



City of Carlsbad

ALTA MIRA PARK

MASTER PLAN REPORT

alta mira park



MASTER PLAN REPORT

Prepared for

CITY OF CARLSBAD

by

The Dike Partnership, Inc.
in association with
Dahlin Group, Inc.
Crosby Mead Benton & Associates
RWR Pascoe Engineering, Inc.
ACI
Geocon, Inc.
McCulley Design Group

June 1992

Table of Contents

SECTION TITLE	PAGE
Introduction	1
Executive Summary	3
Existing Conditions	7
Initial Conceptual Development Alternative A	10
Initial Conceptual Development Alternative B	11
Initial Conceptual Development Alternative C	12
Technical Plans Alternatives A1 & A2	13
Architecture Concept	18
Landscape Planting Concept	28
Engineering Concept	32
Lighting Concept	36
Graphic Concept	40
Construction Phasing & Development Budget	47
Acknowledgements	48

List of Exhibits

TITLE	PAGE
Illustrative Plan A1	5
Illustrative Plan A2	6
Environmental Analysis	8
Topography/Circulation Analysis	8
Engineering Factors	9
Alternative A	10
Alternative B	11
Alternative C	12
Technical Plan A1	14
Sections Alternative A1	15
Technical Plan A2	16
Sections Alternative A2	17
Community Center/Gymnasium/Tennis Complex Plan A1	21
Community Center/Gymnasium/Tennis Complex Elevations A1	22
Community Center/Gymnasium/Tennis Complex Plan A2	23
Community Center/Gymnasium/Tennis Complex Elevations A2	24
Landscape Concept A1 & A2	29
Utilities Concept A1 & A2	34
Grading Concept A1 & A2	35
Lighting Concept A1 & A2	39

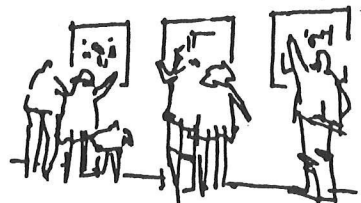
Alta Mira Park - Introduction

Responding to the Parks and Recreation Element of the Carlsbad General Plan, and the City's Growth Management Program, the City acquired 42 acres of land in the southwest quadrant of the City. The Parks and Recreation Element indicates that the City is divided into segments or four quadrants. It was intended that this site be utilized for the community level park serving the citizens of the southwest quadrant of Carlsbad.



The proposed facilities within the park adhere to the City's community park concept of providing a balance of organized outdoor sport activity areas, indoor sports, meeting facilities, and passive outdoor open space serving both youth and adult activity needs. In addition, the park program was developed to meet the facility standards adopted by the Park and Recreation Commission. The park is intended to become a major public amenity not only serving the community's recreation needs but also contributing to the cultural and social requirements as well.

This Master Plan Report is a recording of the design process and the documentation of the recommended design alternatives for the ultimate development of Alta Mira Park. The Master Plan development is the result of planning and collaboration over a six month period between the Consultant Team and key City staff members from Municipal Projects, Parks and Recreation, and the Planning Department. In addition, the Parks and Recreation Commission was involved in the design process at several points during the work effort, including a two day field trip with the Consultant Team to observe similar facilities. The public at large had the opportunity to review progress and provide input during an open house attended by approximately 200 citizens and also during subsequent Commission meetings.



A project workbook was developed during the design process, and contains technical reports including water demand analysis, geotechnical report, agronomic study, lighting analysis, biological resources technical report and statements of probable construction cost. In addition, the workbook contains on-going project communication in the form of meeting notes, memos, and transmittals as well as documentation relating to the workshop and other agency meetings. Twelve meetings between City staff and the Consultant Team were held during the design process beginning with the analysis of the existing site through program clarification to preparation of the Master Plan document.

This report contains two final alternative plans and discusses them in detail. It is anticipated that the Carlsbad City Council will review the relative merits of each and select one of the plans to ultimately be constructed and enjoyed by Carlsbad's citizens.

It is anticipated that the project will be built in phases over a period of approximately 10 years. The precise configuration of the ultimate phasing program has yet to be determined but will be addressed through the City's Capital Improvement Program. A generalized phasing program is enclosed herein.

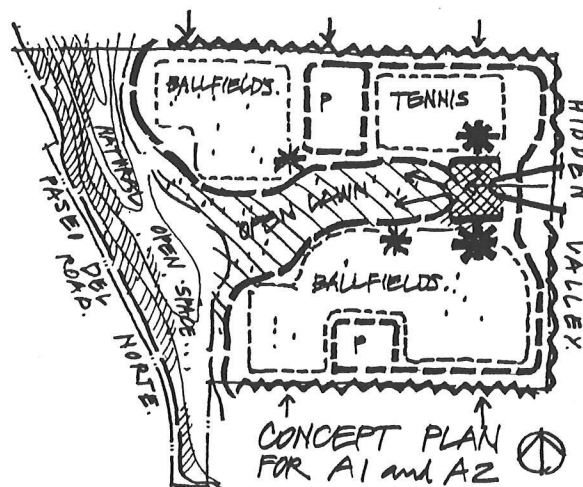
Executive Summary

The initial stages of the design process for Alta Mira Park included the development of three alternative plans: A, B and C. Fundamental to the development of the design alternatives was the premise that Alta Mira Park was to be a special place for the community. A place that not only provides for active sport and recreation, but also for family activities and passive uses, and most importantly a place that will serve as a primary public amenity for the surrounding neighbors and the City. Alternatives A and B followed the basic facilities program that was developed by the City, balancing active organized sports fields and courts with use areas that provided for passive or unprogrammed recreation activities. Alternative C provided an additional softball/youth baseball sized field which in turn reduced the more passive use areas.

Architecturally, Alternatives A and B utilized one story gymnasium/community building plans; one with a detached meeting and classroom building, that together with the tennis club form a cluster of small buildings; and one that combines the uses into one building. Alternative C explores the potential use of a two story gymnasium/ community center building utilizing the sloping site to create a more efficient, smaller architectural mass and building footprint.

These alternative plans and support documents were reviewed by the design team (Consultants and City staff) and presented to the public during an Open House (3/11/92) which solicited questions and critical input in both verbal and written form. An analysis of the comments in combination with the design team consensus regarding operation and program elements in the selection of Alternative A, but utilizing the advantages of a two story gymnasium/community center building (formerly found only in Alternative C). Further design team evaluation resulted in the refinement of Alternative A into Alternatives A1 and A2.

Plans A1 and A2 each follow a fundamental concept in which the park's active playfields, game courts, vehicular circulation and parking hug the park's outer edges providing for a major internal open space greenbelt running east/west and opening to the environmentally sensitive natural drainage course and slope area to the west, as noted below.



The primary difference between A1 and A2 is that A2 has an additional softball/youth baseball sized field which creates a more compact relationship with the remaining park facilities. The central "open lawn" area remains approximately the same size and configuration (see table below) and will welcome passive activities such as picnic, walking, kite flying or an occasional programmed concert in the amphitheater areas. This central space opens to the approximately 9 acres of natural open space which defines the west edge of the park. The city-wide trail follows this environmental corridor and will provide pedestrian access to the park's activities.

Park Element	Park Areas Acreages	
	A1	A2
Natural Open Space	9.0 Acres	9.0 Acres
Central Open Space	6.2 Acres	5.1 Acres
Soccer/Football	4.4 Acres	4.4 Acres
Softball/Baseball	6.5 Acres	8.9 Acres
Tennis	3.5 Acres	2.8 Acres
Parking/Roads	5.8 Acres	5.6 Acres
Buildings, Plazas	2.2 Acres	1.6 Acres
Miscellaneous Park & Landscape Area	4.4 Acres	4.6 Acres
TOTAL	42.0 Acres	42.0 Acres

In each alternative, the park becomes internally oriented yet is well buffered from future neighbors with auto circulation and parking at the edges and active and passive pedestrian uses more centralized along the open lawn area. The cars are conveniently located, yet become subordinated to the pedestrian activity of the park. Pedestrian access is available from adjacent future neighborhoods at several locations.

The heart of both solutions and a key component of the overall concept is the central cluster of the community center/gymnasium/tennis center buildings and their respective plazas and open spaces. A park visitor will arrive at the park and experience views to a central plaza with the sports fields and open space beyond. This plaza will become a flexible space that can accommodate small numbers of people yet work well with the large numbers of people attending a tennis tournament, for example. And with its dramatic location overlooking the park, the plazas and the building complex will become an important and well used space for recreational, social and cultural events within the community of Carlsbad.

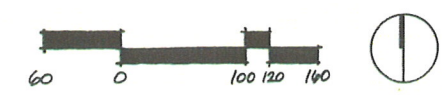
There will be public art integrated with the park design that will be developed and reviewed within a separate public review process.

Illustrative Plans delineating Alternatives A1 and A2 follow:



PRELIMINARY PARK PROGRAM

- 1 COMMUNITY CENTER / GYMNASIUM
- 2 TENNIS COMPLEX
 - 2a CLUBHOUSE
 - 2b (1) TOURNAMENT COURT LIGHTED
 - 2c (10) TENNIS COURTS LIGHTED
 - 2d (1) WARM UP WALL
- 3 BALL-FIELD COMPLEX
 - 3a (1) PRIMARY BASEBALL FIELD 350'x300' 400' 200 SEAT BLEACHERS, FIELD LIGHTING
 - 3b (1) PRACTICE BASEBALL FIELD 215' 100 SEAT BLEACHERS, FIELD LIGHTING
- 4 SOCCER COMPLEX
 - 4a (1) PRIMARY SOCCER FIELD 225'x360' LIGHTED
 - 4b (2) OVERLAPPING PRACTICE SOCCER FIELDS 170'x310'
 - 4c (1) ENCLOSED SOCCER FIELD-LIGHTED
- 5 HARD-COURT COMPLEX
 - (1) HALF COURT BASKETBALL
- 6 TOT LOT
 - 6a (1) 2-5 YR PLAY ELEMENTS
 - 6b (2) 6-9 YR PLAY ELEMENTS
- 7 PASSIVE AREA
 - 7a (2) COVERED PICNIC BOXES
 - 7b (15) PICNIC TABLES / BBQ.
 - 7c (2) HORSESHOES
- 8 MISCELLANEOUS
 - 8a (2) GOLF TEE OFF CAGES
 - 8b (2) BATTING CAGES
 - 8c (1) SAND VOLLEYBALL
- 9 BUILDINGS
 - 9a (2) RESTROOM
 - 9b (1) SNACK BARN / RESTROOM
 - 9c (1) MAINTENANCE
- 10 PARKING
 - 391 TOTAL
 - 97 COMPACT 8X15
 - 286 STANDARD 8.5X20
 - 0 HANDICAP 8.5X20 W/SHADE

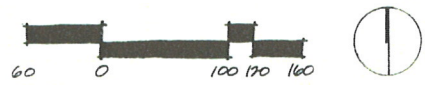


ILLUSTRATIVE PLAN A1
ALTA MIRA PARK
 CITY OF CARLSBAD, CALIFORNIA
 THE DIKE PARTNERSHIP
 THE DAHLIN GROUP INC.
 CROSBY, MEAD & BENTON



PRELIMINARY PARK PROGRAM

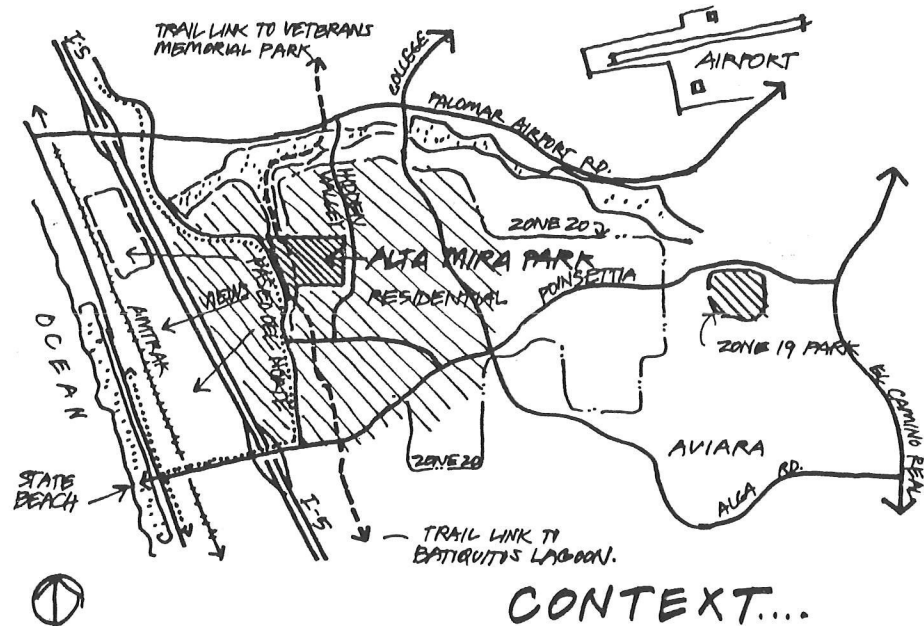
- 1 COMMUNITY CENTER / GYMNASIUM
- 2 TENNIS COMPLEX
 - 2a CLUBHOUSE
 - 2b (1) TOURNAMENT COURT LIGHTED
 - 2c (10) TENNIS COURTS LIGHTED
 - 2d (1) WARM UP WALL
- 3 BALL-FIELD COMPLEX
 - 3a (1) PRIMARY BASEBALL FIELD 350'x90', 400' 200 SEAT BLEACHERS, FIELD LIGHTING
 - 3b (2) PRACTICE BASEBALL FIELD 275' 100 SEAT BLEACHERS, FIELD LIGHTING
- 4 SOCCER COMPLEX
 - 4a (1) PRIMARY SOCCER FIELD 225'x360 LIGHTED
 - 4b (2) OVERLAPPING PRACTICE SOCCER FIELDS 190'x310
 - 4c (1) ENCLOSED SOCCER FIELD- LIGHTED
- 5 HARD COURT COMPLEX
 - (4) HALF COURT BASKETBALL
- 6 TOT LOT
 - 6a (1) 2-5 YR. PLAY ELEMENTS
 - 6b (2) 6-9 YR. PLAY ELEMENTS
- 7 PASSIVE AREA
 - 7a (2) COVERED PICNIC 60X50'
 - 7b (15) PICNIC TABLES / BBQ.
 - 7c (2) HORSESHOES
- 8 MISCELLANEOUS
 - 8a (2) SOUP TEE OFF CAGES
 - 8b (2) BATTING CAGES
 - 8c (2) SAND VOLLEYBALL
- 9 BUILDINGS
 - 9a (2) RESTROOM
 - 9b (1) SNACK BAY / RESTROOM
 - 9c (1) MAINTENANCE
- 10 PARKING
 - 412 TOTAL
 - 100 COMPACT 8X15
 - 300 STANDARD 8.5X20
 - 12 HANDICAP 8.5X20 W/ENLGE



ILLUSTRATIVE PLAN A2
ALTA MIRA PARK
 CITY OF CARLSBAD, CALIFORNIA
 THE DIKE PARTNERSHIP
 THE DAHLIN GROUP INC.
 CROSBY, MEAD & BENTON

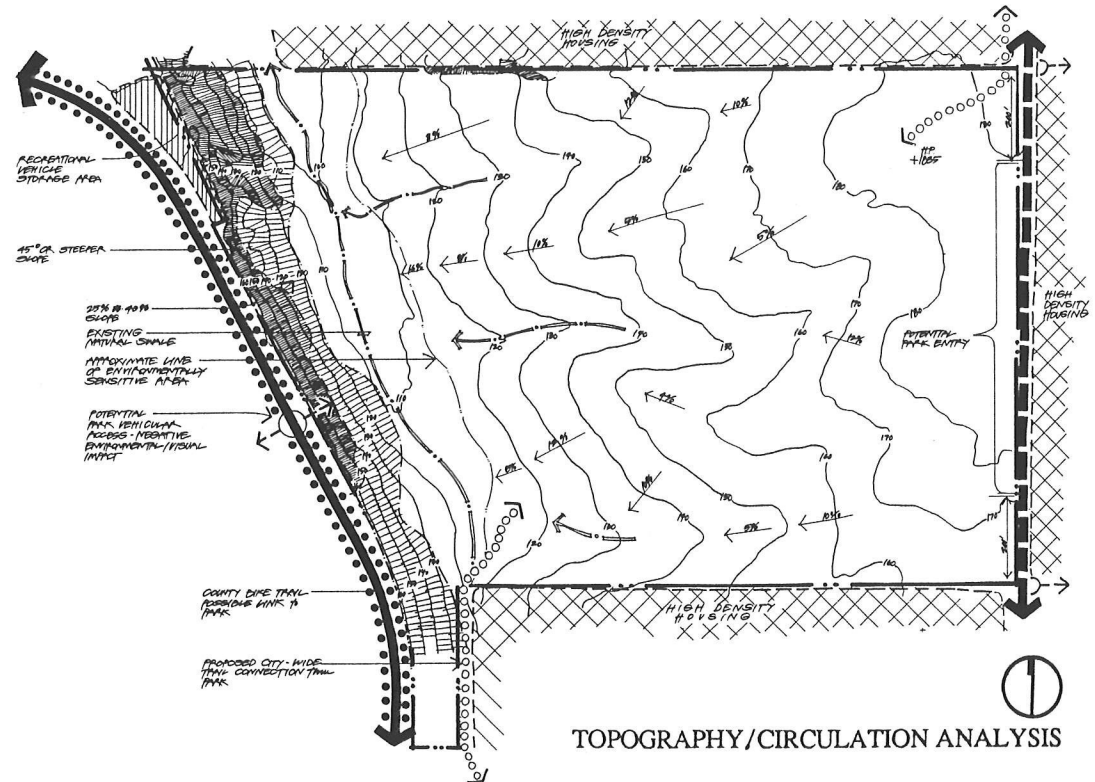
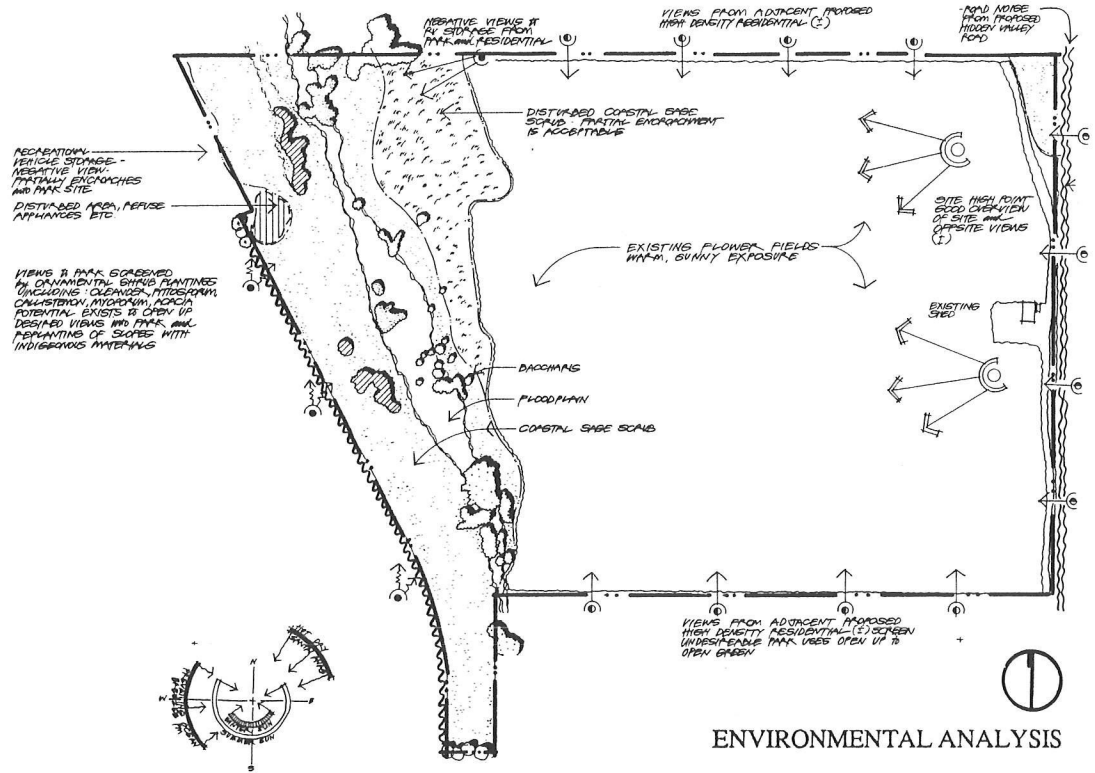
Existing Conditions

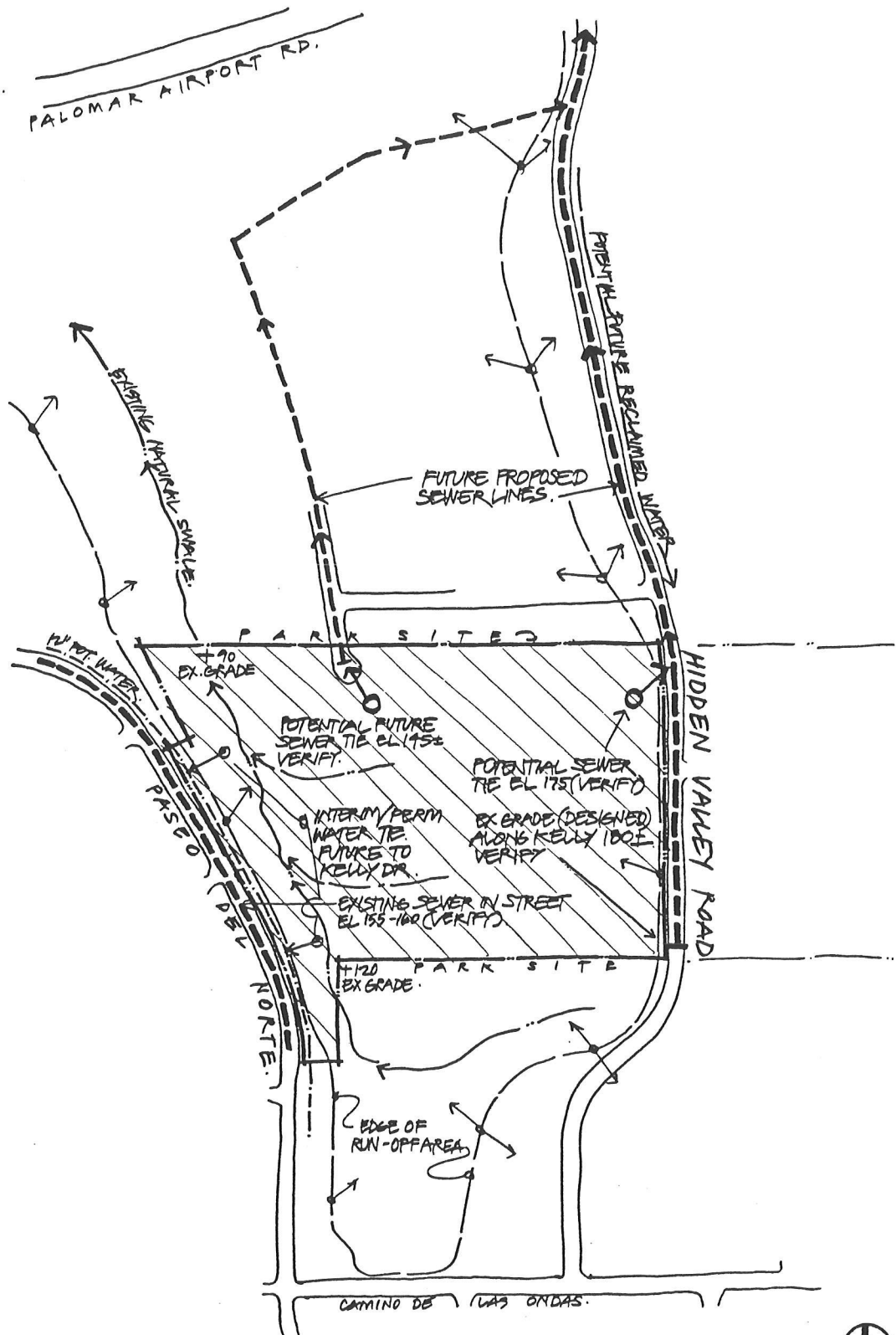
The Alta Mira Park site is strategically located within the southwest quadrant of the City. Existing Paseo del Norte on the west offers excellent views of the park and potential pedestrian access. Future Hidden Valley Road on the east boundary will provide vehicular access. Surrounding land use is planned to be primarily residential and an elementary school could potentially be located south of the park site.



The overall park site is 42 acres in size, but the approximately 9 acres of slope and natural drainage course area on the west edge are environmentally sensitive and cannot be developed without offsite mitigation. The remaining 33 acres are useable for park development and are currently in agricultural use. The land form slopes, in general, from east to west (6% to 10%) with site drainage provided by three dissecting tributaries running east and west to the natural drainage course located in the northwest portion of the property which then drains to the north. A severe embankment is present along the Paseo del Norte right-of-way with a total slope height of approximately 45 feet.

The following exhibits provide diagrammatic analysis of the existing site conditions including environmental, topographic, circulation and engineering considerations.





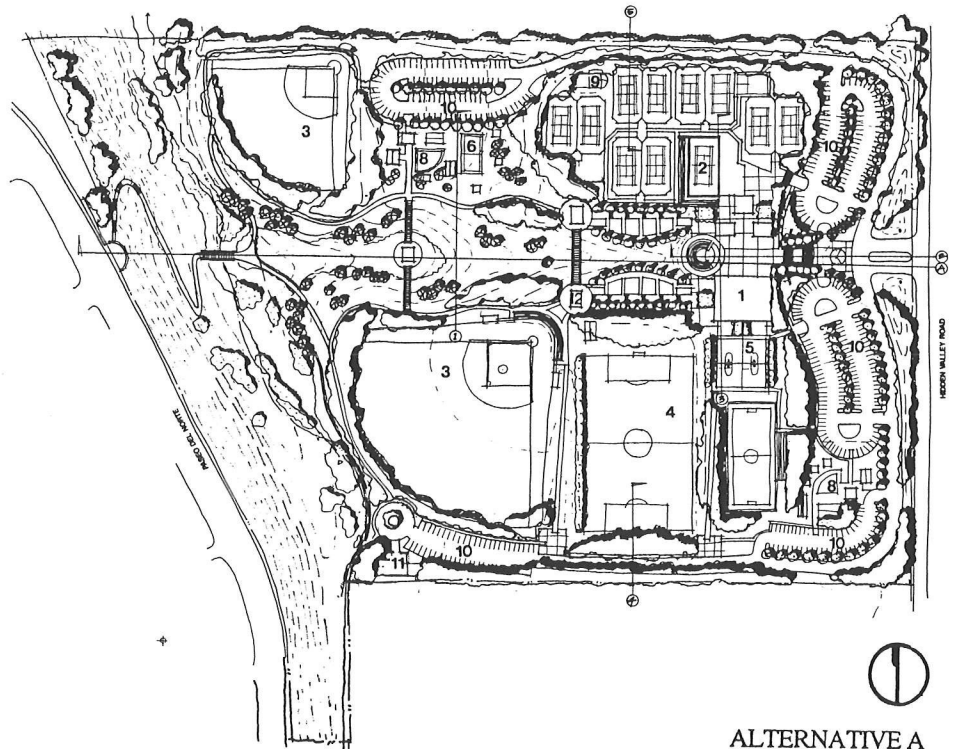
ENGINEERING FACTORS

Initial Conceptual Development - Alternative A

The original Alternative A, from which the final preferred plans are derived, utilizes a central open lawn around which the more active ballfields, game courts and park buildings are located. This more passive informal space is the park's organizing element and will link the Community Center/Gymnasium/Tennis activity area with the natural open space to the west. This open lawn will recall a natural gentle swale, visually implying that the park flows west to the natural open space area.

Roads, parking and the more active ballfields and courts are located along the park's edge to enhance the size and function of the internal open space. To mitigate neighbors views to the park, the north and south boundaries will have strong landscape buffer plantings.

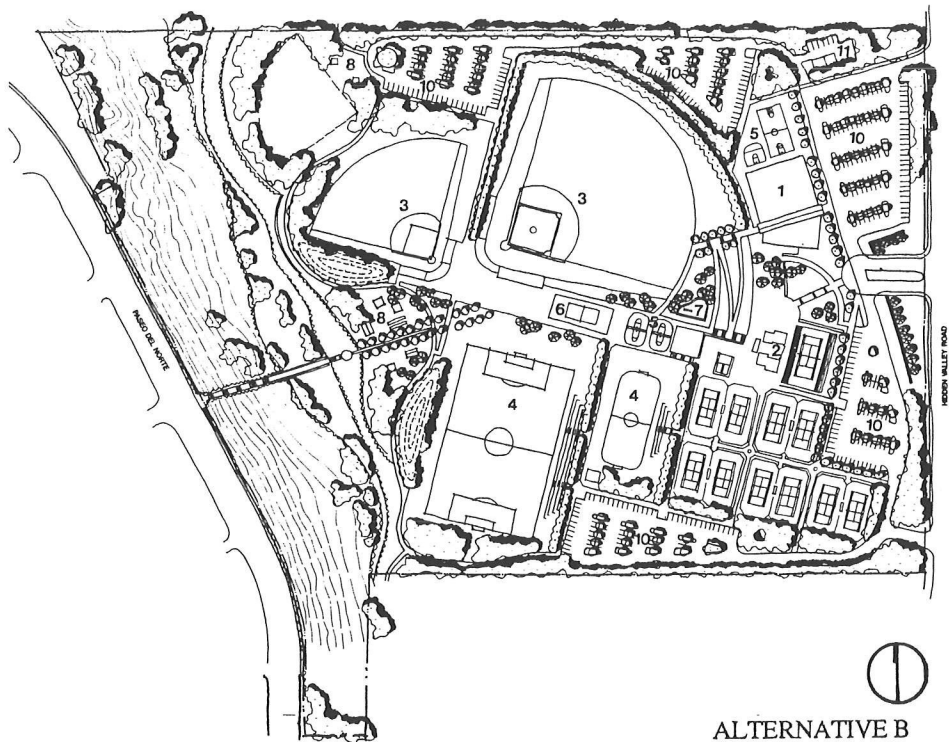
The major buildings are located at the easterly edge and high point of the park. This will not only allow a gravity sewer system, but, more importantly, locates the major buildings closer to the major park entry emphasizing the visibility of the park as a community amenity. This compact arrangement of park buildings creates a strong central organization yet accentuates the open and more passive landscape character.



Initial Conceptual Development - Alternative B

Alternative B utilizes precisely the same program elements as Alternative A but emphasizes the park's role as an active play park with focus on ballfields and court game activity arranged closely with the central Community Center/Gymnasium/Tennis complex. The park is a series of terraces with the major buildings and tennis facilities at the upper level and the ballfields at mid-level. The passive open space areas are located adjacent to yet slightly separated from the natural open space which would remain undeveloped.

The parking and roads remain at the edges of the park to emphasize the pedestrian quality and internal focus. The plan utilizes a strong geometry to create visual interest and efficiency. This feature softens the park edges creating pockets of landscape and/or passive use areas.

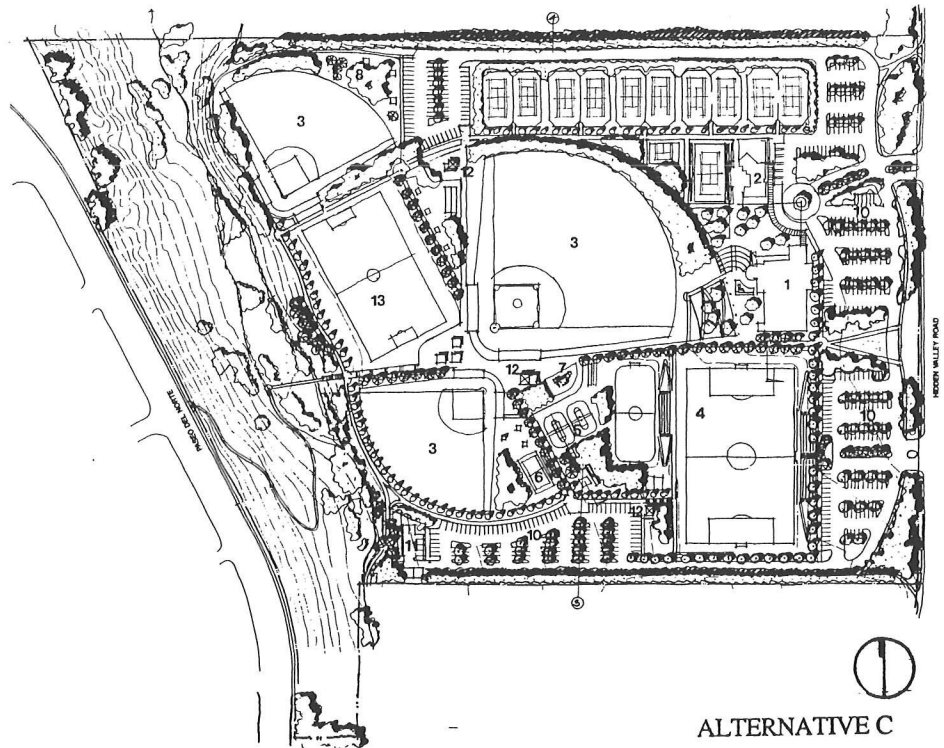


ALTERNATIVE B

Initial Conceptual Development - Alternative C

Alternative C is similar to Alternative B in that it emphasizes the active ballfields and play fields. Plan C adds a softball/youth baseball sized field and a large open field for soccer or football. There is very little open space remaining for casual or passive activity.

This plan, unlike the others, utilizes a two level Community Center/Gymnasium building. This affords a less massive building in elevation (particularly from the east) and a smaller building footprint, yet provides for more efficiency in terms of operations and observation within the building itself.



Technical Plans - Alternatives A1 and A2

As previously noted, through the consensus of City staff, consultants and the public, alternative site plans B and C were eliminated from consideration, while Plan A was further refined into Alternatives A1 and A2.

The technical plans that follow illustrate the location, size and quantity of the various park elements. Also shown are the proposed and existing grading contours. In addition cross sections are provided that further illustrate the relationships and character of the various park elements.

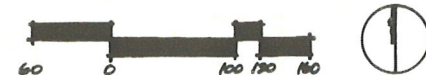
The following summary identifies the proposed park program for Alternatives A1 and A2. The numbering system refers to the legend key on the technical plans on the following pages. The preliminary park program is identical for Alternatives A1 and A2 with the exception of Items 3b and 10.

Alternatives A1 & A2

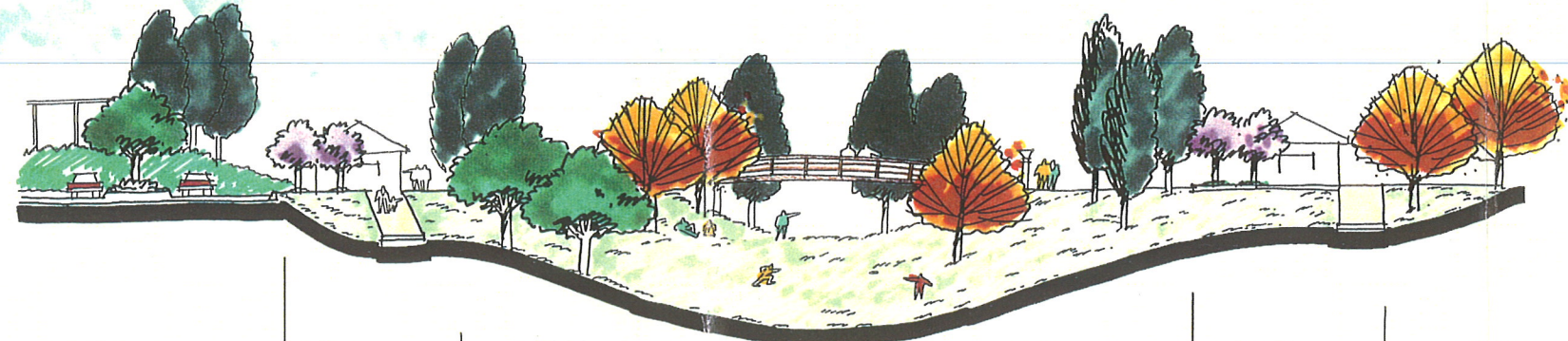
<p>Preliminary Park Program</p> <p>1. Community Center/Gymnasium; 22,500 sq. ft.</p> <p>2. Tennis Complex 2a Clubhouse; 3,000 sq. ft. 2b (1) Tournament Court Lighted 2c (10) Tennis Courts Lighted 2d (1) Warm Up Wall</p> <p>3. Ballfield Complex 3a (1) Baseball field 350', 380', 400', 200 seat bleachers, field lighting 3b (1) Alt. A1/(2) Alt. A2 Baseball/Softball field 275', 100 seat bleachers, field lighting</p> <p>4. Soccer Complex 4a (1) Adult Soccer Field 225' x 360' lighted 4b (2) Overlapping Youth Soccer Fields 190' x 310' lighted 4c (1) Enclosed Soccer Field lighted</p> <p>5. Hardcourt Complex 5a (4) Half Court Basketball, lighted</p>	<p>6. Tot Lot 6a (1) 2-5 year play elements 6b (2) 6-9 year play elements</p> <p>7. Passive Area 7a (2) Covered Picnic Shelters or Structures 30' x 50' 7b (15) Picnic Tables/BBQ 7c (2) Horseshoe Pits</p> <p>8. Miscellaneous Activities 8a (2) Golf Tee Off Cages 8b (2) Batting Cages 8c (1) Sand Volleyball Court</p> <p>9. Support Buildings 9a (2) Restrooms 9b (1) Snack Bar/Restroom 9c (1) Maintenance</p> <p>10. Parking A1 391 Total 97 Compact 8'x 15' 286 Standard 8.5'x 20' 8 Handicap 8.5'x 20' w/5' aisles</p> <p>Parking A2 412 Total 100 Compact 8'x 15' 300 Standard 8.5'x 20' 12 Handicap 8.5'x 20' w/5' aisles</p>
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PRELIMINARY PARK PROGRAM

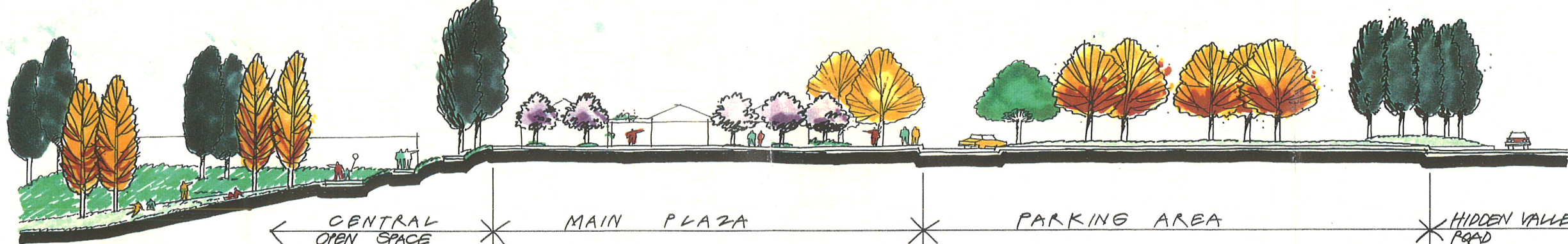
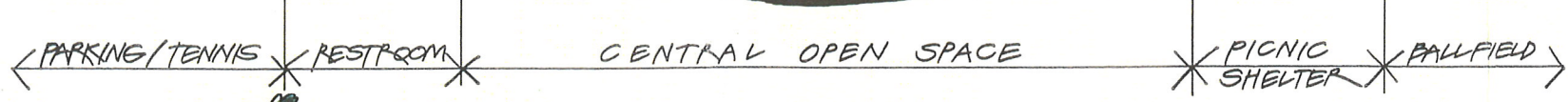
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 - 2a CLUBHOUSE
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 - 2c (10) TENNIS COURTS LIGHTED
 - 2d (1) WARM UP WALL
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 - 3a (1) PRIMARY BASEBALL FIELD 350' X 300' 400' 200 SEAT BLEACHERS, FIELD LIGHTING
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- 4 SOCCER COMPLEX
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 - 4c (1) ENCLOSED SOCCER FIELD - LIGHTED
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 - 391 TOTAL
 - 97 COMPACT 8X15
 - 266 STANDARD 8.5X20
 - 8 HANDICAP 8.5X20 W/ENLARGED



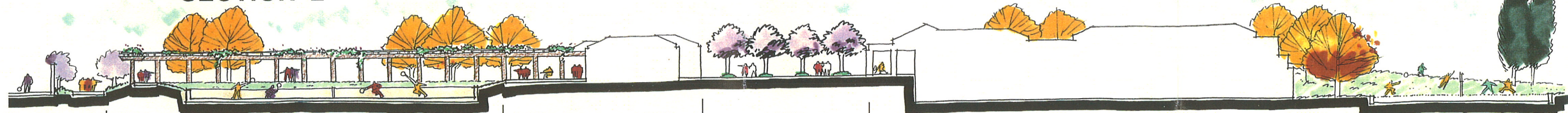
TECHNICAL PLAN **A1**
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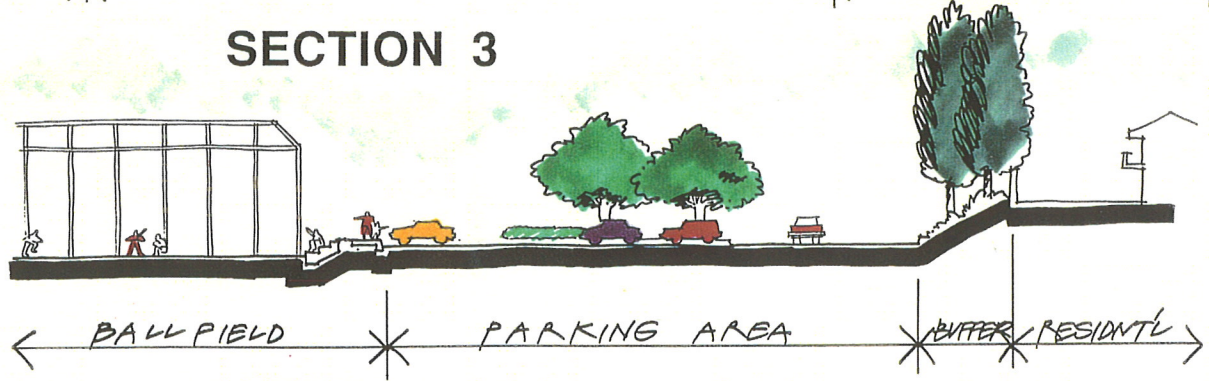
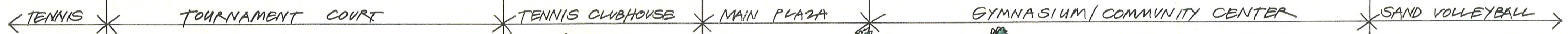
SECTION 1



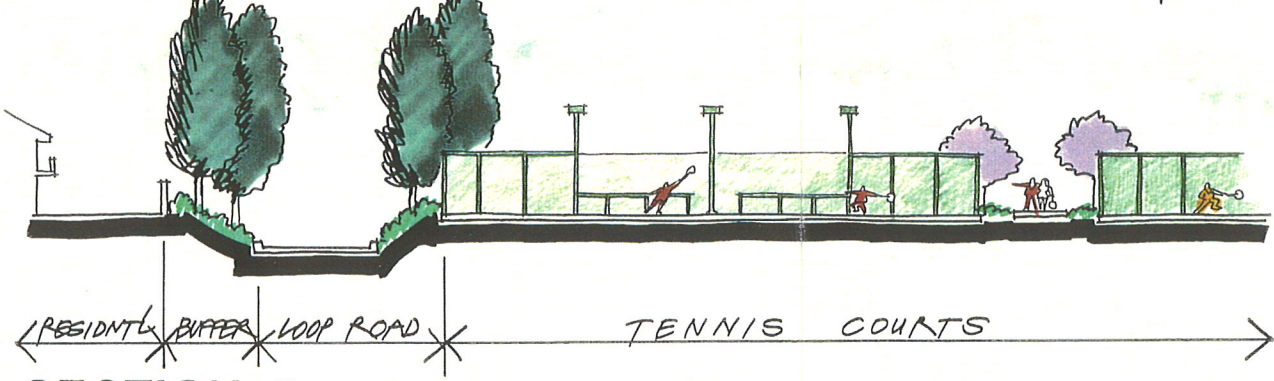
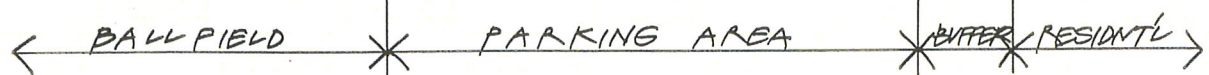
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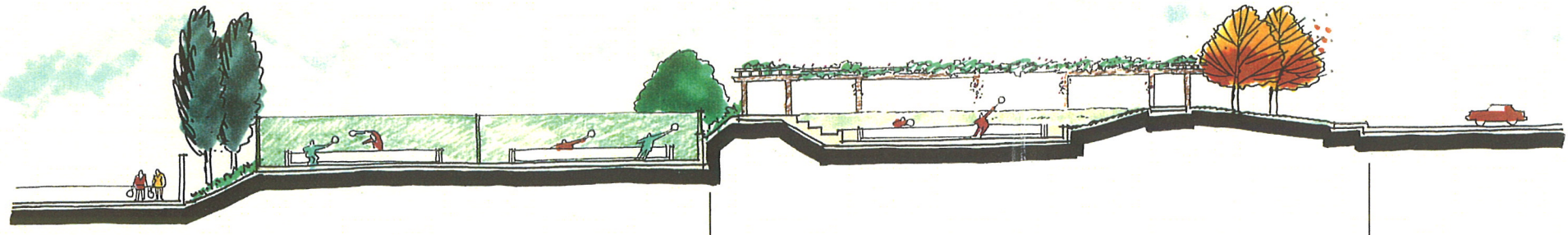
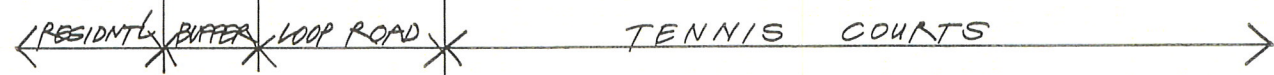
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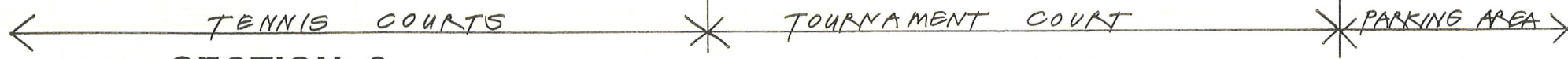
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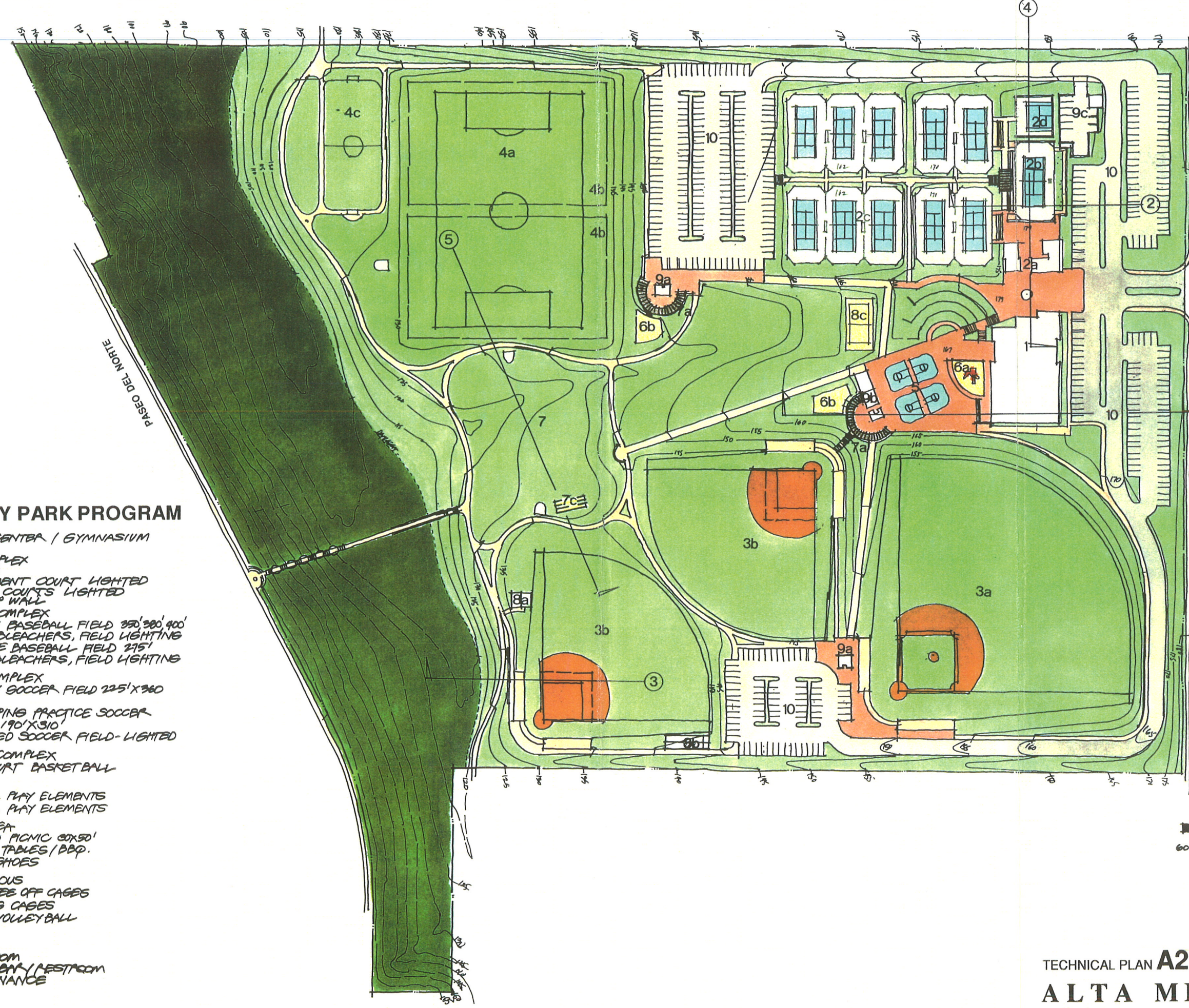
SECTION 5



SECTION 6

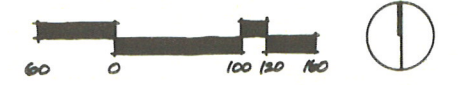


ALTERNATIVE A1
ALTA MIRA PARK
 CITY OF CARLSBAD, CALIFORNIA
 THE DIKE PARTNERSHIP
 THE DAHLIN GROUP INC.
 CROSBY, MEAD & BENTON

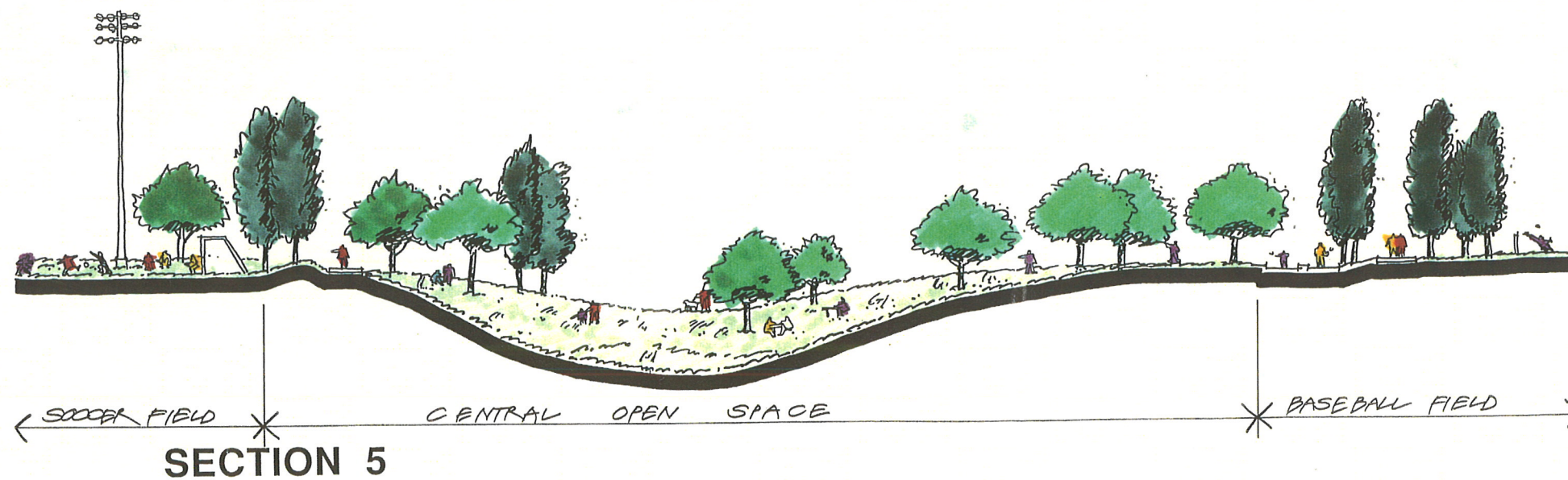
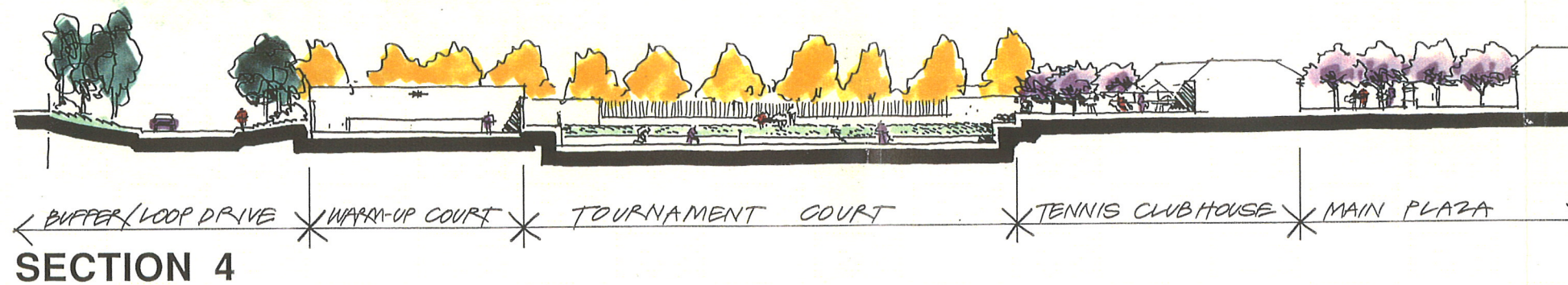
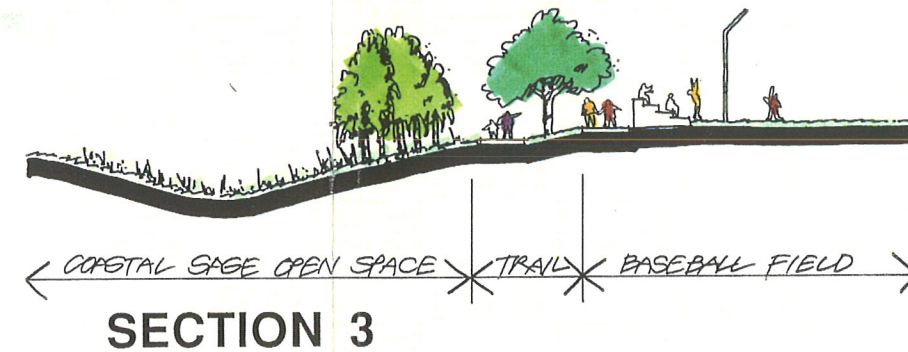
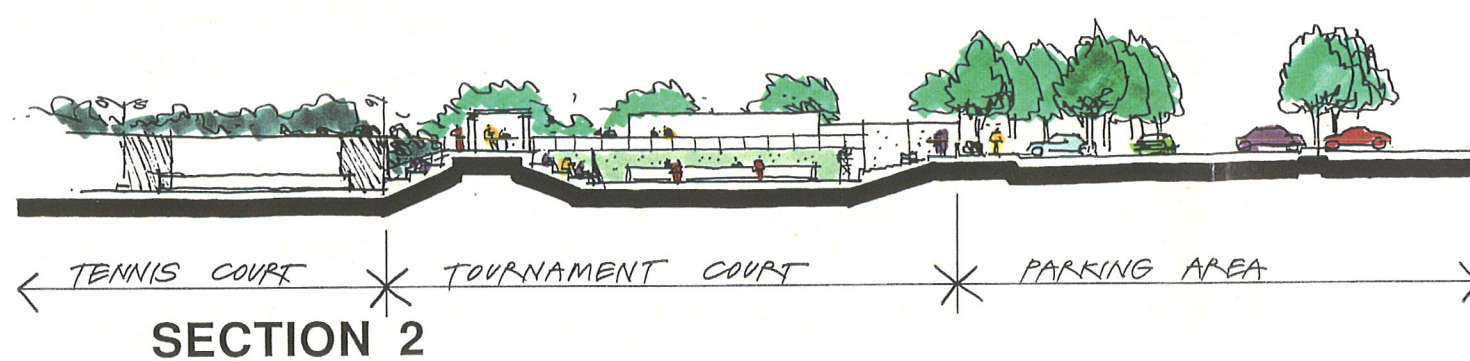
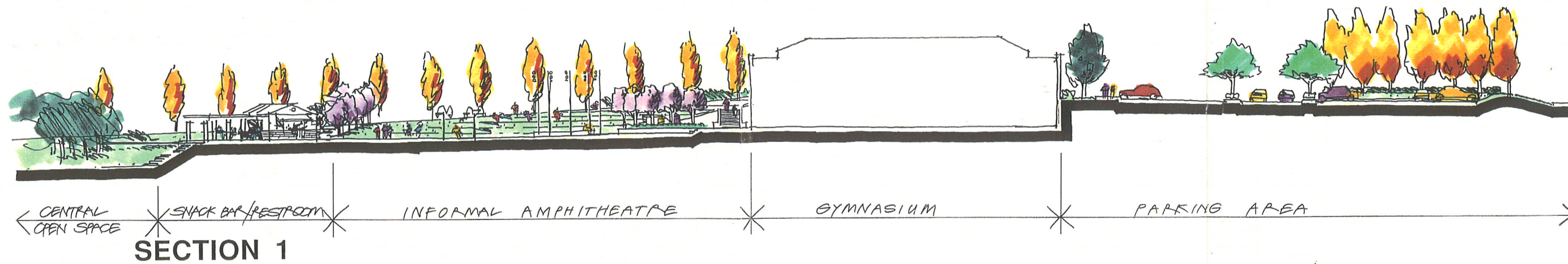


PRELIMINARY PARK PROGRAM

- 1 COMMUNITY CENTER / GYMNASIUM
- 2 TENNIS COMPLEX
 - 2a CLUBHOUSE
 - 2b (1) TOURNAMENT COURT LIGHTED
 - 2c (10) TENNIS COURTS LIGHTED
 - 2d (1) WARM UP WALL
- 3 BALL FIELD COMPLEX
 - 3a (1) PRIMARY BASEBALL FIELD 350' X 900' 400'
200 SEAT BLEACHERS, FIELD LIGHTING
 - 3b (2) PRACTICE BASEBALL FIELD 275'
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- 4 SOCCER COMPLEX
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 - (1) HALF COURT BASKETBALL
- 6 TOT LOT
 - 6a (1) 2-5 YR PLAY ELEMENTS
 - 6b (1) 6-9 YR PLAY ELEMENTS
- 7 PASSIVE AREA
 - 7a (2) COVERED PICNIC 60X50'
 - 7b (15) PICNIC TABLES / BBQ.
 - 7c (2) HORSESHOES
- 8 MISCELLANEOUS
 - 8a (2) GOLF TEE OFF CAGES
 - 8b (2) BATTING CAGES
 - 8c (2) SAND VOLLEYBALL
- 9 BUILDINGS
 - 9a (2) RESTROOM
 - 9b (1) SNACK BAY / RESTROOM
 - 9c (1) MAINTENANCE
- 10 PARKING
 - 412 TOTAL
 - 100 COMPACT 8X15
 - 300 STANDARD 8.5X20
 - 12 HANDICAP 8.5X20 W/6 INSLG



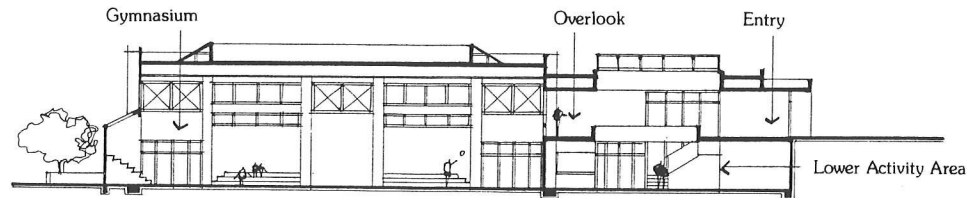
TECHNICAL PLAN **A2**
ALTA MIRA PARK
 CITY OF CARLSBAD, CALIFORNIA
 THE DIKE PARTNERSHIP
 THE DAHLIN GROUP INC.
 CROSBY, MEAD & BENTON



ALTERNATIVE A2
ALTA MIRA PARK
 CITY OF CARLSBAD, CALIFORNIA
 THE DIKE PARTNERSHIP
 THE DAHLIN GROUP INC.
 CROSBY, MEAD & BENTON

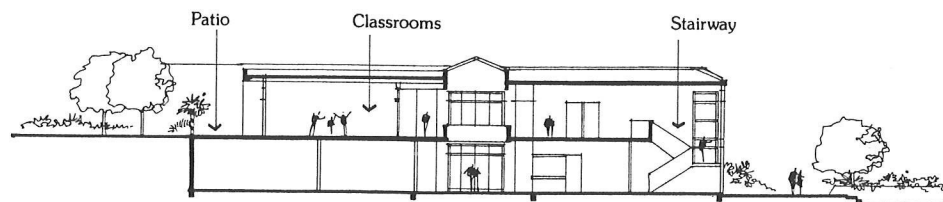
Community Center Gymnasium

The community center and gymnasium is intended to be a multi-function building for sports, community meetings and special functions. It is located adjacent to the main plaza and park entry. The structure consists of two levels. The primary entrance is on the northern side of the structure through glass doors into a main lobby/display area with an overlook of the gymnasium.



SECTION A-A

The upper level contains the main entry, reception and offices, restrooms and lobby, two classrooms and a multi-purpose room with a small kitchen. Through use of movable walls, the multi-purpose room and classes can be combined into one larger assembly area to accommodate 200 persons for larger gatherings. A courtyard on the eastern edge of the classrooms defined by a 6' high wall will provide additional outdoor space for special functions. A stair tower provides primary access to the lower level. It is supplemented with an elevator for handicapped access, service and deliveries.

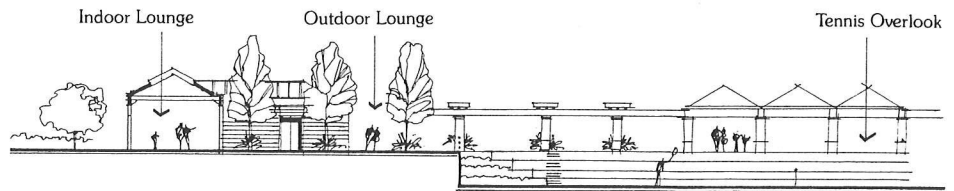


SECTION B-B

The lower level contains the multi-use indoor court area for basketball, volley ball and badminton. Showers are provided for men and women as well as additional restrooms facilities, mechanical space, storage and an equipment check area. Also provided on this level is an open multi-functional space for special activities such as ping pong, after school activities and staging for major sports events to be held in the gymnasium area.

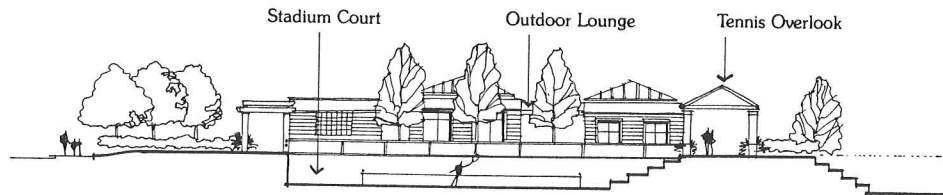
Tennis Complex

The main entry to the Tennis Complex is located across from the Community Center Gymnasium and is to be built on one level. It contains a Pro Shop and court check in/control area, a lounge and an area for changing with restrooms for men and women. The facilities are organized around an outdoor lounge.



SECTION C-C

As part of the complex, a special tennis overlook is to be provided between the stadium court and the first tennis court to the west. The purpose of this area is to provide shade and "socializing" space for those who are waiting to play.



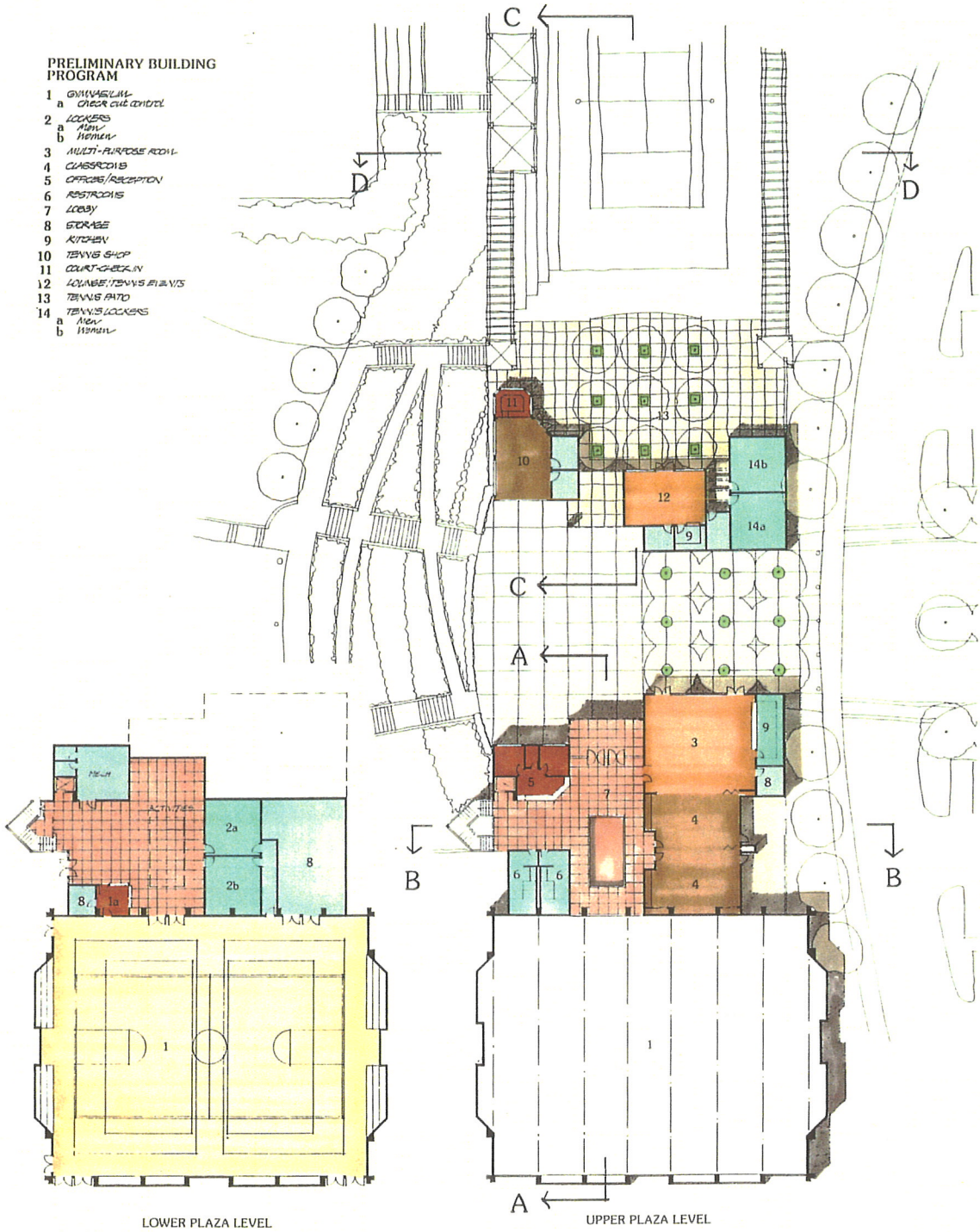
SECTION D-D

Alternatives A1 and A2 have the same building plan for the Community Center/Gymnasium building. The Tennis Complex for both Alternatives has the same program elements with slightly different plan configurations.

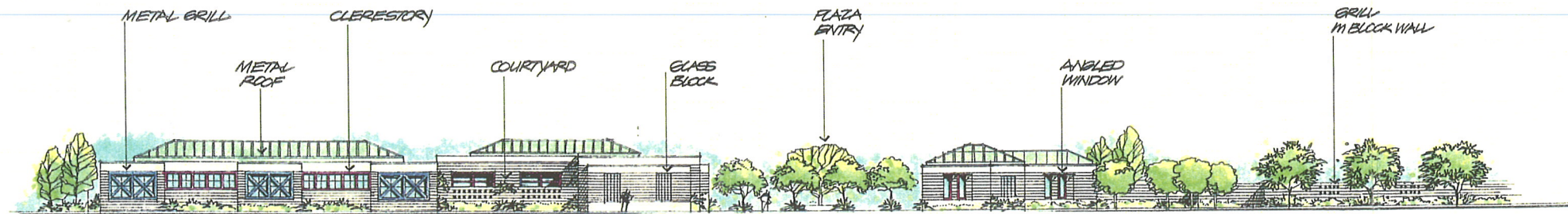
The following figures provide plan enlargements and sections for A1/A2 architectural.

PRELIMINARY BUILDING PROGRAM

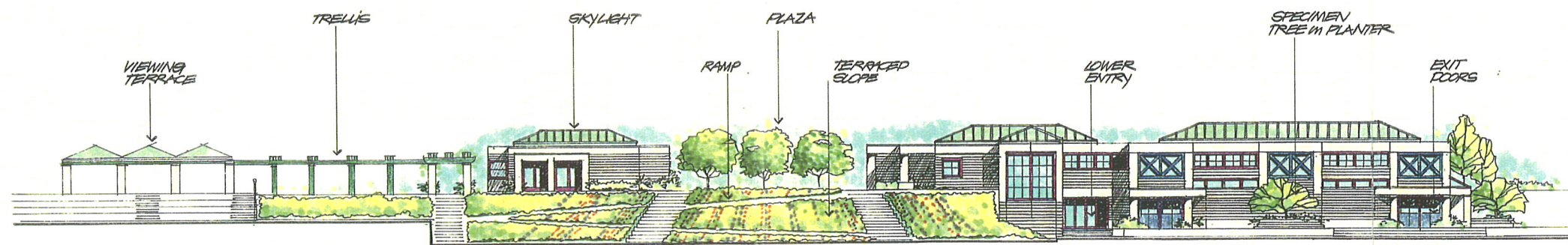
- 1 GYMNASIUM
- a CHECK OUT CONTROL
- 2 LOCKERS
- a MEN
- b WOMEN
- 3 MULTI-PURPOSE ROOM
- 4 CLASSROOMS
- 5 OFFICE/RECEPTION
- 6 RESTROOMS
- 7 LOBBY
- 8 STORAGE
- 9 KITCHEN
- 10 TENNIS SHOP
- 11 COURT CHECK-IN
- 12 LOUNGE/TENNIS FINISHES
- 13 TENNIS AUTO
- 14 TENNIS LOCKERS
- a MEN
- b WOMEN



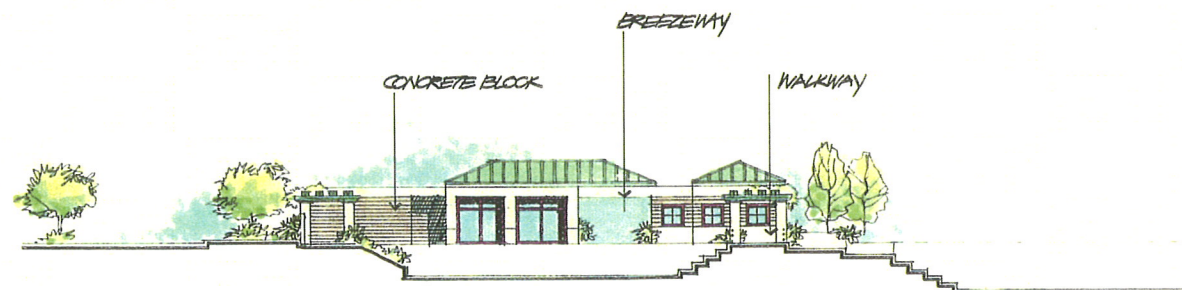
**ALTERNATE A1
COMMUNITY CENTER/GYMNASIUM
AND TENNIS COMPLEX**



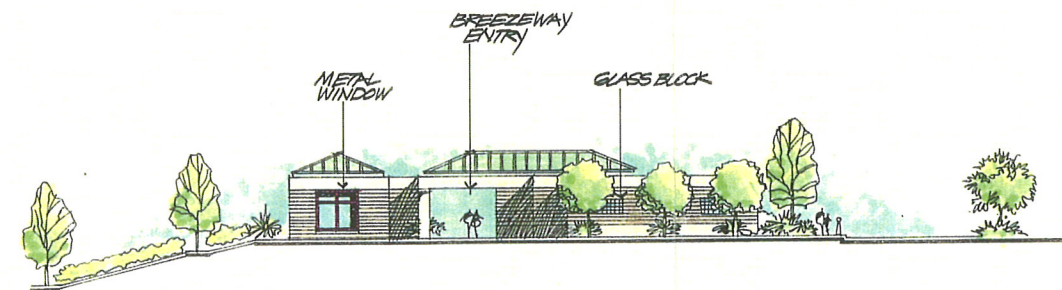
TENNIS CLUB & GYMNASIUM - STREET ELEVATION



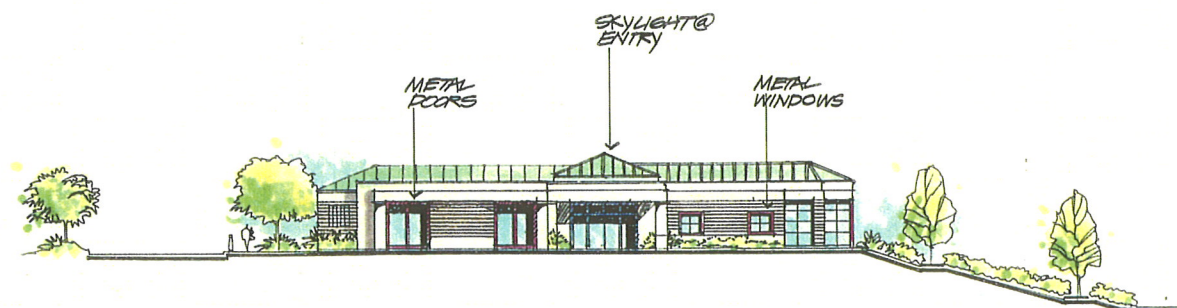
TENNIS CLUB & GYMNASIUM - PARK ELEVATION



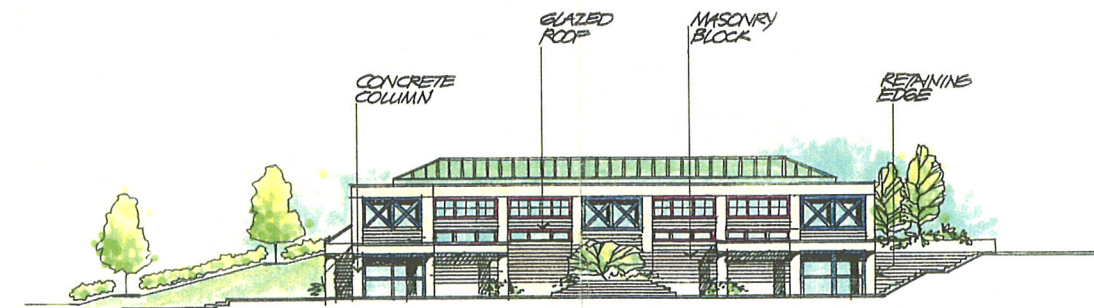
TENNIS CLUB - SOUTH ELEVATION



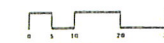
TENNIS CLUB - NORTH ELEVATION



GYMNASIUM - NORTH ELEVATION



GYMNASIUM - SOUTH ELEVATION



PRELIMINARY BUILDING PROGRAM

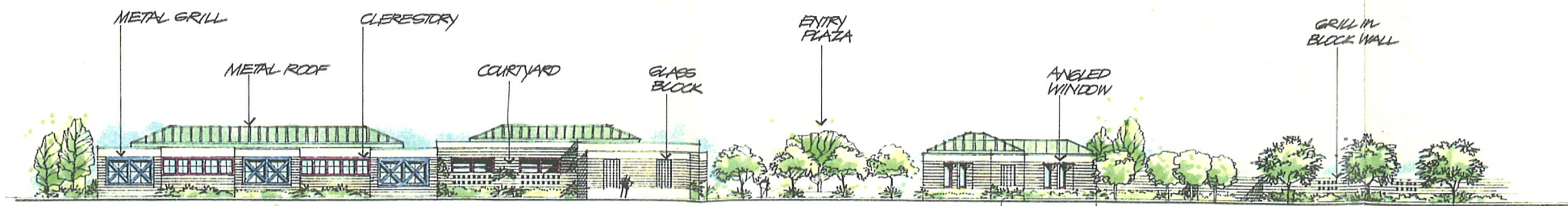
- 1 GYMNASIUM
a CHECK OUT CENTER
- 2 LOCKERS
a MEN
b WOMEN
- 3 MULTI-PURPOSE ROOM
- 4 CLASSROOMS
- 5 OFFICE/RECEPTION
- 6 RESTROOMS
- 7 LOBBY
- 8 STORAGE
- 9 KITCHEN
- 10 TENNIS SHOP
- 11 COURT-GYMNASIUM
- 12 LOUNGE/TENNIS SHAVES
- 13 TENNIS PATIO
- 14 TENNIS LOCKERS
a MEN
b WOMEN



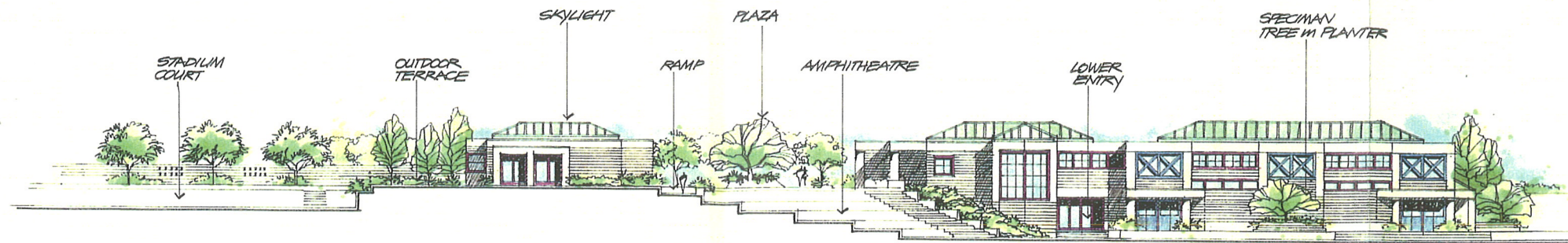
LOWER PLAZA LEVEL

UPPER PLAZA LEVEL

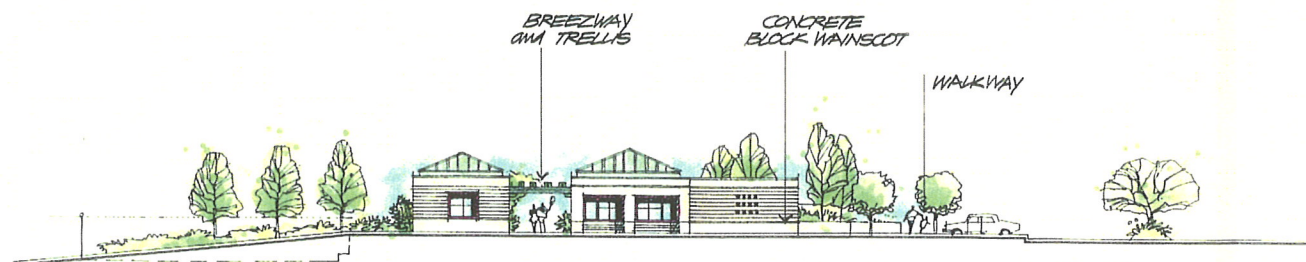
**ALTERNATE A2
COMMUNITY CENTER/GYMNASIUM
AND TENNIS COMPLEX**



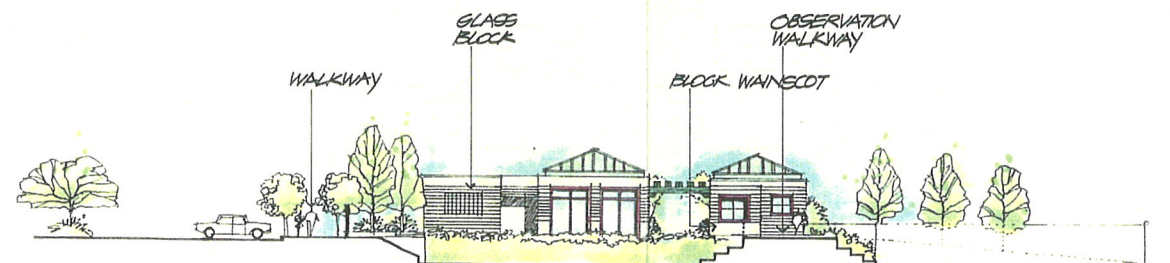
TENNIS CLUB & GYMNASIUM - STREET ELEVATION



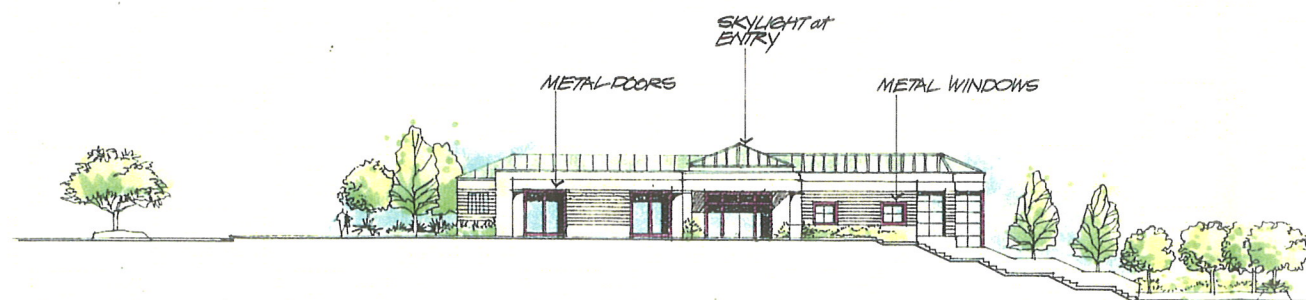
TENNIS CLUB & GYMNASIUM - PARK ELEVATION



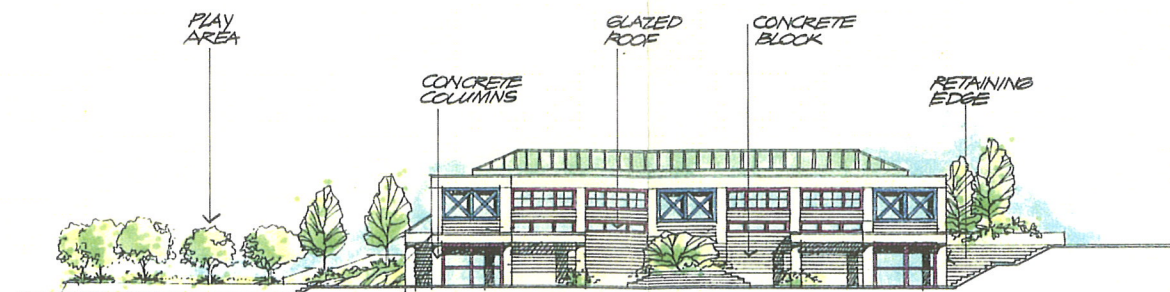
TENNIS CLUB - SOUTH ELEVATION



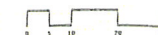
TENNIS CLUB - NORTH ELEVATION



GYMNASIUM - NORTH ELEVATION

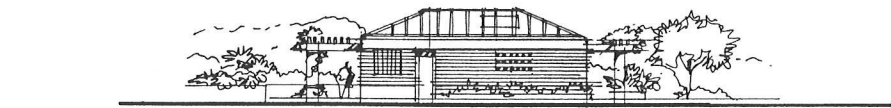
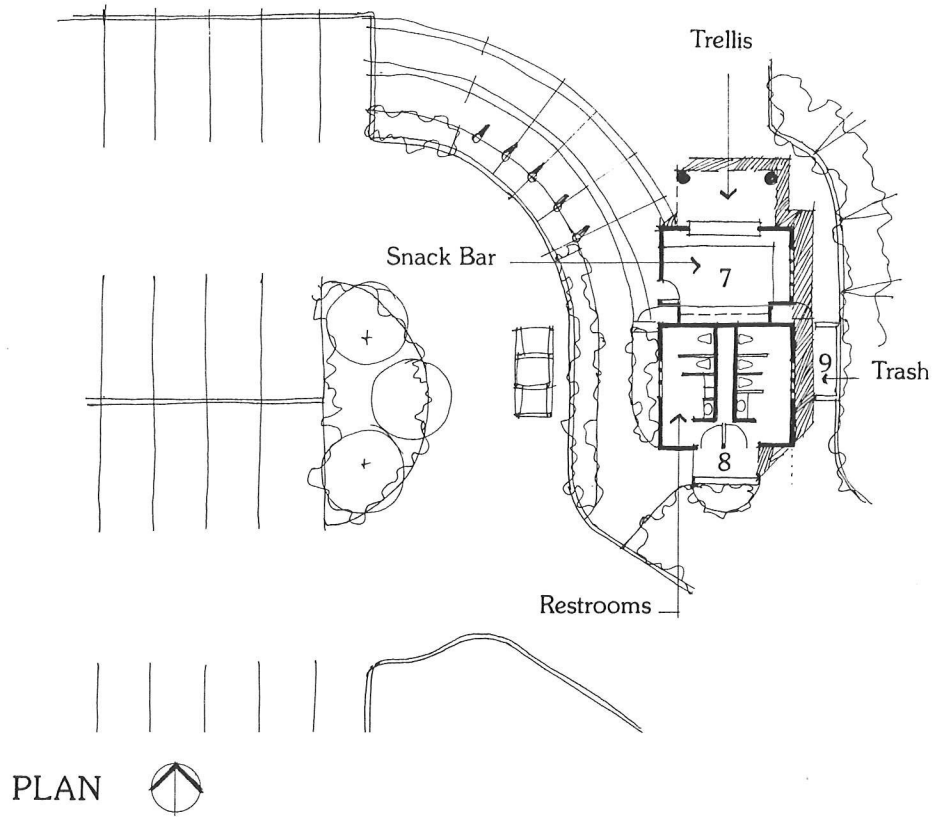


GYMNASIUM - SOUTH ELEVATION

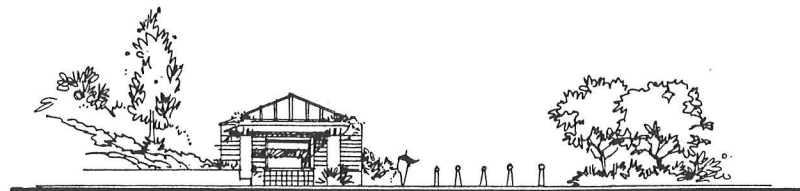


Snack Bar/Restrooms

The snack bar/restroom building will consist of an area for preparation of food and beverages and an adjacent restroom. The snack bar portion will be used primarily on those occasions where there are major events of league play. Adjacent to the snack bar area will be a restroom facility for men and women.



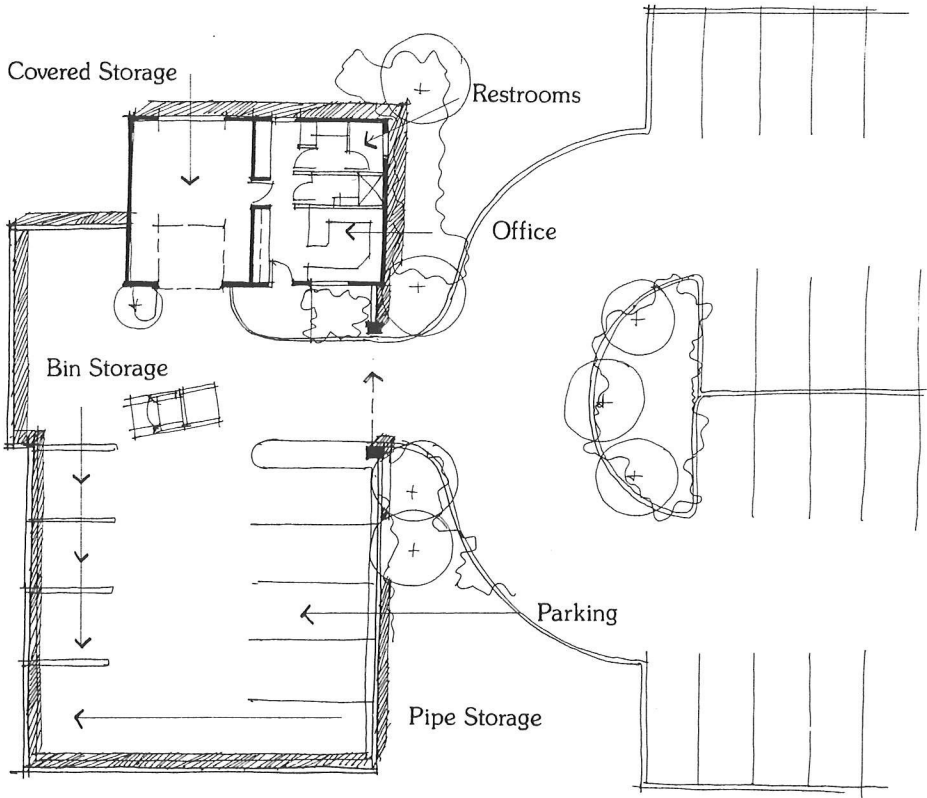
WEST ELEVATION



NORTH ELEVATION

Maintenance Facility

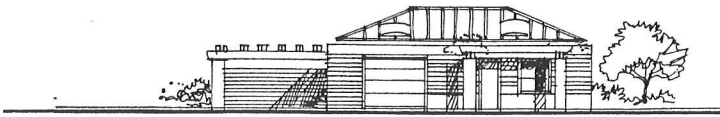
The maintenance facility will include space for an office, restroom and shower area and storage. In addition there will be an enclosed and covered area for storage of equipment, supplies and tools. The yard area will be enclosed by a block wall and include area for parking spaces, pipe storage and bins for various soil amendments.



PLAN 



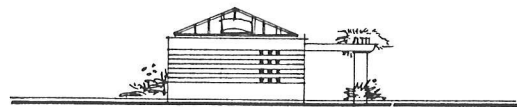
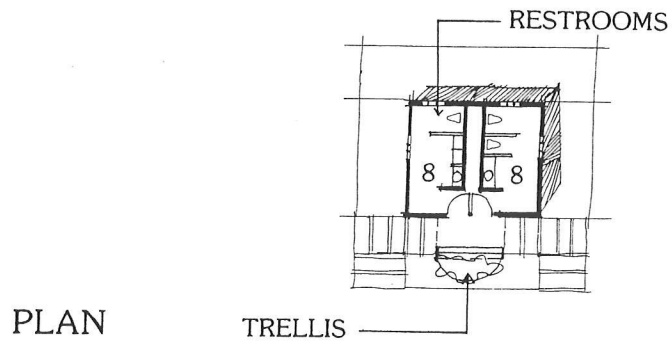
EAST ELEVATION



SOUTH ELEVATION

Restrooms

Two additional restroom facilities will be located within the park as shown on Technical Plans A1 and A2. Each will contain space for men's and women's toilets, sinks and changing tables for diapers. A drinking fountain will also be located with each facility.



Conclusion

Subsequent design phases will refine the concepts in more detail and coordinate the details with budgets for construction and maintenance to produce a complex of buildings that expresses Carlsbad's commitment to design excellence and value.

Landscape Planting Concept

Plant Material Zones

Alta Mira Park will consist of several landscape zones. These include project entry and main plaza zone, a central passive zone, ballfield backdrop zone, parking area zone, project edge zone, and native open space transitional zone.

The project entry at Hidden Valley Road is defined by a structured planting of tall deciduous groves on a landscaped berm contrasting the informal evergreen project edges and providing seasonal interest. A main plaza area between the tennis clubhouse and gymnasium will have shady tree bosques to sit under and provide separation from parking areas. As this is a key identity and use area, the plan will include the use of massive color display of plantings reminiscent of the agricultural heritage of the site and region.

The central passive zone will recall the native topography with a wide open lawn swale which leads to the natural drainage course. The swale and ground plane will consist of open turf with deciduous and evergreen groves along the edges to extend the riparian theme and provide shade at picnic areas.

The visual breakdown of the overall park scale and separation between ballfields will occur through level changes of thickly landscaped slopes. These slopes will consist of evergreen tree grove plantings with a ground plane of turf or ground cover.

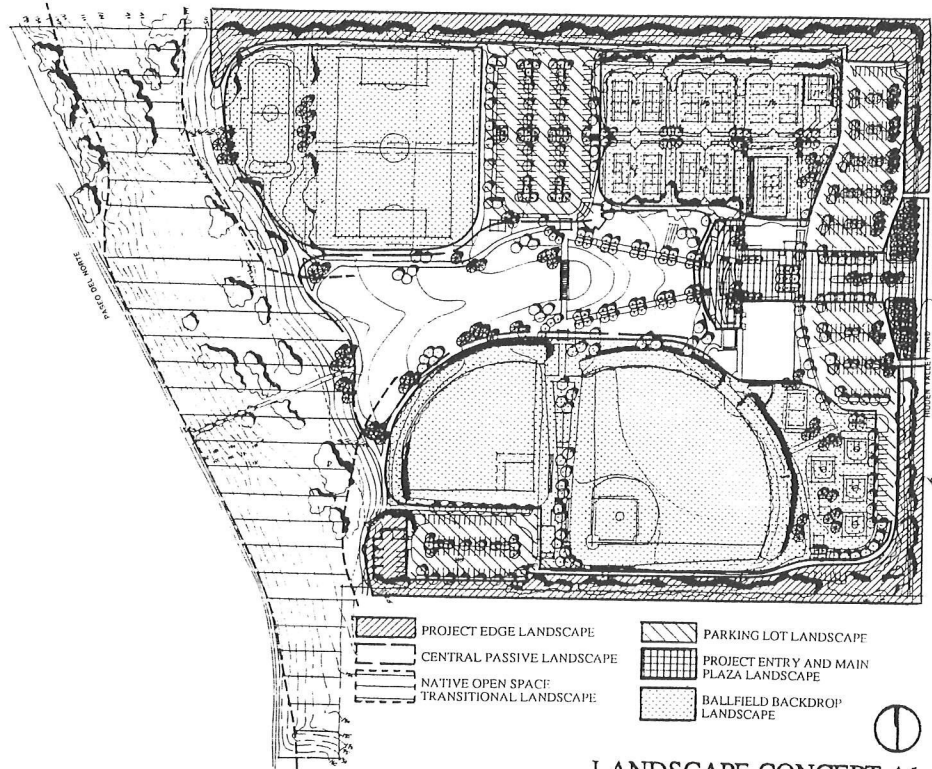
Parking areas will be shaded and identified by evergreen canopy trees.

The park's north and south edges are adjacent to the proposed residential projects. The proposed planting, informal tree masses with understory of shrubs and groundcover, will provide a buffer that will screen out views of parking and ballfields.

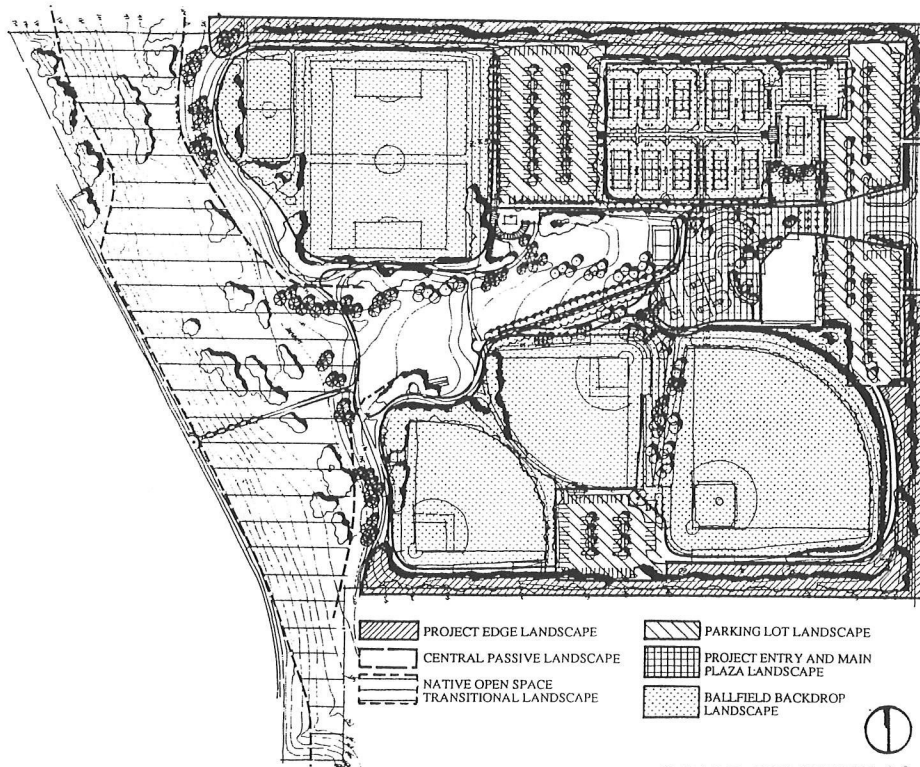
A transitional zone will occur between the existing native plantings at the natural drainage course and the ornamental planting of the park. This zone will be slope plantings of a visual character similar to areas of coastal sage habitat. Transitional areas also occur at the west edge of the developed park adjacent to Paseo del Norte. This area will be enhanced by the removal of ornamental plants and the installation of native plants.

Water Requirements

Conservation of water will be a critical objective in all of the landscape areas. Soil amendments and preparation, plant and turf selection, irrigation design and programming will be optimized to insure water conservation. Alternative irrigation water sources for irrigation, such as on-site wells and recycling of on-site storm runoff and drainage water, have been considered during the design process. It has been determined that the entire site will be irrigated ultimately with reclaimed water and be controlled electronically through a central master irrigation controller. Irrigation design will allow for satellite control units connected by a communication cable with provision for a phone link to the City maintenance facility. Moisture sensors and rainguard equipment will be utilized to insure that the proper amount of water is being efficiently applied to all planting areas.



LANDSCAPE CONCEPT A1



LANDSCAPE CONCEPT A2

Plant Palette

Project Entry and Main Plaza

Trees

Platanus acerifolia/London Plane Tree	Deciduous Canopy
Liriodendron tulipifera/Tulip Tree	Deciduous Canopy
Liquidambar styraciflua/American Sweet Gum	Pyramidal Deciduous
Jacaranda acutifolia/Jacaranda	Flowering Deciduous Canopy
Pyrus calleryana bradfordii/Bradford Pear	Midsized Flowering Deciduous

Shrubs

Xylosma congestum	Background
Raphiolepis indica/Indian Hawthorne	Background
Trachelospermum jasminoides/Star Jasmine	Sub-Shrub
Pittosporum tobira/Wheeler's Dwarf	Sub-Shrub
Agapanthus africanus/Lily of the Nile	Accent
Ligustrum japonicum texanum/Texas Privet	Hedge

Central Passive Zone

Trees

Platanus racemosa/California Sycamore	Deciduous Low Branching
Salix babylonica/Weeping Willow	Deciduous Weeping Character
Cinnamomum camphora/Camphor Tree	Evergreen Canopy
Ficus macrophylla/Moreton Bay Fig	Large Specimen Evergreen

Shrubs

Xylosma congestum	Background
Acacia redolens/Prostrate Acacia	Spreader
Raphiolepis indica/Indian Hawthorne	Background
Lantana montevidensis	Spreader

Ballfield Backdrop

Trees

Eucalyptus maculata/Spotted Gum	Evergreen Vertical
Eucalyptus nicholii/Nichol's Willow-Leafed Peppermint	Evergreen Vertical

Engineering Concept

Access

The only vehicular access to the park will be provided by the future Hidden Valley Road which will be centered on the eastern property line of the park. This road will connect the park with Camino de las Ondas and, ultimately, Palomar Airport Road. As part of the park project, the road will be built by the City from Camino de las Ondas to the park entry. The City will be fully reimbursed through a reimbursement agreement with the adjacent property owners.

An emergency access way will be designated for midway along the north property line. The actual design and cost to install the access will be born by the developer(s) to the north.

Pedestrian access will be provided from Paseo del Norte with a small set of stairs across the natural open space area. Within the same open space is a segment of the proposed city-wide trail system also providing pedestrian access. Hidden Valley Road will provide additional pedestrian linkages from the future development around the park as well as openings along the edge of those developments.

Utilities

Due to the low elevations of the site, the restroom buildings will not be sited high enough to be served by gravity to the existing 8" sewer in Caminito Estrada at Paseo Del Norte. A temporary sewer pump station will be required until future gravity sewers in Hidden Valley Road are completed or other suitable outlets are available to the site. The potable water will be supplied by a looped water system through the site from the proposed 12" water main in Hidden Valley Road. When the future Hidden Valley Road is extended northerly to Palomar Airport Road, connection to the future water main in Hidden Valley Road and the existing 16" water main in Palomar Airport Road will create a more desirable looped water system for the park. A reclaimed water main will be constructed on-site and be utilized for the park irrigation system using domestic water until reclaimed water is available to the site from the Encina Water Pollution Control Facility in the City of Carlsbad. The sewer, water and reclaimed water will be designed and constructed to the ultimate location with temporary connections to interim sources as needed.

Storm runoff from the playing fields and open space areas will drain toward the natural drainage course with the use of open turf swales. Storm runoff from parking lots, streets and hard courts will drain toward infiltration trenches and grease traps to remove pollutants before entering the natural drainage course via the storm drain system. Areas not surface drained will be drained through storm drain pipes.

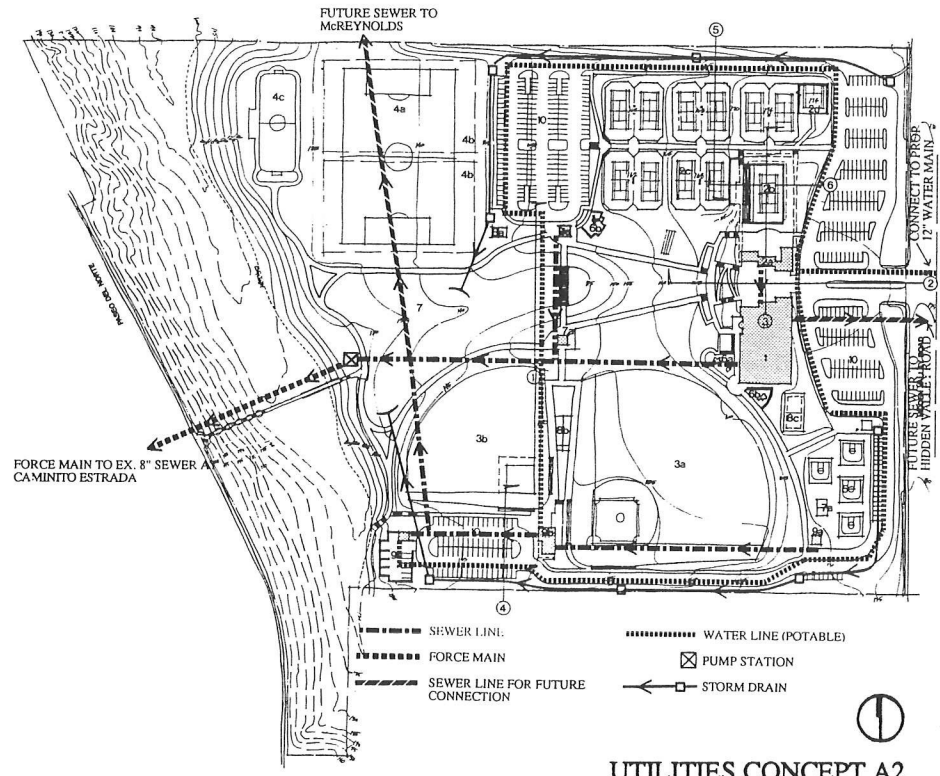
Grading

The existing land form slopes, in general, from east to west with site drainage provided by three dissecting tributaries running east and west to the natural drainage course located in the westerly portion of the site which then drains to the north. The area west of the natural drainage course consists of a severe embankment slope along Paseo Del Norte and is classified as an environmentally sensitive area due to the existing riparian and coastal sage scrub habitats. The elevation of the proposed Hidden Valley Road, the limit of the environmentally sensitive area to the west and existing grading at the boundary to the north and south have been considered during

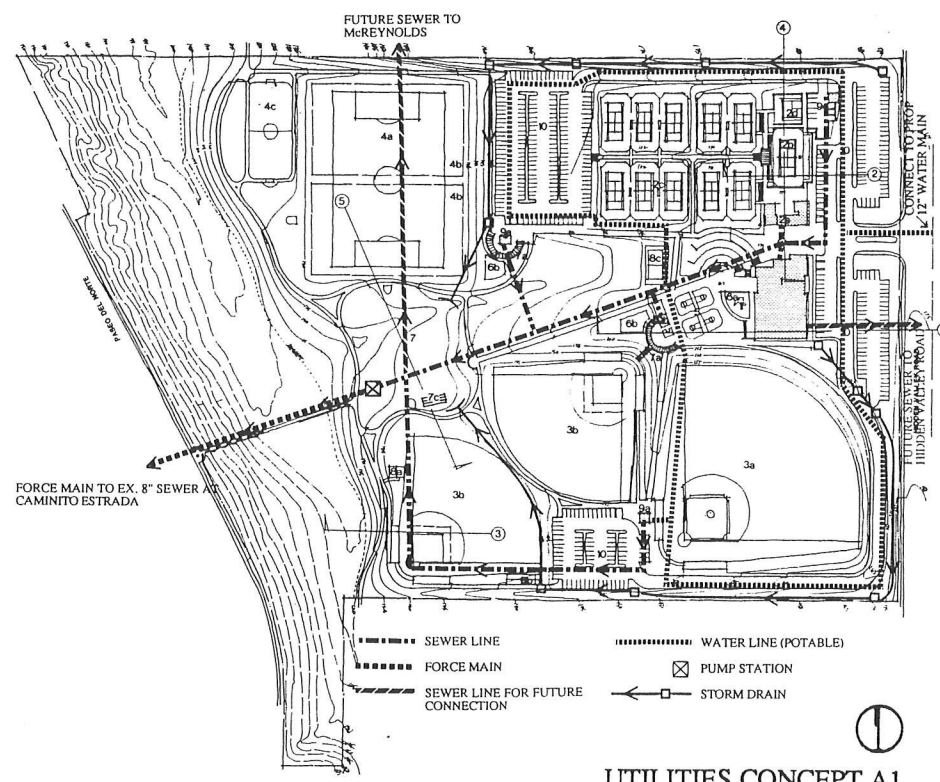
the preliminary grading and layout design of parking areas and playing fields for the park. The proposed grading, in general, will be terraced between ballfields and buildings from east to west. Grading will be limited to the east side of the natural drainage course without creating any environmental impact to the west. By utilizing playing fields and open spaces as on-site detention basins, proposed grading will not create any adverse impact downstream of the natural drainage course.

The grading is designed to balance cut and fill on site with no offsite export of material required.

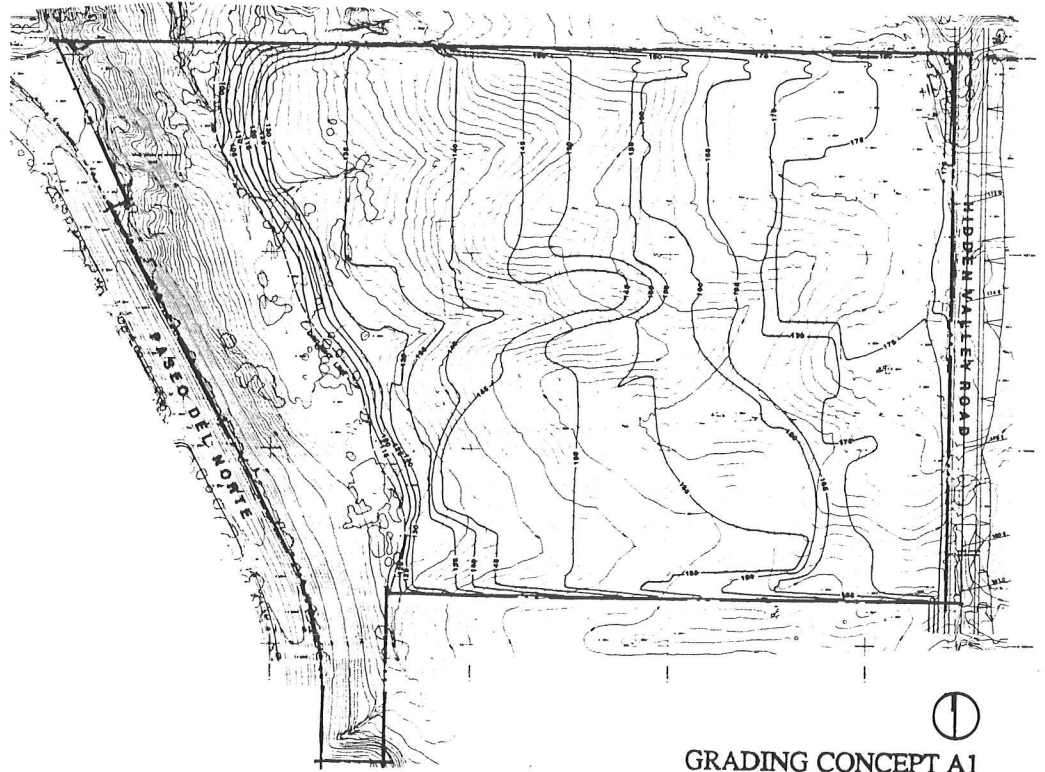
On the following pages are the utilities and grading exhibits for Alternatives A1 and A2.



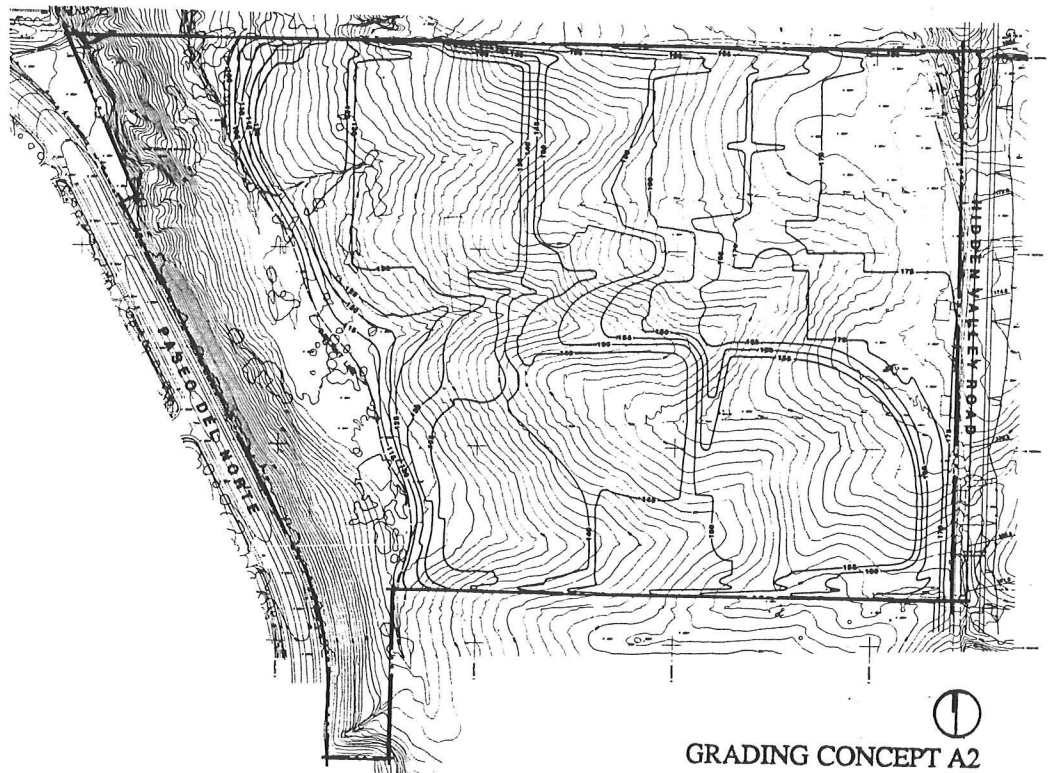
UTILITIES CONCEPT A2



UTILITIES CONCEPT A1



GRADING CONCEPT A1



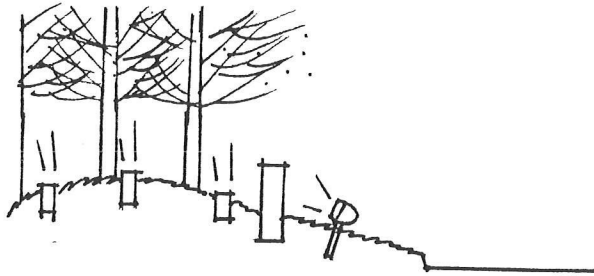
GRADING CONCEPT A2

Lighting Concept

A hierarchy of lighting is established for the different zones throughout the park. The light fixtures increase in intensity and scale from the soft uplighting of project identification sign and trees by ground-mounted fixtures through the most intense lighting by tall pole mounted fixtures at athletic fields. All fixtures will be high intensity discharge type for maximum lamp life and illumination. The light source will be concealed from direct view whenever possible. The following descriptions summarize the performance characteristics of the lighting for each zone.

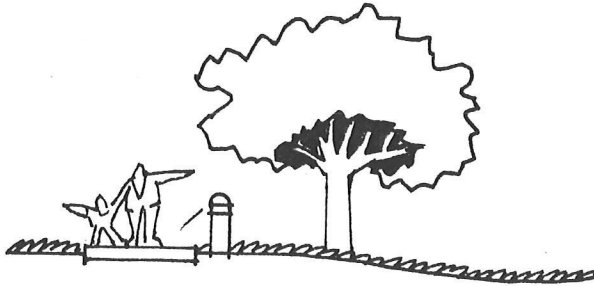
Tree and Project Identification Uplighting

Major entry and main plaza tree bosques as well as project signage will be illuminated by weatherproof up-lighting.



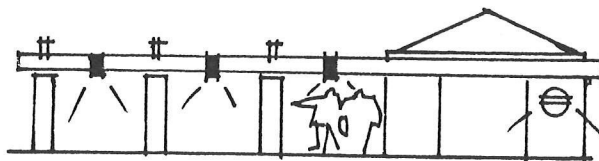
Path Lighting

Primary walkways will be lit with path lights evenly spaced. Secondary walkways will be illuminated on the basis of walking from light source to light source.



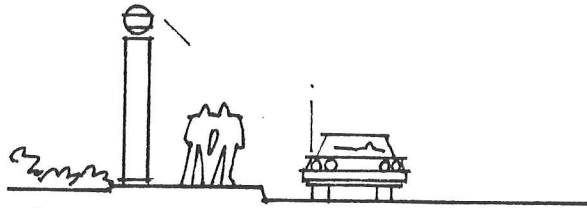
Structure Exterior Lighting

Building or trellis mounted down lighting will illuminate the areas adjacent to the park buildings.



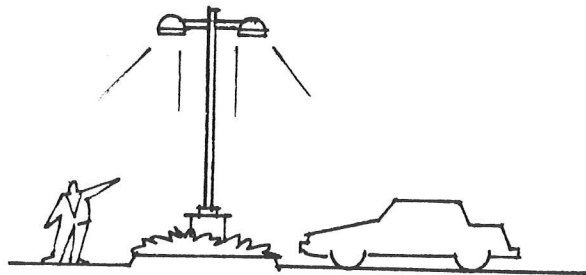
Post Top Theme Lighting

This fixture will make the transition from vehicular scale lighting to pedestrian area lighting. The fixtures will relate to the architectural character of the park.



Parking Zone Lighting

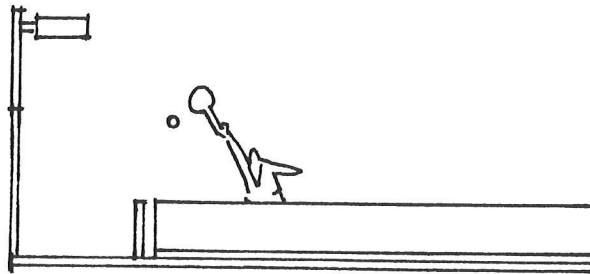
Energy efficient automatic cut off type lighting will reflect light down onto parking areas. The light level will exceed City minimum standards to provide an excellent level of security for park users.



Tennis Court Lighting

Energy efficient automatic cut off type luminaries mounted on 20' poles incorporated into tennis court fencing will provide uniform lighting levels suitable for night time tournament play. The tennis court maintained footcandles will be:

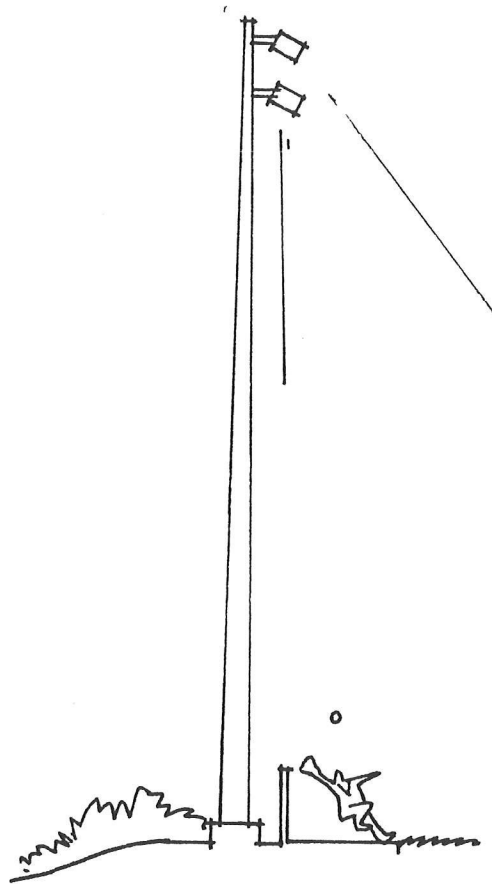
Recreational Courts	54
Tournament Court	65



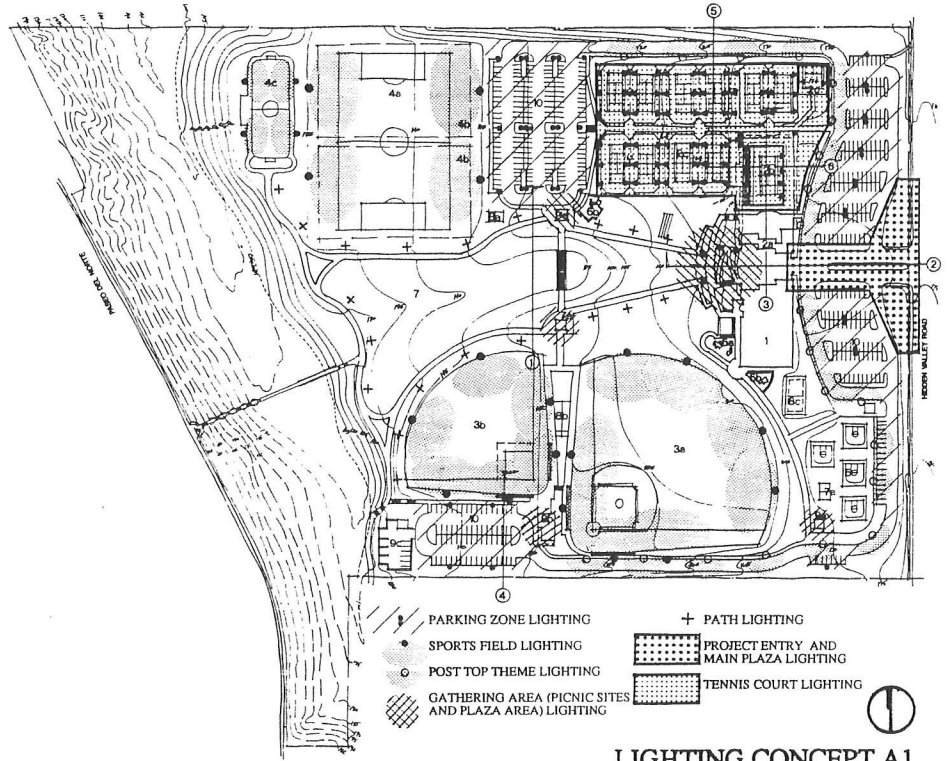
Ballfield Lighting

Energy efficient luminaries mounted on 60-90' galvanized steel poles will provide uniform lighting levels on field areas as required for night play. The fixtures will be computer aimed and equipped with reflectors to insure that spill on to adjacent properties and glare is minimized. The following maintained footcandles will be achieved.

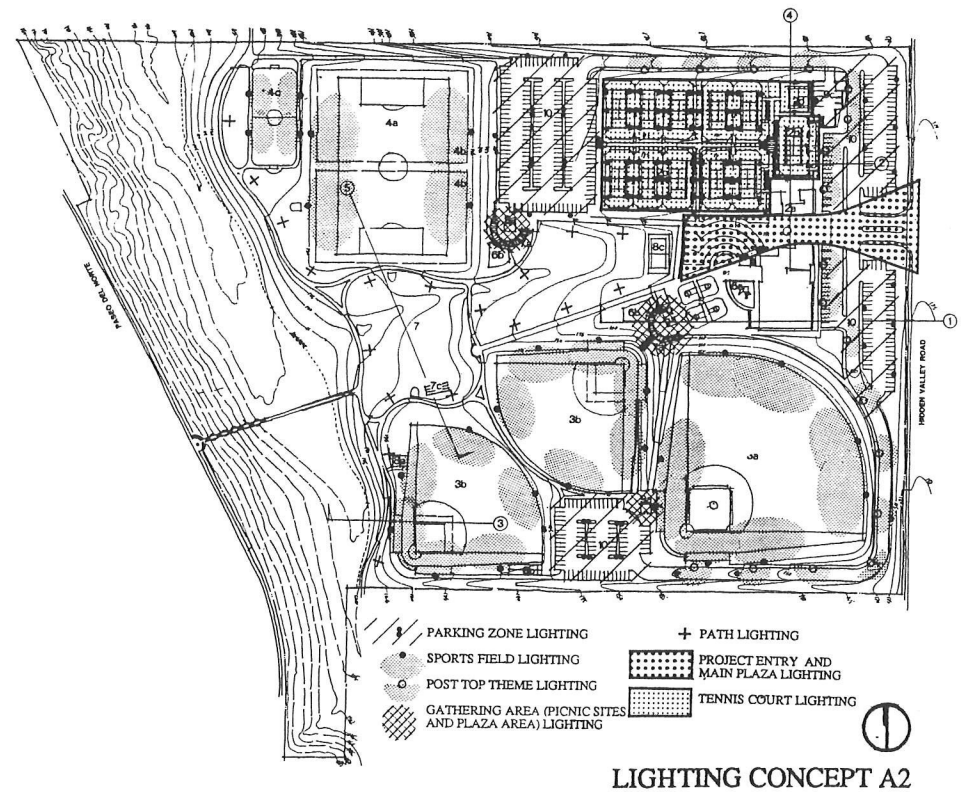
	<u>Infield</u>	<u>Outfield</u>	<u>Soccerfield</u>
Baseball	50	30	--
Softball	30	22	--
Soccer	--	--	38
Speedsoccer	--	--	50



Lighting concepts for Alternatives A1 and A2 follow:



LIGHTING CONCEPT A1



LIGHTING CONCEPT A2

alta mira park

alta mira



Graphic Concept

Effective park environments are multi-faceted and are created by many things: people, organizations, jobs, activity zones, architecture, exhibits, technology, etc. - all are pieces of a constantly changing puzzle that continually need to be put together in order to provide a supportive park community. One piece of the puzzle touches all of the others, and the framework which holds this all together is the park's environmental communications system.

A comprehensive *Alta Mira Graphic System* will be created resulting in a series of communication strategies that express Alta Mira's identity, mission, culture and activities. Such a system will project a strong sense of community and visual orientation throughout the park and related facilities.

To help create this sense of community identity and imageability, a park logo will be designed and will appear on all signage elements throughout the project. The logo or mark could ultimately be used in other parts of the Community or on T-shirts or stationery. The logo will be designed to recall, in abstract form, the flower growing fields which are a significant yet disappearing feature of this part of Carlsbad.

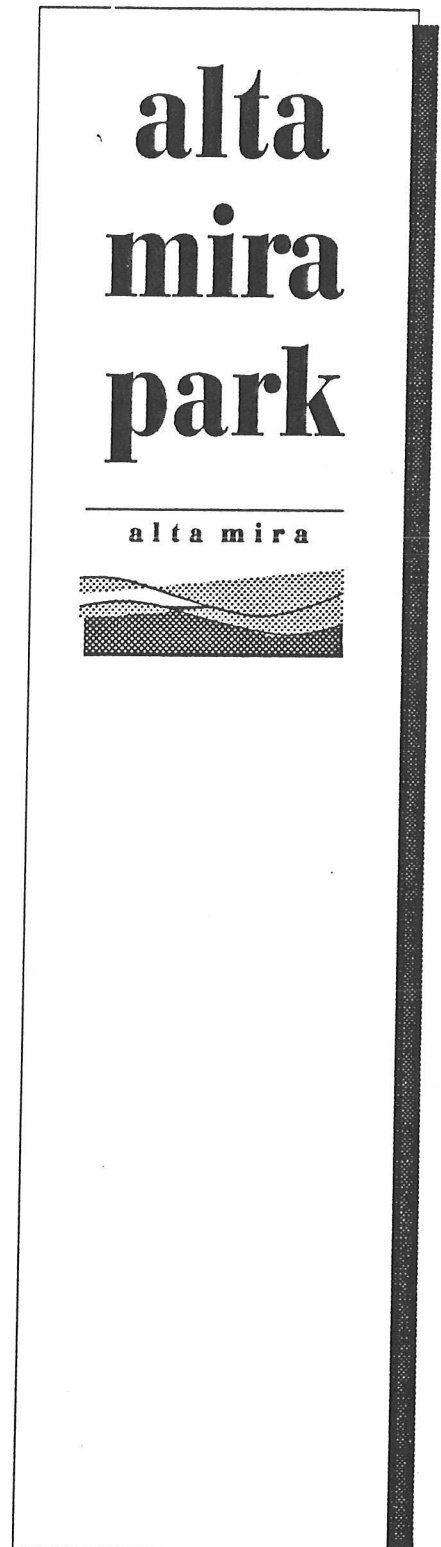
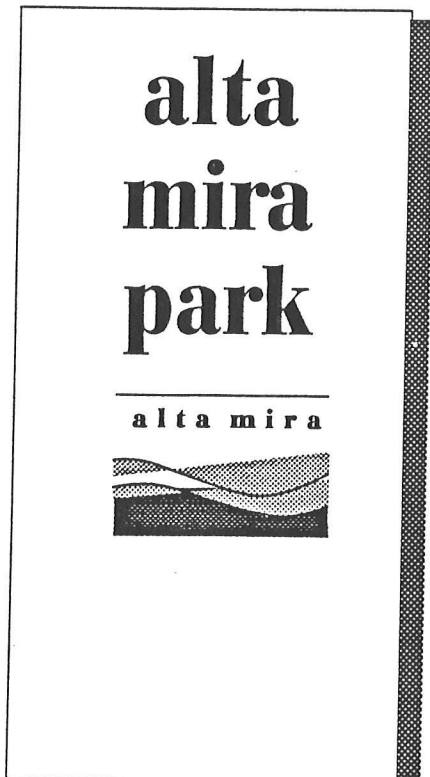
To further enhance the sense of orientation and to identify various places and activities in the park, the directional/informational signs will include a "pictorial" image of the activity or function along with the appropriate information.

All of the graphic systems will be designed to utilize durable materials that will withstand abuse yet retain the intended sense of quality at a reasonable cost.

This system will create a series of interrelated programs establishing environmental design guidelines to unify Alta Mira Park and facility with interior design features, communication elements, and environmental displays and messages.

Entry

Kiosk signage to identify vehicular and pedestrian entries.



alta mira park

alta mira



community center

tennis complex

ballfield complex

soccer complex

hardcourt complex

tot lot

passive area

golf tee-off cages

batting cages

Entry

Entrance and identity kiosks for vehicular and pedestrian use, illustrated with activities and places within the park.

tennis complex

alta mira



clubhouse

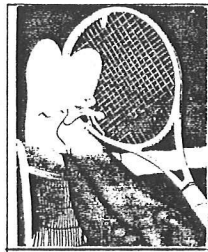
pro shop

tournament
court

tennis courts

warm-up wall

Information/direction



alta mira

Integrated pictorial of "lifestyle" and activity.

Alta Mira logo

tennis pro shop

Activity and facility location

hours:
7 am to
10 pm

Additional information, rules and regulation.

equipment rental

court reservations

please check in at the pro shop

Single kiosk for directional/informational use.



alta mira

alta mira

Integrated pictorial of "lifestyle" and activity.

Alta Mira logo

baseball west

Activity and facility location

baseball east

hours:
7 am to
10 pm

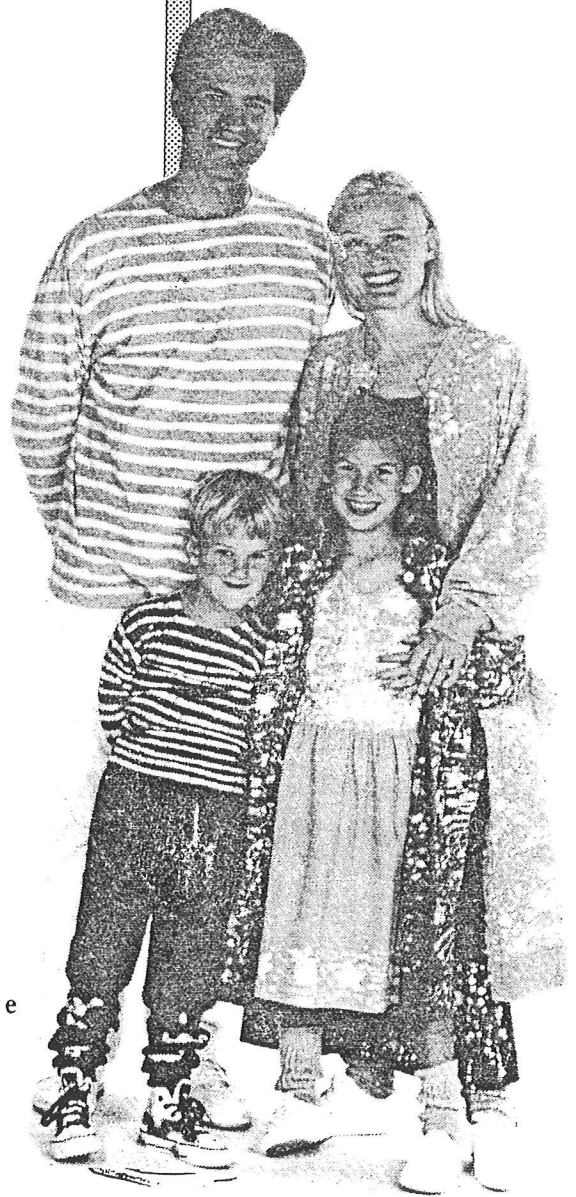
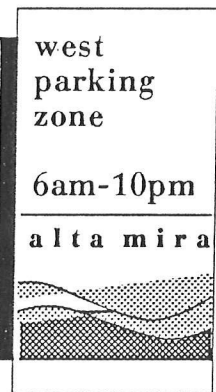
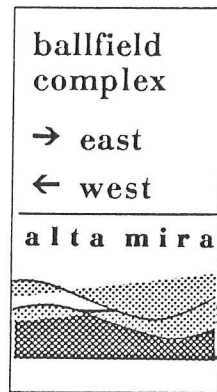
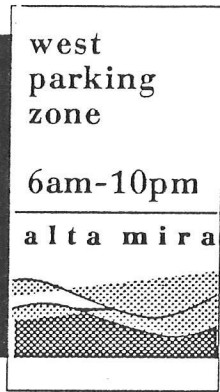
Additional information, rules and regulation.

hours:
7 am to
10 pm

reservations required

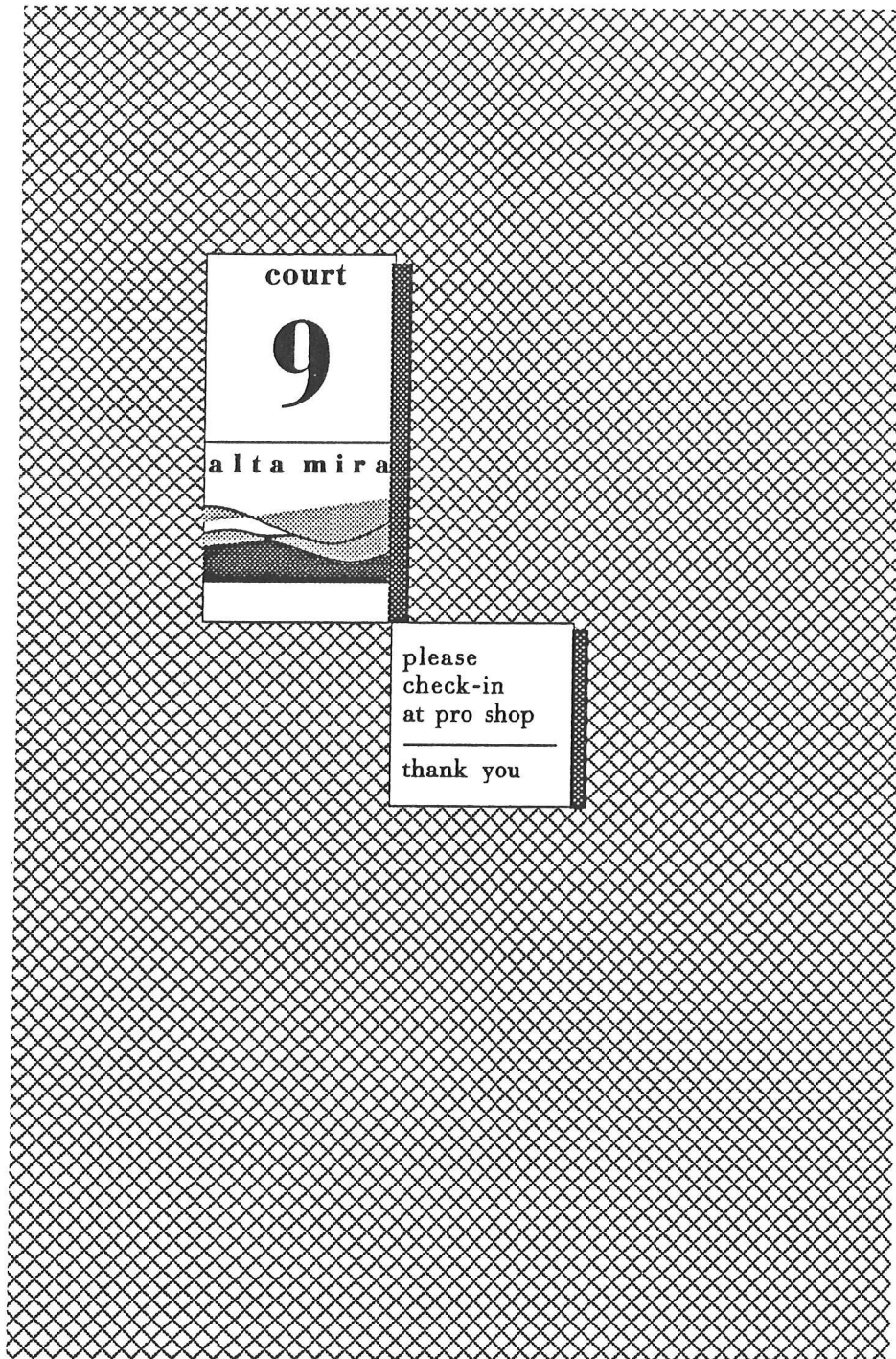
reservations required

Double kiosk for directional/informational use.



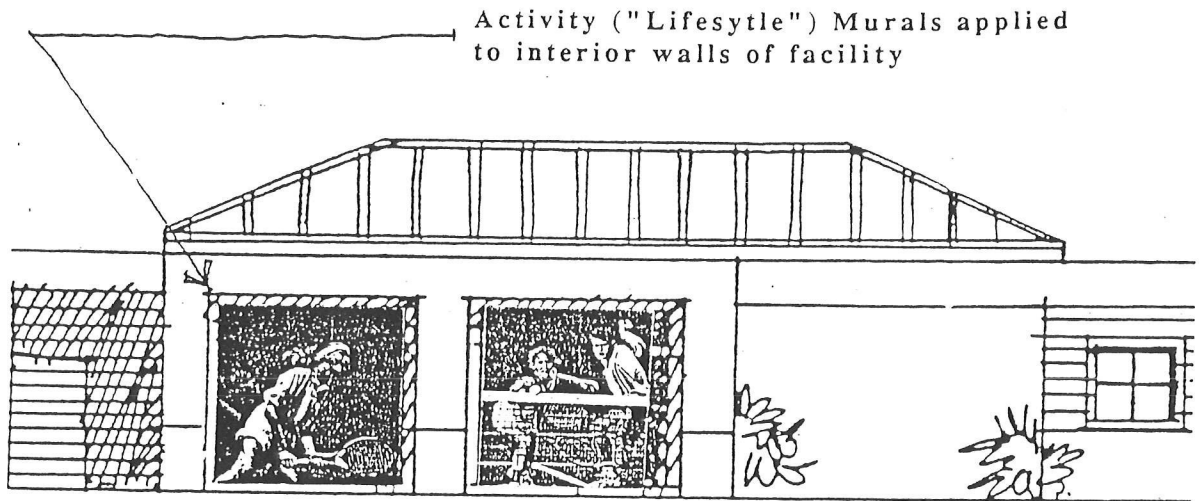
Regulatory and informational signage

Information

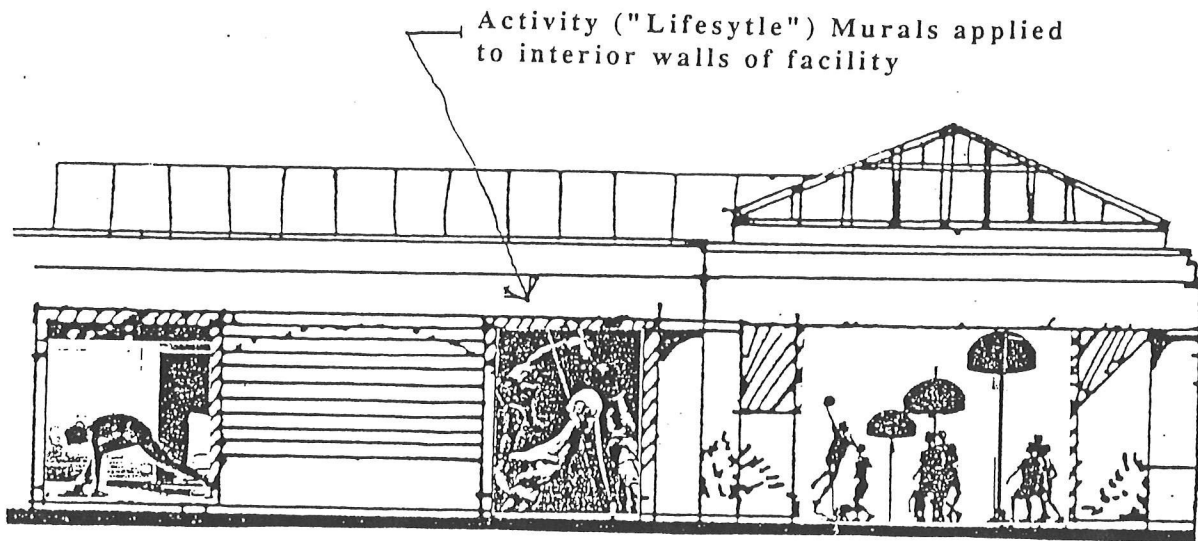


Example of vertical surface application.

Architectural Graphic Application



Tennis Clubhouse



Gymnasium/Community Center

Construction Phasing and Development Budget

Alta Mira Park is planned to be constructed in three major increments per the following time table and construction budgets per the City's 1992-93 Capital Improvement Program.

Phase I	Fiscal Year 92-93	\$ 3,087,000
Phase II	Fiscal Year 2002	\$ 3,900,000
Phase III	Fiscal Year 2002	\$ 3,000,000

Phase I is currently scheduled to start construction approximately April 1, 1993.

The following is a brief description of elements that may be constructed in each of the proposed phases. The phasing plan is preliminary and is subject to more detailed cost estimates and any subsequent changes to the City's Capital Improvement Program prior to the park's construction. The annual C.I.P. is revised in light of budget constraints and opportunities. Alta Mira Park phasing could potentially be adjusted in response to the City's conditions each fiscal year.

Phase I

Construction of grading and utilities for entire site, construction of the majority of roads and parking facilities. Installation of ballfields, play courts and lighting; construction of restroom buildings, a snack bar and maintenance facility. Installation of walks, picnic shelters, plaza areas and lighted tennis courts. Installation of landscaping and irrigation throughout the park. Specific program elements will reflect budgeted funds available.

Phase II

Construction of lighted tennis courts plus a lighted championship court and the construction of the tennis clubhouse building, outdoor plazas and bleacher areas. Completion of remaining roads, parking and associated construction of Phase I park components.

Phase III

Construction of the Community Center/Gymnasium building, completion of the plaza area adjacent to the building and associated construction.

A c k n o w l e d g e m e n t s

City of Carlsbad

Parks and Recreation Commission

- David Castner, Chairman
- Ramona Finnila
- John Strayer
- Anthony Lawson
- Cindy Ward
- Courtney Heineman
- Jack Frazier
- Kim Welshons (past Commissioner)
- Anna Knox (past Commissioner)

Municipal Projects Department

- John Cahill, Municipal Projects Manager
- Pat Entezari, Project Manager

Parks and Recreation Department

- Dave Bradstreet, Director
- Mark Steyaert, Park Development Coordinator
- Doug Duncanson, Park Superintendent
- Ken Price, Recreation Superintendent
- Robin Bettin, Recreation Supervisor II
- Dave Milliken, Recreation Supervisor II

Planning Department

- Brian Hunter, Senior Planner
- Jeff Gibson, Project Planner

Utilities and Maintenance Department

- Chuck Walden, Superintendent, Building Maintenance

Engineering Department

- Steve Jantz, Associate Engineer

Arts Program

- Connie Beardsley, Arts Manager

Consultant Team

The Dike Partnership, Inc.

- P. Woodward Dike, Principal
- Frank N. Brower, Project Director/Principal
- Jim Ridge, Project Landscape Architect

Dahlin Group

- Ross M. Sutherland, Regional Director

Crosby Mead Benton & Associates
• George Benton, Principal
• Michael Ng, Project Civil Engineer

RWR Pascoe Engineering, Inc.
• Ralph Raya, Principal

ACI
• Mike Scott, Principal

Geocon, Inc.
• David F. Leake, Principal

McCulley Design Group
• John McCulley, Principal

