



# City of Carlsbad

ALTA MIRA PARK

MASTER PLAN REPORT

## Alta Mira Park - Introduction

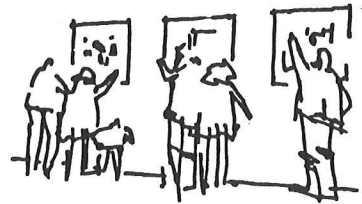
---

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.

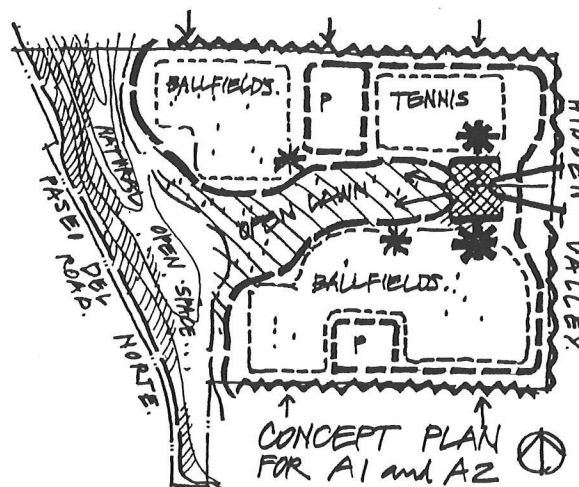
## Executive Summary

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
<b>TOTAL</b>	<b>42.0 Acres</b>	<b>42.0 Acres</b>

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.

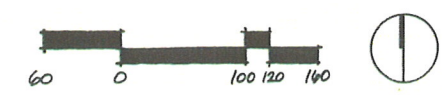
Illustrative Plans delineating Alternatives A1 and A2 follow:





**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 CORSE
  - 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 BAY / RESTROOM
  - 9c (1) MAINTENANCE
- 10 PARKING
  - 391 TOTAL
  - 97 COMPACT 8X15
  - 286 STANDARD 8.5X20
  - 0 HANDICAP 8.5X20 W/SHSLS



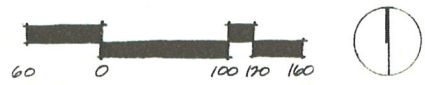
ILLUSTRATIVE PLAN A1  
**ALTA MIRA PARK**  
 CITY OF CARLSBAD, CALIFORNIA  
 THE DIKE PARTNERSHIP  
 THE DAHLIN GROUP INC.  
 CROSBY, MEAD & BENTON





**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'x300' 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