK MASTER PLAN

SITE UTILITIES, GRADING AND DRAINAGE



PRELIMINARY EARTHWORK QUANTITIES

CUT (RAW): 2,141 CY
 FILL (RAW): 9,687
 IMPORT (RAW): 7,546 CY

EXISTING SITE GROUND BASED ON TOPO FLOWN 1-6-2012 BY ROBERT J. LUNG & ASSOCIATES AND INTERIM BASIN DESIGN PER C.C.V. DWG. NO. 16002, OR-263G.