



*Development Services
Department*

STRATA PARK

MILLENNIA P5 MASTER PLAN



MILLENNIA

Life has a new hub.

STRATA PARK
MILLENNIA P5
MASTER PLAN



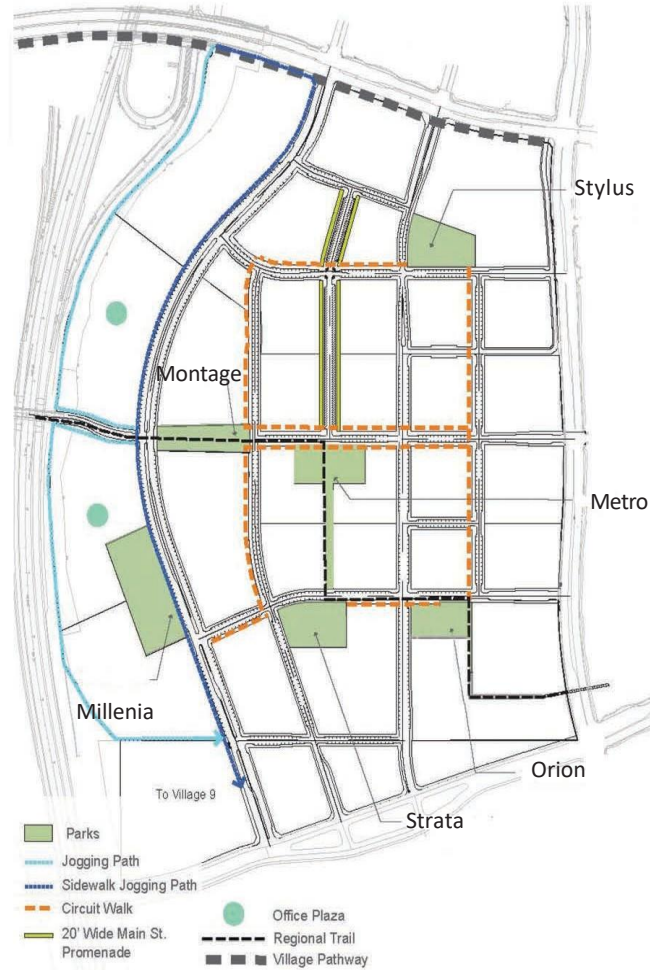
M.W. STEELE GROUP
ARCHITECTURE | PLANNING



SPURLOCK
LANDSCAPE ARCHITECTS



MILLENIA PARK PLAN



STRATA PARK
MILLENIA P5
MASTER PLAN



SHEET INDEX



1. SITE CONTEXT
2. SITE ANALYSIS
3. GOALS AND OBJECTIVES
4. PARK MASTERPLAN
5. PERSPECTIVE VIEWS
6. TRELIS CHARACTER IMAGERY
7. PARK AMENITIES
8. PARK FURNISHINGS AND MATERIALS
9. LIGHTING CONCEPT
10. HARDSCAPE MATERIALS
11. PLANTING CHARACTER AND PALETTE
12. COMFORT STATION
13. SITE UTILITIES, GRADING & DRAINAGE

STRATA PARK
MILLENNIA P5
MASTER PLAN

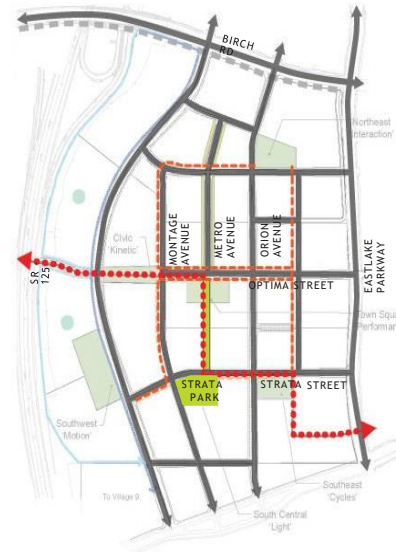


SITE ANALYSIS



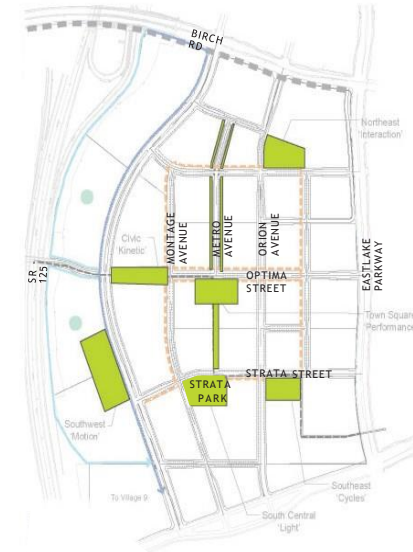
LAND USE PLAN

- 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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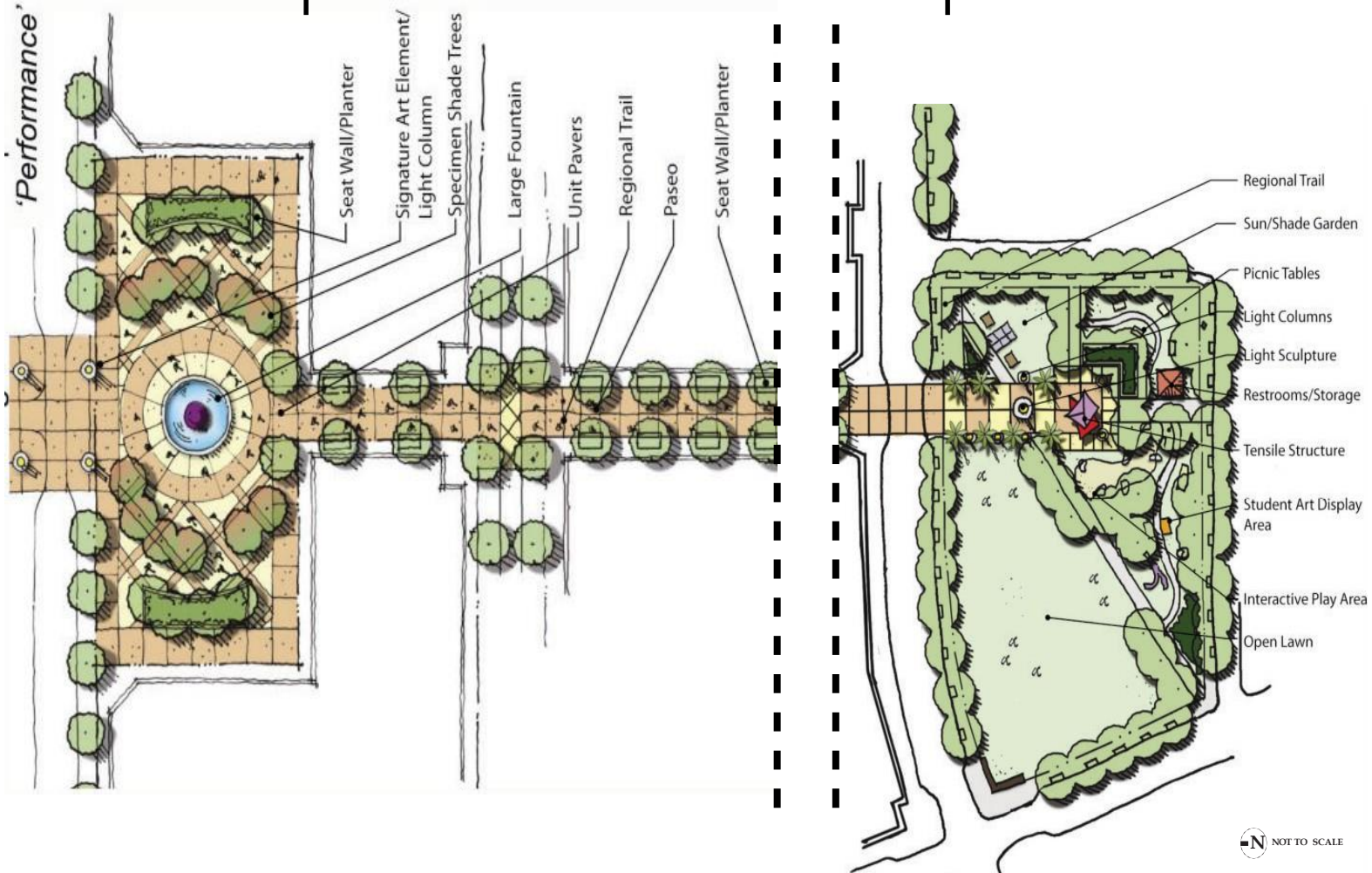


TOWN SQUARE PARK

PASEO

STRATA PARK

600'



STRATA PARK
MILLENNIA P5
MASTER PLAN



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
MASTER PLAN



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



STRATA PARK
MILLENNIA P5
MASTER PLAN



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PARK VIEW - VIEW FROM PASEO



STRATA PARK
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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



STRATA PARK
MILLENNIA P5
MASTER PLAN



PARK VIEW - SHADED SEATING UNDER TRELLIS



STRATA PARK
MILLENNIA P5
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PARK VIEW - SOUTHEAST MOON GARDEN ENTRANCE



STRATA PARK
MILLENNIA P5
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PARK VIEW - WEST PARK ENTRANCE NEAR COMMUNITY GARDEN



STRATA PARK
MILLENNIA P5
MASTER PLAN



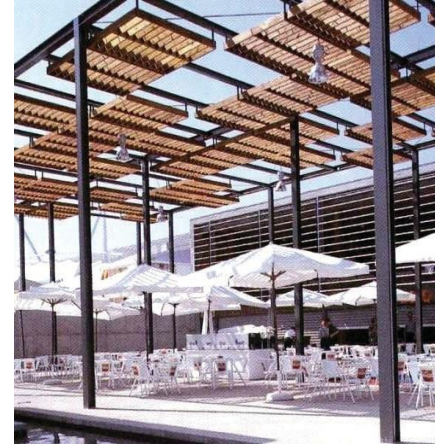
PARK VIEW - WEST CORNER ENTRANCE



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TRELLIS CHARACTER IMAGERY



STRATA PARK
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MASTER PLAN



TEMPORARY/FLEXIBLE PROGRAM ACTIVITIES



FOOD TRUCK PLAZA



MOVIES IN THE PARK



CROSSFIT TRAINING



GROUP GAMES

PROGRAM AMENITIES



COMMUNITY GARDEN



HORSESHOES



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



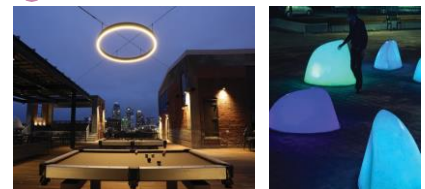
C LIGHT POSTS

D LIGHT BOLLARDS



E TRELLIS LIGHTS

SPECIALTY LIGHTING



F LED TREE RINGS

G GLOWING BOULDERS

ADJACENT DEVELOPMENT LIGHTING

STRATA PARK
MILLENNIA P5
MASTER PLAN



HARDSCAPE MATERIALS



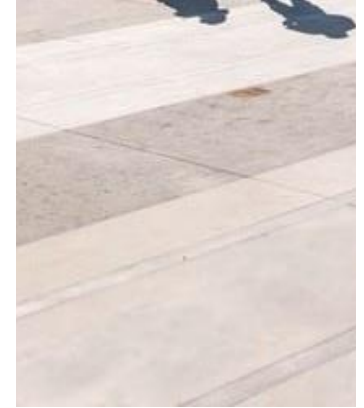
EXPOSED AGGREGATE CONCRETE AT BBQ AREAS



STABILIZED DECOMPOSED GRANITE AT
GATHERING AREAS



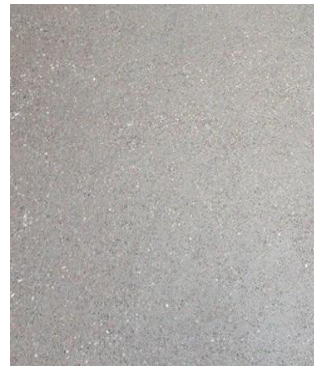
REGIONAL TRAIL



BANDED CONCRETE PAVING AT MAIN PLAZA



GLOWING
AGGREGATE



SANDFINISH CONCRETE



SECONDARY PATHS: STABILIZED DECOMPOSED GRANITE WITH CONCRETE MOW CURB



POURED IN PLACE RUBBER SURFACING
AT FITNESS AREA



PLANTING CHARACTER DIAGRAM



STRATA PARK
MILLENNIA P5
MASTER PLAN



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

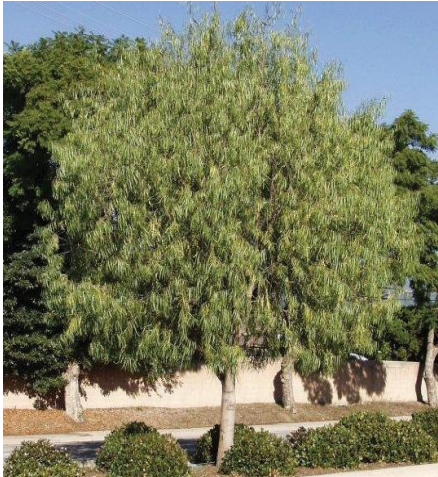


CAREX PRAEGRACILIS
SLENDER SEDGE



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 CEANOTHUS



MUHLENBERGIA RIGENS
DEER GRASS



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



TRACHELOSPERMUM JASMINIOIDES
STAR JASMINE



ALOE RUBROVIOLOACEA
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



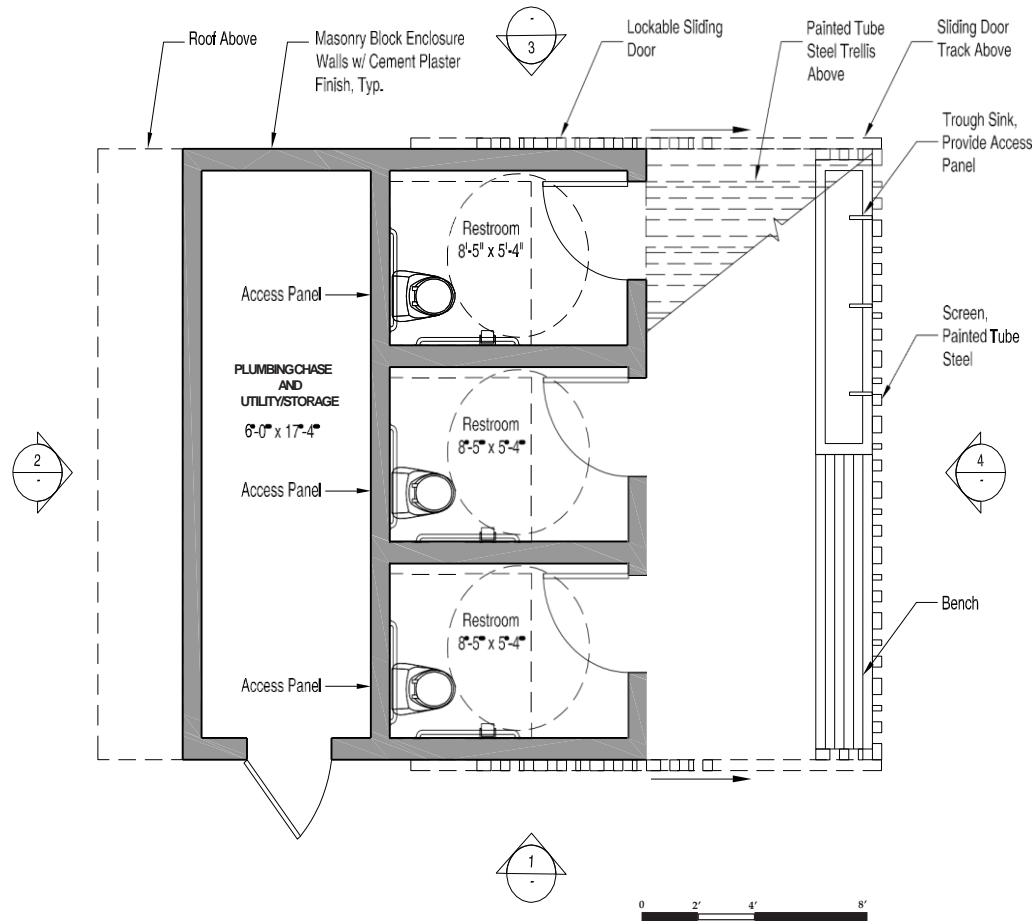
LAVANDULA 'OTTOQUAST'®
SPANISH LAVENDER



WESTRINGIA 'MORNINGLIGHT'®
COAST ROSEMARY

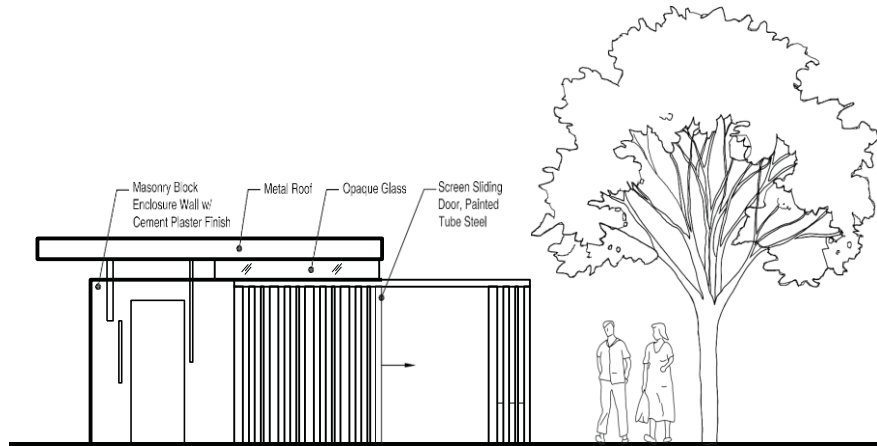


COMFORT STATION- PRELIMINARY FLOOR PLAN

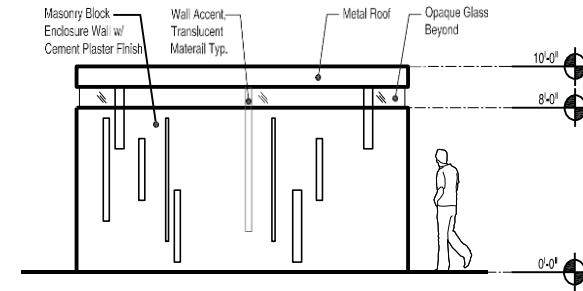




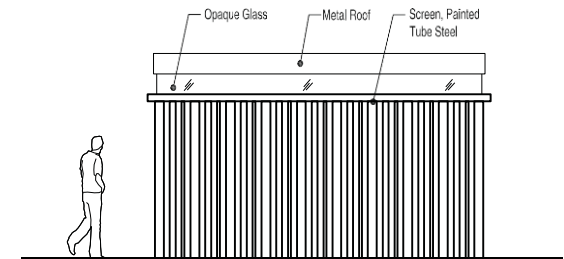
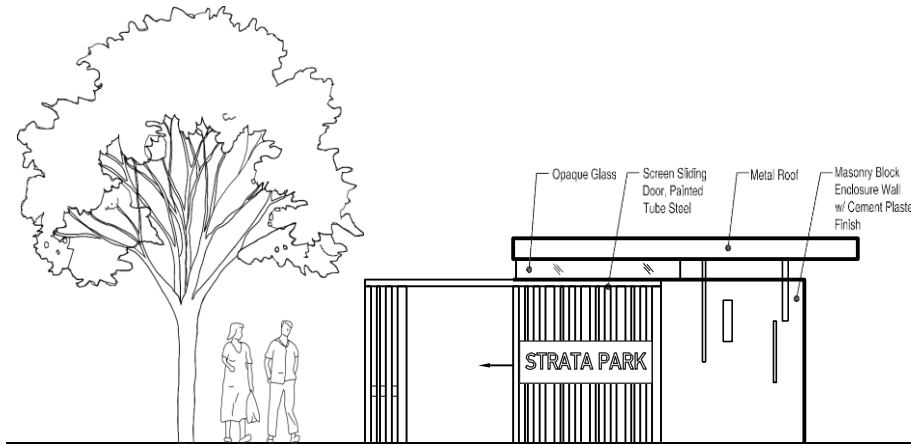
COMFORT STATION- PRELIMINARY ELEVATIONS



ELEVATION 1



ELEVATION 2





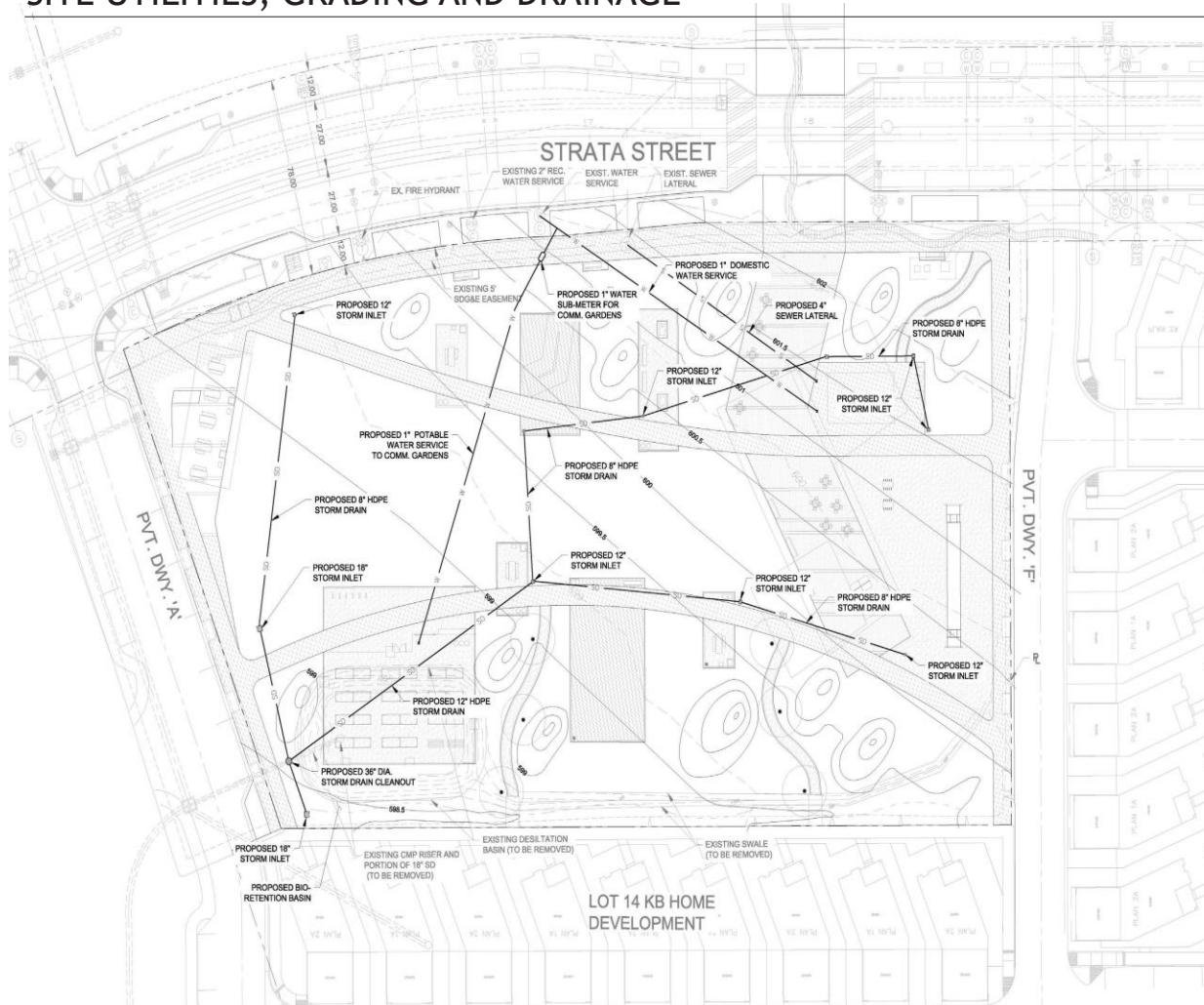
COMFORT STATION- INSPIRATION IMAGERY



STRATA PARK
MILLENNIA P5
MASTER PLAN



SITE UTILITIES, GRADING AND DRAINAGE



CUT / FILL
CALCULATIONS: 1,800 CY
OF FILL

STRATA PARK
MILLENNIA P5
MASTER PLAN



PRELIMINARY
NOT FOR CONSTRUCTION



Development Services Department

THANK YOU

ANY QUESTIONS?

PRIME CONSULTANT CONTACT INFORMATION

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