



*Development Services  
Department*

# STRATA PARK

## MILLENNIA P5 MASTER PLAN



# MILLENNIA

Life has a new hub.

STRATA PARK  
MILLENNIA P5  
MASTER PLAN



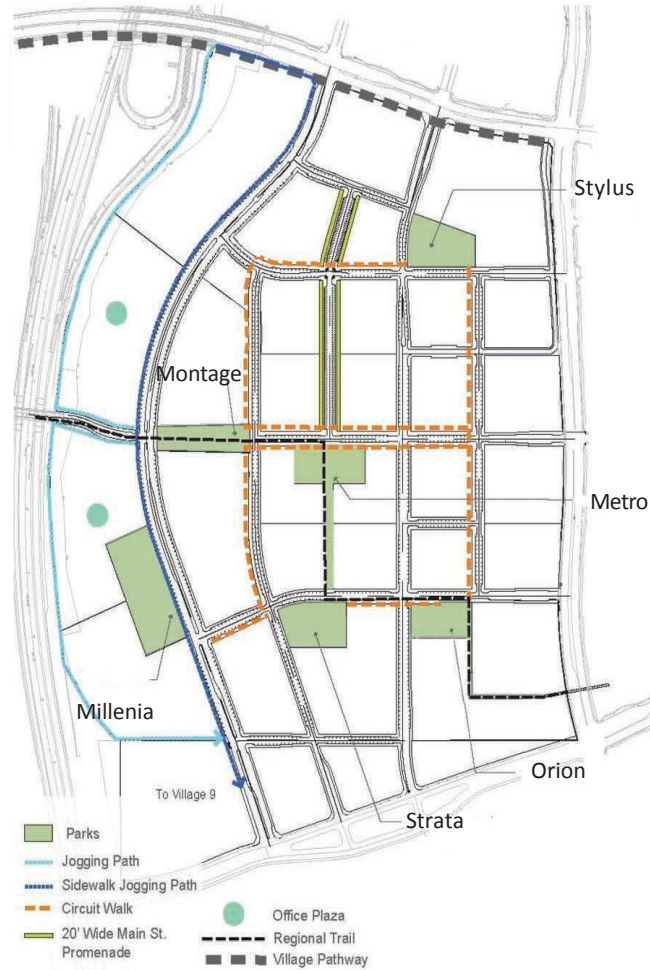
M.W. STEELE GROUP  
ARCHITECTURE | PLANNING



SPURLOCK  
LANDSCAPE ARCHITECTS



## MILLENIA PARK PLAN



STRATA PARK  
MILLENIA P5  
MASTER PLAN



## SHEET INDEX

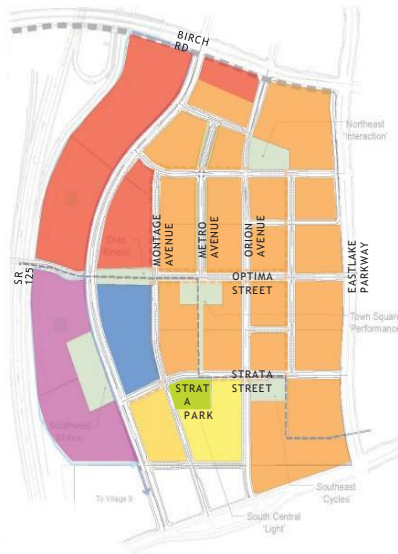


1. SITE CONTEXT
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MILLENNIA P5  
MASTER PLAN

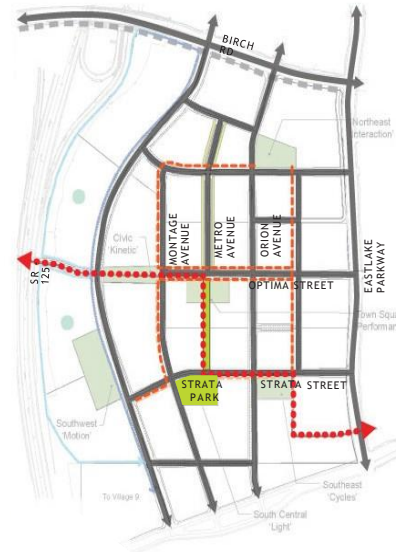


## SITE ANALYSIS



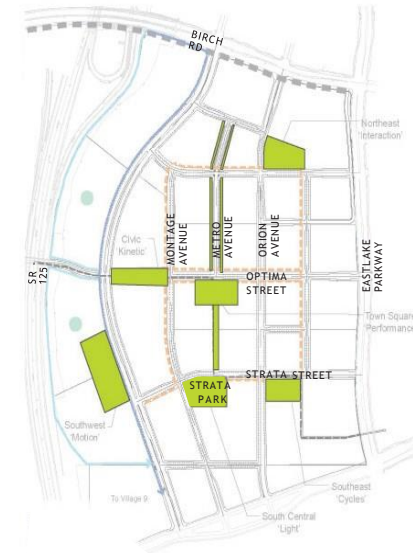
### LAND USE PLAN

- INSTITUTIONAL
- OPEN SPACE
- COMMERCIAL
- MULTI-FAMILY
- TOWNHOME
- SINGLE FAMILY
- OFFICE



### CIRCULATION PLAN

- VEHICULAR
- ... REGIONAL TRAIL
- PARK CIRCUIT WALK
- PASEO



### OPEN SPACE PLAN

- OPEN SPACE

## STRATA PARK MILLENNIA P5 MASTER PLAN



## SITE

## CONTEXT CONDITIONS



VIEW INTO SITE FROM NORTHEAST CORNER ALONG STRATA ST.



STYLUS PARK ENTRY



STYLUS PARK STREETScape



SITE VIEW NORTH TO MOUNTAINS



SITE VIEW EAST TO MOUNTAINS



## SITE ANALYSIS



Strata Park is located at the terminus of the central paseo, and forms an important activity node in both the regional trail network and community green spine. As the meeting point between the multifamily residential developments, and single family housing it becomes a gathering space for multiple generations - with direct connections from adjacent homes with recreational opportunities for all of Chula Vista. The park location gives easy access to Orion Park, as well as the possibility for complementary programming. Along the same view corridor the activity node provides views to the mountains beyond. The activated north-east corner of the park provides opportunity for the comfort station to support a large community gathering area, and tie into larger regional connections.

### LEGEND

-  PEDESTRIAN CONNECTIONS
-  ROAD ALIGNMENT
-  VIEWS
-  PARK ENTRIES
-  PARK SPACE

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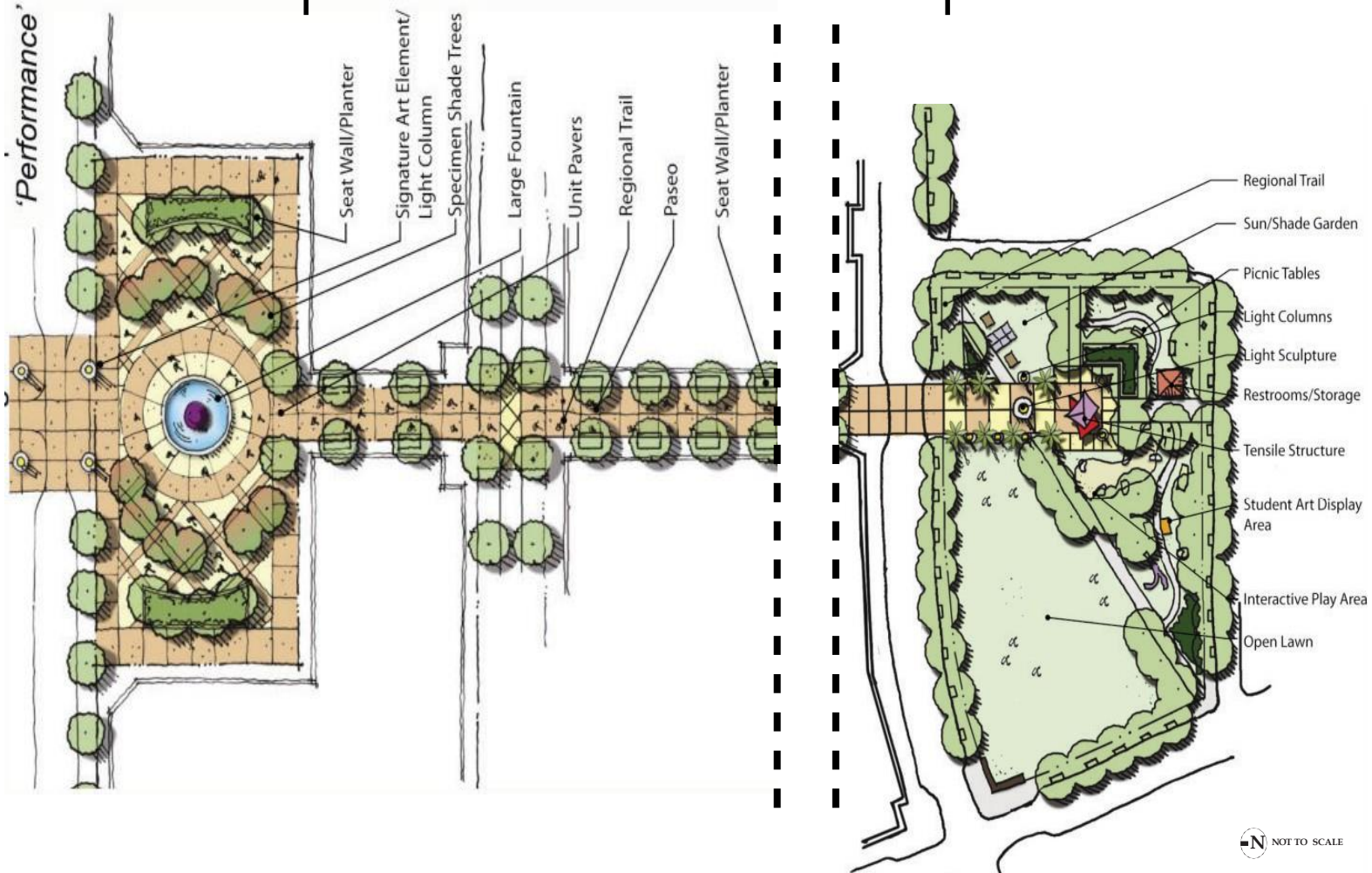


TOWN SQUARE PARK

PASEO

STRATA PARK

600'



STRATA PARK  
MILLENNIA P5  
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## COMMUNITY PARK AMENITIES

THE STRATA PARK PLAN IS INTERSPERSED WITH MULTI-GENERATIONAL ACTIVITY SPACES TO COMPLEMENT ADJACENT PARK PROGRAMS

### ORION PARK

- COMFORT STATION
- COMMUNITY PLAZA
- SHADE STRUCTURE / TRELLIS
- PICNIC AREA
- WATER FEATURE
- DOG RUN
- PLAY AREA / TOT LOT
- TERRACED SEATING

### STYLUS

- COMFORT STATION
- COMMUNITY PLAZA
- SHADE STRUCTURE / TRELLIS
- PICNIC AREA
- SPLASH PAD
- DOG RUN
- PLAY AREA / TOT LOT
- BOCCIE COURTS
- MOVABLE TABLES & CHAIRS
- FLEXIBLE LAWN

### (FUTURE) MILLENIA PARK

- COMFORT STATION
- PLAY AREA / TOT LOT
- TREE HOUSE
- SOCCER FIELD
- TENNIS COURTS
- BASKETBALL COURTS
- FLEXIBLE LAWN

### STRATA PARK

- COMFORT STATION
- COMMUNITY PLAZA
- SHADE STRUCTURE/TRELLIS
- PICNIC AREA
- PORCH SWINGS
- FLEXIBLE FITNESS AREA
- FLEXIBLE LAWN
- GAME/ACTIVITY AREAS:
  - PING-PONG
  - FOOSBALL
  - BEAN BAG TOSS
  - HORSESHOE
- COMMUNITY GARDEN
- MOVABLE TABLES & CHAIRS



STRATA PARK  
MILLENIA P5  
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## PROJECT GOALS

- CREATE AN ICONIC AND ACTIVATED COMMUNITY SPACE
- SUPPORT AND ENHANCE THE MILLENIA STREETSCAPES
- ENSURE STRONG CONNECTIONS BETWEEN THE PARK AND SURROUNDING DEVELOPMENT
- ESTABLISH THE PARK AS A NEIGHBORHOOD FOCAL POINT
- ACCOMMODATE PROGRAMMING OF COMMUNITY ACTIVITIES
- INCLUDE A MIX OF ACTIVE AND PASSIVE USES
- ENCOURAGE MULTI-GENERATIONAL ENJOYMENT
- CREATE AN INVITING AND FLEXIBLE SPACE
- DESIGN A VARIETY OF OPEN AND SHADED OUTDOOR AREAS
- ACCOMMODATE A VARIETY OF GROUP SIZES
- UTILIZE A DROUGHT TOLERANT AND LOW MAINTENANCE PLANT PALETTE
- INCORPORATE UNIVERSALLY ACCESSIBLE DESIGN
- INCLUDE AN AUTOMATED EFFICIENT AND LOW MAINTENANCE RECLAIMED IRRIGATION SYSTEM
- INCLUDE A POTABLE IRRIGATION SYSTEM FOR THE COMMUNITY GARDEN
- DEVELOP STORMWATER TREATMENT AS A DESIGN FEATURE
- REVEAL AND INTEGRATE LIGHT AND SHADOW

## PROJECT NARRATIVE

THE STRATA PARK PLAN ESTABLISHES THE PARK AS A NEIGHBORHOOD FOCAL POINT BY TYING INTO ADJACENT PEDESTRIAN ROUTES AND CREATING ACTIVE GATHERING DESTINATIONS. THE DESIGN PRESENTED IS AN EVOLUTION OF THE INITIAL MASTER PLAN CONCEPT WHICH HAS BEEN REFINED TO BEST SERVE THE COMMUNITY GIVEN CURRENT SITE CONDITIONS AND EVOLUTION OF SURROUNDING DEVELOPMENTS.

THE ENTRY PLAZAS LOCATED AT THE TERMINUS OF THE PASEO AND THE CORNER OF STRATA STREET AND MONTAGE AVENUE ACCOMMODATE A VARIETY OF GROUP SIZES AND ACTIVITIES, WHILE DESIGNED TO EXPRESS LIGHT AND SHADOW AS A CENTRAL FEATURE OF THE SITE. A LAYERED CENTRAL TRELLIS AT THE MAIN PLAZA INCORPORATES A RHYTHM OF SHADE, SHADOW, LIGHT AND COLOR TO BECOME A DESTINATION FEATURE VISIBLE FROM THE PASEO. THE ORIENTATION OF THE TRELLIS REDIRECTS VIEWS AND MOVEMENT TOWARD PLAZA AND LAWN SPACES TO CREATE A SEAMLESS CONNECTION TO THE PARK PROGRAMMING.

INFORMAL GARDEN-LIKE EDGES ALONG STRATA STREET AND THE ADJACENT RESIDENTIAL DEVELOPMENTS FORM A TEXTURED AND COLORFUL BACKDROP TO PARK ACTIVITIES. THIS PLANTED EDGE INTEGRATES WITH GENTLE TOPOGRAPHY TO REINFORCE PARK CIRCULATION AND FRAME GATHERING SPACES AND VIEW CORRIDORS.

THE PLANTING PALETTE UTILIZES DROUGHT TOLERANT AND SITE ADAPTED PLANTING TO CREATE A BRIGHT, COLORFUL AND ALMOST GLOWING EFFECT THAT CHANGES SEASONALLY. PLANT SPECIES ENGAGE THE SENSES THROUGH COLOR, FRAGRANCE, DAPPLED LIGHT, TEXTURE AND MOVEMENT, WHILE REINFORCING CITY SUSTAINABILITY AND MAINTENANCE GOALS.

THE LOOSE PLANTING COMPOSITION ALLOWS THE GARDEN TO BECOME A SANCTUARY AND SAFE, INFORMAL PLAY AREA INTERSPERSED WITH PLAYFUL LIGHT FEATURES.

## STRATA PARK MILLENNIA P5 MASTER PLAN







## STRATA PARK PLAN



### PROGRAM ELEMENTS

- A. Open Lawn / Flexible Event Space
- B. Shade Structure
- C. Regional Trail
- D. Community Garden
- E. Hydration Station
- F. Picnic/BBQ Area w/ Hot Coal Bin
- G. Fitness Court
- H. Informal Path
- I. Elevated Ring Light Feature
- J. Flexible Use Plaza
- K. Comfort Station and Storage Building
- L. Vegetated Stormwater Swale
- M. Porch Swings
- N. Removable Bollards
- O. Concrete Ping Pong Table
- P. Concrete Foosball Table
- Q. Horse Shoe Court
- R. Concrete Bean Bag Toss
- S. Sun Garden
- T. Moon Garden
- U. Monument Sign Attached To Building
- V. Moveable Furnishings
- W. Fixed Picnic Seating
- X. Lighted Boulders

### HARDSCAPE LEGEND

-  Standard Gray Concrete W/ Sand Finish
-  Glow In The Dark Aggregate Paving
-  Stabilized Decomposed Granite
-  Enhanced Paving: Pavers Or Integral Color Concrete with Sand Finish

STRATA PARK  
MILLENNIA P5  
MASTER PLAN



## PARK VIEW - BIRD'S EYE VIEW LOOKING NORTHEAST



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## PARK VIEW - VIEW FROM PASEO



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## PARK VIEW - TRELLIS VIEW FROM BEAN BAG TOSS COURT



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## PARK VIEW - EAST PARK ENTRANCE BY COMFORT STATION



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## PARK VIEW - SHADED SEATING UNDER TRELLIS



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## PARK VIEW - SOUTHEAST MOON GARDEN ENTRANCE



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## PARK VIEW - WEST PARK ENTRANCE NEAR COMMUNITY GARDEN



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## PARK VIEW - WEST CORNER ENTRANCE



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## TRELLIS CHARACTER IMAGERY



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## TEMPORARY/FLEXIBLE PROGRAM ACTIVITIES



FOOD TRUCK PLAZA



MOVIES IN THE PARK



CROSSFIT TRAINING



GROUP GAMES

## PROGRAM AMENITIES



COMMUNITY GARDEN



HORSHOES



OUTDOOR PING PONG



OUTDOOR BEAN BAG TOSS



OUTDOOR FOOSBALL



OUTDOOR FITNESS AREA



OUTDOOR FITNESS BIKES



## PARK FURNISHINGS AND MATERIALS

### BENCHES



BENCH WITH IPE OR ALUMINUM SLATS

### PICNIC TABLES



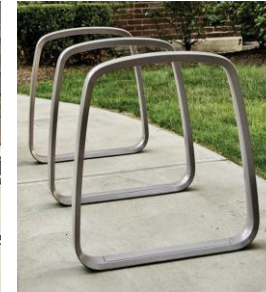
TABLE WITH IPE OR ALUMINUM SLATS

### MOVABLE TABLE & CHAIRS



ALUMINUM CAFE TABLE AND CHAIRS

### BIKE RACK



ALUMINUM RACK

### BENCH SWING



ALUMINUM BENCH SWING

### GARDEN FENCE



6 FOOT WOOD OR METAL POST AND  
WIRE MESH FENCE

### CHARCOAL BBQ



STEEL FREESTANDING CHARCOAL BBQ

### ASH DISPOSAL



PRECAST CONCRETE ASH BIN

### TRASH AND RECYCLING



CONCRETE RECEPTACLE

### HYDRATION STATION



FOUNTAIN AND  
BOTTLE FILLING



## LIGHTING CONCEPT - BANDED LIGHT



### IN GROUND LIGHTING



A ILLUMINATED PAVING BANDS OR PIN LIGHTS

B GLOWING AGGREGATE

### VERTICAL LIGHTING



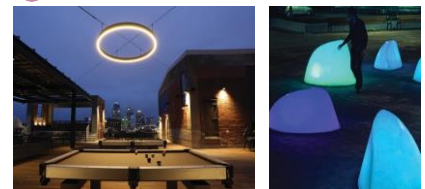
C LIGHT POSTS

D LIGHT BOLLARDS



E TRELLIS LIGHTS

### SPECIALTY LIGHTING



F LED TREE RINGS

G GLOWING BOULDERS

### ADJACENT DEVELOPMENT LIGHTING

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## HARDSCAPE MATERIALS



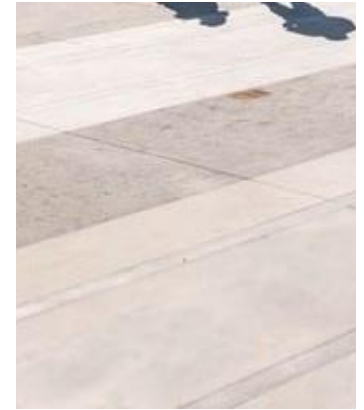
EXPOSED AGGREGATE CONCRETE AT BBQ AREAS



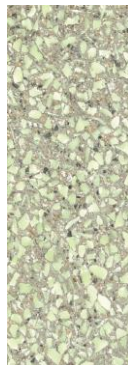
STABILIZED DECOMPOSED GRANITE AT  
GATHERING AREAS



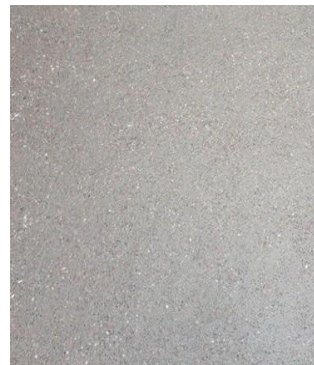
REGIONAL TRAIL



BANDED CONCRETE PAVING AT MAIN PLAZA



GLOWING  
AGGREGATE



SAND FINISH CONCRETE



SECONDARY PATHS: STABILIZED DECOMPOSED GRANITE WITH CONCRETE MOW CURB



POURED IN PLACE RUBBER SURFACING  
AT FITNESS AREA



## PLANTING CHARACTER DIAGRAM



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## PLANTING PALETTE - STRATA STREETScape (FROM PREVIOUSLY APPROVED PLANS)



ZELKOVA SERRATA 'VILLAGE GREEN'  
SAWLEAF ZELKOVA



METROSIDEROS EXCELSA  
NEW ZEALAND CHRISTMAS TREE



JUNCUS PATENS 'ELK BLUE'  
SPREADING RUSH



HELICOTRICHON SEMPERVIRENS  
BLUE OATGRASS



ARCHONTOPHOENIX CUNNINGHAMIANA  
KING PALM



RHAMNUS CALIFORNICA 'LITTLE SUR'  
LITTLE SUR COFFEEBERRY



PHORMIUM 'MAORI QUEEN'  
MAORI QUEEN NEW ZEALAND FLAX

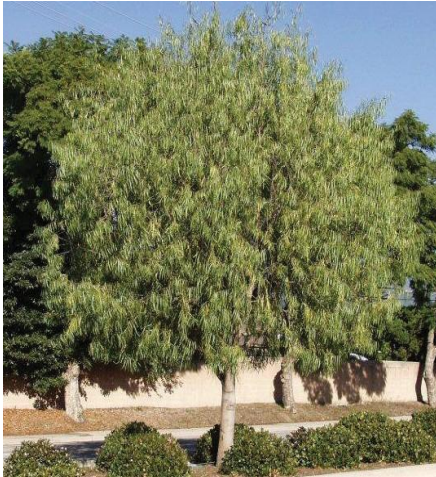


CAREX PRAEGRACILIS  
SLENDER SEDGE



## PLANTING PALETTE - SUN GARDEN (SUCH AS LIST)

SCULPTURAL SUCCULENTS WITH FLOWERING EVERGREEN SHRUBS  
AND BRIGHT SEASONAL COLOR



GEIJERA PARVIFLORA  
AUSTRALIAN WILLOW



SIMMONDSIA CHINENSIS  
JOJOBA



HETEROMELES ARBUTIFOLIA 'DAVIS GOLD'  
DAVIS GOLDTOYON



ALOE ARBORESCENS 'SPINELESS'  
TOOTHLESS TORCHALOE



CRASSULA FALCATA  
AIRPLANE PLANT



RHAMNUS CALIFORNICA 'LITTLE SUR'  
LITTLE SUR COFFEEBERRY



BOUGAINVILLEA ORANSENKA  
ORANGE BOUGAINVILLEA



ERIOGONUM FASCICULATUM  
BUCKWHEAT



CISTUS XPURPUREUS  
ORCHID ROCKROSE



ACACIA REDOLENS 'LOW BOY'  
PROSTRATE ACACIA



## PLANTING PALETTE - MOON GARDEN (SUCH AS LIST)

CASCADING GRASSES AND SHRUBS WITH COOL TONE FLOWERS AND VARIEGATED AND TINTED FOLIAGE ACCENTS



ULMUS PARVIFLORA  
EVERGREEN ELM



RHAMNUS CALIFORNICA  
'LITTLE SUR' LITTLE SUR  
COFFEEBERRY



AEONIUM HAWORTHII  
HAWORTH'S AEONIUM



ACHILLEA MILLEFOLIUM  
COMMON YARROW



TEUCRIUM FRUTICANS  
BUSH GERMANDER



YUCCA 'BRIGHTSTAR'  
BRIGHT STAR YUCCA



CEANOTHUS 'YANKEE POINT'  
YANKEE POINT CEANOOTHUS



MUHLENBERGIA RIGENS  
DEER GRASS



EUPHORBIA AMYG. 'HELENA'S  
BLUSH' HELENA'S BLUSH  
EUPHORBIA



TRACHELOSPERMUM JASMINIODES  
STAR JASMINE



ALOE RUBROVIOLACEA  
ARABIAN ALOE



ARTEMISIA 'POWIS CASTLE'  
WORMWOOD



## PLANTING PALETTE - ORNAMENTAL GARDEN (SUCH AS LIST)

GRAPHIC BANDS OF BRIGHT AND FLOWERING PLANTS WITH STRIKING FORM AND TEXTURE



QUERCUS ILEX  
HOLLY OAK



AGAVE ATTENUATA  
FOX TAIL AGAVE



TRACHELOSPERMUM JASMINIODES  
STAR JASMINE



KALANCHOE BEHARENSIS  
VELVET ELEPHANTEAR



DIETES GRANDIFLORA  
FORTNIGHT LILY



ALOE VERA  
MEDICINAL ALOE



DIANELLA 'CASSABLU'  
BLUE FLAXLILY



ANIGOZANTHOS 'FLAVIDUS'  
GREEN ANIGOZANTHOS



CAREX PRAEGRACILIS  
SLENDER SEDGE



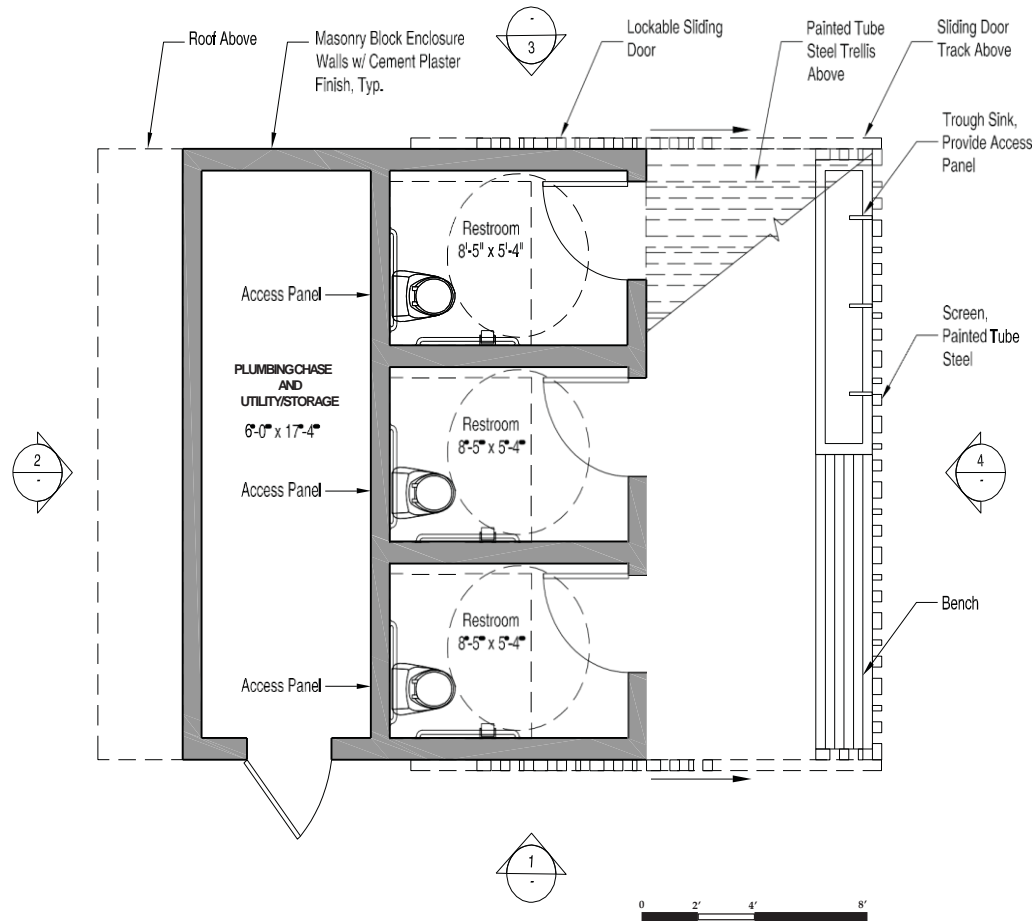
LAVANDULA 'OTTOQUAST'  
SPANISH LAVENDER



WESTRINGIA 'MORNINGLIGHT'  
COAST ROSEMARY

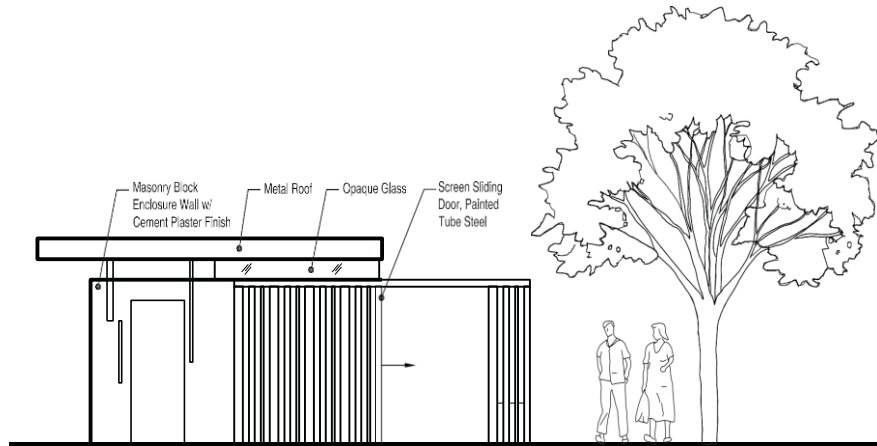


## COMFORT STATION- PRELIMINARY FLOOR PLAN

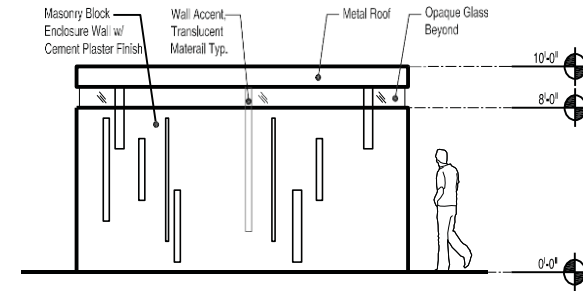




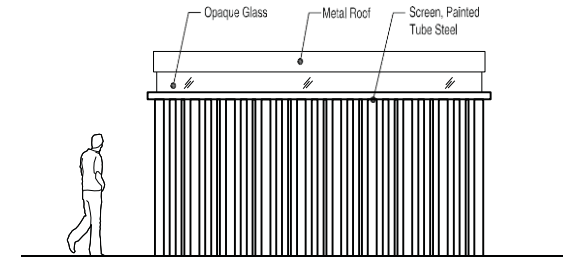
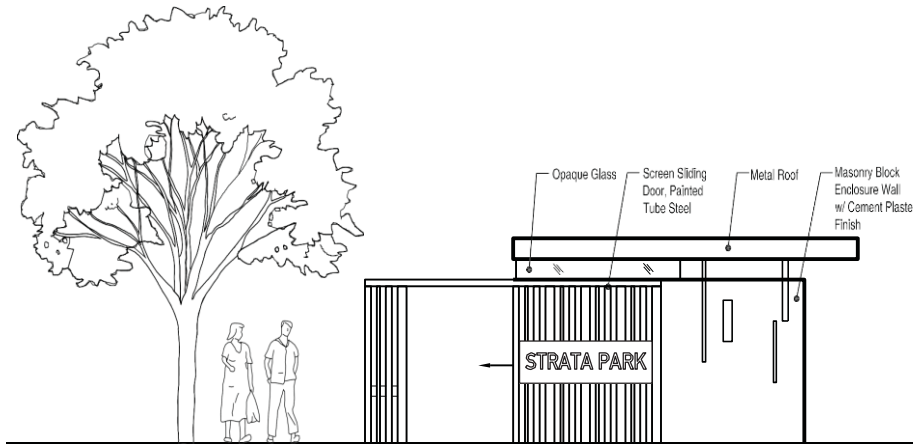
## COMFORT STATION- PRELIMINARY ELEVATIONS



ELEVATION 1



ELEVATION 2





## COMFORT STATION- INSPIRATION IMAGERY

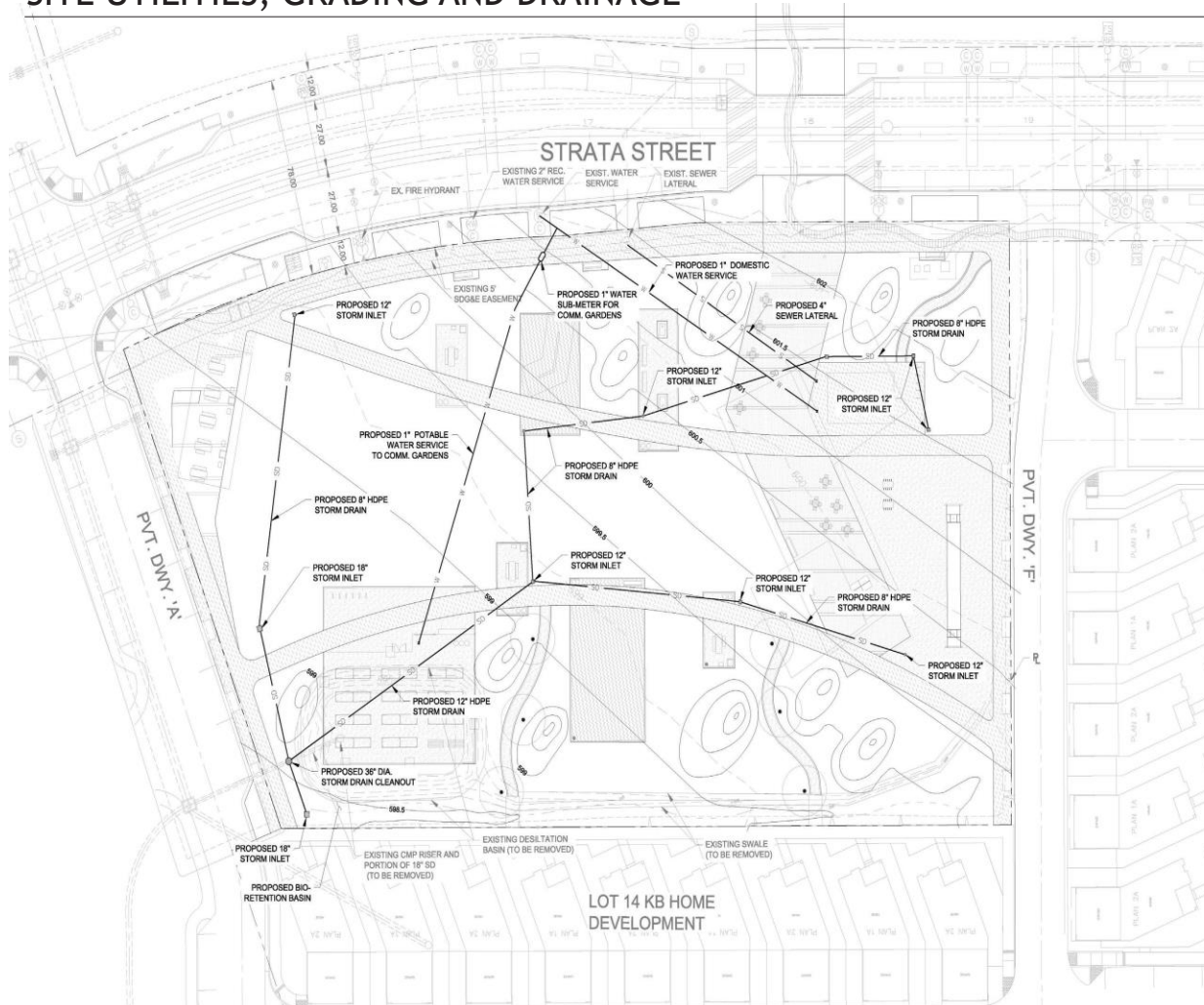
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STRATA PARK  
MILLENNIA P5  
MASTER PLAN



## SITE UTILITIES, GRADING AND DRAINAGE



CUT / FILL  
CALCULATIONS: 1,800 CY  
OF FILL

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**PRELIMINARY**  
NOT FOR CONSTRUCTION





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# THANK YOU

## ANY QUESTIONS?

### PRIME CONSULTANT CONTACT INFORMATION

## SPURLOCK

### LANDSCAPE ARCHITECTS

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