

Millenia Metro Park

Park Number: P-3 | W/O Number: OR-850P3 | 2.286 Acres



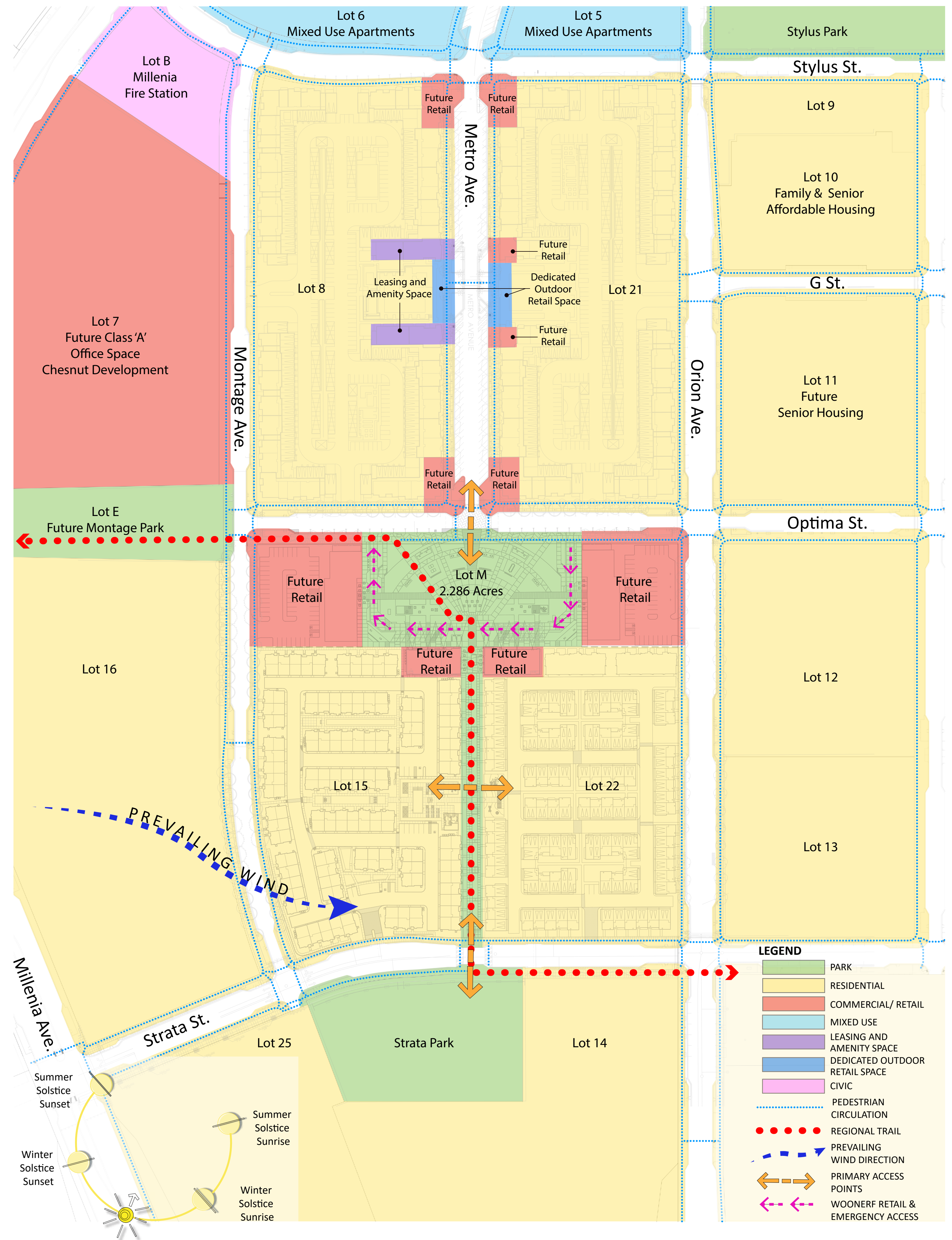
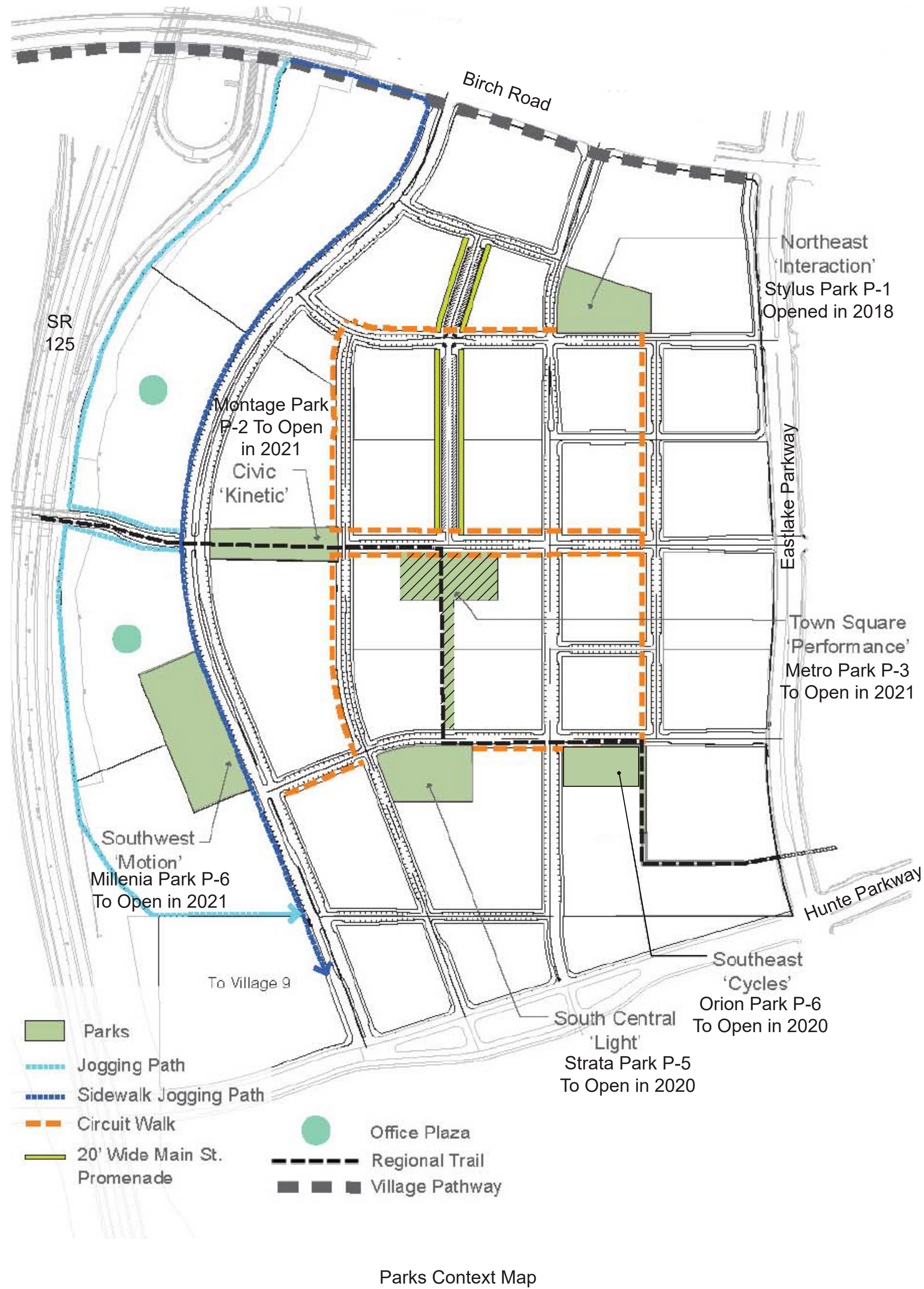
Private Park maintained by the community association covered by a public access easement allowing use by the public.

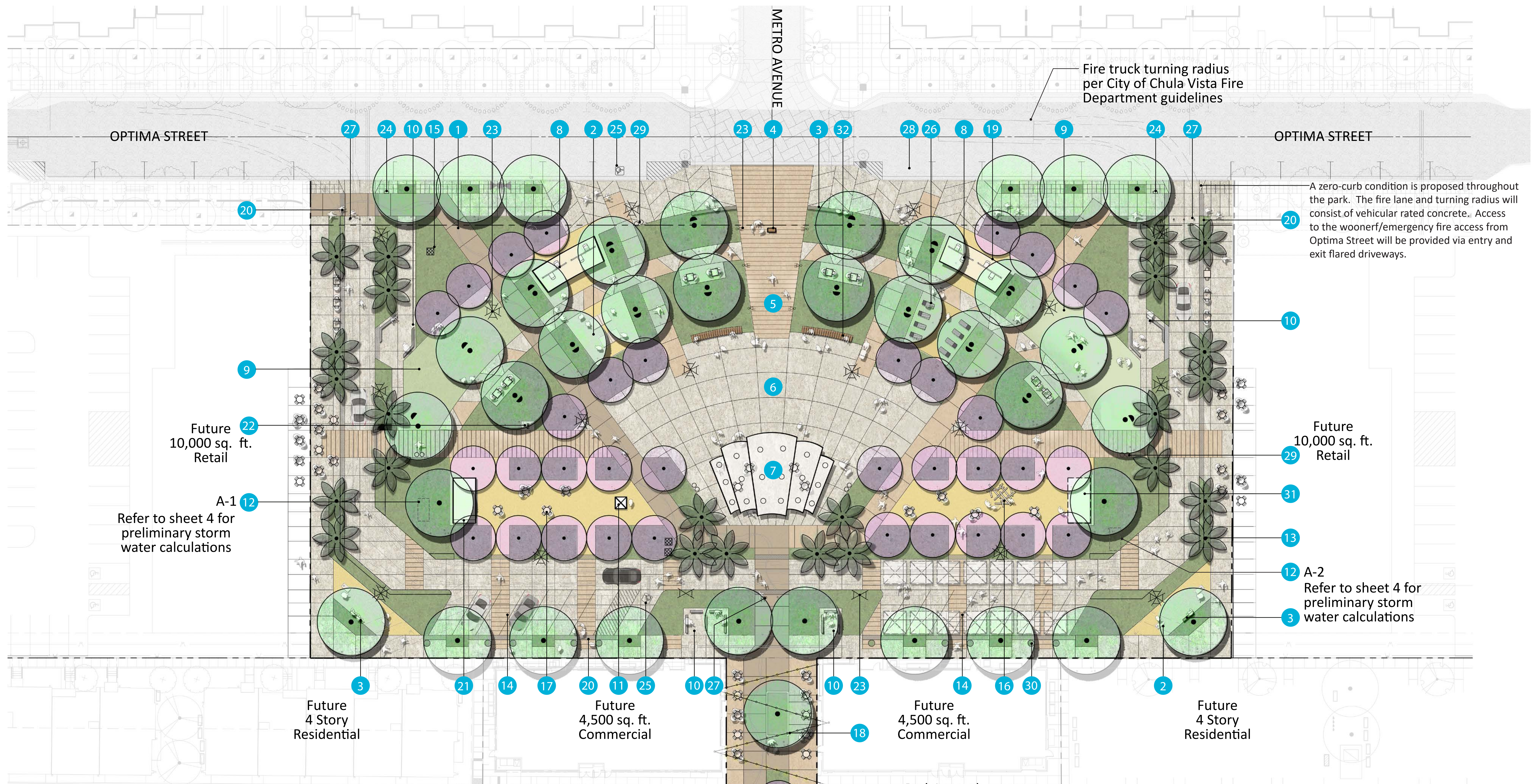
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Fire truck turning radius per City of Chula Vista Fire Department guidelines

A zero-curb condition is proposed throughout the park. The fire lane and turning radius will consist of vehicular rated concrete. Access to the woonerf/emergency fire access from Optima Street will be provided via entry and exit flared driveways.

Future 10,000 sq. ft. Retail

Future 10,000 sq. ft. Retail

A-1 Refer to sheet 4 for preliminary storm water calculations

A-2 Refer to sheet 4 for preliminary storm water calculations

Future 4 Story Residential

Future 4,500 sq. ft. Commercial

Future 4,500 sq. ft. Commercial

Future 4 Story Residential

Design Statement

Inspired by the theme of performance; the proposed Metro Park creates a forum for civic gathering, concerts, movies, and festivals. The park is anchored by a large proposed performance space including a signature shade structure framed by a civic plaza. The signature structure resides in the center of the park providing a visual beacon from Metro Avenue to the north and the paseo to the south. Flanking the shade structure are two proposed gathering spaces with movable furniture nestled under a bosque of trees. A series of proposed pathways offer a permeable transition into the park from Optima Avenue. Numerous gathering opportunities are present within the gardens including game tables, swings, social nodes, and flexible turf areas. A proposed woonerf frames the east, south, and west edge of the park providing a seamless transition from the surrounding retail/commercial uses while inviting patrons into the various park spaces. The woonerf is further activated by a range of seating and gaming opportunities. The Regional Trail enters the park from the west, traversing the civic plaza, and through the paseo providing a direct connection to Strata Street and Strata Park to the south.

Woonerf Concept

Woonerf's are strategically designed spaces shared by pedestrians, cyclists, and vehicles. A woonerf is proposed to be incorporated into the park design providing access for emergency vehicles and access to 17 parking stalls serving the park-fronting retail/commercial. A range of proposed techniques have been employed to reinforce the woonerf experience including zero-curb conditions throughout, enhanced paving/scoring, and social/gaming nodes proposed along its length. Removable bollards are proposed at the entry and exit to the woonerf allowing for closures during community events, farmer's markets, food truck festivals, and more.

Park Legend:

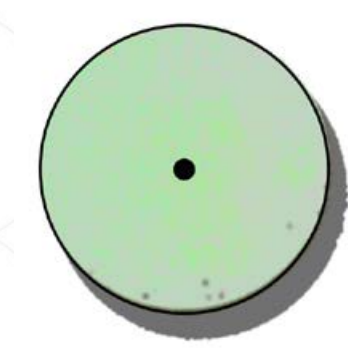
- 1 Regional Trail
- 2 Outdoor Games
- 3 Seat Wall, Typ.
- 4 Sculpture / Sign
- 5 Arrival Plaza
- 6 Central Plaza
- 7 Signature Pavilion
- 8 "Rocker" Swings, Typ.
- 9 Turf Area
- 10 Social Node, Typ.
- 11 Game Cart
- 12 Modular Wetland System, Typ.
- 13 Woonerf Trees, Typ.
- 14 Parking / Flexible Event Space
- 15 Transformer
- 16 "Imagination Playground" Blocks
- 17 Movable Furniture, Typ.
- 18 Festival Lights, Typ.
- 19 Shade Structure / Trellis
- 20 Detectable Warning, Typ.
- 21 20'x8' Container Kiosk with 50% Storage for Park
- 22 Drinking Fountain
- 23 Light Fixture, typ.
- 24 Intelligent Parking Signage
- 25 ADA Parking Stall
- 26 Fixed Lounge Seating
- 27 Removable Bollards, Typ.
- 28 Loading / Drop Off Zone
- 29 Trash/Recycling Receptacles
- 30 Decorative Pots, Typ.
- 31 Future 20'x8' Container Kiosk with 50% Storage for Park
- 32 Fixed Backed Seating



REFER TO SHEET 3

Park Legend:

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Large Shade Trees (36" Box) Such As:
Prosopis glandulosa - Honey Mesquite
Tipuana tipu - Tipu Tree
Ulmus parvifolia - Chinese Elm



Flowering Accent Trees (24" Box) Such As:
Cassia leptophylla - Gold Medallion Tree
Cercis 'Forest Pansy' - Forest Pansy Redbud
Tabebuia impetiginosa - Pink Trumpet Tree
Metrosideros excelsa - New Zealand Christmas Tree



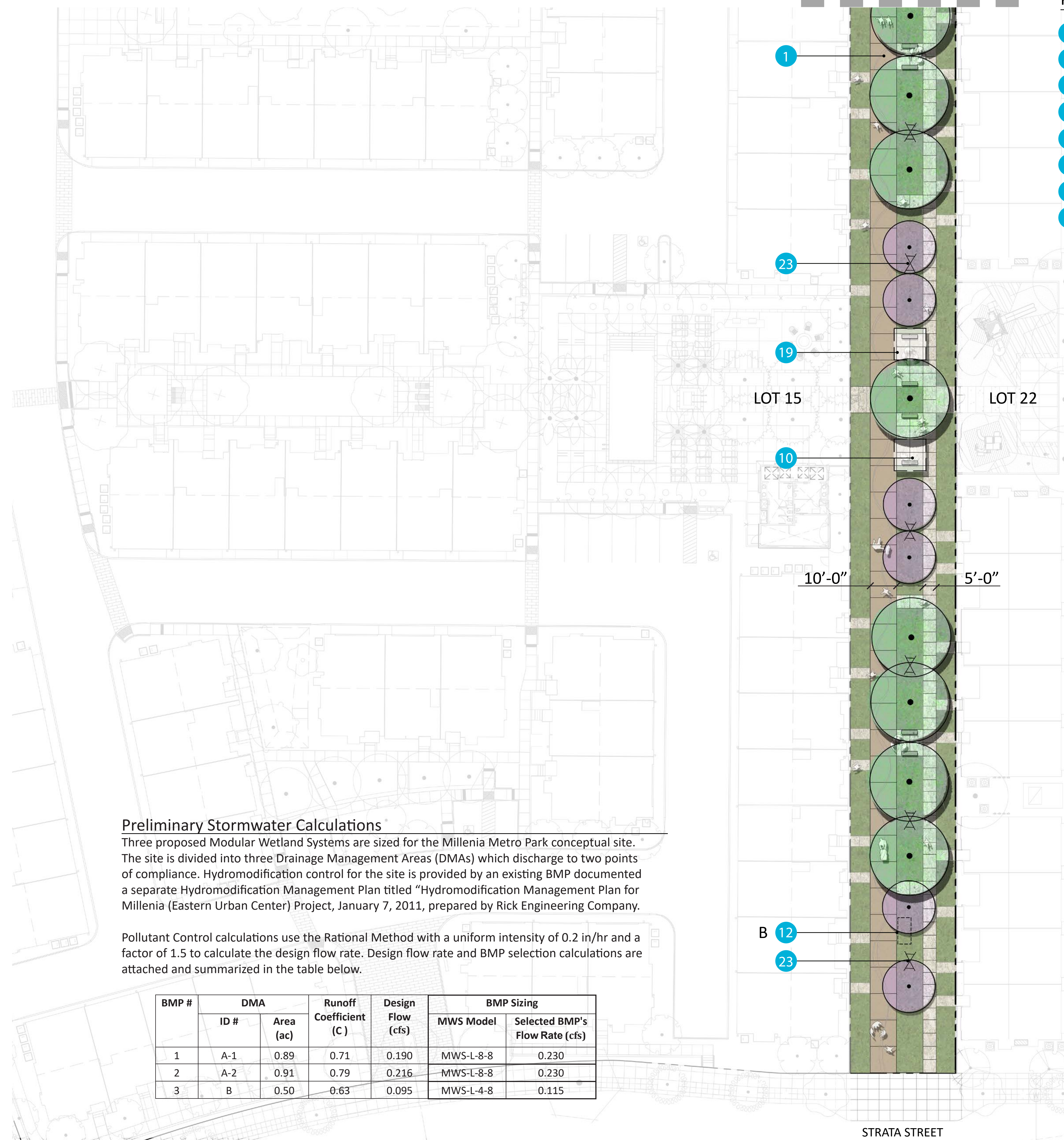
Palm trees (12' BTH) Such As:
Archontophoenix alexandrae - King Palm



Shrubs Such As:
Agave 'Blue Glow' - Blue Glow Agave
Aloe 'Medusa' - Medusa Aloe
Aloe vera - Aloe Vera
Boutelia 'Blonde Ambition' - Blonde Ambition Grama
Calliandra californica - Baja Fairy Duster
Callistemon 'Little John' - Dwarf Bottlebrush
Carissa 'Green Carpet' - Green Carept Natal Plum
Cistus purpureus - Rockrose
Dianella 'Baby Bliss' - Baby Bliss Dianella
Metrosideros 'Tahiti' - Dwarf Pohutukawa
Muhlenbergia rigens - Deer Grass
Rhamnus 'Little Sur' - Little Sur Coffeeberry
Salvia 'Wendy's Wish' - Wendy's Wish Sage
Senecio mandraliscae - Blue Chalk Sticks
Sesleria autumnalis - Autumn Moor Grass
Westringia 'Wynyabbie Gem' - Wynyabbie Coast Rosemary

Irrigation Concept

The park will have dedicated water meters for the site, one for recycled water and one for potable water. The irrigation for the park will utilize an automatically controlled irrigation system using low gallonge spray heads for most planting areas. A "smart" controller will be utilized and the irrigation will comply with the City of Chula Vista Landscape Water Conservation Ordinance, Chapter 20.12 of the Municipal Code. Water use calculations will be prepared to demonstrate how the ETWA will not exceed the MAWA. The design will also include lockable hose bibs with potable water near picnic locations to aid in the wash down of tables. The irrigation design will conform to the City of Chula Vista Landscape Manual and equipment will conform to City Park standards.



Preliminary Stormwater Calculations

Three proposed Modular Wetland Systems are sized for the Millenia Metro Park conceptual site. The site is divided into three Drainage Management Areas (DMAs) which discharge to two points of compliance. Hydromodification control for the site is provided by an existing BMP documented a separate Hydromodification Management Plan titled "Hydromodification Management Plan for Millenia (Eastern Urban Center) Project, January 7, 2011, prepared by Rick Engineering Company.

Pollutant Control calculations use the Rational Method with a uniform intensity of 0.2 in/hr and a factor of 1.5 to calculate the design flow rate. Design flow rate and BMP selection calculations are attached and summarized in the table below.

BMP #	DMA		Runoff Coefficient (C)	Design Flow (cfs)	BMP Sizing	
	ID #	Area (ac)			MWS Model	Selected BMP's Flow Rate (cfs)
1	A-1	0.89	0.71	0.190	MWS-L-8-8	0.230
2	A-2	0.91	0.79	0.216	MWS-L-8-8	0.230
3	B	0.50	0.63	0.095	MWS-L-4-8	0.115



Lighting Concept

The lighting design for the park will feature modern, elegant fixtures to complement the performance concept. Simple, straight pole and bollard fixtures are simple and sleek, creating a rhythm of lighting along main pathways. Multiple fixtures are housed on a single pole reflecting the theatrical lighting often found in performance venues. At the central plaza, an array of pedestrian poles creates a beautiful gathering space for evening guests in the park. Walks flanking the central plaza will have an integral glow to enhance the experience of entering the plaza at night. Up lights shine upon two rows of trees radiating around the plaza. The Regional Trail will have pedestrian pole fixtures providing safe passage after dusk. The signature shade structure will serve as a nighttime beacon for the community with color-changing lighting located within its canopy.

Fixture Legend

- A** 20' Tall Pedestrian Cluster Column Light (4 Light)
- B** 20' Tall Pedestrian Cluster Column Light (2 Light)
- C** Light Bollard
- D** Flush Mounted LED Uplights at Trees
- E** Overhead Festoon Lights
- F** Color Changing LED Modules Recessed in Pavilion Structure



20' Pedestrian Cluster Column Light



Light Bollard



Overhead Festoon Lights



SITE FURNISHINGS



'Cafe' Tables and Chairs by Thomas Steele



'Rivage Lounger' by Mmcite



Container Kiosk by BMarko Structures

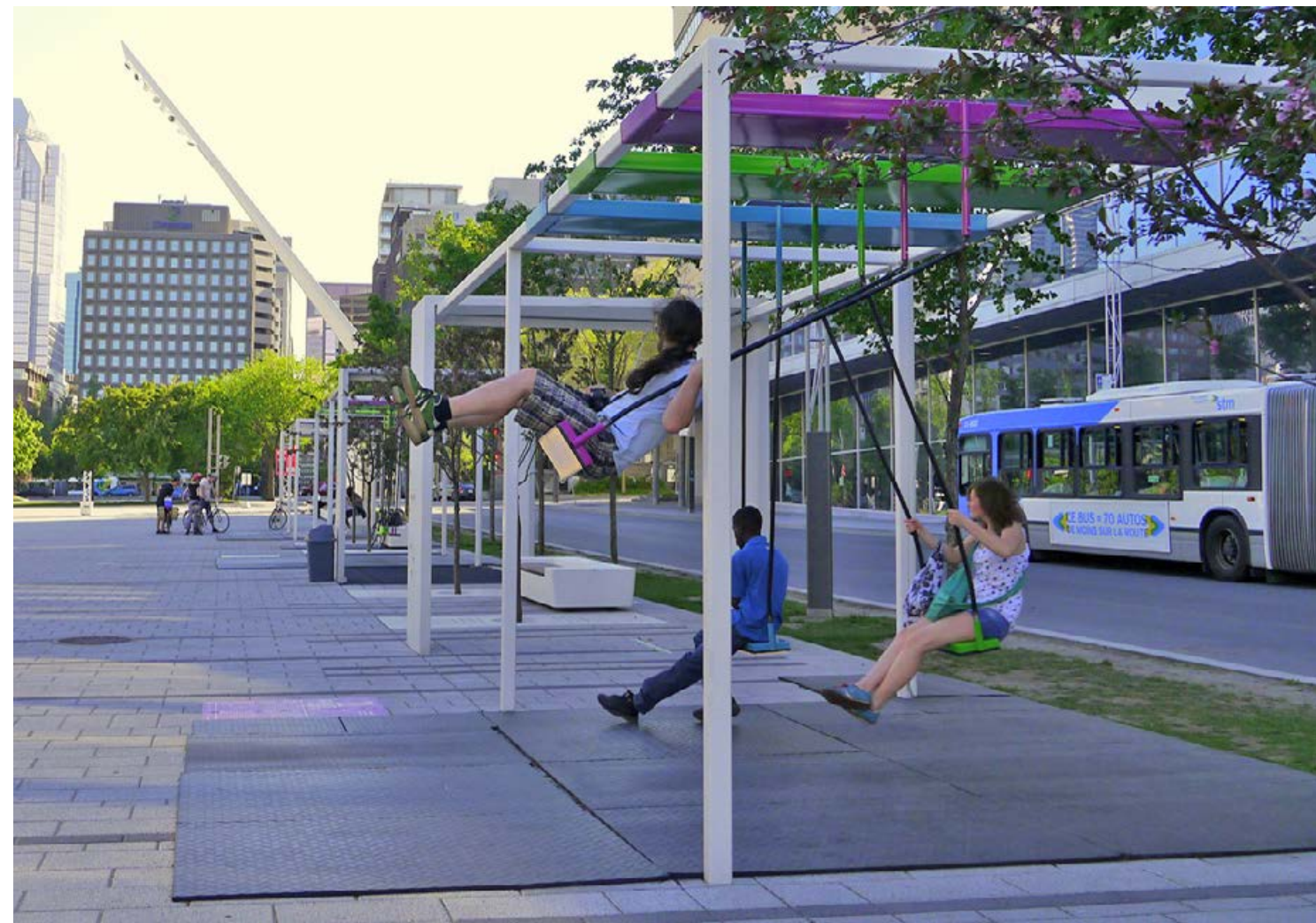


Shade Structure by Icon



Trellis by Icon

SITE FURNISHINGS

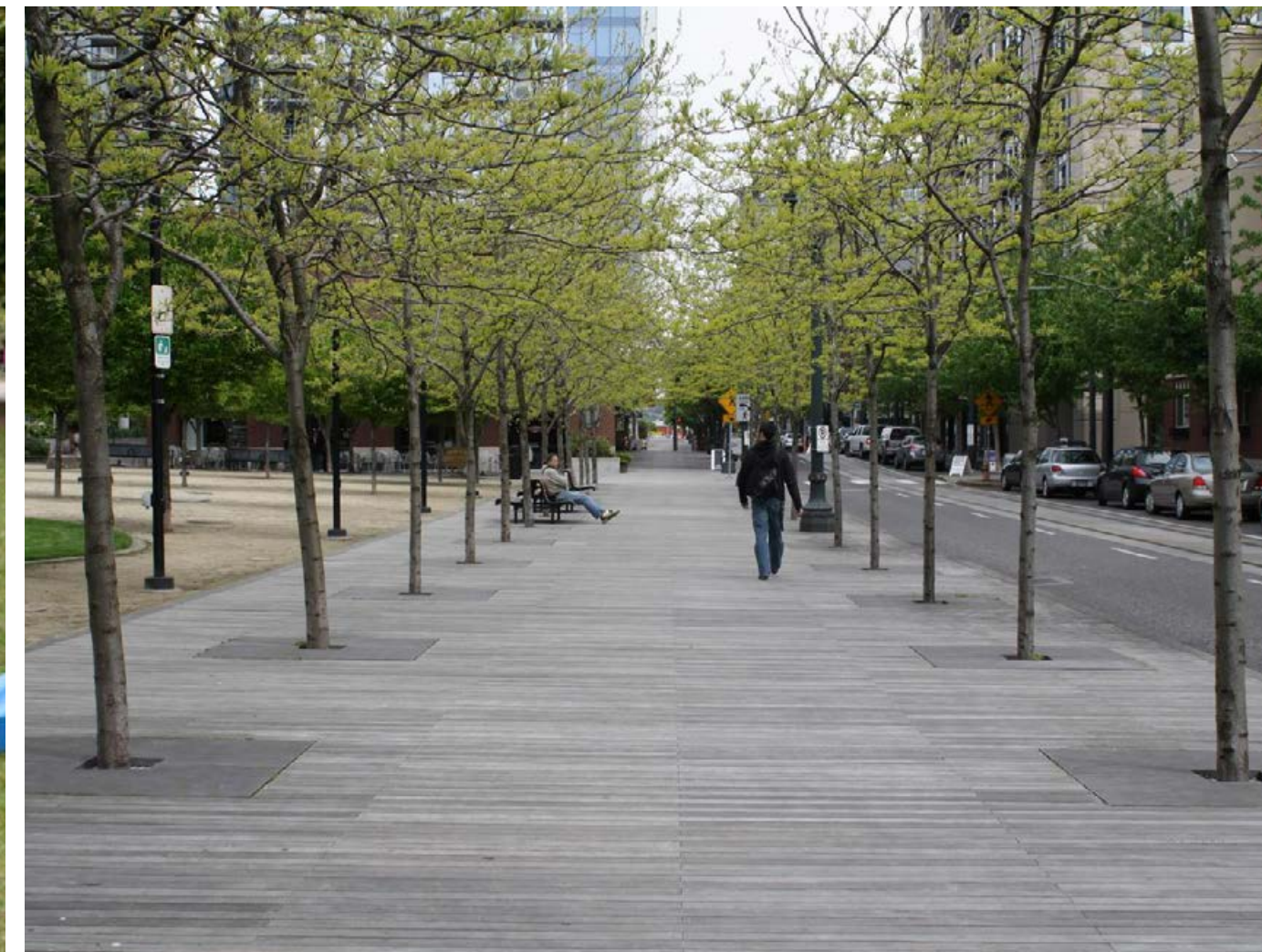


"Rocker" Swing by Icon



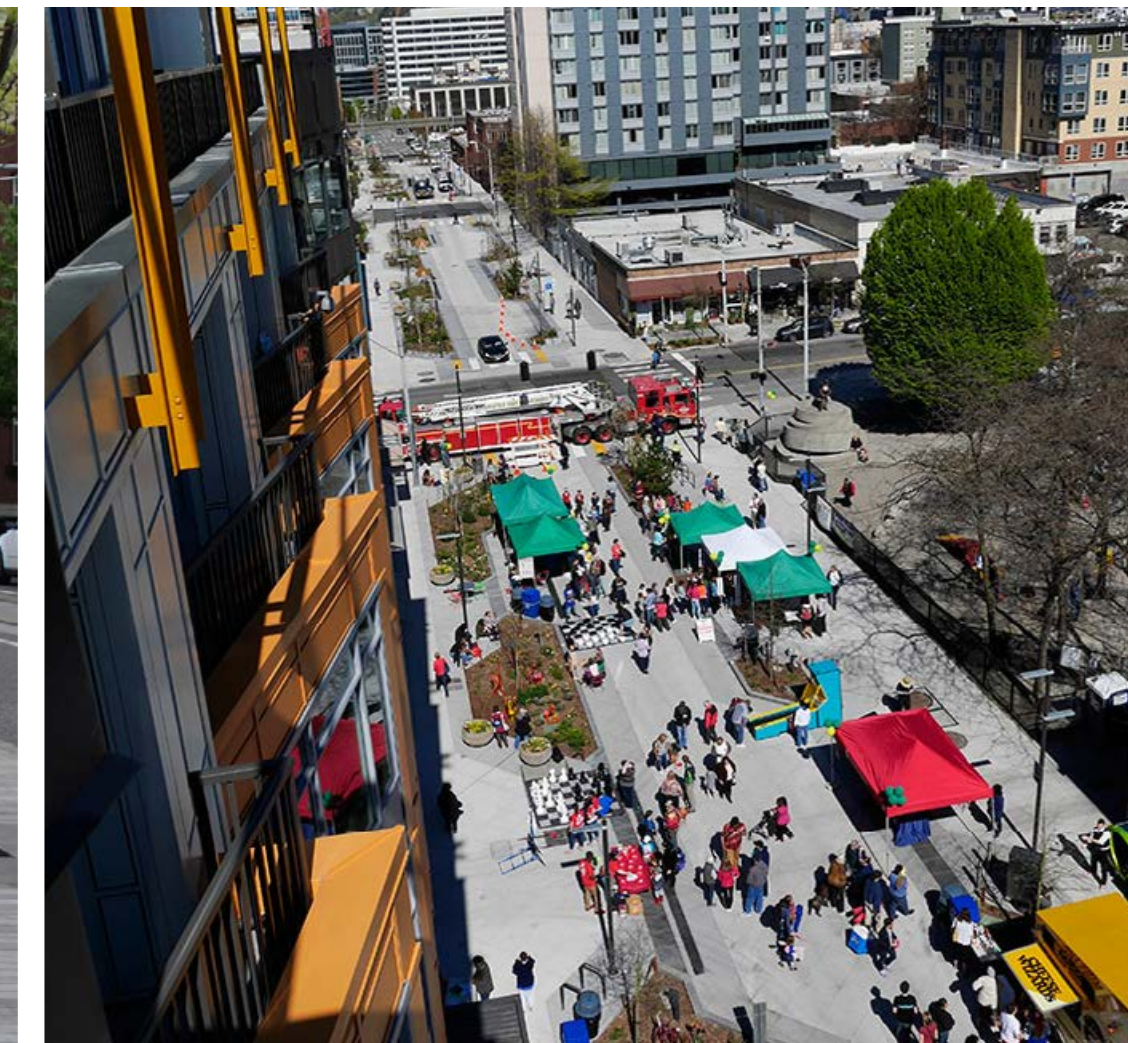
Imagination Playground

MATERIALS AND FINISHES

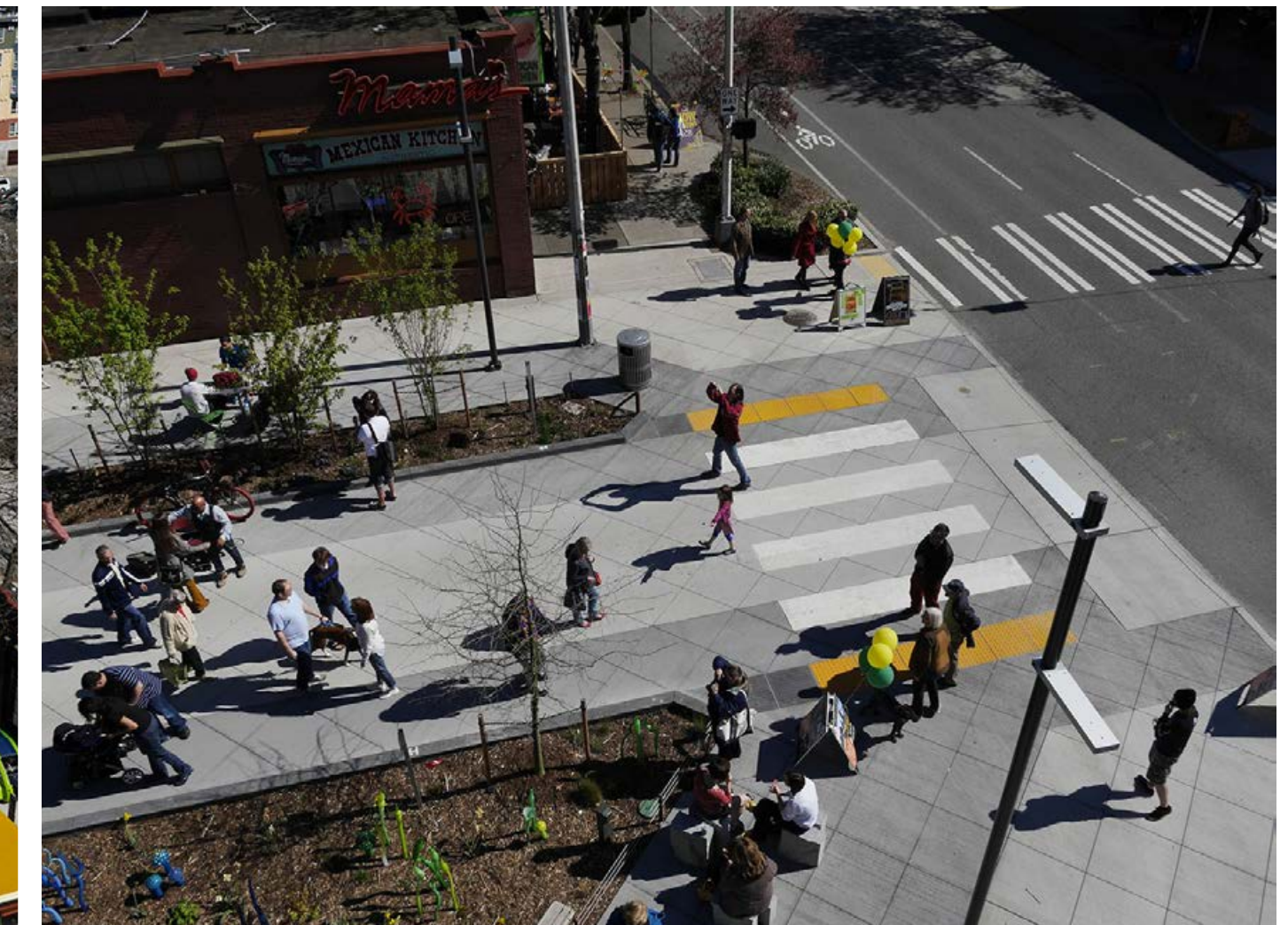


Concrete with Acid Etch Finish

WOONERF



Woonerf - Farmers Market



Woonerf - Pedestrian Use

TREES



Tipuana tipu - *Tipu Tree*



Cercis canadensis 'Forest Pansy' - *Forest Pansy Redbud*



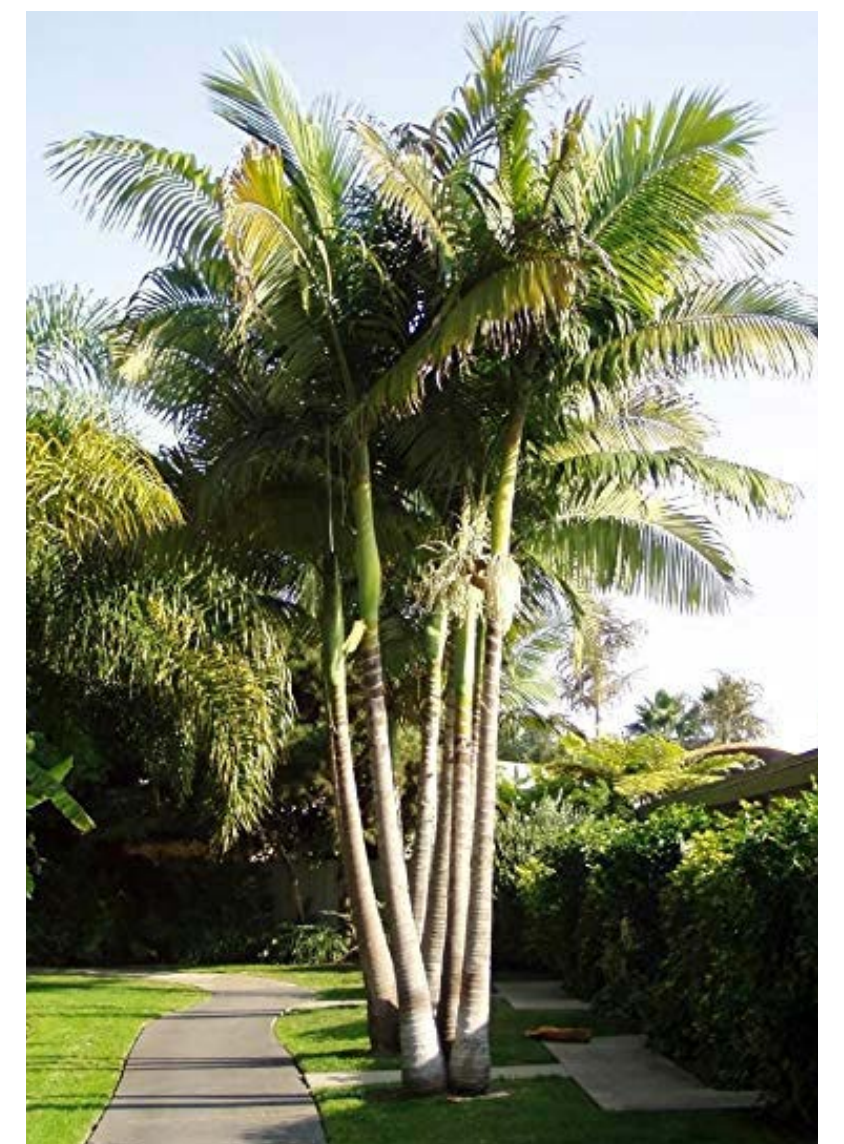
Ulmus parvifolia - *Evergreen Elm*



Tabebuia impetiginosa - *Tabebuia*



Prosopis glandulosa - *Honey Mesquite*



Archontophoenix alexandrae - *King Palm*

WOONERF SIGNAGE



Intelligent Parking System Signage

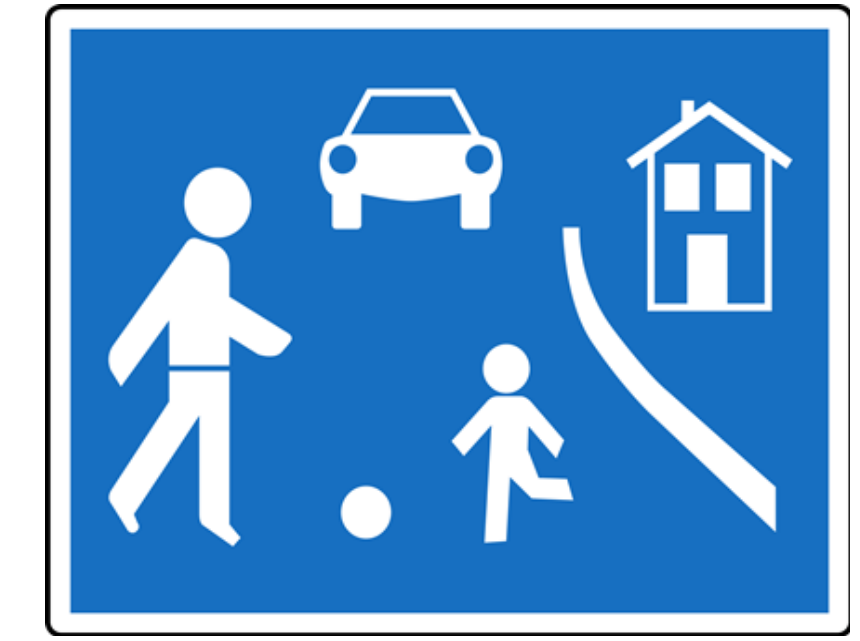
IPS sign would be installed at the entry to the Woonerf / Optima Street intersection. The IPS sign should be visible from vehicles traveling westbound or eastbound on Optima Street and free of any sight obstructions such as parked vehicles or landscaping.



Traffic Warning Signage



No Drop-Off Signage



Woonerf Traffic Calming Signage

The proposed woonerf in the park provides access for emergency vehicles and access to 17 parking stalls serving the adjacent retail/commercial structures. A traffic management strategy has been developed for the woonerf. It includes the following components:

Woonerf Traffic Management

- Traffic Calming / Woonerf Design
 - o Intelligent Parking System displaying available parking supply
 - o Warning signs
 - o Removal of continuous curbs
 - o One-way roadway
 - o Time restricted parking
 - o Street trees and furniture
 - o Decorative pedestrian paving
- Traffic Control During Events
 - o Removable Bollard
 - o Intelligent Parking System displaying "Closed"

PARK SIGNAGE



Signage within the park will be consistent with the signage implemented throughout the Millenia parks. Above are examples of the anticipated signage design.



View 1 - View from Above (Vehicular Use)



View 1 - View from Above (Pedestrian Use)



Key Map



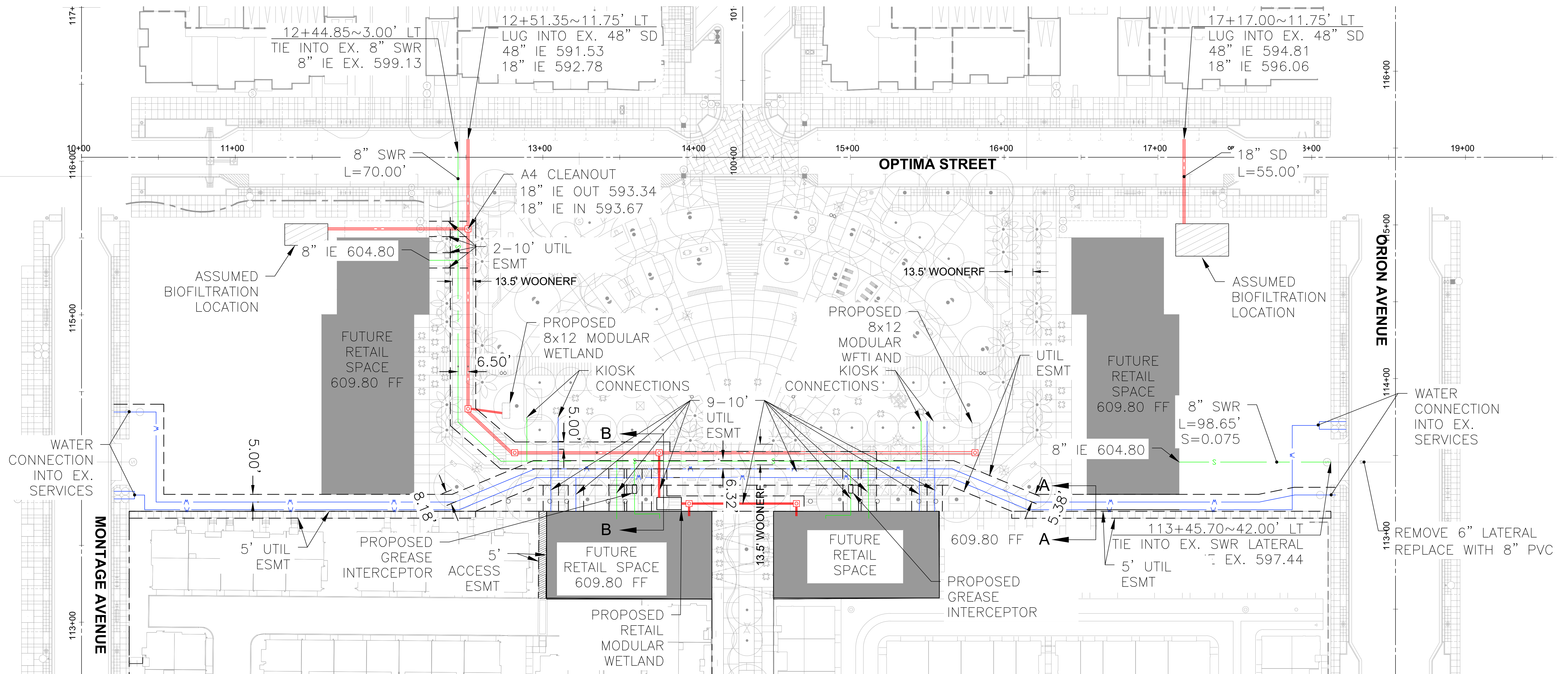
View 2 - Woonerf (Vehicular Use)



View 2 - Woonerf (Pedestrian Use)



View 3 - Garden Promenade



LEGEND

- WATER/ FIRE SERVICE —w—
- SEWER - - - s - - -
- STORM DRAIN = = =

NOTES:

1. FF FOR FUTURE RETAIL SPACE IS PRELIMINARY AND SUBJECT TO CHANGE
2. ALL PROPOSED STORM DRAIN IS 18" HDPE PIPE, WITH 1% SLOPE UNLESS OTHERWISE SPECIFIED
3. ALL PROPOSED SEWER IS 8" PVC, WITH 1% SLOPE UNLESS OTHERWISE SPECIFIED
4. 18" STORM DRAIN DEPTH AND LENGTH IS SUBJECT TO CHANGED BASED ON FUTURE BIOFILTRATION IMPROVEMENTS
5. ALL UTILITIES ARE/WILL BE PRIVATE UNLESS OTHERWISE NOTED

PLANS PREPARED BY RICK ENGINEERING COMPANY

