

Veterans Memorial Park Master Plan Report

City of Carlsbad

January 2021



Acknowledgements

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A Note of Special Thanks -

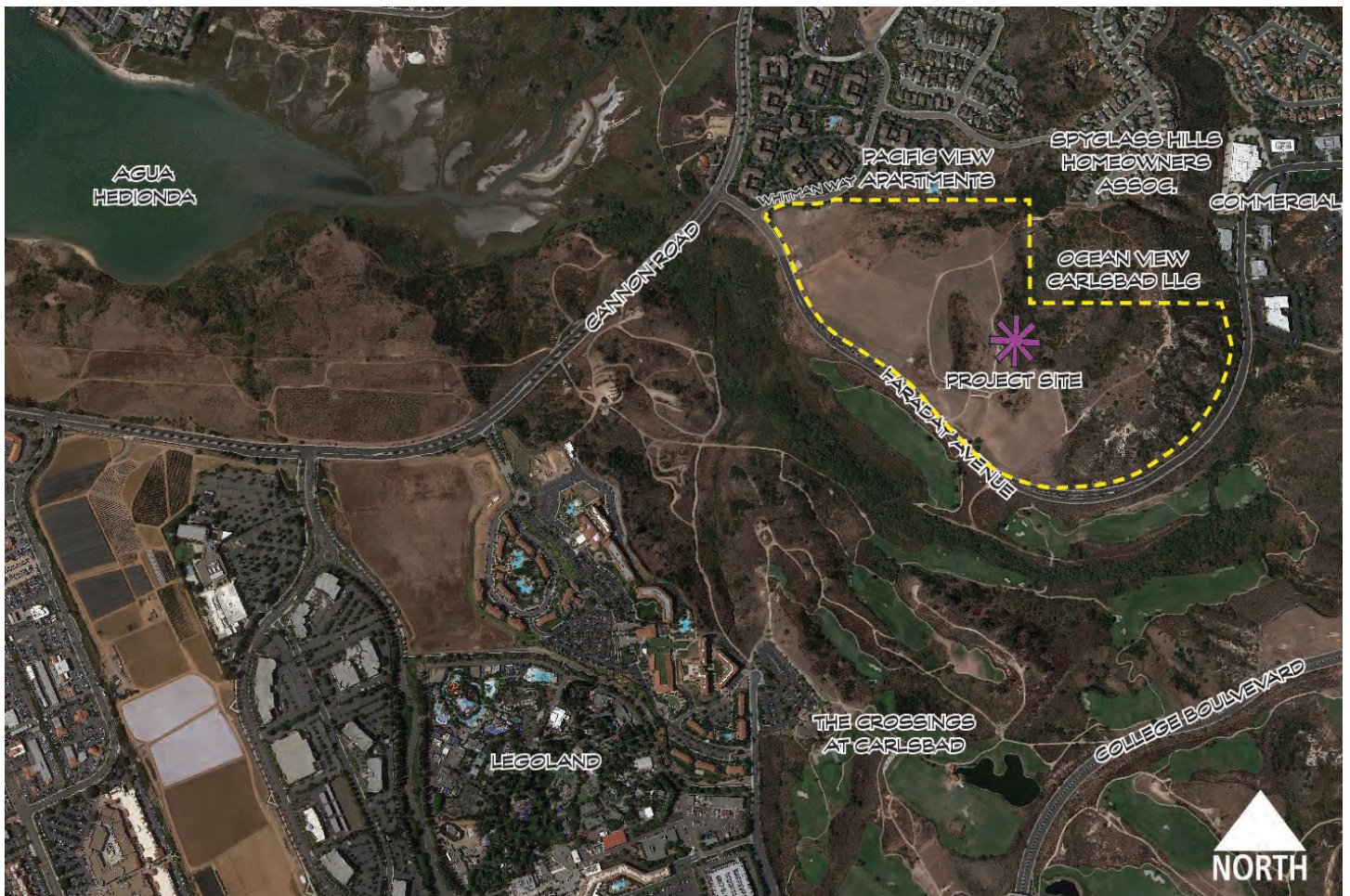
The Veterans Memorial Park Master Plan was developed in partnership with our local community who provided valuable input at various stages of the project. Thank you to the hundreds of community members, veterans and open space enthusiasts who shared their input and ideas at workshops and through several online surveys. It is with your help that the design team was able to prepare this master plan that reflects the needs, values and priorities of the Carlsbad community.

1. Executive Summary

The Veterans Memorial Park Master Plan Report documents the park planning considerations, criteria, analysis and process that culminated in the development of the recommended Veterans Memorial Park Master Plan. The report is intended to:

- Provide a brief background of the policy documents that influence park development
- Describe the existing conditions and site analysis that led to a physical understanding of the site
- Summarize the public outreach process and the feedback obtained through that effort
- Describe how this information was synthesized to develop the master plan

The City's Facilities and Improvements Plan and the Open Space, Conservation and Recreation Element of the city's General Plan identify four quadrants within the city which correspond with the four park districts. Because of its size and relatively centralized location, the Veterans Memorial Park is intended to count equally towards satisfying the park needs in each of these quadrants.



Vicinity Map

In November 2018, the landscape architecture firm RJM Design Group was retained by the city to develop the Veterans Memorial Park Master Plan. The firm's scope of work included a public outreach process designed to gather community input and synthesize that input into a master plan. Additionally, objectives that informed the basis of design include an emphasis on avoidance of sensitive habitat areas, maximization of stormwater retention, and safety and visibility. This report captures the design process and contains the recommended Veterans Memorial Park Master Plan which is the basis of design for entitlements and construction documents and reflects the community's recreational desires while balancing park development in a way that is sensitive to the surrounding natural habitat.

The Veterans Memorial Park site is located southeast of the Agua Hedionda Lagoon. It's bordered on the west and south by Faraday Avenue, to the north by Whitman Way, and to the southeast by the Macario Canyon and Veterans Memorial Park Open Space Preserves. The site is 91.5 acres of which 48 acres are developable. The remainder of the site is protected habitat. The topography of the site is characterized by gentle south to southwest facing slopes.

The design intent is a family-oriented park with a variety of multi-generational and inclusive amenities that are incorporated into active and passive recreational elements. Honoring veterans for their service, minimizing environmental impacts, and celebrating the site's natural beauty and views are also integral components. Park facilities and trails are interwoven with open space and the variety of recreational activities and park elements in the master plan are designed to encourage educational benefits and active or passive participation by users of all ages and interests.

The park is physically separated into two distinct areas (north and south) which transition through passive uses and natural open space to a prominent memorial element at the high point of the site. The plaza on the north side opens into the large community gathering area, with shaded pavilions framed by seat walls. The building at the plaza entrance includes a catering support room, small office, restrooms, storage and maintenance closet. An inclusive, universally accessible playground and family and group picnic areas are proximal to the main gathering area, allowing for convenient access from the parking lot. Further up the slope, a nature inspired playground provides a more challenging play experience.



Site Visit on 1/23/19

Access to the south side of the park is located near the underpass at Faraday Avenue. A small building in the center of the plaza contains restrooms and storage. The primary amenity on the south side is a 4-acre family-oriented bike park. The intent is to develop the bike park with a military theme to further celebrate veterans. It is anticipated that sustainable and nature inspired features, such as rock outcroppings, boulders and wood will be used to reinforce the overall theme of the park. Other elements within this section of the park include a restroom, tot lot, outdoor exercise area and outdoor education area.

Accessible pathways lead from both sides of the park to the top of the hill where a prominent memorial art feature will be located. The specific design will be developed in partnership with the City's Cultural Arts team, which is tasked with preparing a comprehensive plan for selecting artists and conducting public outreach for this significant art piece. The upper plateau remains largely natural and open, with trails, an accessible pathway and individual seating areas - strategically placed to maximize views to the lagoon, ocean and golf course. Patrons will experience various passive use areas for meditation, reflection and relaxation. Interpretive gardens will allow visitors to feel a sense of peace with the collection of indigenous and drought tolerant plants, which is harmonious with the surrounding protected habitat.

The circulation routing provides a variety of options for exploring the park. In addition to accessible pathways, there is a fitness run and rock climb to the upper plateau to challenge park visitors, as well as hiking routes that are less steep. A multi-use trail that allows bikes and dogs on-leash loops around the perimeter of the park site and connects to adjacent trails and neighborhoods.

The City Council's approval of the master plan will provide a basis for further development of plans in the next phase of park development - the CEQA review and entitlement process. Although the recommended master plan was designed within the framework of site-specific environmental and technical reports, the CEQA review and entitlement process may result in some modifications to the specific configuration of design elements to avoid or minimize potential environmental impacts. However, the general configuration and intensity of uses are not expected to deviate significantly from the master plan as presented.



Site Visit on 1/23/19

2. Policy Documents

2.1. General Plan

The City of Carlsbad General Plan's Open Space, Conservation and Recreation Element identifies the Veterans Memorial Park site as a future Community Park. Community parks are typically 20-50 acres in size and designed to serve the recreational needs of several neighborhoods, with a focus on serving families from the vicinity with daily frequency. Community parks generally provide active and passive use amenities; however, they are not limited to the exclusive use of either. Special use facilities may be located within these parks if appropriate to the interests and needs of the community in which the park is located.

Because of its size, relatively centralized location and significance, the city intends this site to fulfill future citywide park needs. The Veterans Memorial Park has also been identified as a regional open space park by the San Diego Association of Governments. Although this future park has been identified as part of the regional park system, it will function pursuant to its primary park classification as a Community Park. The identification of a city park as a regional open space park denotes that the park is serving a regional need.

2.2. Growth Management Plan

The parks performance standard is three acres of community parks or special use areas per 1,000 population within the park district. There are four park districts within Carlsbad, which correspond to the city's quadrants. If the service level is not met due to population increase within a given quadrant, the city is required to schedule a park for construction within five years, beginning at the time the need is identified, but beginning no sooner than August 22, 2017 (City Council Resolution No. 2017-170). The phrase "scheduled for construction" means:

- The park site has been selected and has been or is being acquired by the City,
- The improvements for the park site have been designed, and
- A financing plan for construction of the park has been approved by the City Council (City Council Resolution No. 97-435).

Per FY 2018-19 Growth Management Plan Monitoring Report, the inventory of parks acreage is below the parks performance standard needed by 4.3 acres in the northeast quadrant, by 6.8 acres in the southwest quadrant, and by 2.3 acres in the southeast quadrant. These three quadrants, however, are currently compliant with the parks performance standard, as the five year period noted above does not conclude until August 21, 2022.

The scheduling of Veterans Memorial Park for construction will address the park's performance need in all city quadrants. Pursuant to the Carlsbad Facilities and Improvements Plan, Veterans Memorial Park site will equally count toward satisfying the parks performance need in all city quadrants (i.e., 22.875 acres applied to each city quadrant).

2.3. Parks & Recreation Department Master Plan

The key goals established by the Parks & Recreation Department for parks and recreation facilities are to:

- Meet the underserved needs of the community
- Build an entrepreneurial focus that supplements city contribution
- Provide opportunities that promote health and wellness and active lifestyles
- Develop a departmental culture that embraces change and promotes continuous improvement
- Provide programs for active adults and seniors, outdoor programs, educational programs, and nontraditional programs

2.4. Park Program Elements

Generally, facilities in community parks include family-oriented picnic areas, group picnic areas, turfed open space areas for free play, multi-purpose playfield(s), tot lots, buffer areas, and structures (for meetings, instructions, etc.)

However, there are a number of restrictions to developing certain park program elements on the site due to sensitive habitat and terrain. The City's Habitat Management Plan (HMP) Adjacency Standards limit uses and features that could impact wildlife and/or habitat areas, such as high mast sports field lighting, non-native plant pallets, continuous solid fencing restricting wildlife movement, and uses that could create excessive noise (such as a dog park, a skate park, and a basketball court).

Likewise, the site's hilly terrain precludes incorporating recreational elements that require significant grading operations to create large flat pads for development such as sport fields, large footprint buildings and other structures (such as a community center, an amphitheater), and swimming pools.

The program for the Veterans Memorial Park was developed from the public outreach process and will include active and passive recreation amenities, open space interpretive areas, public art, trails, utilities, parking, restrooms, and maintenance facilities. Elements identified for consideration included the following passive and active recreational uses, structures and utilities.

Passive Recreation

- Trails with trailheads
- Picnic areas
- Passive open turf
- Multi-use plaza
- Benches & seating
- Walking and multi-use accessible paths
- Native garden
- Nature demonstration area
- Veterans memorial
- Public art
- Interpretive signage

Active Recreation

- Outdoor fitness
- Climbing walls
- Obstacle course
- Adventure/outdoor skills facility
- Bike pump track/agility course
- Playgrounds
- Exercise/parkour stations

Structures and Utilities

- Restrooms & maintenance
- Concessions
- Shade structures
- Small performance stage
- Parking lot and drop-off
- Storm water quality treatment areas
- Low intensity lighting

3. Existing Conditions & Site Analysis

3.1. Location

The Veterans Memorial Park site is located southeast of the Agua Hedionda Lagoon. It's bordered on the west and south by Faraday Avenue and to the north by Whitman Way. Just over half of the total land, 48 of 91.5 acres, can be developed into a park; the rest of the land is protected habitat that is undevelopable.



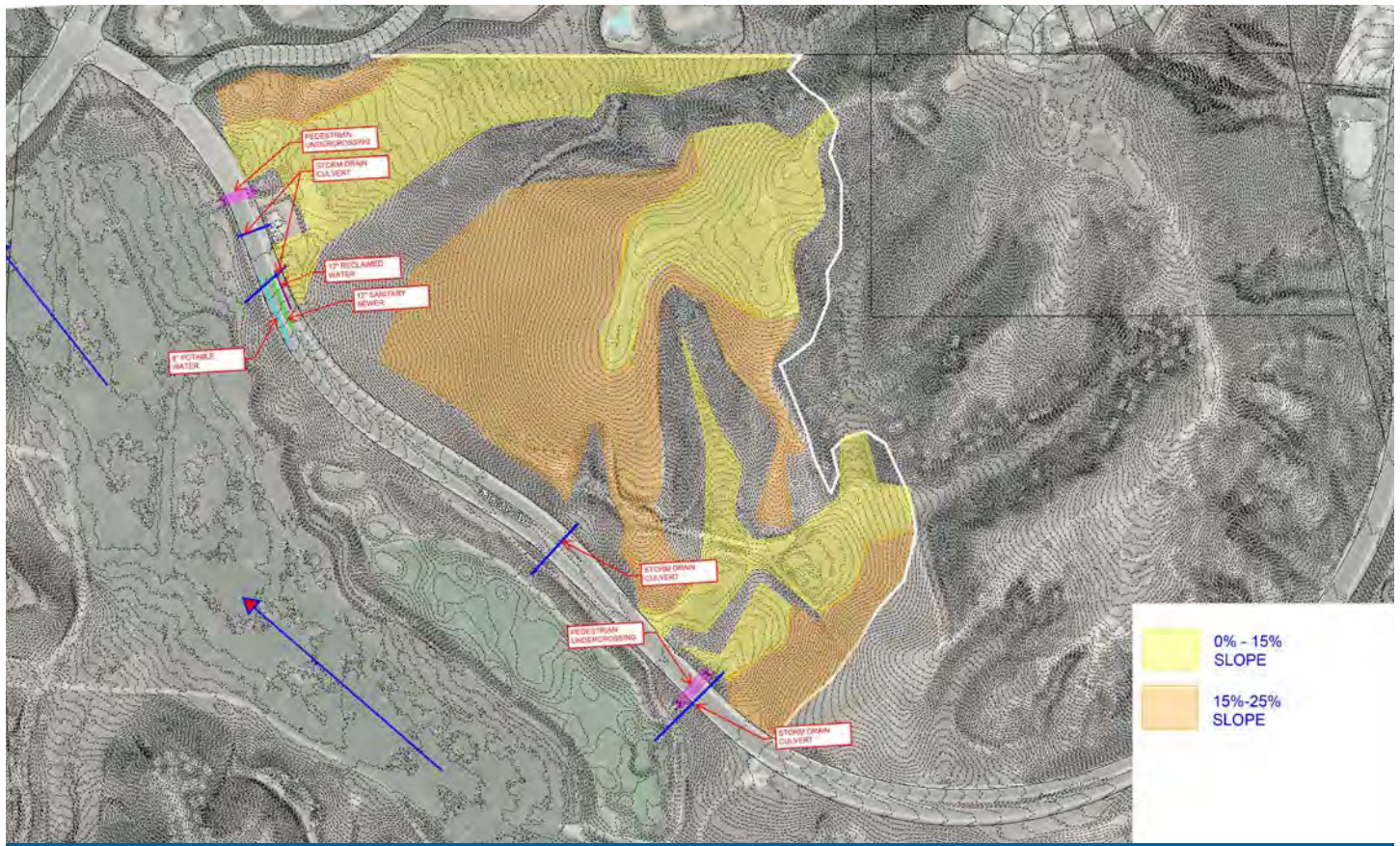
Park Development Area

3.2. Site Description

The topography of the site is characterized by gentle south to southwest facing slopes. An approximate one-acre portion of the site bordering Faraday Avenue is used as a receiver pit for the Carlsbad Desalination Project Pipeline within a permanently fenced area. Immediately north of the pump station is a concrete stormwater culvert that crosses under Faraday Avenue. On the south end of the site, a pedestrian tunnel that passes beneath Faraday Avenue connects the Veterans Memorial Park site to The Crossings at Carlsbad Municipal Golf Course trail. Earthen trails meander across the site in a generally north-south orientation. Bus stops are located at the corner of Faraday Avenue and Whitman Way and Faraday Avenue and Cannon Road. Multi-family residential development is located generally north of the site on the east and west sides of Whitman Way. Single family homes on the ridgeline north of the site look out over the future park and open space areas.

3.3. Existing Topography & Slope Analysis

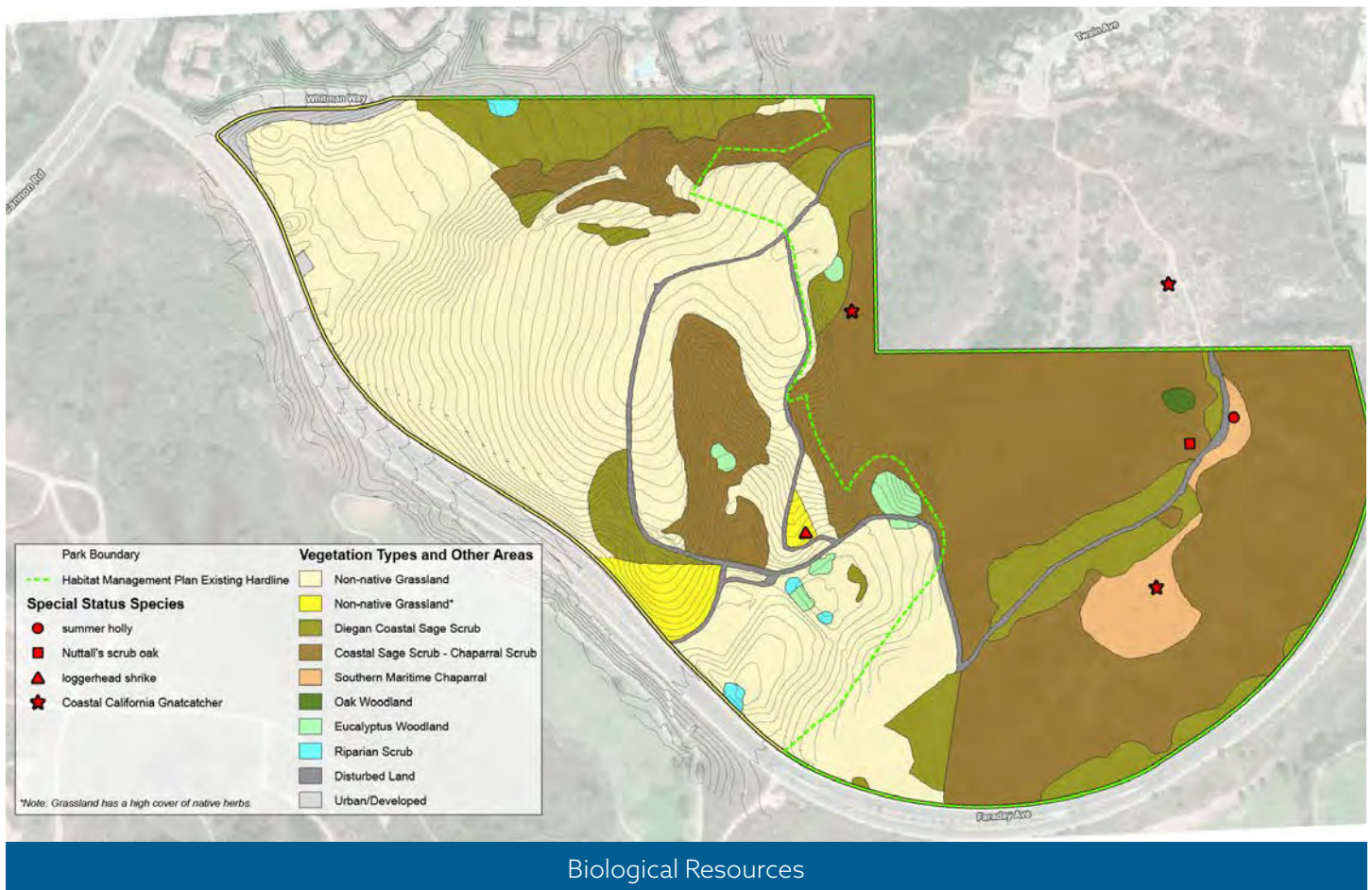
The site topography is characterized by a combination of gentle and steep hills throughout the site. Results from the slope analysis show that portions of the site contain slopes of 15-25% and higher. Drainage patterns show flows to the southwest. Overall, development will need contour grading in order to blend into the natural terrain.



Existing Topography and Slope Analysis Map

3.4. Biological Resources

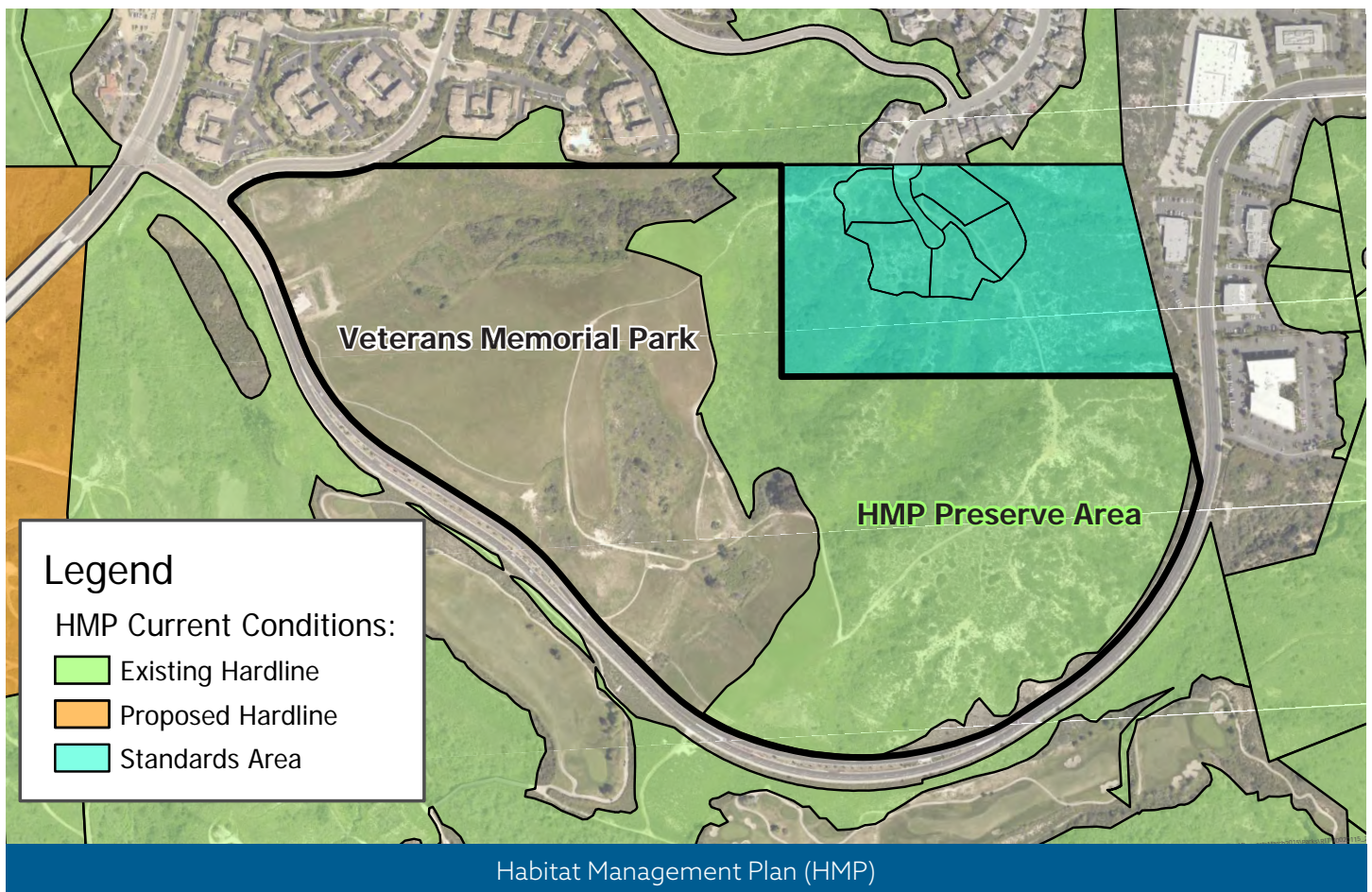
The Veterans Memorial Park site contains non-native grassland, Diegan coastal sage scrub, coastal sage scrub–chaparral scrub, southern maritime chaparral, oak woodland, Eucalyptus woodland, riparian scrub, and disturbed/developed areas. The majority of these areas provide habitat for a variety of wildlife species. Some of the most common species known or expected to occur on-site include the western fence lizard, side-blotched lizard, California quail, greater roadrunner, Allen’s hummingbird, red-tailed hawk, California ground squirrel, and desert cottontail. In addition, a variety of special status plant and wildlife species have been documented on the park site including California adolphia, summer holly, Nuttall’s scrub oak, loggerhead shrike, and coastal California gnatcatcher.



Biological Resources

3.5. Habitat Management Plan

A portion of the Veterans Memorial Park site has native vegetation present. The city has implemented a Habitat Management Plan, which exists to preserve open space, and to mitigate impacts to native vegetation and threatened and endangered species. Where park development occurs adjacent to existing preserves, guidelines in the Habitat Management Plan concerning adjacency standards will be required to be followed. Habitat mitigation may also be required.



3.6. Utilities

Electric – San Diego Gas and Electric

There is an existing SDG&E underground system on the same side as the project near and under the sidewalk. There are SDG&E vaults available to Faraday Avenue to serve as the point of connection for the new project. SDG&E doesn't appear to have any restraints or conflicts to the on-site project.

Spectrum CATV

Only Spectrum has a source for pickup, either on Whitman Way near the residential area, or on Faraday Avenue near the businesses. The restraint with Spectrum is that it doesn't have a conduit system underground in the front of the project area. If television service is needed, a new trench will need to be dug, offset at least 1 foot from the original existing joint trench to add additional conduits for television.

AT&T - Telephone

The AT&T manholes and pedestals are all along Faraday Avenue from Whitman Way to the businesses. The pickup point for the project site would come from either one of the manholes or pedestals. Depending on the project, some new structures may need to be placed but most likely, just on-site for the new project. The restraint for AT&T is an existing direct buried cable running through the frontage of the project.

Gas – San Diego Gas and Electric

There is an existing 3" gas main running along Faraday Avenue. If gas service is needed at the new development, a work order will need to be processed. There are no constraints or conflicts with gas for the project area. If gas service is needed for the on-site project, a gas pit will be needed to connect to the mainline and bring into the project from Faraday Avenue.



Utilities

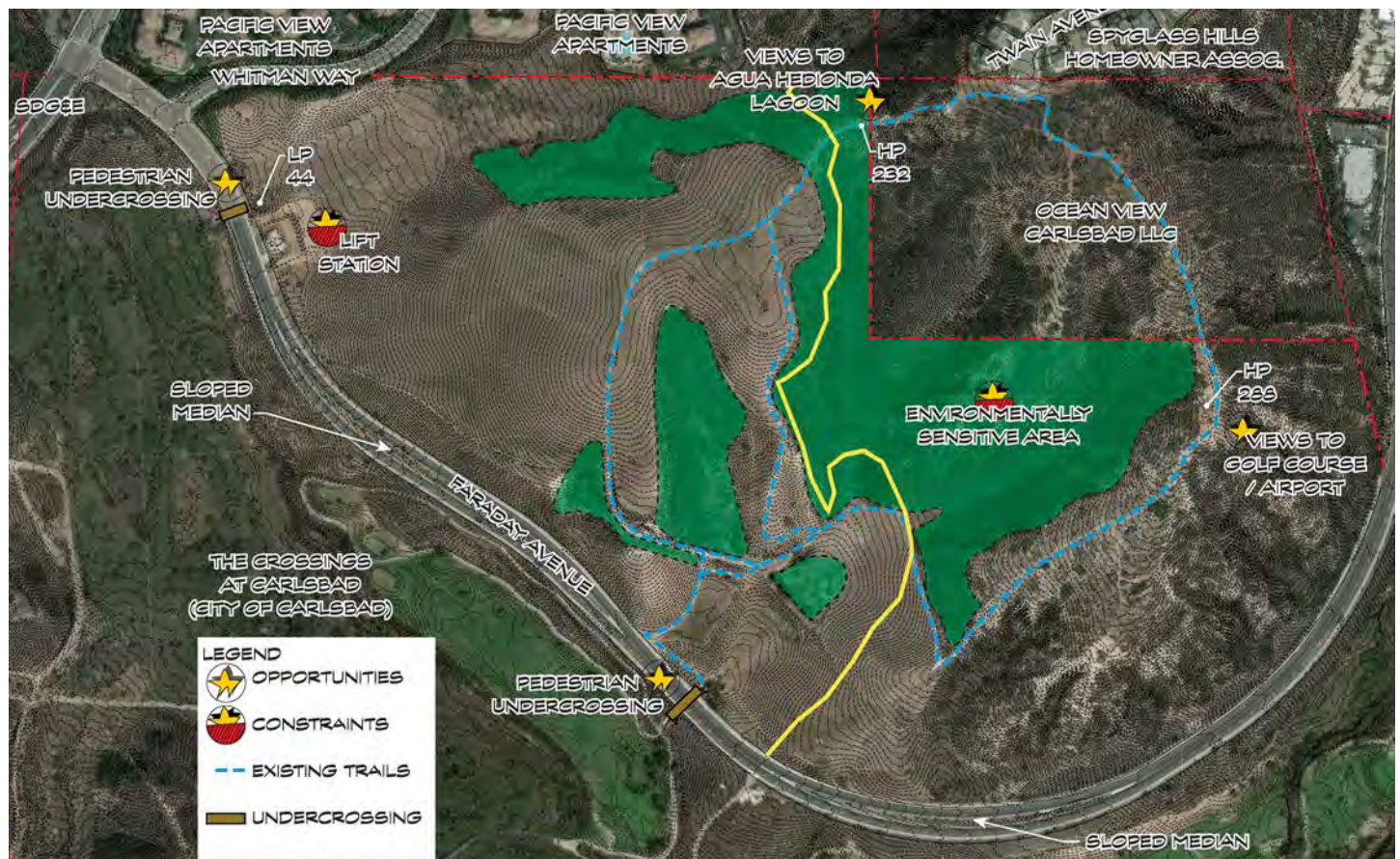
3.7. Opportunities & Constraints

The purpose of the opportunities and constraints analysis is to illustrate how the site's physical characteristics encourage or limit park development. Opportunities are favorable elements, constraints are limiting or restricting factors on use. Often, there are inherent conflicts between opportunities and constraints. The goal is to maximize opportunities while minimizing environmental impacts and development on constrained lands. Site features that were viewed as positive characteristics or elements that could enhance park development include the following:

- Views - West to Agua Hedionda Lagoon and ocean, southeast to golf course, canyons and airport, and north to mountains
- Upper plateau allows for wide range of activities
- Major utilities in place along Faraday Avenue
- Pedestrian undercrossing to golf course trail
- Large habitat areas to be preserved in perpetuity
- Expansion of trails with varied degree of difficulty
- Proximity to golf course, lagoon discovery center, and Legoland

Site features that were viewed as the primary limitations to development include the following:

- Accessibility/mobility/reduced accessibility due to terrain
- Preserve areas / trails related amenities only
- Areas adjacent to habitat/limited development
- Steep slopes / limited recreation opportunities
- Housing to the north; future housing to the southeast
- Limited level access to the site
- Vehicle access limited



Opportunities & Constraints Analysis

4. Public Outreach & Engagement

The goal of the Public Outreach & Engagement was to identify the community's needs, values and priorities related to the potential uses of the Veterans Memorial Park site.

4.1. Public Outreach # 1

The first public workshop was held March 9, 2019 with a follow-up online survey from March 9 to 23, 2019. The input obtained from those opportunities was then summarized in a report titled "Veterans Memorial Park Public Input Report". The input from both the workshop and survey was categorized for the purpose of identifying key themes.

Experiencing nature	Active recreation	Honoring veterans
Walking/hiking	Dogs	Art
Accessibility	Event venue	Maximize views
Peace/tranquility	Places to gather	Children areas

Participants desired park visit experiences that included a fun adventure and which incorporated a peaceful, tranquil, relaxing feeling, allowing the visitors to pursue either a quest for fitness or a leisurely walk in the park enjoying views and the natural surroundings of the existing park features, while paying homage and respect to our military veterans.



Workshop #1

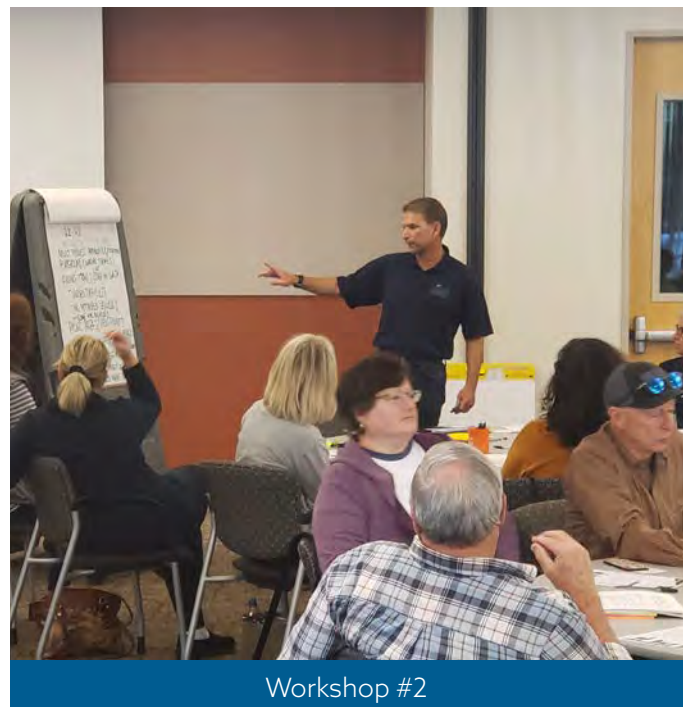
4.2. Concept Plans

The design team incorporated the community input received from the workshop and survey into the basis of design to develop two distinctly different park concepts. The two design concepts are shown on the following page. Other important sources of information, including the Carlsbad Community Vision Core Values, the City of Carlsbad General Plan, Growth Management Plan, and Parks & Recreation Master Plan were also used in developing the two park design concepts. Input from the public helped shape the design of the concept plans. Desired elements included the following:

- Incorporate areas for seating, picnicking, open grass areas (possible place for yoga) and areas for social gathering.
- Where views are spectacular, enhance the sight lines for the park users' experience.
- Incorporate education, public art, and native gardens.
- Include an active recreation area, away from passive park features, for bikes that incorporates bike trails, pump tracks and skills courses.
- Disc golf should be in a dedicated area.
- Locate play areas closer to active areas of the park.
- Intersperse less active recreation features like fitness stations, obstacle courses, climbing walls throughout the park.
- Desired built elements include restrooms, shade structures, small stage/amphitheater with possible concession/food truck area for special events.
- Place a veteran's memorial in an area that is easily accessible.
- On street parking may need to be supplemented by an area in the park, perhaps overflow parking area that functions as park space during non-peak hours.
- Based on the public's other considerations for the park the design should be sensitive to access, noise and safety.
- Some areas should be multi-use and flexible.
- Preserve and enhance the site's natural beauty.

4.3. Public Outreach #2

The city held a second public workshop on Sept. 21, 2019 with a follow-up online survey from Sept. 21 to Oct. 6, 2019, to present the two design concepts and to give the community the opportunity to share their comments. The two concepts were designed to portray distinctly different configurations for the active recreation, passive recreation, kids' play areas, places to gather, and memorial elements. Workshop participants shared their thoughts on what was working well, what was missing, and other suggestions for each of the design concepts. The input obtained from that public engagement was then summarized in a report titled "Veterans Memorial Park Concepts Public Input Report." The goal of the second public outreach effort was to understand the community's preferences for the various elements in each of the design concepts.

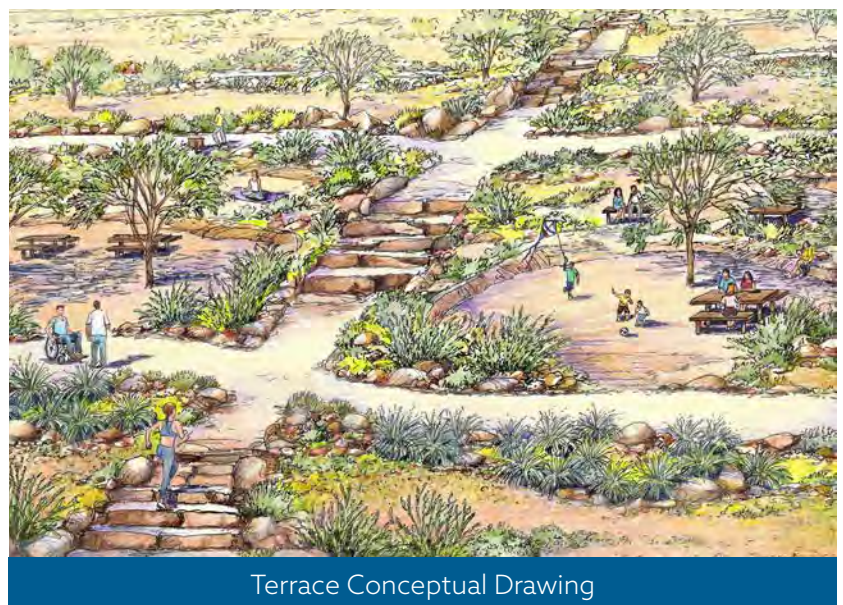


4.4. Terrace Concept

Designed with a series of usable flat areas linked together with a long easily traversed pathway, the Terrace Concept provides many contemplative areas and outdoor rooms for a variety of uses. Anchored by a memorial element and large gathering area, a natural looking trail with rock formations climbs up the hillside to a prominent memorial element creating a significant focal point. Nature oriented and inclusive play areas are spread throughout the site in a series of smaller spaces alternated with passive areas and family picnic spots. Active areas - which could include a family-oriented bike park, obstacle/fitness course and parkour - are concentrated in the south end of the park and supported by group picnic areas.








The Terrace concept provides a series of usable flat areas and links them together with a long easily traversed pathway. A natural looking trail with rock formations etc. is the focal point as you view the site coming from north. Many contemplative areas and outdoor rooms for a variety of uses are located throughout the park.

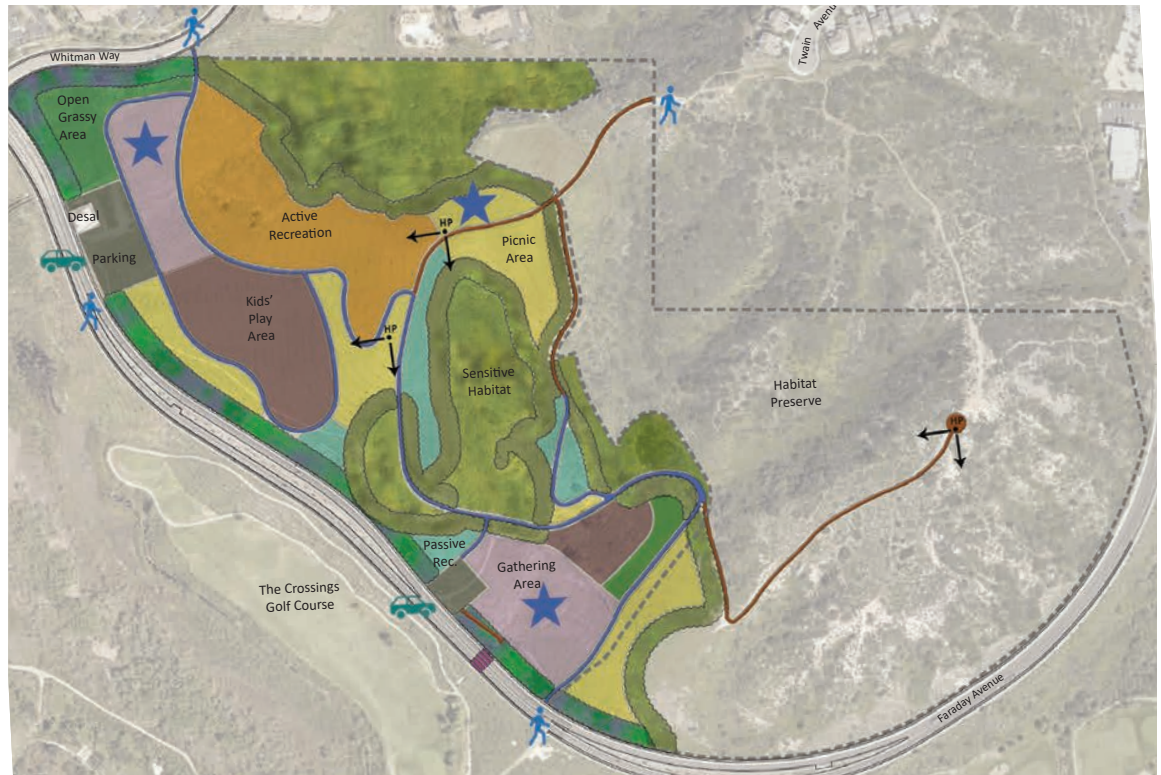


4.5. Hillside Concept

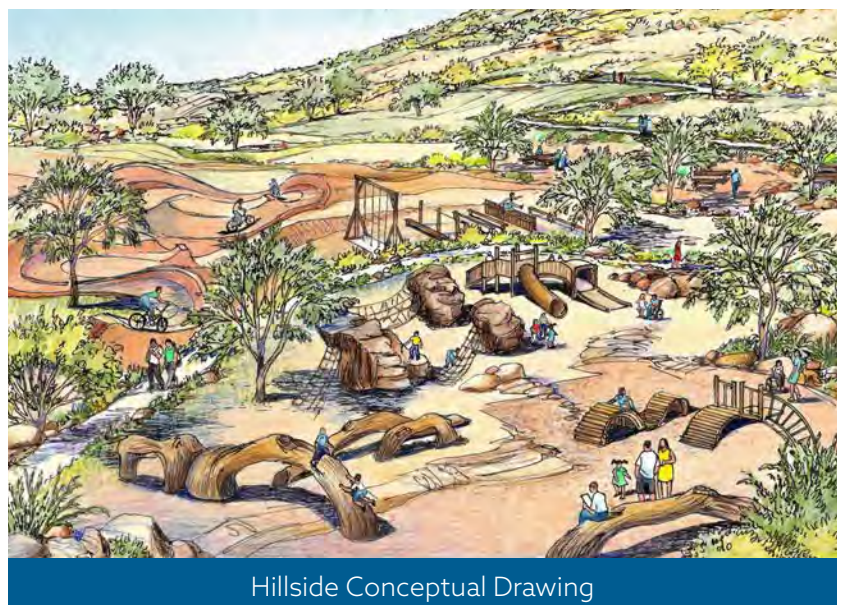
With its focus on fitness and physical activity, the Hillside Concept incorporates contour grading to blend in naturally with the existing topography, creating larger areas of activity. The north end of the park is dedicated to areas for more vigorous and challenging active recreation features such as a family-oriented bike park, obstacle/fitness course and parkour; a large children’s play area for adventure play, inclusive play, climbing walls and rock formations, and areas for nature play and discovery; and an open grassy area for free unstructured play. There are two large gathering areas at the north & south ends of the park and memorial elements are spread throughout the park. Larger picnic areas are concentrated in three to four main areas.

LEGEND

-  **Gathering Area**
pavilion, shade structures, small stage and paved plaza, group picnic and seating, restrooms, catering support, storage
-  **Passive Recreation**
native gardens, interpretive gardens, meditation gardens, yoga gardens, labyrinth, seating
-  **Open Grassy Area**
natural grass area for free, unstructured play
-  **Active Recreation**
family bike pump/skills track, bike loop, obstacle/fitness course, parkour
-  **Kids’ Play Area**
adventure play, inclusive playground, climbing walls, rock formations, nature play and discovery
-  **Picnic Area**
individual and group picnic tables, benches, shade structures, barbecue areas
-  **Parking**
-  **Sensitive Habitat**
native plants and wildlife
-  **Habitat Buffers**
20’ wide landscape strips with drought tolerant, native plant material
-  **Landscape Buffers**
20’ wide landscape strips with drought tolerant plant material
-  **Memorial Elements**
iconic structures and installations, memorial trail, public art, military symbolic elements, flagpoles
-  **Vistas**
high points, vast views to the lagoon, golf course and canyons, overlooks, seating areas
-  **Pedestrian Access**
sidewalk connectors to the park and trails
-  **Vehicle Access**
parking, entry, maintenance and emergency vehicle access
-  **Trails**
multi-use trail
ADA accessible path of travel
challenging steps trail
-  **Undercrossing**
existing passage under Faraday Avenue connecting to the trails at the golf course
-  **Desal Area**
existing infrastructure for desal distribution system



The Hillside concept incorporates contour grading to blend in naturally with the existing topography. A large natural children’s play area is the focal point as you view the site coming from the north. The park will be bustling with lots of activity.



4.6. Bike Park Focus Group

Based on information and comments received from the public, a refined bike park schematic plan was formulated to incorporate the public's input. Throughout the community engagement process, it became evident that there was a strong desire to include a family-oriented bike park. To properly address this feature with the biking community, a focus group meeting was held on March 5, 2020. It was attended by individuals who expressed a desire for a bike park during the workshops and/or in the on-line surveys. Two draft bike park design concepts - with interconnected features such as dual slalom, flow/jump paths and a pump track with various configurations to accommodate skill level progression - were presented to the focus group. Input obtained from that outreach was summarized in a report titled "City Of Carlsbad, Veterans Memorial Park, Family-Oriented Bike Park Skills/Pump Track Focus Group Meeting Summary Report".



Bike Park Focus Group

Feature Legend

- A - Bike Park Entrances
- B - Internal Spectator or User Staging / Rest Area
- C - External Spectator Area
- D - Beginner Pump Track
- E - Intermediate Pump Track
- F - Beginner Flow / Jump Trail
- G - Intermediate Flow Trail with Optional Advanced Features
- H - Beginner and Intermediate Jump Lines
- I - Internal Circulation Access Trail
- J - Skills Trail / Zone
- K - Stormwater Detention Pond



Bike Park Layout Concept 1



Bike Park Layout Concept 2

Concept 1

Overview: Includes a good variety of amenities and progression throughout the site. Spectating and rest areas are spread through the site near each amenity.

Pump Track: This pump track design maximizes track length with long straight sections and a variety of direction changing berms.

Skills: The skills features in Concept 1 are spread throughout the site in multiple locations making it easy to hit obstacles close to whichever amenity you are using.

Flow Trails: The Concept 1 flow trails focus more on straight lines of rollers and jumps that traverse the hillside. Lane splits (with signage) allow for lines with varying levels of difficulty.

Jump Trails: Dirt jump lines with varying levels of difficulty allows progression to comfortably improve jumping skills.

Concept 2

Overview: A progression based layout with beginner friendly amenities on the east side and intermediate to advanced amenities on the west. Spectating and rest areas are concentrated near the park entrances to provide space to enjoy away from the action.

Pump Track: This pump track design shows adjacent flow in the same direction which provides a variety of line choices and allows for safe lane transfers.

Skills: Concept 2 focuses on the skills features in one area of the park. Also, the "skills loop" provides an interesting course to hit multiple features in a line.

Flow Trails: Flow trails focus on cornering with many berms as the trail traverses down the slope.

Jump Trails: Lines of progression jumps with varying levels of difficulty. Some features including wood takeoffs.

5. Master Plan

5.1. Design Concept Narrative

The recommended master plan was refined based on the public's input through the second workshop, emails, and the website. Passive park uses were clustered primarily in the north section of the park and the active uses were placed in the southern section. This results in a greater separation between noisier activities and the surrounding residences, habitat areas, and the proposed memorial sites which are more noise sensitive. Concerns about the impact of park uses on the adjacent habitat were addressed by creating larger buffers from the edge of picnic areas and the bike park to the preserve areas. Additionally, activities which could unintentionally intrude into adjacent habitat areas (i.e., frisbee golf) were eliminated. Also, a multi-use trail was added around the perimeter of the site to enhance the biking experience. This trail also creates a more defined separation between the more traditional park uses and the adjacent habitat.



Vista point

The recommended master plan for Veterans Memorial Park physically separates the park into two distinct areas (north and south) which transition through passive uses and open space to a prominent memorial element in the middle of the park which is also the high point of the site. The north side is accessed via the primary park entrance off of Faraday Avenue, adjacent to the desalination plant receiver pit, and also via a neighborhood trail on Whitman Way. A parking lot includes ADA parking spaces, EV charging stations and a drop-off area. Additional on-street parking is available along Faraday Avenue and Whitman Way.



Labyrinth group activities

The main plaza opens into the large community gathering area with shaded pavilions framed by seat walls. The building at the plaza entrance includes a catering support room, small office, restrooms, storage and maintenance closet. Its location provides for close proximity to the restroom facilities from several different parts of the park. A tall wall extends further to the north creating an entry to the memorial plaza, the future public art commemorating our veterans will be placed there. A large courtyard is surrounded by low walls and sprawling open turf area designated for picnic, and passive recreation and informal seating. A large inclusive playground is located on the south side of the building, tucked away from the memorial plaza. Family and group picnic areas are proximal to the main gathering area, allowing for convenient access from the parking lot.



Inclusive Playground

Access to the south side of the park is located near the existing underpass along Faraday Avenue. A short driveway opens into a roundabout with a parking lot and a drop-off area. A small building



Pump Track

in the center of the plaza contains restrooms and storage. This facility serves the active recreation amenities, including a playground for younger children, outdoor fitness areas for all ages with an obstacle course and exercise stations along a circuit, as well as a separate outdoor education area.

The primary amenity for the south side is an approximately four acre family-oriented bike park. The draft plan contains an ample number of flow paths, jumps, and skill courses. Spectator seating and rest areas are strategically located to allow for great views to each amenity. The design intent is to develop the bike park with a military theme to further celebrate veterans. It is anticipated that sustainable and nature inspired features, such as rock outcroppings, boulders and wood will be used to reinforce the overall theme of the park. The entry to the bike park is located along the south side of the parking lot and is accentuated by a large, shaded plaza allowing for group picnicking, recreation programs, and social interaction.



Outdoor education

Accessible pathways lead the visitor from both sides of the park to the top of the hill where the memorial art feature will be located. The specific design will be developed in partnership with the Cultural Arts team, which is tasked with preparing a comprehensive plan for selecting artists and conducting public outreach for this significant art piece. The upper plateau remains largely natural and open, with trails, an accessible pathway and individual seating areas strategically placed to maximize views to the lagoon, ocean and golf course. Patrons will experience various passive use areas for meditation, reflection and relaxation. Interpretive gardens will allow visitors to feel a sense of peace with the collection of indigenous and drought tolerant plants, harmonious with the surrounding protected habitat.

An accessible, winding path from the hilltop terrace to the main parking lot will address the needs of patrons in wheelchairs, using walkers or strollers, or otherwise desiring to reach the top terrace. The meandering path connects amenities along the way, including a rustic, nature-inspired playground,



Playground

group and family picnic areas tucked into different levels, and group exercise areas. There is also an option for a vigorous hike up or down the rock steps. The rock climb intersects the accessible pathways in many places allowing patrons with different mobility needs to meet up and socialize as they use their preferred path of travel.

Patrons may also choose to stay on the perimeter trail outside the park and enjoy a hike. The multi-use trail, which is part of the citywide trail network connecting to other city trails and to Twain Avenue, is separated from park amenities, allowing for typical trails' recreation, including hiking, jogging, biking and dogs on leash. The entire site is graded with rolling topography, mounds, and many shade trees.



Hiking Trails



Meadows

5.2. Site Plan



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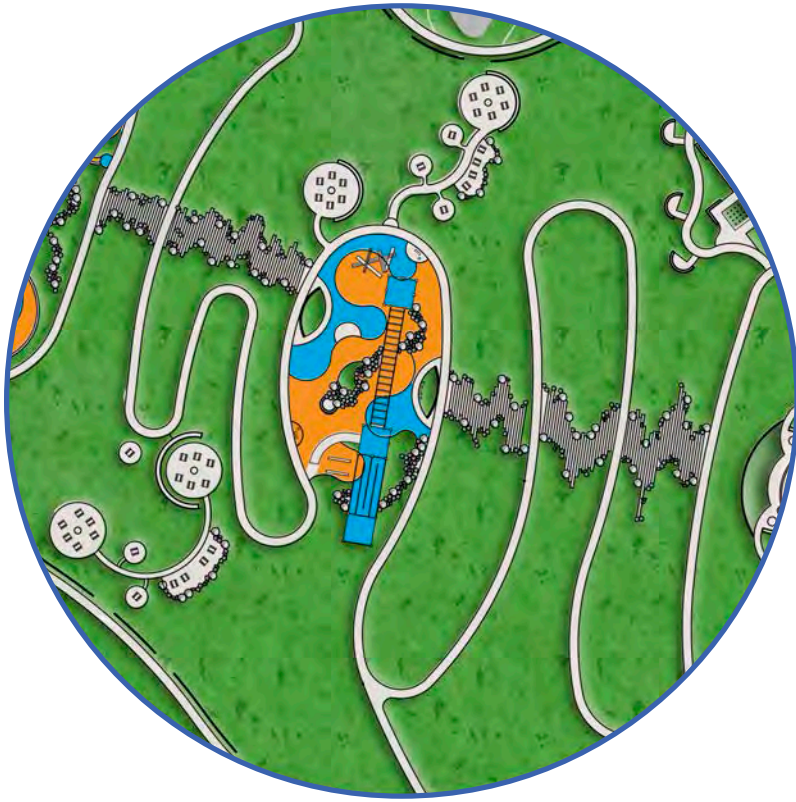
5.3. Individual Element Vignettes



1 - NORTH AREA

Future planning may include elements such as:

- Parking lot, number of stalls depending on the extent of amenities
- Restroom/storage building (approximately 2,000 sf)
- Large plaza with enhanced paving and tree wells
- Gathering area for small outdoor events
- Veterans memorial plaza
- Inclusive playground
- Stormwater treatment area



2 - NORTH SLOPE AREA

Future planning may include elements such as:

- Rock climb
- Accessible path to top of hill
- Large and small group picnic areas
- Rustic themed playground
- Benches and seating areas oriented towards views
- Meditative/reflective spaces



3 - HILL TOP AREA

Future planning may include elements such as:

- Veterans memorial plaza at top of hill
- Memorial interpretive garden
- Interpretive/native garden
- Open meadows
- Preserved existing habitat



4 - SOUTH AREA

Future planning may include elements such as:

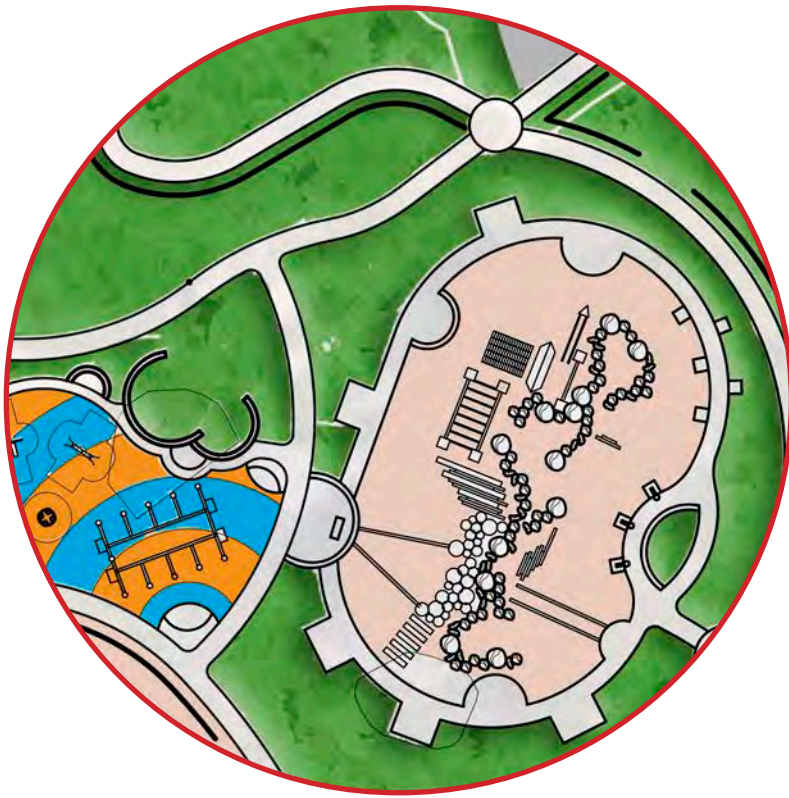
- Parking lot, number of stalls depending on the extent of amenities
- ADA path connecting to north area
- Seating at viewing areas
- Restroom/storage (approximately 1,200 sf)
- Stormwater treatment area
- Trail connections to north and east
- Tot playground



5 - BIKE PARK

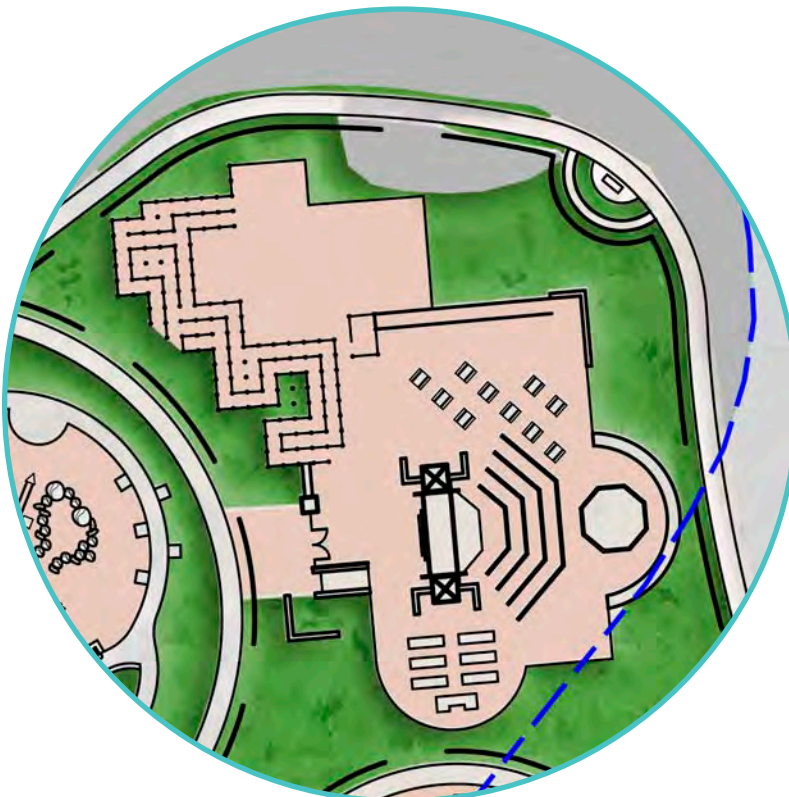
Future planning may include elements such as:

- Beginner pump track
- Internal/external spectator areas
- Skill loop zone
- Flow trails of different levels of abilities
- Jump trails
- Pump track
- Shaded entry
- Perimeter fencing



6 - OUTDOOR EXERCISE AREA
 Future planning may include elements such as:

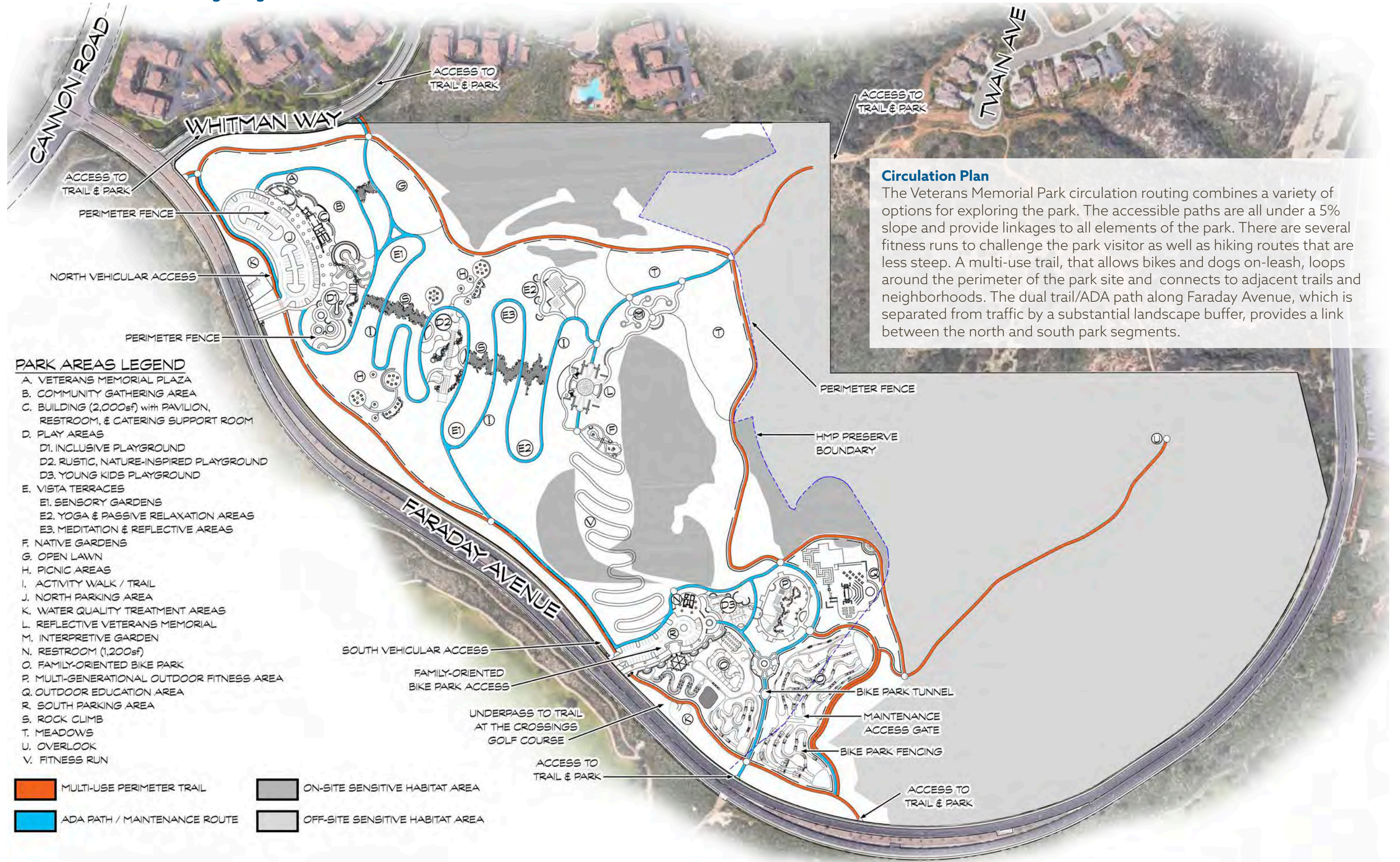
- Workout equipment
- Obstacle course
- Circuit training
- Looped path
- Shaded rest areas



7 - OUTDOOR EDUCATION
 Future planning may include elements such as:

- Outdoor seating
- Group activity area
- Flexibe play equipment

5.4. Circulation & Fencing Diagram



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5.5. Planting Plan



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VETERANS MEMORIAL BIKE PARK

— Draft Final Schematic Design

CONCEPT HIGHLIGHTS:

- Flow Trails with Advanced Line Options
- All Dirt Jump Trail
- Pump Track with Longest Continuous Lines

FEATURE LEGEND

- A** - Bike Park Entrances
- B** - Internal Spectator/Photography Nodes
- C** - External Spectator Area
- D** - Beginner Pump Track
- E** - Intermediate Pump Track
- F** - Beginner Flow/Jump Trail
- G** - Intermediate Flow Trail with Optional Advanced Features
- H** - Beginner and Intermediate Jump Lines
- I** - Internal Circulation Trail / Return Trail w/ Skills Features
- J** - Dual Slalom Race Course
- K** - Stormwater Detention Pond

CONCEPT DESIGN IMPROVEMENTS:

- Overall amount of trails increased
- Improved overall connectivity/flow between amenities
- Less Spectator Space/more room on starting platforms
- Straighter flow trails with jumps
- Sustainable features (wood lips, natural rocks)
- Dual Slalom course
- No dedicated skills zones, distributed throughout circulation
- Return trails will have features on them to add loop interest
- Naturalized and veterans theme
- A/B/C Progression within line
- Adaptive trail considerations

DETAILS NOT YET SHOWN:

- Skills features integrated into circulation paths
- Features on flow trails and dirt jumps
- Shade structure at starting platforms (pending city review)
- Naturalized/themed features



AMENITY IMAGES



CARLSBAD, CA

APRIL 8, 2020 —

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VETERANS MEMORIAL BIKE PARK

Draft Final Schematic Design Discussion Photos



CARLSBAD, CA

APRIL 8, 2020

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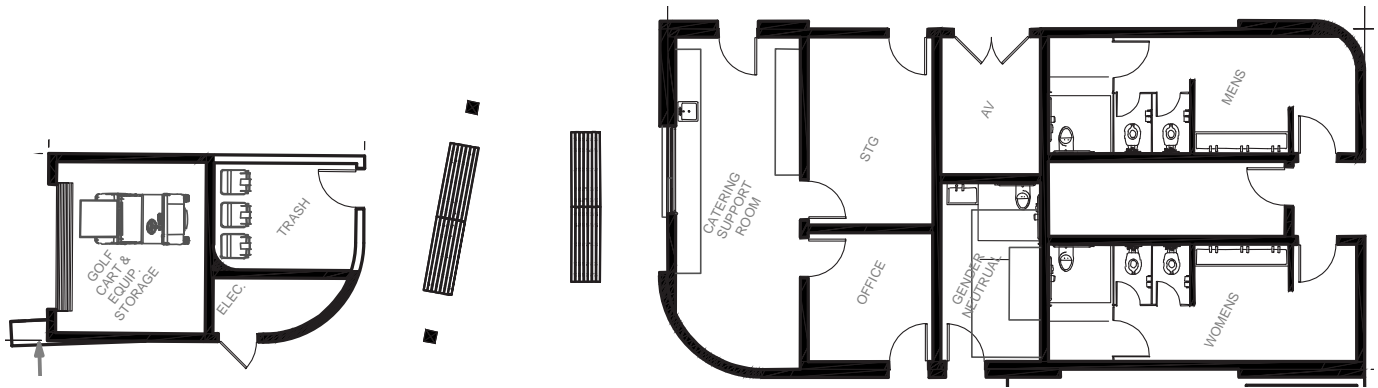
6. Architectural Concepts



North Building



South Restroom Building

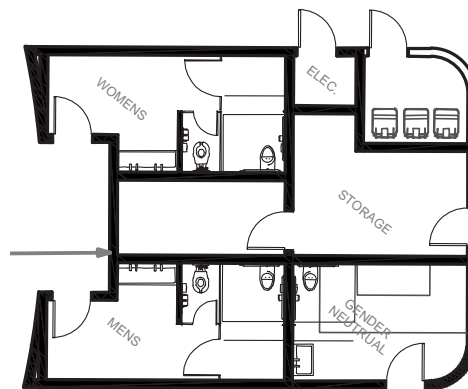


North Building (Approximately 1,970 sf.)

The design concept for the architecture at Veterans Memorial Park is based on integrating the structures into the overall park design. Each structure has been carefully designed and coordinated with the surrounding landscape and site design features. Organic forms and natural materials have been selected to further link the buildings to the site.

The buildings consist of natural stone walls with wood and metal accents with an overall color palette of natural earth tones. Where possible, slatted wood walls have been integrated into the design for natural ventilation and clerestory windows have been added to provide natural light.

The structure to be located at the gathering area at the north side of the Park will feature a covered shade pavilion with a small outdoor stage, catering facilities, public art, storage and restrooms. The arc-shaped structure serves as an inviting portal to the Park and frames the view out to the public gathering area and to the park land beyond. The smaller structure to be located at the south side of the Park includes restrooms, public art and storage and is similar in design, materials and palette as the pavilion to the north.



South Restroom Building (Approximately 960 sf.)

7.1. Preliminary Grading Plan

The below exhibit depicts the preliminary grading design solution and balanced earthwork condition for Veterans Memorial Park. The Preliminary Grading Exhibit implements retaining walls, natural slopes and mounding, and accessible routes as required to support the concept site plan and program. The grading concept accomplishes applicable Hillside Development guidelines by incorporating contour grading into manufactured slopes so as to represent the aesthetic qualities of natural hillsides. The concept minimizes grading activities within protected habitats and assures that alteration of natural hillsides is sensitive to and reflective of the surrounding environment.

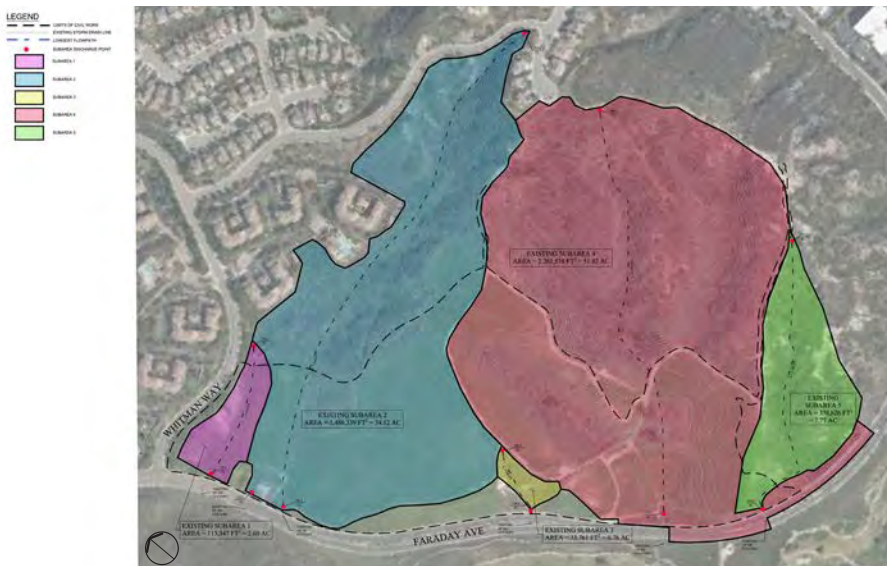


Preliminary Grading Plan

7.2. Hydrology

Existing Hydrology

The project is located in the Agua Hedionda Hydrologic Area, within the Carlsbad Watershed, delineated by the Carlsbad Water Quality Improvement Plan (WQIP). Existing site drainage conditions consist of natural terrain and grasslands that drain towards the south west. Drainage is intercepted by concrete swales that run parallel to Faraday Avenue, directing runoff towards



Existing Hydrology



Proposed Hydrology

5 public storm drain culverts. All 5 culverts convey flow beneath Faraday Avenue and outlet to The Crossings at Carlsbad Municipal Golf Course. A natural channel conveys stormwater north to the Agua Hedionda Lagoon. Soil type is identified as Type D (due to the presence of bedrock and clay soils, the soil infiltration rate is quite low). Preliminary testing results indicate that the infiltration rate is 0 in/hr. Existing slopes vary from 4% to 50%, elevations range from 43 feet to 245 feet above sea level.

Proposed Hydrology

Development of the site will maintain a similar topography to the existing site, as well as the existing drainage pattern. Proposed development will have slopes ranging from 1% to 50% and will have a very similar range in elevation to the existing conditions. In general, stormwater will be conveyed on the surface to mimic natural conditions, and encourage retention and evapotranspiration. Proposed hydrology assumes proposed improvements will incorporate a mix of impermeable and permeable hardscape to

maintain a maximum of 25% imperviousness.

Development of the site will increase the flow rate for a 100-year storm by roughly 36%. The project will be subject to hydromodification and water quality controls designed in accordance with the City of Carlsbad Best Management Practice Design Manual. The drainage design will incorporate permanent Best Management Practices (BMPs) designed to treat and control storm water discharge from the site. BMP's implemented on site may include a system of vegetated swales which will convey runoff to numerous biofiltration basins. Due to the inability of the soil below to infiltrate, perforated underdrains and impervious liners may be required below the basins. The site may also include permeable pavement to be used for pollution control and retention. The BMPs will provide treatment and serve as volume control for hydromodification, retaining the increased flows on site.

8. Public Art

The City of Carlsbad's Public Art Program is administered by the Cultural Arts Office. A key component of Carlsbad's program is an emphasis on public participation throughout the process, ensuring that the artworks are integrated into the physical and social environment of the city and reflect the broad range and interests of the community. A focus on community dialogue will be incorporated throughout the development of the Veterans Memorial Park public art components to allow for the community to give input and be involved in sharing their viewpoints.

The city is including an embedded artist in the early stages of the Veterans Memorial Park project. The embedded artist will serve as a resource to the park design team to offer insights and suggestions for incorporating public art within the park's amenities and structures. This approach recognizes that collaborative, thoughtful design can create a unique space that honors veterans, respects local history, enhances the city's image, and successfully integrates art into the lives of Carlsbad's residents.

Honoring the History and Location

Veterans Memorial Park represents an intersection of park and memorial as a space that holds multiple histories. The elegance of the natural landscape is amplified, not interrupted by the man-made forms and structures. This site's memorial will not be assigned to one perspective, but rather to individuals, histories and nature. It will be a place where every visitor becomes a participant, not an observer.

In community input workshops and surveys, many commented that Veterans Memorial Park could be linked by a common desire for a space that addresses physical, emotional and environmental health. Veterans Memorial Park will become that critical connection point between land and people, self and others, young and old, seekers and wanderers, and history and present day. It will truly be a public space that embraces overlapping needs and desires.

This new community resource becomes a memorial, one that can be discovered over time, resulting in:

- A place where veterans are honored for their sacrifice and pursuit of hope and happiness.
- A space where we see ourselves and recognize each other.
- A physical and psychological environment that allows us to see the world in a new way.
- A space for expression and understanding, as well as physical and mental health.

About the Public Art Process

The city's public art program has a long history. Some processes have changed over time, like the recent addition of an artist early in the project—but the goals have stayed the same. The city's Art in Public Places Program works to integrate art and the ideas of artists into the development of public settings by collaborating with local, regional and nationally known artists to include the values and history of our community into their work.

Creating thoughtful relationships between public space and art, while preserving Carlsbad's distinct heritage and cultural identity is an ongoing priority. Art in public spaces can create exciting aesthetic experiences that engage the community and give people a welcoming sense of place and space to be contemplative. Veterans Memorial Park will provide those spaces for people to reflect, energize and imagine.

Public Art At-A-Glance

The city's public art process will combine the natural environment with strategic aesthetics in response to community input resulting in distinctive, site-specific works of art. That process includes the following steps:

- Launch conversations about public art
- Organize a public art selection committee representing all stakeholders
- Initiate artist selection process
- Design public forums for community dialogue and respond with specific designs
- Install new public art

Recognition of the Opportunity

A place with elegant, slow and natural walkways, Veterans Memorial Park aims to be an unfolding experience joining the multitude of histories of the land and bridging people together.

A place that honors veterans who hold different histories of service.

A place that honors the indigenous people who once gathered here and offer insight to that history.

A place that celebrates the native plants and animals that define the habitats.

A place offering a connection point between land and water, where sunsets and ocean breezes, walking paths and gathering spaces enhance physical, emotional and mental well-being.

A place of inclusiveness that a diverse group of all ages and of cultural backgrounds can enjoy.

A place that supports expression, understanding, rest and contemplation.

A place to activate your wellness.

Veterans Memorial Park is being designed as a connection point between our past, our present and our future.

Provide by the Library and Cultural Arts Team

9. Project Budget and Schedule

9.1. Capital Improvement Program and Funding

The Capital Improvement Program is a long-range planning document to ensure that the city meets its standards. The program is updated each year, and specific projects are included in the city's annual budget.

Community Facilities District No. 1 was established in 1991, creating a special tax lien on vacant properties throughout the city. The purpose of this CFD was to finance the construction of specific public facilities of citywide obligation and benefit, including Veterans Memorial Park. The funds from the district cannot be used for facilities other than those specified at the time the district was formed.

In addition to the city's acquisition of the Veterans Memorial Park site, approximately \$23,000,000 has been set aside to date in the CIP Budget for planning, design, and development of the park.



Multi-use trail

9.2 Project Schedule

Project Milestone Schedule for Veterans Memorial Park (VMP)

MASTER PLAN	MILESTONE DATE
Parks & Recreation Commission Acceptance of VMP Master Plan	January 2021
City Council Adoption of Recommended VMP Master Plan	February 2021
ENTITLEMENT & PERMITTING	
Submit Applications to Planning Division: <ul style="list-style-type: none"> • Coastal Development Permit • Conditional Use Permit • Hillside Development Permit • Habitat Management Plan Consistency Determination • Environmental Impact Assessment - Initial Study (MND) 	Spring 2021
California Environmental Quality Act (CEQA) 30-day Public Review	Summer 2021
Planning Commission Recommendation to Approve Entitlement Permits and Mitigated Negative Declaration (MND) for the VMP Master Plan	Fall 2021
Parks & Recreation Commission Recommendation to Adopt VMP Master Plan	Fall 2021
City Council Adoption of the Final VMP Master Plan and Approval of Entitlement Permits and MND	Fall 2021
DESIGN DEVELOPMENT	
Construction documents (50% completion)	Summer 2022
Construction documents (100% completion)	Summer 2023
BIDDING & AWARD OF CONTRACT	
City Council Authorization to Bid	Summer 2023
Invitation to Bid	Summer 2023
Bid Opening	Fall 2023
City Council Award of Contract	Fall 2023
CONSTRUCTION	
General Contract - Notice to Proceed	Fall 2023
Substantial Completion of Construction	Spring 2025

NOTE:

1. The public art process is extensive and runs parallel with the project.
2. Milestone dates may be adjusted if needed to facilitate city meetings, reviews, and coordination with various city departments, agencies or other factors.

10. Regulatory Framework

The recommended master plan contained in this report will become the basis of design for entitlements and construction documents. Although the master plan was designed within the context of preliminary site-specific environmental and technical reports, the CEQA review and entitlement process may result in some modifications to the specific configuration of design elements to avoid or minimize potential environmental impacts. However, the general configuration and intensity of uses are not expected to deviate significantly from the master plan as presented.

10.1. CEQA Review

The project's environmental impacts will be assessed in accordance with the California Environmental Quality Act (CEQA) during the entitlement phase.

10.2. Entitlement Permits

The city has the primary responsibility for carrying out or approving the project. The following identifies the discretionary actions and approvals required by the city to secure entitlements for development of Veterans Memorial Park.

- Conditional Use Permit (CUP) – The project is located in the Open Space Zone which allows public parks subject to approval of a CUP. The purpose of a CUP is to ensure that a proposed development is suitable and harmonious with its surrounding environs and certain restrictions may be imposed to ensure that compatibility. The CUP evaluates such items as building placement and size, traffic generation, noise, hours of operation, adequacy of parking, and overall compatibility of use with adjoining properties and other related development impacts.
- Hillside Development Permit (HDP) – The project is subject to the city's Hillside Development Ordinance and requires approval of a HDP. The purpose of this permit is to evaluate and assure that development or grading on hillsides (if allowed) relates to the slope of the land in order to preserve the integrity and appearance of natural hillsides and other landforms wherever possible.



Accessible paths

- Coastal Development Permit (CDP)
 - The project is located within the Mello II Segment of the Local Coastal Program (LCP). The CDP is required to evaluate consistency of the proposed project with the codes and policies of the LCP and the Coastal Resource Protection Overlay Zone.
- Habitat Management Plan Permit (HMP Permit) – A HMP Permit is required for any development project which indirectly or directly impacts natural habitat. In addition, a modification to the existing hardline is proposed which requires

the processing of a minor HMP amendment and Consistency Findings, which are also generally referred to as "HMP Findings." Concurrence from the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service (i.e., Wildlife Agencies) is required for the consistency determination.

10.3. Use of the Master Plan

The Carlsbad Municipal Code (CMC) Chapter 21.42.140(B)(100) includes special standards and regulations relating to public parks, including the need to include a master park site plan exhibit. The Veterans Memorial Park Master Plan exhibit includes the general location of and maximum anticipated site area and building area of proposed major and accessory park uses. Although the discretionary actions and approvals required for development of the park will be based on the most intensive uses, the park could potentially be developed with scaled-down plans in some areas, depending on the available budget or other considerations.

Upon approval of the entitlement permits, the development of the specific uses that are identified on the master park site plan will not require an additional conditional use permit or an amendment to the existing master park site plan conditional use permit. Additionally, park improvements that do not add a new land use or increase the maximum anticipated site area or building area for a use by more than 20% of that shown on the master park site plan may be approved administratively by the city planner.



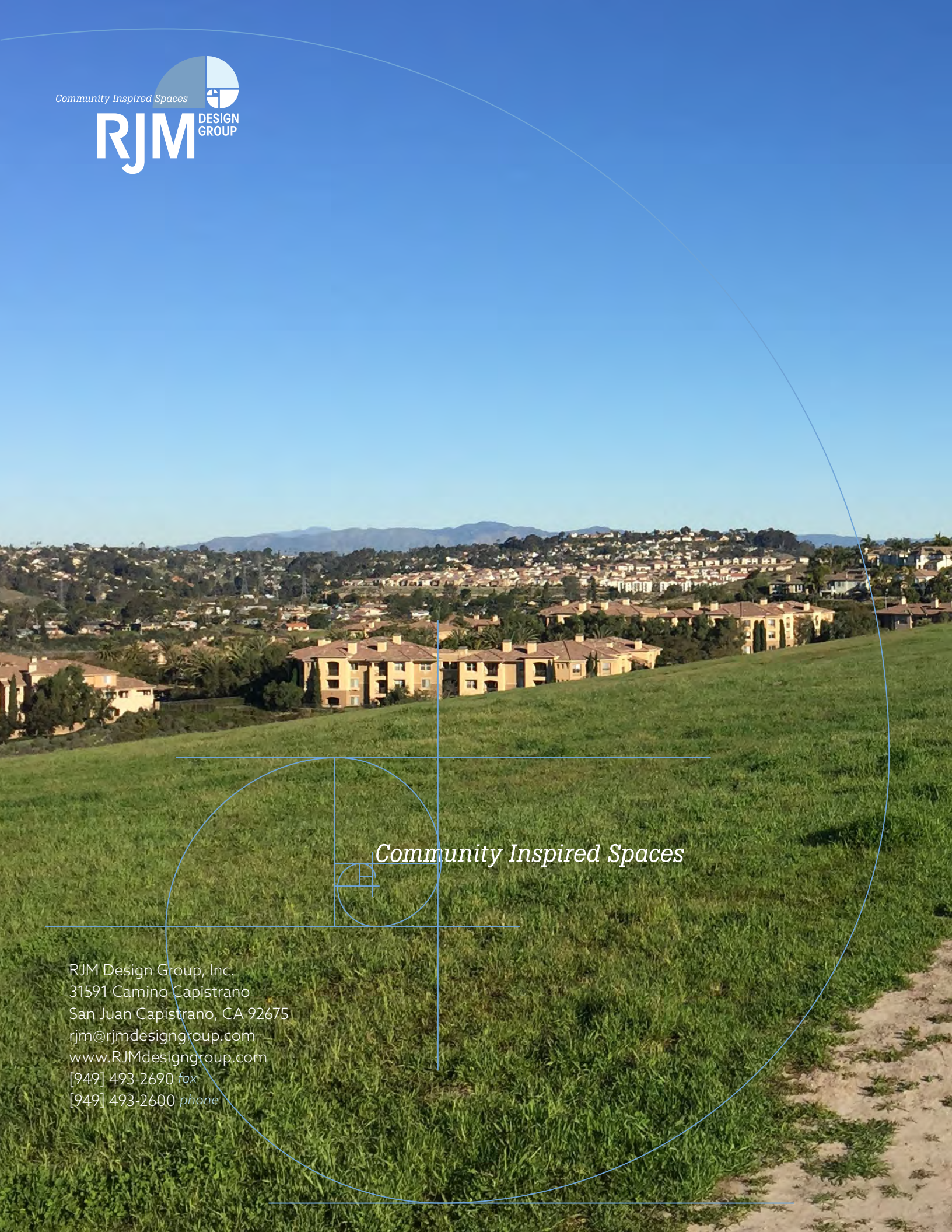
Interpretive signage at vista point

Appendicies

[Appendix A - Public Input Report & Survey](#) First Workshop

[Appendix B - Public Input Report & Survey](#) Second Workshop

[Appendix C - Public Input Report & Survey](#) Bike Park Focus Group



Community Inspired Spaces

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