

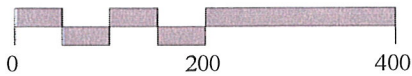
**City of Carlsbad Zone 19
Community Park**

Master Plan Report


February 9, 2001

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Master Plan Report



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Community Park

Executive Summary

Developing an overall vision was the first step in launching the Master Plan process. It was determined that the overall character and quality of this park should be commensurate with the City's existing community parks, but that the design program may vary. With each park developed in Carlsbad, better ways to provide amenities and analysis of which amenities best serve the public are incorporated into new designs.

The vision for this park was one that included a balance of active and passive uses. The community center would not house a gymnasium (Poinsettia Community Park will ultimately have a gym), but would provide more opportunities for meeting rooms, a large multifunction space, and banquet accommodations. The aesthetics of the building would be upgraded from the existing, more institutional designs of the City's existing community centers/gymnasiums to a warmer, more inviting architecture.

After an initial vision and program were established, the second step of the planning process included a detailed analysis of the opportunities and constraints and feasibility of accommodating the desired facilities on the site. The findings of this step led to the following conclusions which were key factors in determining the park plan.

1. The park development should avoid impact to the sensitive habitat areas along the north and west edges of the park site.
2. The topography of the site would not easily allow the creation of a continuous level area throughout the park. A site development approach which would include several terraces would allow more efficient use of the site and produce a more aesthetic park design.
3. The lighted sports fields should be located in the west and central portions of the park. This conclusion was due to the topography and configuration of the park site and where there was the best opportunity to create pads of sufficient size to accommodate sports fields, and the goal to not locate the lighted fields immediately adjacent to the residential units east and south of the park.

These conclusions provided a framework for several initial concept park designs. Ultimately two concepts were considered, Preliminary Concepts A and B (refer to Appendices A.2 and A.3).

The Preliminary Design Concepts A and B prepared in the third step are differentiated by one major item, the location of the Community Building and the parking associated with the building. Each alternative was seen as having advantages and disadvantages, but the team evaluation and community workshop comments led to the conclusion that a variation of Plan B best achieved the objectives of the park. In the preferred master plan (frontispiece), the Community Building is on the west, allowing this important facility to take advantage of



northerly and westerly views to the surrounding hills and ocean. The picnic and play areas on the east allowed parking to be provided closer to those facilities.

The third step also included the ongoing evaluation of draft space program for the Community Building and the functional relationships within the building.

The fourth step involved conducting a public workshop/open house. This workshop was held on December 7, 2000, at the Dove Library. Public input was recorded and integrated, where appropriate, into the design (refer to Appendix A.4).

The fifth step included a continued refinement of the park plan in response to comments from staff and the public and the completion of a final Community Building space program and identification of key operational characteristics. With the determination that the preferred location of the Community Building was on a site with significant view potential, the concept architectural design was begun to take maximum advantage of that potential. The last step focused on the building design alternatives and confirmation that building design issues inherent to the site could be successfully addressed. Similar to the park planning process, there were key factors in determining the building plan.

1. The total site area available for the building is specifically defined by the site topography and adjacent habitat. Also important are setbacks from the habitat for fire safety. Buildings closer than 60 feet to the habitat areas may have limitations on the use of windows and other design features. The building program needed to be accommodated within the available area and allow for the desired windows, terraces, and other architectural features that would contribute to the quality of the building and experience of those who use it.
2. The building space program includes a variety of uses which could be going on at the same time. The four major use areas needed to be configured to be consistent with their unique use characteristics, and allow appropriate access to administrative and support areas. The building plan also needed to permit operational flexibility for the City staff, such as opening a portion of the building for after-hours use while securing other areas, and scheduling diverse activities simultaneously without conflict.

The Community Building Concept Floor Plan (Exhibit J) places the four major use areas in the four quadrants of the building, based on their specific needs and use characteristics. The multifunction room is located in the northwest quadrant, the location of the best view, with access to a large outdoor terrace, restroom facilities, and a kitchen. The meeting room is located in the northeast quadrant, with access to a separate, smaller terrace and the kitchen. The senior drop-in center with senior family room is in the southwest quadrant, close to both handicapped and regular parking. It also has a separate terrace and a small restroom facility. The activity room, a space for active uses such as dance, martial art, and exercise classes, is in the southeast quadrant. The activity room has access to a second set of restrooms. All four major use areas are supported by the administrative area located near the entrance.

The Community Park will contain public art integrated with the final park design. The selection of the artist(s) and the location of the art component within the park is a separate public review that will extend beyond the completion of this master plan.

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