Quarry Falls

SPECIFIC PLAN

FINAL: October 21, 2008

Quarry Falls

Prepared for:

ALTA Company, LLC
9230 Wister Drive
La Mesa, CA 91941

Quarry Falls, LLC
5465 Morehouse Drive, Suite 260
San Diego, CA 92121-4714

Prepared by:

KLR Planning
P.O. Box 882676
San Diego, CA 92168-2676

Carrier Johnson
1301 Third Avenue
San Diego, CA 92101

Wallace Roberts & Todd, Inc.
1133 Columbia Street, Suite 205
San Diego, CA 92108

In Association with:

KOA & Associates
5095 Murphy Canyon Road, Suite 330
San Diego, CA 92123

TCB/AECOM
8954 Rio San Diego Dr., Suite 610
San Diego, CA 92108

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1.0 INTRODUCTION

The Quarry Falls Specific Plan creates a modern, walkable community in the central portion of the City of San Diego, linking - via pedestrian trails and open space - the mesa tops in Serra Mesa with the more urban areas of Mission Valley. The framework for Quarry Falls rests in the Specific Plan's vision for developing a community that is organized around a network of terraced parks, open space, trails and public amenities. Residential, retail, office and civic uses are tied to the open space and parks system through a carefully designed network of streets and pedestrian linkages. As the park and central open space systems transcend the site, stepping from the mesa tops to the valley, neighborhoods along the park transition from low-density residential in a more natural setting to high-density residential and mixed use development on the valley floor. This gradual intensification of land uses creates an increasingly urban experience, approaching the activities already existing in adjoining areas of Mission Valley. The integration of urban land uses affords Quarry Falls the ability to respond to a variety of living styles in a live-work-play environment, establishing an image for Quarry Falls that is unique to San Diego.

1.1 PURPOSE AND LEGAL AUTHORITY

1.1.1 Document Purpose

This document serves as a Specific Plan of development for Quarry Falls located in the City of San Diego, California. The City's Progress Guide and General Plan, the Strategic Framework Element, the Mission Valley Community Plan, and the City of San Diego Land Development Code (LDC) form the planning framework for this Specific Plan.

This Specific Plan provides detailed text and exhibits describing the range of land uses (open space, parks, civic uses, mixed use, residential, retail commercial, and office), landscape features, and circulation routes that can occur in the Specific Plan area. It provides guidelines that will ensure build-out of Quarry Falls in a manner consistent with City policies and standards and State requirements.

The purpose of the Quarry Falls Specific Plan is to guide the development of six integrated neighborhoods that radiate from the framework of an open space and parks system at the heart of Quarry Falls. The Specific Plan achieves this goal through the establishment of land uses and design guidelines, and through applicable City zoning regulations, modified as necessary for specific application to the Quarry Falls planning districts and subdistricts of this Specific Plan. Adopted by City legislative action, this Specific Plan document serves both planning and policy functions for Quarry Falls. Regulatory functions for Quarry Falls will be implemented through the City's Land Development Code and the Master Planned Development Permit based on local ordinances, policies and standards in effect as of May 17, 2005, the date the Vesting Tentative Map was deemed complete.

1.1.2 Land Use Plan Overview

This Specific Plan has been designed with an overall theme of creating a community based on an integrated system of parks and urban open space as the backbone for urban districts. Traversing the central portion of the Specific Plan area in a north-south direction, the centrally located open space and parks dictate the linkage and connection of the various urban land uses and circulation system. Radiating off this centralized Park District, the Ridgetop, Terrace, and Foothills Districts will provide a broad range of housing opportunities for residents of San Diego at a variety of income levels. Commercial activity will be combined with additional housing within the Creekside and Village Walk Districts, and employment opportunities will be provided by the offices within the Quarry District. In this manner, the Quarry Falls Specific Plan results in a lively mix of land uses in a manner that affords live-work opportunities and interaction with developed parks, open space and civic uses creating a village setting for an active lifestyle - all within pedestrian access to the San Diego Trolley.

1.1.3 Specific Plan Goals and Objectives

Project goals and objectives were developed early in the planning process. The following project-wide goals provide the framework from which this Specific Plan is based.

- Develop a community that responds to the natural and created attributes of the project site by placing primary focus on the creation of an interactive system of public parks and open space.
- Provide "for sale" and "for rent" multi-family and single-family residential units to serve a variety of income levels for residents of San Diego.
- Enhance employment opportunities for the City through the creation of office/business parks that are fully integrated into the Quarry Falls community.
- Provide a mixed-use area, with neighborhood, community and lifestyle retail commercial uses and residential development, to serve Quarry Falls and the surrounding areas.
- Encourage pedestrian activity through a logical connection of trails, sidewalks, and bicycle facilities.
- Unify land uses by setting forth design guidelines and an implementation program.
- Design individual development projects that positively contribute to the character of the City of San Diego and reinforce community identities through control of project design elements such as architecture, landscaping, walls, fencing, lighting, and signage.
- Demonstrate high quality design and construction.
- Develop an environment that is visually attractive and efficiently and effectively organized, including visually pleasant landscaping.
- Provide for a long-range comprehensive planning approach to development which cannot be accomplished on a parcel-by-parcel basis.
- Attract commercial and office uses to serve community and regional needs.
- Develop land uses that will serve as an important revenue source for the City of San Diego through sales taxes, property taxes, and project-related fees.
- Encourage sustainability in design to foster "green" development that reduces energy needs and water consumption.
- Improve the water quality of site run-off through sustainable design features, such as a natural bioswale.
- Phase development with respect to the logical extension of infrastructure and services.
- Allow for the option to construct a school to serve children within Quarry Falls and from other residential areas in Mission Valley, as well as areas served by the San Diego Unified School District.

1.1.4 Authority and Scope

The Quarry Falls Specific Plan document has been prepared and established under the authority granted to the City of San Diego by California Government Code, Title 7, Division 3, Articles 8 and 9, Sections 65450 through 65457. California Government Code Section 65450 states that a *"…planning agency may…prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan."* The State of California, under the authority of these code sections, encourages cities to adopt specific plans by resolution to establish a policy document, or by ordinance to establish a regulatory document. The Quarry Falls Specific Plan is intended to be a planning and policy document and is subject to City Council approval. Once adopted by City legislative action, this Specific Plan document will serve both planning and policy functions for Quarry Falls. The Quarry Falls Specific Plan contains the standards, procedures, and guidelines necessary to accomplish this purpose.

The project site is currently zoned MVPD-MV-M. The MVPD-MV-M zone is a multiple use zone under the Mission Valley Planned District Ordinance (MVPDO). According to the MVPDO, the multiple use zone requires a mix of residential and commercial uses. In accordance with Section 103.2100 of the City's Land Development Code, with adoption of the Quarry Falls Specific Plan, the MVPDO will no longer apply to Quarry Falls. Instead, in concert with the Specific Plan, the City's Land Development Code will govern the development within Quarry Falls.

Adoption of the Quarry Falls Specific Plan by the San Diego City Council establishes the City's official development policy for Quarry Falls. All future development plans, tentative parcel and/or subdivision map(s), or other similar entitlements for properties located within the boundaries of this Specific Plan must be consistent with the regulations set forth in this document.

All regulations, conditions and programs contained herein shall be deemed separate, distinct, and independent provisions of the Quarry Falls Specific Plan. In the event that any provision is held invalid or unconstitutional by a State or Federal court of competent jurisdiction, the validity of all remaining provisions of this Specific Plan shall not be affected. In the event of a conflict between the provisions of the Specific Plan, the more restrictive requirements shall apply.

1.2 Location and Access

Quarry Falls encompasses approximately 225.0 acres within the city limits of the City of San Diego, San Diego County, California, as shown in Figure 1-1, *Regional Map*. The project's vicinity is illustrated in Figure 1-2, *Vicinity Map*.

Centrally located within San Diego with convenient access to surface streets, freeways and transit, Quarry Falls is bordered on the south by Friars Road, on the north by undeveloped area (approximately six acres) within the Serra Mesa Community and Phyllis Place beyond that, on the east by the Interstate 805 (I-805) freeway, and on the west by Mission Center Road.

Located between I-15, I-805 and SR-163 and north of I-8, Quarry Falls is afforded excellent regional accessibility. Primary local access into Quarry Falls is provided by Friars Road, which serves as an east-west travelway through Mission Valley. Mission Center Road on the west and Qualcomm Way in the east provide direct access off Friars Road into Quarry Falls.

1.3 BACKGROUND AND HISTORY

Quarry Falls is currently the location of a resource extraction mining area being operated in accordance with CUPs 5073 and 82-0315. Portions of the site were previously mined under CUP 82-0005. CUP 82-0005 was approved June 24, 1982 and expired December 31, 2000. Uses allowed on the site are those permitted by the CUPs in association with the mining activities.

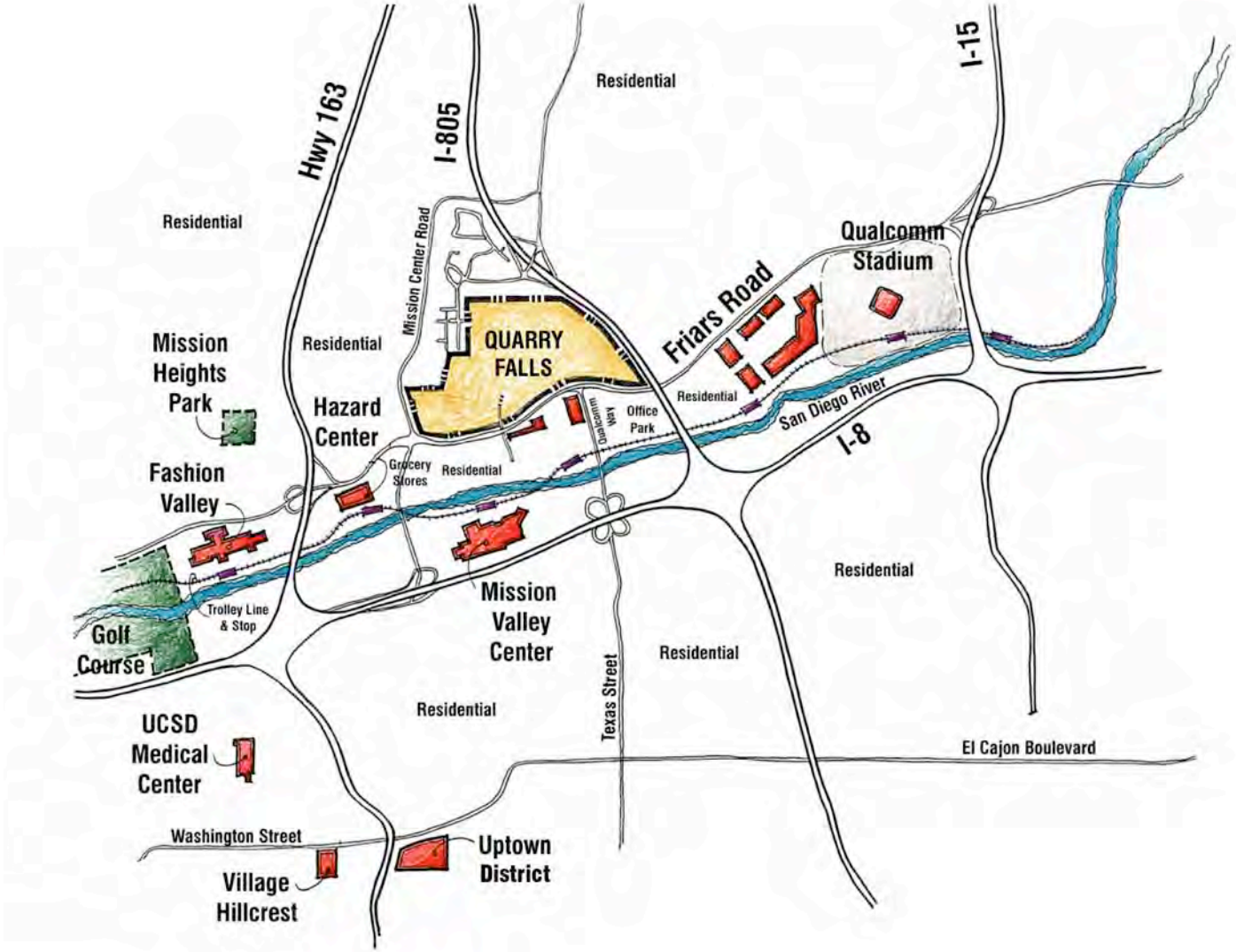
The entire Quarry Falls Specific Plan site has undergone or will undergo a considerable degree of modification as a result of the existing mining activities. The previously approved Reclamation Plan would have left the site as a single flat pad with a four percent slope rimmed by mined slopes; mined slopes would be more than 200 feet in height in some areas. As part of the approvals for Quarry Falls, the Reclamation Plan has been modified to allow terracing of the site up to the mined slopes, creating building pads for the development of the Quarry Falls Specific Plan.

Owned by the Grant family since the late 1920s/early 1930s, the project site has provided sand and gravel to the San Diego area for nearly 70 years. Prior to mining, the site was an undisturbed landform, sloping southward toward the San Diego River, with the southern edges of the site forming an eroded hillside.

Sand and gravel resources mined from the site have played an important role in the development history of the City and County of San Diego. In the late 1960s/early 1970s, approximately 34 acres of the original ownership was transferred to Caltrans to facilitate the construction of a new north/south route – I-805. Portions of the original land holdings were also relinquished for construction of Friars Road and Mission Center Road. Resources mined from the site were used in the construction of the Mission Valley Light Rail Transit, providing Mission Valley and other areas within the City an important alternative to commuting by the automobile. Resources from the site have also been used to build such important San Diego facilities as Qualcomm Stadium, the Convention Center, and most recently, Petco Park. Today, more than half of the resources produced from the mining operations are used for the active construction of projects in downtown San Diego.

Figure 1-1. Regional Map

Figure 1-2. Vicinity Map



1.4 Planning Context

The Quarry Falls Specific Plan area lies within the Mission Valley Community Plan (see Figure 1-3, *Community Planning Context*). Quarry Falls links the river valley formed by the San Diego River to the south and the mesa tops of the Serra Mesa community to the north. Site design and development within Quarry Falls reacts to this unique position through its grading scheme, selected land uses and connective elements as described in this Specific Plan.

1.5 Site Characteristics and Design Influences

1.5.1 Relationship to Surrounding Areas

As shown in Figure 1-3, *Community Planning Context*, Quarry Falls provides a transition between the mesa top landform of the Serra Mesa community to the north and the broad valley of the Mission Valley community to the south. Immediately north of Quarry Falls are approximately six acres within the adjacent Serra Mesa community, Phyllis Place, the San Diego First Assembly Church and associated senior housing, as well as single family homes in an area of Serra Mesa known as "Abbots Hill". The I-805 freeway passes over Mission Valley southeast of Quarry Falls with freeway ramps connecting Phyllis Place to I-805.

Within the valley, office uses and the mixed use neighborhoods of Mission City are located east of Quarry Falls, along Friars Road. The San Diego River lies less than 1/4-mile south of Quarry Falls. Rio Vista West, a mixed use development which is a part of the First San Diego River Improvement Project Specific Plan, is located along Friars Road, between the San Diego River and Quarry Falls. Immediately to the west of Quarry Falls is the Mission Valley Heights Specific Plan area and commercial development within the Friars Mission Center retail center. Mission Valley Heights is nearly built out and provides light industrial and office developments. The Friars Mission Center retail center accommodates a full-service market, a bank, a variety of fast-food restaurants and a food court, and other retail establishments.

1.5.2 Site Topography, Visual Features and Degree of Disturbance

The Quarry Falls Specific Plan area is a disturbed site where mining operations have occurred since 1937. The entire site has undergone or will undergo a considerable degree of modification as a result of the existing mining activities. The previously approved Reclamation Plan would have left the site as a single pad rimmed by mined slopes. As part of the approvals for Quarry Falls, the Reclamation Plan has been modified to allow terracing of the site up to the mined slopes, creating interest to the landform.

The Quarry Falls Specific Plan represents the ultimate re-use of the reclaimed site. Contrasted with the high degree of disturbance is the site's location between the low-density developed mesa top to the north, the urban land uses within Mission Valley to the south, the developed area to the west, the natural elements of the San Diego River further south and the stark backdrop of the I-805 freeway slope to the east. The challenges of existing site conditions and the surrounding environment allow the Quarry Falls Specific Plan to re-establish a semblance of the natural features that historically occurred in this area through the creation of a strong greenbelt spine connecting the river valley to the mesa.

1.6 Discretionary Actions

Together, the following discretionary actions provide a pathway for appropriate development of Quarry Falls, taking into account all local goals, objectives, and environmental considerations.

1.6.1 Specific Plan

This Specific Plan document is a discretionary action and is subject to City Council approval. When adopted by City legislative action, the Specific Plan document will serve both planning and policy functions. The Quarry Falls Specific Plan contains the standards, procedures and guidelines necessary to accomplish the ordered development of Quarry Falls.

Development in Mission Valley is subject to the Planned District Ordinance (PDO) (LDC Section 103-2100), unless development occurs under an approved Specific Plan. With adoption of this Specific Plan, the Mission Valley PDO will no longer apply to Quarry Falls (LDC Section 103.2103(b)). Instead, this Specific Plan, in concert with the City's Land Development Code (effective May 17, 2005) will govern development within Quarry Falls.

Figure 1-3. Community Planning Context

1.6.2 Community Plan Amendment

The 225.0-acre project site is located within the Mission Valley Community Plan area. The site is designated for Multiple Use in the Mission Valley Community Plan. While the land uses established by this Specific Plan would be consistent with the community plan land use designation, the project requires an amendment to the Mission Valley Community Plan. Areas identified within the Mission Valley Community Plan for Multiple Use require preparation of a Specific Plan, which will functionally amend the community plan.

1.6.3 Zoning

In conjunction with the Specific Plan, and concurrent with approval of the Vesting Tentative Map (see Section 1.6.4), areas within the Specific Plan boundary have been rezoned to implement land uses adopted as part of the plan. Zoning for Quarry Falls is presented in Chapter 2.0, *Land Use Element*, and addressed in Chapter 9.0, *Implementation*. Zones identified in the City's Land Development Code (effective May 17, 2005) will be applied to Quarry Falls as described in and modified, in some cases, by this Specific Plan and the Master Planned Development Permit (PDP) (see Section 1.6.5, below). Development cannot exceed the development intensities established by this Specific Plan.

1.6.4 Vesting Tentative Map

In order to facilitate development of Quarry Falls, a Vesting Tentative Map has been processed concurrent with this Specific Plan. The Quarry Falls Vesting Tentative Map details actual land development and grading, as well as necessary infrastructure, and has been prepared in accordance with the guidelines and development intensities presented in this Specific Plan, the State Subdivision Map Act and City of San Diego requirements. The Vesting Tentative Map provides a grading scheme that will allow for development of Quarry Falls, utilizing both the land and its resources in an efficient manner.

This Specific Plan provides flexibility for individual lot development and the overall implementation of the project. However, as described in Chapter 9.0, *Implementation*, of this Specific Plan, in no case can the maximum development intensity allowed in Quarry Falls exceed peak hour trips (AM and PM, in and out trips) based on the Traffic Impact Study prepared for Quarry Falls.

As development proceeds in Quarry Falls, changes to the Vesting Tentative Map and/or subsequent Tentative Maps may be necessary to more accurately reflect site conditions and/or City standards. Modifications to the Vesting Tentative Map or the processing of new Tentative Maps found to be consistent with the intent of the Specific Plan shall not require an amendment to this Specific Plan.

1.6.5 Master Planned Development Permit

In concert with the Specific Plan, a Master Planned Development Permit (PDP) has been processed. The PDP approval establishes the design guidelines contained in this Specific Plan and allows for minor variations to the selected zones, as necessary, to implement the design guidelines. These variations are described in Chapter 8.0 in this Specific Plan.

1.6.6 Site Development Permit

While the Quarry Falls project site is not located within a Multi Habitat Planning Area (MHPA) as identified by the City of San Diego Multiple Species Conservation Program (MSCP), the site does contain areas identified as Sensitive Lands in the City's Environmentally Sensitive Lands (ESL) ordinance (LDC Section 143.0100). Specifically, a small area (0.18 acres) of disturbed wetlands, as well as upland habitat (coastal sage, scrub, mixed chaparral and annual grasslands) regarded as sensitive by the City of San Diego, will be affected by implementation of the Quarry Falls Specific Plan. Additionally, the project would affect a very small amount of steep slopes (less than 700 square feet), which are also identified as Environmentally Sensitive Lands. The ESL ordinance requires processing of a Site Development Permit (SDP) concurrently with the project's actions.

1.6.7 Conditional Use Permit Amendment

The project includes an amendment to CUP 5073 and/or CUP 82-0315 to allow adjustment to the reclamation plan and provide for relocation of the asphalt and concrete plants to the southeast corner of the site. The CUP/Reclamation Plan amendment also adds a termination date for mining activities.

Quarry Falls is the location of an on-going resource extraction operation for the mining and processing of sand and gravel, which operates under an approved Conditional Use Permit (CUP No. 5073). As part of those activities, asphalt and concrete plants are in operation in the central portion of the site and function under CUP 5073 and CUP 82-0315. As resources are depleted and mining operations phase out, the Reclamation Plan will be implemented to serve as an interim control until the Specific Plan area builds out as anticipated by this Specific Plan.

CUP 5073 and CUP 82-0315 have been amended to facilitate implementation of this Specific Plan. Also, the grading scheme of the Reclamation Plan is being adjusted in concert with approval of this Specific Plan. Modifications to the previous approvals provide for an updated grading plan and allow for the relocation of the asphalt and concrete plants to the southeast corner of the site.

1.6.8 Amendment to Mission Valley Public Facilities Financing Plan

Associated with the approval of Quarry Falls is an amendment to the Mission Valley Public Facilities Financing Plan (PFFP). The amendment to the PFFP is to address the addition of traffic improvements, parks, and other public facilities and will result in a revision to the per-unit Development Impact Fee (DIF).

1.6.9 Environmental Impact Report

Concurrent with the Specific Plan document and associated discretionary actions, an Environmental Impact Report (EIR) has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA). The EIR (Project No. 49068; SCH No. 2005081018) evaluates the land use, circulation and infrastructure improvements resulting from implementation of the Quarry Falls Specific Plan and associated actions and the potential environmental impacts that would result from their implementation.

Together, the Quarry Falls Specific Plan, Rezone, Vesting Tentative Map, Master PDP, SDP, Conditional Use Permit, and EIR provide a path to properly develop the project site, taking into account all local goals, objectives and environmental considerations.

2.0 LAND USE ELEMENT

The Quarry Falls Specific Plan is a 225.0-acre planned development located within the city limits of the City of San Diego. Organized around an expansive system of terraced parks and urban open space, the Specific Plan's various land uses are combined to allow optimal integration of a variety of housing types; a mixed use area, with neighborhood, community and lifestyle retail commercial uses; and office/business parks linked together by a functional and efficient network of pedestrian trails and sidewalks, bicycle paths and vehicular circulation. While each neighborhood – or *District* – within Quarry Falls has a distinct and personal identity, all have a common thread that connects each to the parks/open space system. In this manner, the parks and open space provide a transition between development areas and are a regular event in the daily lives of Quarry Falls' residents.

Quarry Falls will be developed as seven distinct planning districts: the Park, Ridgetop, Foothills, Terrace, Creekside, Village Walk, and Quarry Districts. The Ridgetop, Foothills, Terrace and Creekside Districts are further divided into Subdistricts.

The Park District provides the backbone or spine for the Specific Plan and supports all of the community districts. Beginning on the north, the Parks District flows through the Community Recreation Center and the central portion of Quarry Falls, connected to community districts through a comprehensive network of trails. At the southern end of the central Quarry Falls Park lies the Civic Center of the community, where social interaction occurs by incorporating civic uses with other public and quasi-public uses such as a childcare center, informational/educational center, and multi purpose open air amphitheater.

The Ridgetop, Foothills and Terrace Districts provide for attached housing opportunities within Quarry Falls. The Ridgetop District's homes are the northern-most development within Quarry Falls. This area provides a transition from existing single-family neighborhoods in Serra Mesa to more intense development to the south in Mission Valley. Following the site's natural and manufactured landform, the Foothills District steps down from higher levels and creates housing overlooking the Quarry Falls Park located to the east. In the eastern portion of the Specific Plan area below I-805, slopes provide a backdrop for housing within the Terrace District.

The southern gateway to Quarry Falls occurs at Qualcomm Way where it intersects with an urban style boulevard - "Quarry Falls Boulevard" - that traverses Quarry Falls parallel to Friars Road. As the Boulevard moves westward, it enters the town center (the Village Walk District), where civic and retail uses blend with housing and offices. Housing in this area will feature town homes, urban flats and lofts appealing to a variety of housing preferences. As the Boulevard continues westward, it transitions from a mixed use urban area to the tree-lined residential drive of the Creekside District. To the east of the Village Walk District is the Quarry District, which will develop as an employment center featuring office uses and limited retail in a campus environment.

This Specific Plan is formulated to reflect each district (and subdistrict, as appropriate) and to facilitate and focus the discussion of development opportunities in a manner that relates specific land uses and zoning, important off-site considerations and opportunities for internal integration of land uses and/or product types. By dividing the 225.0-acre Quarry Falls Specific Plan area into smaller areas, each district can develop with its own personality and identity. This also allows the Specific Plan to address special conditions, such as the treatment of edges and interfaces between each district and other project features (such as roads), the location and design of project entries, and special landscape treatment of manufactured and mined slopes and vehicle access points that are relevant to a particular planning district.

When fully implemented, Quarry Falls will provide almost 60 acres of public parks, open space and trails; a maximum of 4,780 residential units offered as a variety of "for sale" and/or "for rent" products and built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units; a target of 480,000 square feet of retail space; and a target of 420,000 square feet of office/business park uses.

Table 2-1, *Quarry Falls Land Use Summary*, provides a tabulation of the land uses, acreages and development intensity for Quarry Falls. Figure 2-1, *Quarry Falls Specific Plan Land Use Map,* depicts the proposed land uses for Quarry Falls. Figure 2-2, *Quarry Falls Illustrative Land Use Plan,* provides an artistic depiction of Quarry Falls. Figure 2-3, *Planning Districts*, shows the location of the various planning districts and subdistricts addressed in this Specific Plan. As stated in Chapter 9, *Implementation*, any proposal to exceed the maximum development intensity of the Specific Plan as established in Table 2-1 shall require an amendment to the Specific Plan and Master Plan Development Permit.

The project allows for the possible development of a school within Quarry Falls, which may include an elementary, middle and/or high school. While the exact location for a school has not been identified, it is anticipated that it would be located on approximately three acres in the area north of Quarry Falls Boulevard, proximate to the Civic Center and Park District. Development of a school within Quarry Falls shall be subject to the implementation and density transfer provisions of Chapter 9.0, *Implementation,* of this Specific Plan and will not require an amendment to this Specific Plan.

Graphic representations are included to visualize how development may occur within each district. These exhibits are provided for conceptual purposes only and to facilitate overall planning of each district. They serve as a general guide to assist developers, designers and decision makers in the design, planning approval and construction phases. However, actual development plans may vary, depending on planning philosophies, design techniques and development needs at the time a particular planning district or part of a planning district is brought forward for development.

Table 2-1. Quarry Falls Land Use Summary

Land Use	Approximate Gross Area (acres)[1]	Development Intensity
Parks/Civic/Public Open Space[1]	31.8 (17.5 acres neighborhood parks)	N/A
Private Recreation	2.1	N/A
Residential[2]	93.8	4,780 units[4]
Multiple Use	37.5	
Commercial Office/Retail[3]		900,000 square feet[4]
Residential (included in total)		411 units
Circulation/Public Rights-of-Way	29.7	N/A
Private Open Space and Revegetated Slopes[3]	35.6	N/A
School Site (K-12)[5]	3.0 (included within the residential acreage)	N/A

1 Includes public parks and private open space with public access easements and APN 677-360-11, which is part of the Vesting Tentative Map but outside the Specific Plan area.
2 Includes Low Medium, Medium High, and High density residential areas.
3 For purposes of the traffic analysis, the maximum development intensity is comprised of 480,000 square feet of commercial retail and 420,000 square feet of commercial office.
4 A maximum of 1,680 Driveway ADT (equivalent to 280 residential units) may be transferred from residential land use to commercial land use to increase the maximum development intensity in excess of 900,000 square feet, subject to the Density Transfer provisions of the Specific Plan.
5 As described in the Final PEIR, based upon a mix of school aged children resulting in 1,607 Driveway ADT.

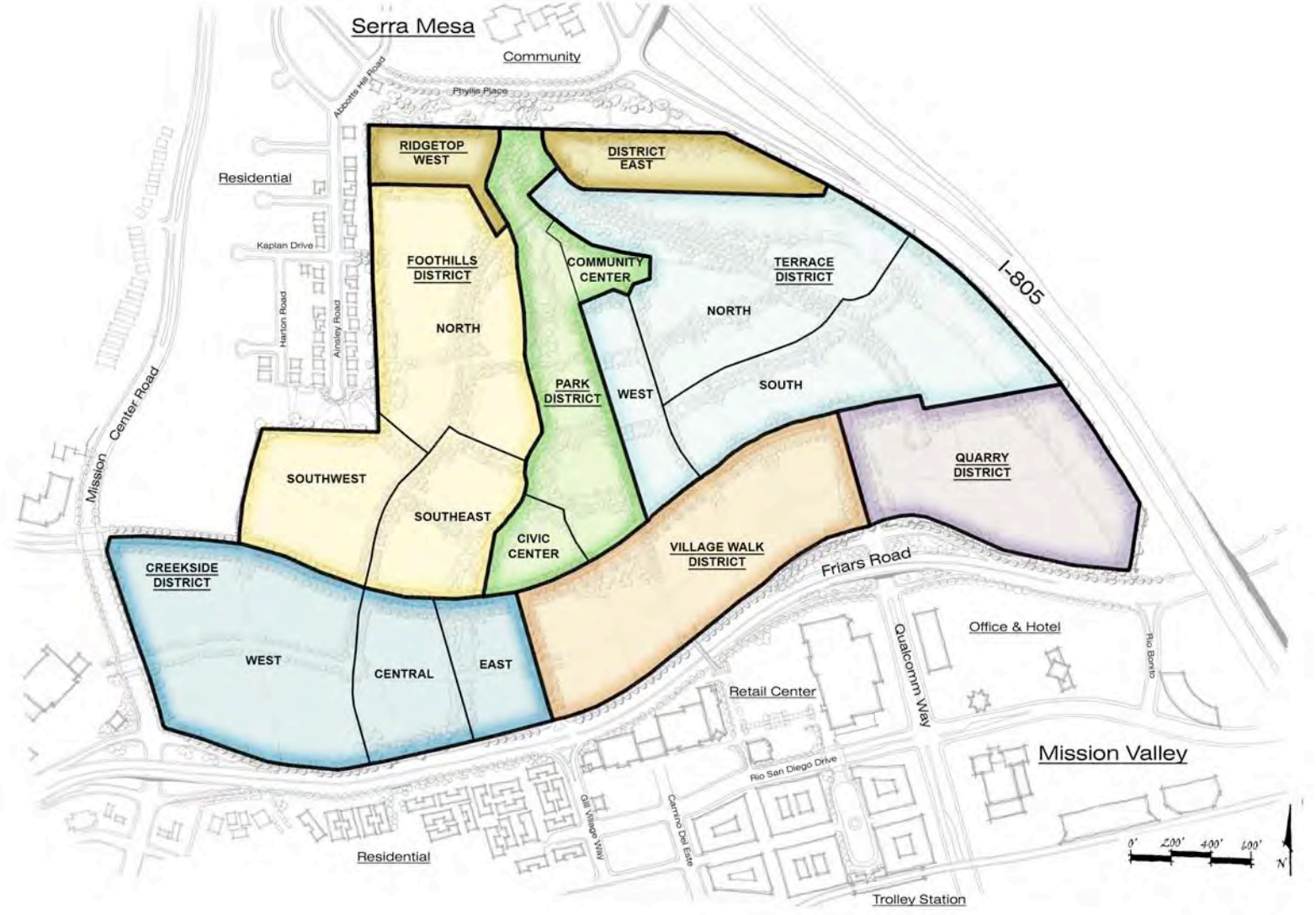
Figure 2-1. Quarry Falls Specific Plan Land Use Map

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 2-2. Quarry Falls Illustrative Land Use Plan

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 2-3. Planning Districts



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

2.1 PARK DISTRICT

Design Influences

The Park District is the backbone of Quarry Falls. It is a designed public realm that acts as a natural catalyst for the vitality of Quarry Falls and is the connective fabric that is the framework for all of the other planning districts.

The Park District encompasses nearly 20 acres. Beginning in the northern Ridgetop District and traversing the entire Specific Plan area, the Park District is the lifeline of the community (see Figure 2-4, *Park District Plan*). Through its various linkages and connections, the Park District promotes walkability, human interaction, and enjoyment of outdoor space.

As described in Chapter 3.0, *Open Space, Parks, Recreation and Community Amenities Element*, parks and open space areas within Quarry Falls will feature active and passive parks and open space areas, as well as community and civic uses. An active human scale of the Park District is essential for its success and usefulness. The Quarry Falls Park will form the center of the community and will include areas for active, passive and educational enjoyment.

To underscore the important interactive nature of the Park District, a Community Recreation Center occurs in the northern portion of the Park District, with a Civic Center open to the public at the southern end. The Community Recreation Center provides an area for community events, meetings, classes and opportunity for active recreation. The Civic Center will be an area for active social interaction. Public buildings in this area will create the sense of a "town hall," and an outdoor amphitheater will provide an area for public events and entertainment.

All of the uses within the Park District will be linked and connected by a comprehensive trail system featuring the Park Trail and its tributaries – the Finger Trails. Tied together by a pedestrian promenade (the Grand Steps), these areas create a sense of place for community activities and social contact.

Land Uses and Development Intensity

Developed with parks, open space, recreational and civic uses, the Park District will provide a variety of public and quasi-public places. Land uses identified in the Land Development Code OP (Open Space – Park) Zones can occur within the Park District and include the open park and public open spaces developed as part of the Quarry Falls Park, a Community Recreation Center and a Civic Center. Ground floor retail (as enumerated in CC-3-5 Zone), amphitheatres, a potential school(s), and outdoor cafés are additional uses that provide formal and informal gathering places and attractions. These project elements integrate the public realm and provide opportunities for personal interaction that further activate the Civic Center as the social center for the community. Finger Trails and Finger Parks will enter into the Park from the adjoining districts to complete the cohesive fabric and framework system of the Park District.

Land uses and development intensity that can occur within the Park District are shown in Table 2-2, *Park District – Land Use Summary*.

Figure 2-4. Park District Plan

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Table 2-2. Park District – Land Use Summary

Land Use	Allowable Zone(s)	Density Range (dwelling units/acre)[1]	Net Area (Acres)[1]	Development Intensity Range	Target Development Intensity
Parks/Public Open Space	OP-2-1	N/A	12.4	N/A	N/A[2]
Community Recreation Center	RM-1-1	N/A	2.1	0-10,000 sq. ft.	4,000 sq. ft.[2]
Civic Center	RM-1-1	N/A	4.6	0-15,000 sq. ft.	0 sq. ft.[2]

[1] Acreages are approximate and may vary as final mapping for specific development areas occurs.
[2] The Traffic Impact Study (September 2007) prepared by Katz, Okitsu & Associates includes intensities for development of park, civic and recreational uses.

2.2 RIDGETOP DISTRICT

Design Influences

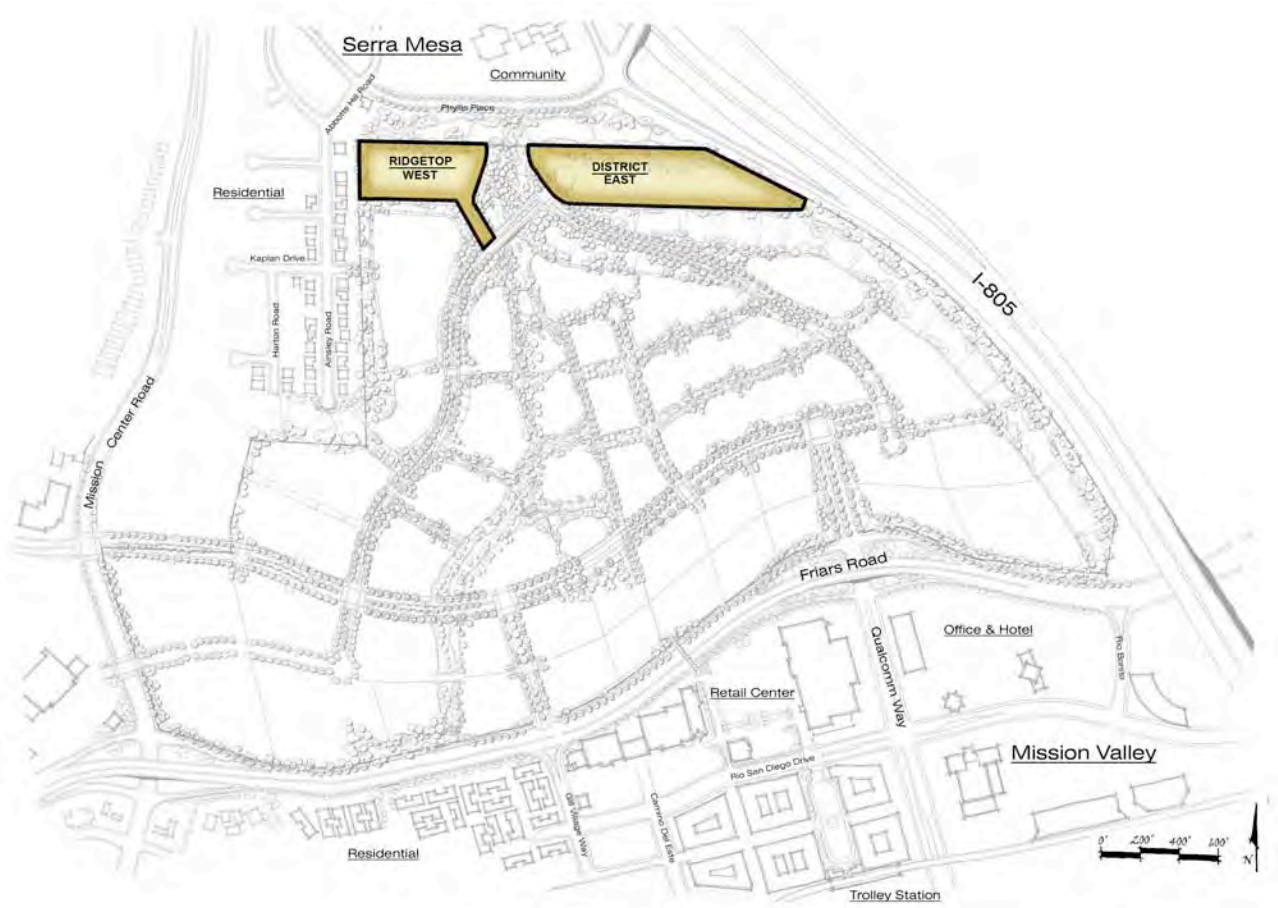
As shown in Figure 2-5, *Ridgetop District Plan*, the Ridgetop neighborhoods are located on a ridge along the northern portion of Quarry Falls. Set at the highest elevations within the Specific Plan area, this district establishes Quarry Falls' relationship between the mesa and the valley. Residential development within the Ridgetop District overlooks the Park, other districts within Quarry Falls and the valley below, affording these homes expansive views and connectivity to the Park. I-805 is immediately east of the Ridgetop District. Careful site design and special sound attenuation treatments may be necessary to reduce noise impacts from the freeway, especially in the eastern portion of this district.

Land Uses and Development Intensity

The Ridgetop neighborhoods provide a transition between the existing single family development within the Abbots Hill area of Serra Mesa to the north and west of the district and the more dense urban development within Quarry Falls and Mission Valley farther south. The topography and adjacent existing single family homes result in the lowest density zones being applied to this area. This district will develop with single family detached units on conventional or small lots; privacy yard homes; or as attached multifamily units featuring town homes, apartments, flats, row houses, courtyard units lofts and carriage units.

Land uses and development intensity that can occur within the Ridgetop District are shown in Table 2-3, *Ridgetop District – Land Use Summary*.

Figure 2-5. Ridgetop District Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Table 2-3. Ridgetop District – Land Use Summary

Land Use Residential	Allowable Zone(s)	Residential Density Range (dwelling units/ acre)[1]	Net Area (acres)[1]	Development Intensity Range	Target Development Intensity
Ridgetop West	RM-1-1	6 – 14.5	4.0	24 du – 58 du	41 units
Ridgetop East	RM-2-4	6 – 21.8	6.3	37 du – 156 du	59 units

[1] Acreages are approximate and may vary as final mapping for specific development areas occurs.

2.3 FOOTHILLS DISTRICT

Design Influences

The Foothills District creates residential neighborhoods along the west side of Quarry Falls. As shown in Figure 2-6, *Foothills District Plan*, this district is located between the Park and the manufactured slopes remaining from historical use of the property as a resource extraction area. As such, this district experiences elevational transitions, with the Ridgetop District homes at a higher elevation to the north and the Creekside District set at a lower elevation to the south. This setting allows residents to overlook meandering trails and the informal, organic edges of the Park. Via Alta traverses the central portion of this district, dictating sensitive street treatment while also providing for expanded access opportunities to the street network, the pedestrian trail system and the Park.

Land Uses and Development Intensity

The zone for this district has been selected to reflect the zoning of the adjacent apartment development (Murray Canyon Apartments) and to allow a transition from the single family homes on top of the mesa above the Foothills District to the more dense development in the valley areas of Mission Valley. The central portion of the Foothills District sits at the base of a large slope that separates Quarry Falls from the single-family development in the Abbots Hill neighborhood of Serra Mesa. More than 200 feet in elevation separate the two areas. Additionally, the Specific Plan includes a "special treatment" area to buffer the homes along Ainsley Road and development within Quarry Falls (see Chapter 7.0, Section 7.5, *Special Treatment Areas*).

The Foothills District will develop with a variety of residential products, including "for sale" and/or "for rent" units built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units. Private recreational facilities will supplement the open space and recreation resources within the Park. The district's proximity to other active community areas and commercial facilities within the Creekside and Village Walk Districts allows for interaction between residential uses in the southern portion of the Foothills District with high activity areas planned for the Creekside and Village Walk Districts in the southern portion of the district.

Land uses and development intensity that can occur within the Foothills District are shown in Table 2-4, *Foothills District – Land Use Summary*.

Figure 2-6. Foothills District Plan

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Table 2-4. Foothills District – Land Use Summary

Land Use Residential	Allowable Zone(s)	Residential Density Range (dwelling units/acre)[1]	Net Area (acres)[1]	Development Intensity Range	Target Development Intensity
Foothills North	RM-3-7	10 - 43.5	15.4	154 du – 670 du	363 units
Foothills Southwest	RM-3-8	20 – 54.5	9.4	187 du – 510 du	376 units
Foothills Southeast	RM-4-10	20 – 108.9	6.3	126 du – 688 du	383 units
Finger Parks	RM-3-7/RM-4-10	N/A	1.5	N/A	N/A

[1] Acreages are approximate and may vary as final mapping for specific development areas occurs.

2.4 TERRACE DISTRICT

Design Influences

The Terrace District is a residential neighborhood located on the east side of Quarry Falls, bounded by I-805 freeway slope to the east, the Quarry and Village Walk Districts of Quarry Falls to the south, and the Ridgetop District to the north (see Figure 2-7, *Terrace District Plan*). Franklin Ridge Road will separate the district into two areas, with the southern portion fronting on Quarry Falls Boulevard. This district's position within Quarry Falls demands the interaction with a variety of other activities in Quarry Falls. The Terrace District provides the formal edge to the Park and the Grand Steps within the park and provides vehicular access to the Community Recreation Center. The Finger Trails will create access paths and connectivity to the Park.

Land Uses and Development Intensity

The Terrace District is located in the eastern portion of Quarry Falls. Development in this area will step down from the high slopes along the I-805 freeway on the east to the gentle sloping Quarry Falls Park on the west. Zoning for this area has been selected to respond to the existence of the freeway, as well as uses within adjacent areas of Quarry Falls. Similar to the Foothills District, the densest potion of the Terrace District (the Terrace South Subdistrict) is located adjacent to Quarry Falls Boulevard and across from the Village Walk District. The Terrace West Subdistrict is located along the formal edge of the Quarry Falls Park. Development in this area is envisioned as row homes that look out onto the Park. The zone of the Terrace North results in a density range between that of the Terrace South and Terrace West Subdistricts.

Development in this district will consist of a range of residential density and product types reacting to the various district influences (including "for sale" and/or "for rent" units built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units). Row homes placed along the formal edge of the Park will activate the Grand Steps, creating a pedestrian friendly environment. Tower elements and higher structures along the southern edge of this district will allow a transition to the adjacent Village Walk and Quarry Districts. Varying rooflines of homes adjacent to the I-805 slope will create a stepping effect.

Land uses and development intensity that can occur within the Terrace District are shown in Table 2-5, *Terrace District – Land Use Summary*.

Figure 2-7. Terrace District Plan

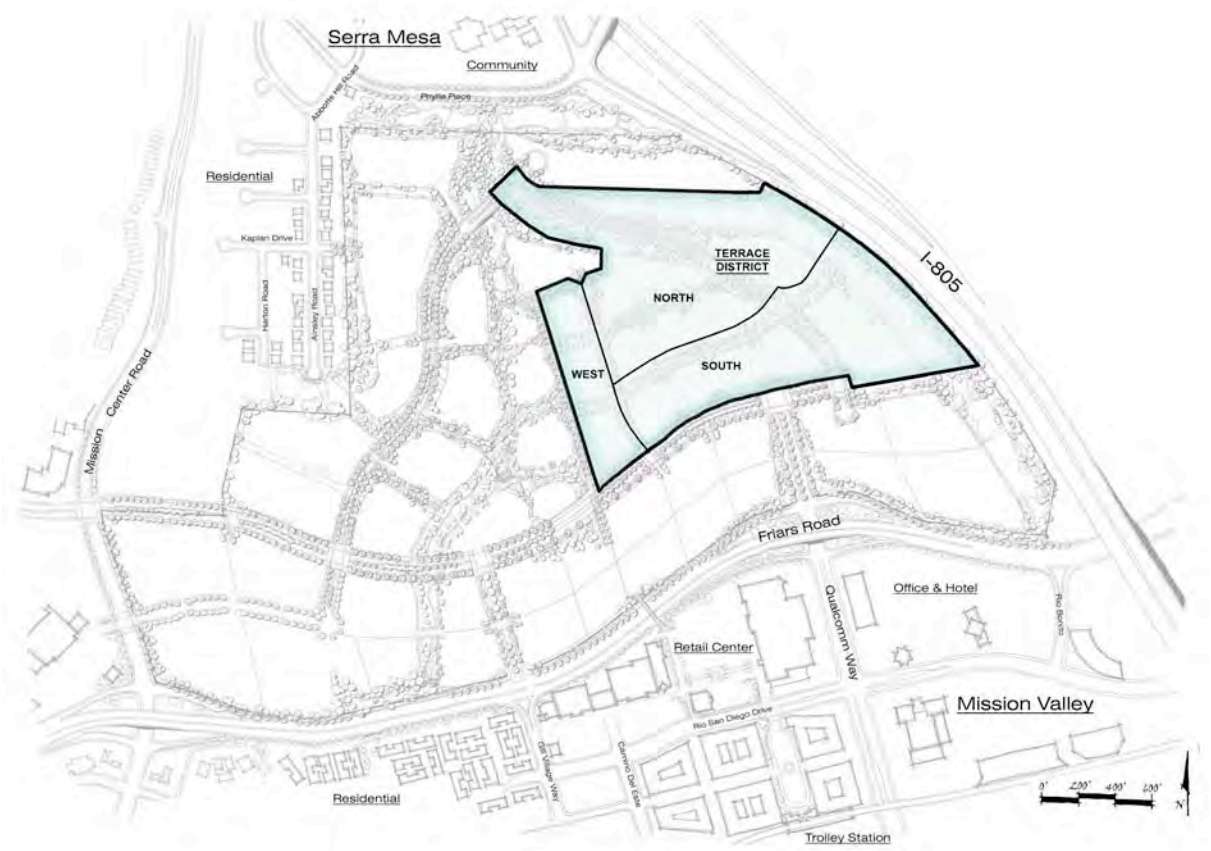


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Table 2-5. Terrace District – Land Use Summary

Land Use Residential	Allowable Zone(s)	Residential Density Range (dwelling units/acre)[1]	Net Area (acres)[1]	Development Intensity Range	Target Development Intensity
Terrace North	RM-3-8	20 – 54.5	11.2	223 du – 608 du	470 units
Terrace West	RM-3-7	10 – 43.6	4.7	48 du – 209 du	154 units
Terrace South	RM-4-10	20 – 108.9	10.5	211 du – 1,147 du	812 units
Finger Parks	RM-3-7/RM-4-10	N/A	2.7	N/A	N/A

[1] Acreages are approximate and may vary as final mapping for specific development areas occurs.

2.5 CREEKSIDE DISTRICT

Design Influences

As shown in Figure 2-8, *Creekside District Plan*, the Creekside District is located in the southwest portion of Quarry Falls. It is influenced by roadways that create its boundaries, as well as its relationship to the activity center created by the Village Walk District immediately east. The western portion of this district (Creekside West) will develop with medium to high residential density uses. The eastern portion of the Creekside District (Creekside East) will feature a mix of uses, including neighborhood and community serving retail, boutique office and residential, at a neighborhood scale to complement and transition to the adjacent mixed use Village Walk District.

Land Uses and Development Intensity

Immediately west of the Village Walk District is the Creekside District. The Creekside District features retail and commercial uses providing services at a neighborhood scale and residential uses. Zones for the Creekside District transition from more intensive mixed use adjacent to the Village Walk District, to medium density at the western end of Quarry Falls.

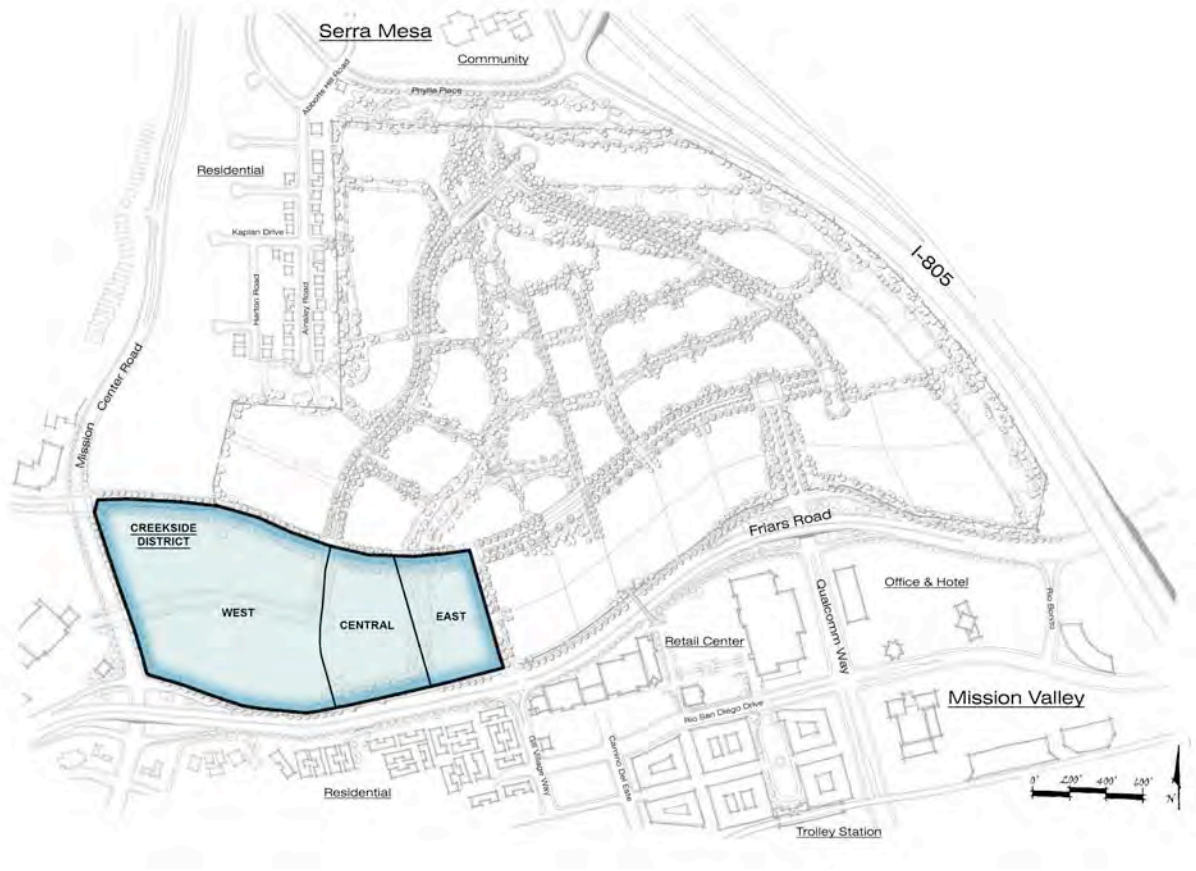
Zoning for the Creekside East Subdistrict will coordinate with development in the Village Walk District, as well as Rio Vista West located across Friars Road from the Creekside District. A community identification signage system provides way-finding for visitors and customers of this commercial Subdistrict. Educational uses for post-secondary, vocational, and trade schools are permitted in this zone to take advantage of the synergy offered by the proximity to the Civic Center and potential primary/secondary school. Zoning in the Creekside West Subdistrict will reflect the lower density of the adjacent Murray Canyon Apartments project located to the north.

The Creekside Central Subdistrict will be zoned at a density which allows a transition from the more intense uses within the Creekside East Subdistrict to the less intense uses occurring in the Creekside West Subdistrict. The Creekside Central Subdistrict provides opportunities for ground floor commercial uses (as enumerated in the CC-3-5 zone) along Via Alta and Quarry Falls Boulevard reflecting similar uses in the adjacent Creekside East Subdistrict. These users will activate the urban street environment as it transitions to the Village Core. This area would also be an appropriate location for an interpretive center that serves to educate the community on key project features related to smart growth, sustainable development, and environmental management. Traversing the Creekside District between the Creekside East and Central Subdistricts is a linear park that connects the Creekside District to the Park District (see Section 7.2.3).

Residential development in this district can include "for sale" and/or "for rent" units built as condominiums, town homes, apartments and/or flats, row homes, courtyard units, lofts, live/work units, carriage units, senior housing and assisted care units. Row homes should occur along Quarry Falls Boulevard to create an urban interface with the Boulevard. The highest residential densities and architectural features such as tower elements can occur within the eastern portion of this district to provide for a transition to the adjacent Village Walk District.

Land uses and development intensity that can occur within the Creekside District are shown in Table 2-6, *Creekside District – Land Use Summary*.

Figure 2-8. Creekside District Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Table 2-6. Creekside District – Land Use Summary

Land Use	Allowable Zone(s)	Residential Density Range (dwelling units/ acre)[1]	Net Area (acres)[1]	Development Intensity Range	Target Development Intensity
Creekside West Residential	RM-3-9	20 – 72.6	20.5	410 du – 1,490 du	1,353 units
Creekside Central Residential	RM-4-10	40 - 108.9	5.4	215 du – 586 du	358 units
Creekside East Residential Retail and/or Office	CC-3-5	0 - 29.0	5.0	0 du – 145 du 50,000 sq. ft – 130,000 sq. ft.	84 units 80,000 sq. ft.
Parks/Public Open Space	CC-3-5	N/A	1.5	N/A	N/A

[1] Acreages are approximate and may vary as final mapping for specific development areas occurs.

2.6 VILLAGE WALK DISTRICT

Design Influences

The Village Walk District will function as an intensive activity center for Quarry Falls. It will be the *heart of the village*. Located in the southern end of the Specific Plan area with street frontage visible from Friars Road and Quarry Falls Boulevard, the Village Walk District will connect residential developments to the north and west and the employment center within the Quarry District to the east through an array of shops, eateries and active outdoor spaces (see Figure 2-9, *Village Walk District Plan*). This connectivity continues across Friars Road to Rio Vista West and the trolley station via a pedestrian bridge. Quarry Falls Park will terminate in the Village Walk District providing the district with a calming and serene element. The Village Walk District, in return, will act as a cohesive force, connecting the Park with the more vibrant activities within Village Walk.

Land Uses and Development Intensity

The core of the Specific Plan is the Village Walk District. This district is located adjacent to Friars Road and will be where the most intense land uses will occur, providing a mix of retail, office commercial and residential uses along with open plazas and outdoor public spaces. The Village Walk District is located across from Rio Vista West, one of the City's first Transit Oriented Developments. The zone for the Village Walk District reflects the intensity of land uses in Rio Vista West and expands the activity core in this area, thereby enhancing the Transit Oriented Developments in this portion of Mission Valley.

This mixed use urban district will combine retail and entertainment, while integrating residential and office components. Retail uses will feature open-air upscale architecture and a critical mass of retailers. Restaurants with outdoor dining will take advantage of the presence of the Park by creating outdoor space that can be enjoyed by residents within Quarry Falls, employees of the Quarry District and other visitors in the area. Village Walk will establish a sense of place and urban community with attractions that may include nightlife activities, activated spaces and landmark meeting places. A community identification signage system provides way-finding to visitors and customers of this commercial district. Educational uses for post-secondary, vocational, and trade schools are permitted in the zone to take advantage of the synergy offered by the proximity to the Civic Center and potential primary/secondary school.

Land uses and development intensity that can occur within the Village Walk District are shown in Table 2-7, *Village Walk District – Land Use Summary*.

Figure 2-9. Village Walk District Plan

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Table 2-7. Village Walk District – Land Use Summary

Land Use	Allowable Zone(s)	Residential Density Range (dwelling units/acre)[1]	Net Area (Acres)[1]	Development Intensity Range	Target Development Intensity
Residential, Retail, and/or Office	CC-3-5	0 – 29.0	19.5	0 du – 567 du 250,000 sq. ft. – 650,000 sq. ft.	327 units 430,000 sq. ft.

[1] Acreages are approximate and may vary as final mapping for specific development areas occurs.

2.7 QUARRY DISTRICT

Design Influences

The Quarry District is located in the southeast corner of the Specific Plan area (see Figure 2-10, *Quarry District Plan*). It is influenced by the I-805 slope to the east. To the north of the Quarry District is the Terrace District, where residential uses will occur. The proximity of residential development here and in other areas of Quarry Falls allows for housing proximate to employment. To the west is the Village Walk District, providing access to regional transit and areas for noontime lunches and strolls through shops as a respite to the work day. South of this district is Friars Road, providing convenient access via Qualcomm Way to other areas in Mission Valley and beyond. Quarry Falls Boulevard and Franklin Ridge Road converge at the Quarry District, providing opportunities for attractive streetscape and entries for the office parks and businesses located here.

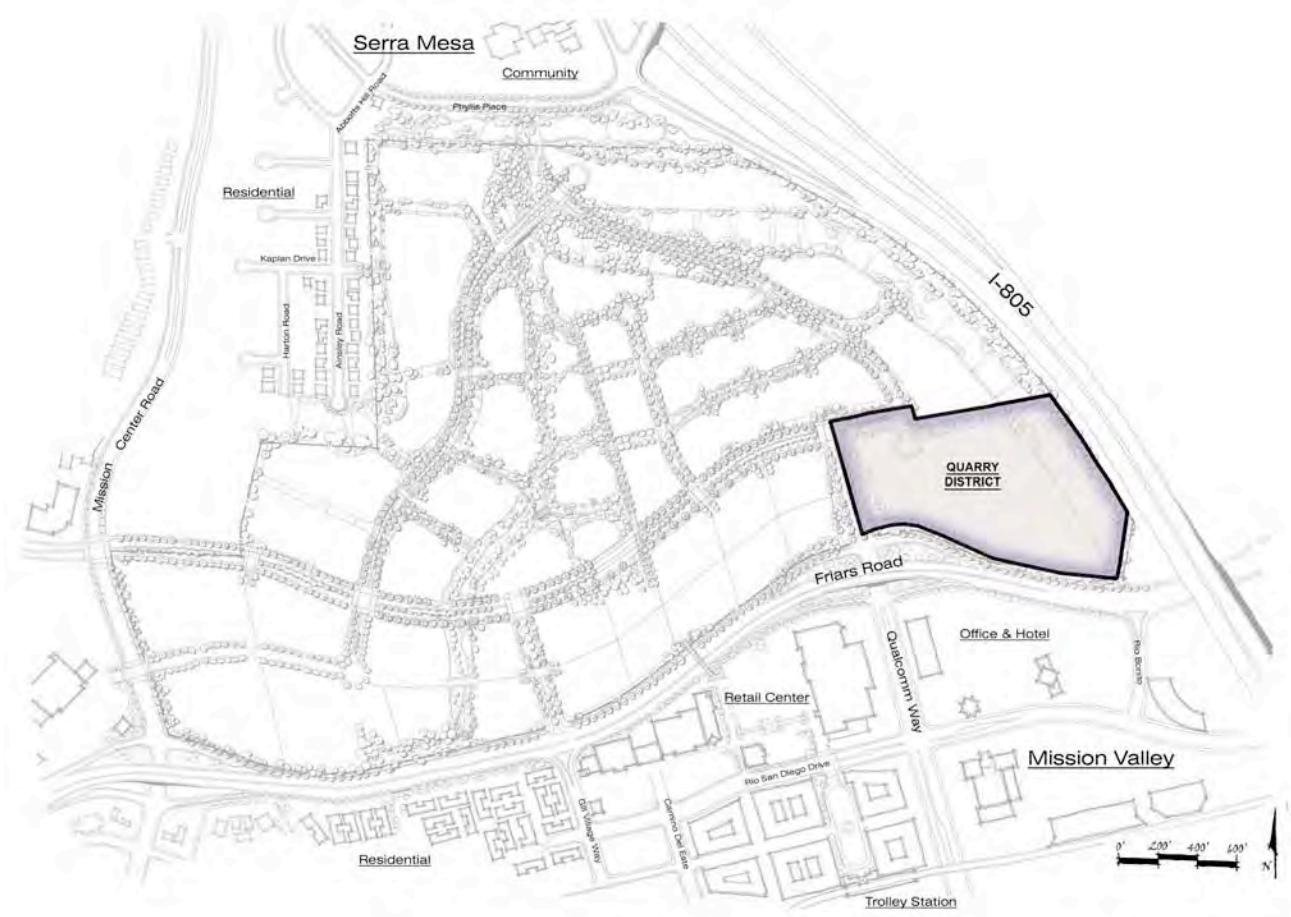
Land Uses and Development Intensity

To the east of the Village Walk District is the Quarry District., which will provide opportunities for employment uses. This area is across from office development within Rio Vista East and is separated from office development along the north side of Friars Road by Caltrans right-of-way under the I-805 bridge. Internal to Quarry Falls, the Specific Plan encourages development of ancillary uses at the entrance to the Quarry District, such as a restaurant or other gathering place, as a way to tie the Quarry District into the adjacent Village Walk District and to carry the activity center into the employment areas of the Specific Plan.

The Quarry District will provide an interactive campus of employment uses. Combining open plazas with mid-rise and high-rise office buildings, land uses in this area create an anchor to this highly visible corner of Quarry Falls. Supporting commercial uses may also occur within this district, as an amenity to office dwellers and as an introduction to the urban village setting of the Village Walk District. A community identification signage system provides way-finding to visitors and customers of this employment district. As an interim use in this district, asphalt and concrete plants will operate under a Conditional Use Permit (CUP No. 183194).

Land uses and development intensity that can occur within the Quarry District are shown in Table 2-8, *Quarry District – Land Use Summary*.

Figure 2-10. Quarry District Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Table 2-8. Quarry District – Land Use Summary

Land Use	Allowable Zone(s)	Net Area (acres)[1]	Development Intensity Range	Target Development Intensity
Office/Business Park, Support Commercial Interim Use: Asphalt and Concrete Plants	IL-3-1 CUP (183194)	12.9	245,000 sq. ft. – 750,000 sq. ft.	390,000 sq. ft.

[1] Acreages are approximate and may vary as final mapping for specific development areas occurs.

3.0 OPEN SPACE, PARKS, RECREATION AND COMMUNITY AMENITIES

Areas in Quarry Falls devoted to open space, parks, recreational and community amenities will occur in many forms. The primary open space and park feature will be the Quarry Falls Park, which will begin in the northern portion of the Specific Plan area and will traverse the site to the southern planning districts. With its Finger Parks providing access throughout Quarry Falls and with a variety of other human-scale components located within the Park, the Park provides the origin of activity and social interaction for the community. It is the organizing principle of the Quarry Falls Land Use Plan.

Quarry Falls also provides for more formal areas for concentration of social and civic events. The Civic Center will be located in the southern portion of the Park District. This will be the location of civic buildings for social interaction. The Civic Center will also include an outdoor amphitheater for outdoor events, such as concerts and theatrical productions. At the north end of the Park District is a public plaza (adjacent to the Community Recreation Center) which connects the Grand Steps to the Falls and provides a more informal area for community gatherings, events and recreation.

Tying together the various open space, parks, recreation and community activities will be a comprehensive network of trails and pedestrian amenities. The Park Trail will traverse the Park from north to south, while the Finger Trails provide lateral connectivity for the various planning districts. The pedestrian trail system in conjunction with the street network planned for Quarry Falls will provide a means for pedestrians and bicyclists to pass through and access the various planning districts in a pleasant environment. This interconnected system will also provide opportunities for strolls and jogging, physical linkages to the planning districts, and rest areas with seating to provide smaller scale intimate areas for respite and reflection.

Other areas within Quarry Falls will allow for visual open space. These include the Manufactured Slopes and Land Use Transition areas. Revegetated and landscaped manufactured slopes will form an aesthetic backdrop for the planning districts, softening the stark nature of the mined landform.

Added to the overall parks and recreation experience for residents in Quarry Falls, Development Area Recreation Facilities will be provided for residential development within the Ridgetop, Foothills, Terrace and Creekside Districts. The requirements and area devoted to private open space and recreational facilities will be in conformance with the City's Land Development Code effective May 17, 2005 and will depend on the selected zone for a particular development.

The various components of the Quarry Falls Open Space, Parks, Recreation and Community Amenities Element are described in detail in this chapter and are generally illustrated in Figure 3-1, *Quarry Falls Open Space, Parks, Recreation and Community Amenities Plan*. Area devoted to each of the major open space elements is identified in Table 3-1, *Open Space, Parks, Recreation and Community Amenities - Land Use Summary*.

Table 3-1. Open Space, Parks, Recreation and Community Amenities Land Use Summary

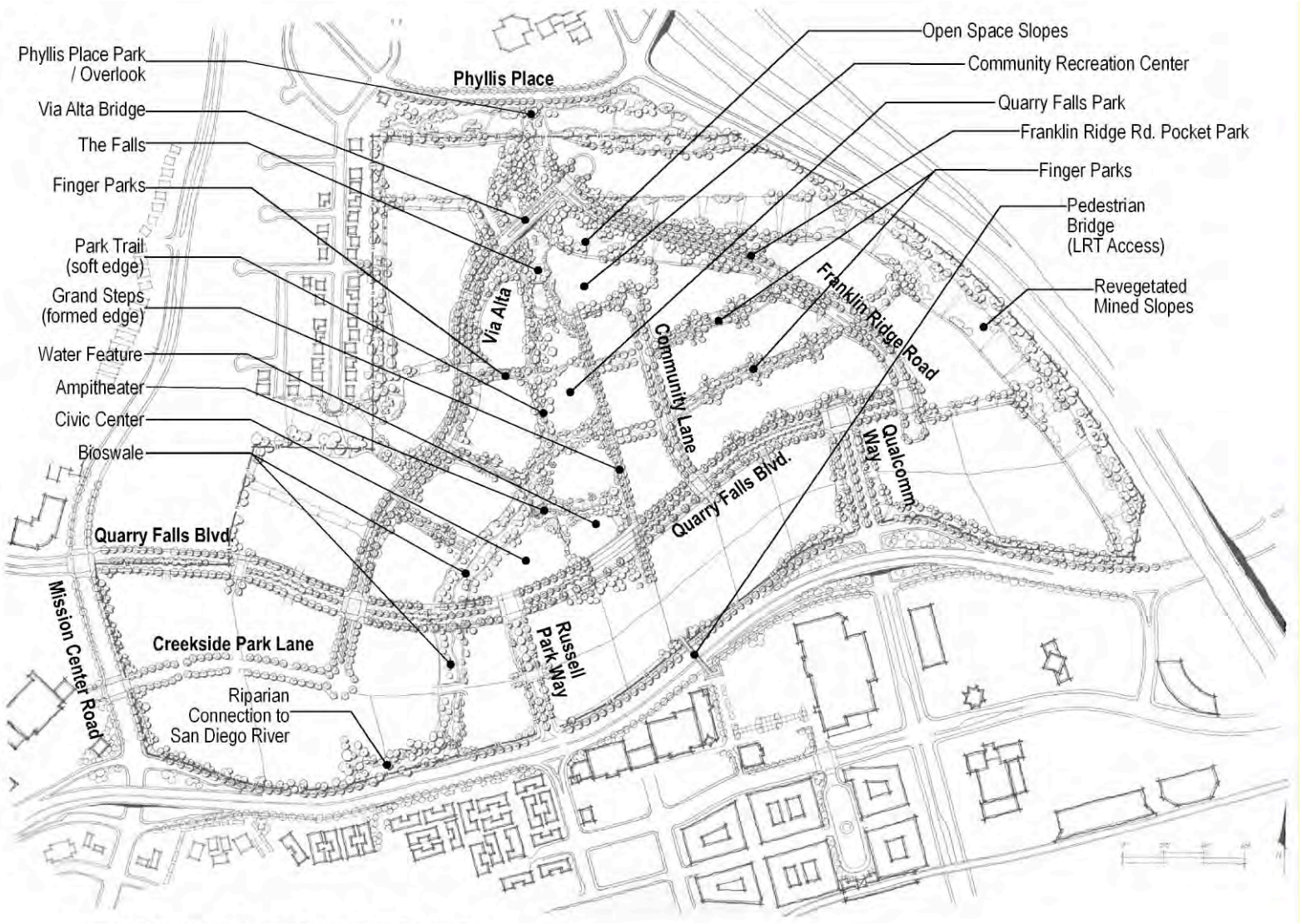
Land Use	Area[1] (acres)	Population–Based Park Area (acres)
Parks/Public Open Space[2]	23.0	14.3
The Civic Center	4.6	3.0
The Community Recreation Center	2.1	--
Finger Parks[3]	3.9	--
Franklin Ridge Road Pocket Park	0.2	0.2
Private/Revegetated Slopes	35.6	--
Development Area Recreational Facilities	To be determined in conjunction with development applications.	--
Useable Open Space for Residential Units	To be determined in conjunction with development applications.	--

[1] Acreages are approximate and may vary as final mapping and park requirements for specific development areas are approved by the City.

[2] Includes open space and park area (Phyllis Place Park/Overlook) located within the Serra Mesa Community Plan area. Includes public parks and private open space with public access easements.

[3] Includes community courts in Terrace District and private driveway in Creekside District.

Figure 3-1. Quarry Falls Open Space, Parks, Recreation and Community Amenities Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

3.1 QUARRY FALLS PARK

The Quarry Falls Park (see Figure 3-2, *Quarry Falls Park Conceptual Plan*) is envisioned as a gently sloping park with grades sloping downward to the south. The Quarry Falls Conceptual Park Plan provides a vision for the public space and range of potential uses. Actual park uses will be defined as part of the park development process identified in Council Policy 600-33, *Community Notification and Input for City-Wide Park Development Projects*.

Beginning in the northern portion of the Specific Plan area, the Park is confined and directed towards an undercrossing (simulated as a bridge) at Via Alta. A Park Trail, marked by a self-contained water feature - a waterfall visible from the lower reaches of the park - will allow visitors to experience the Park. A second self-contained fountain is envisioned for the lower area of Quarry Falls Park, immediately north of Quarry Falls Boulevard. The east side of the Quarry Falls Park is marked by the Grand Steps that connect the sidewalk on the north side of Quarry Falls Boulevard to the Community Recreation Center on Community Lane. The Grand Steps also allow a connection to the east-west Finger Park trails into the residential areas and views to the west over Quarry Falls Park. The west side of the Park will contain a creek bed designed as a bioswale and intended to convey surface runoff within the Park. It is anticipated to have running water only during rainy periods. This creek bed will flow from the upper reaches of the Park, north of Via Alta, to the south, under Quarry Falls Boulevard. It will continue to the south through the Creekside District, underneath Friars Road through the existing drainageway, and eventually to the San Diego River. The Park will continue as an informal element within the Village Walk District.

Quarry Falls Park will feature a number of active and passive recreation elements. Volleyball and basketball courts, a fitness course with individual fitness stations for designated aerobic and strength conditioning exercises along the trails and walkways of Quarry Falls Park, and children's playgrounds could be provided as active recreation venues. Passive areas could include a grassy amphitheater immediately north of Quarry Falls Boulevard, picnic areas with tables and barbecues, and sitting areas conveniently located for enjoying views of the Park or a for quiet respite.

To aid in the public's understanding of the Park and surrounding natural and built environments, an interpretive signage network will be included throughout the Specific Plan area. This serves both education and way-finding functions by providing a graphic depiction of Quarry Falls trails and their connection to the surrounding community and the San Diego River. The interpretive signage will also identify hydrology and storm water systems and the native flora and fauna that exist within and around Quarry Falls.

Figure 3-2. Quarry Falls Park Conceptual Plan

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

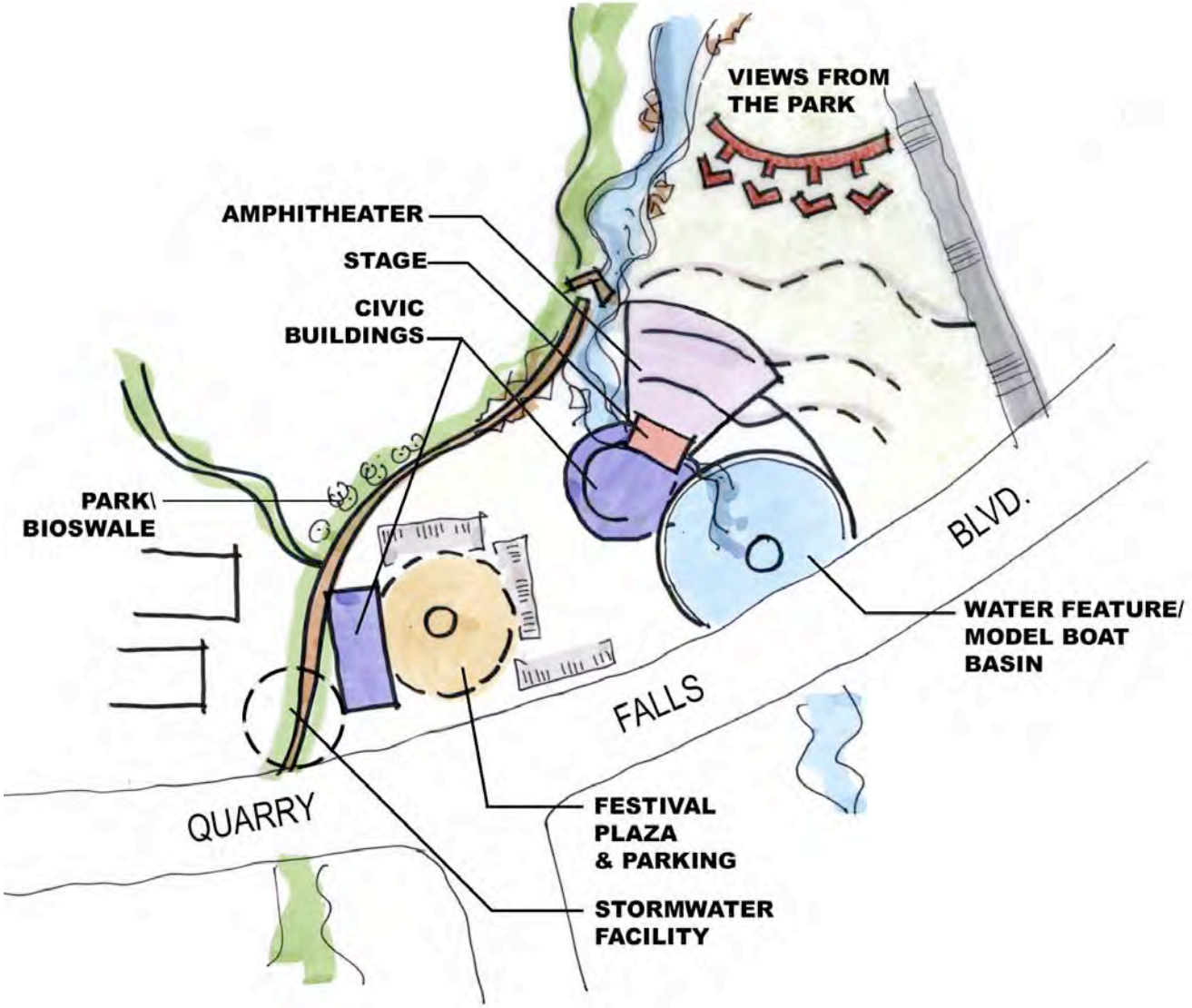
- The **Grand Steps**, in their public nature, activate the link between the Falls and the Community Recreation Center, the Civic Center, and the Village Walk District. The Grand Steps create a formal promenade along the east edge of the park. They set the framework for the ordered side of the park with the linear form of the steps counterbalancing the organic soft edge of the Park. The Grand Steps will offer vista points with intermittent views into the Park.
- The west edge, or the **Soft Edge**, of the Park addresses the community in a more organic formation. Benches will be located in this area to provide opportunities to stop and enjoy views as part of a casual stroll. The landscaping of the Soft Edge casually wanders into adjacent development areas creating a random, natural pattern that allows the soft edge to establish an edge condition for the adjacent Foothills District.
- The **Dry Creekbed/Bioswale** will allow seasonal water flow from the upper reaches of the Park. A cobbled creek bed will symbolize the natural flow from mesa to river valley. Collecting run-off from the slopes below the Foothills District and from the Park, the creek bed will direct storm water into the bioswale adjacent to the Park. Winding through the Park from its northern beginnings to its end at the Creekside District, the Falls and associated creek bed activate and enliven the Park while providing a symbolic connection to the San Diego River.
- The **Finger Parks** will serve as the main east-west connectors between neighborhoods and various districts within Quarry Falls and the Quarry Falls Park. From a land planning and development perspective, the Finger Parks allow approximately 20 to 40 feet of elevation change between development parcels. In addition, they serve as critical open space buffers between the different development parcels, allowing views in many directions. An additional aspect of the Finger Parks is that they will provide important pedestrian linkages from surrounding developments and streets to the Quarry Falls Park via a series of pedestrian walkways that will traverse the slope from east to west. In some cases, small retaining walls will be constructed to allow informal sitting and viewing areas, as well as active recreation spots such as fitness stations.

3.2 THE CIVIC CENTER

The Civic Center, located in the southern portion of the Park at the terminus of Russell Park Way, is the place for social interaction and will engage the community in a civic, cultural and educational way. A landmark element such as a clock tower may serve as a focal point and place marker. This center will include the Festival Plaza, Civic Buildings, and the Amphitheater. These features are described below, as shown in Figure 3-3, *Civic Center*. The specific uses within the public areas of the Civic Center shall be determined through City's design process for public park areas.

- The **Festival Plaza** will be the foyer to the Civic Center and will be utilized for public functions and community programs. As the central focus of the Civic Center, activities, buildings, parking and paths within the Civic Center congregate around the Festival Plaza and branch out into the Park. This outdoor space is also the main vehicular entrance of the Park and gives immediate visual access into the Park. Providing parking and radiating pedestrian access to several locations in the Park and Plaza, this is a place for outdoor markets and communal activities.
- The **Civic Buildings** are statements of importance: the public buildings or "town hall." The architecture will read bold with enduring materials symbolic of a timeless quality. Civic buildings which may occur within the Civic Center would have such uses as a heritage museum, a child care center and/or an informational/educational center. The Heritage Museum will provide the location for historical and native interpretation of early settlements and development and industry in Mission Valley – events which are tied closely to the San Diego River and its natural resources and ecology. The Childcare Center will provide supporting activities for residents of Quarry Falls. It will be located proximate to an area where senior housing and assisted living may develop. This relationship will promote interaction and a sharing of resources. The multi-media Informational/ Educational Center may occur as a partnership with a local company that provides multi-media technology. This communication center will provide a state-of-the-art informational hub for the Quarry Falls community. Other civic uses could also be considered for this area to serve Quarry Falls and the Mission Valley Community. Public art may occur in conjunction with the Civic Buildings.
- The **Amphitheater** is a stage for public events. It will be used to support the Civic Buildings and provide the location for community events, guest speakers, concerts and shows. The "green" seats of the Quarry Falls Amphitheater integrate the Festival Plaza with the landform of the Quarry Falls Park. The addition of a water feature will provide a symbolic reference to the Falls and connection to the San Diego River.

Figure 3-3. Civic Center



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3.3 THE COMMUNITY RECREATION CENTER

The Community Recreation Center is located adjacent to the source of the Park Falls in the northern end of the Park District and directly links to the Civic Center in the southern end by the Park. Bridge elements provide additional pedestrian links to the Park Trail and adjacent neighborhoods. Vehicular access will be achieved through Community Lane, which connects to Quarry Falls Boulevard.

Community buildings and tennis courts, designed to serve the residential developments within Quarry Falls, will provide areas for indoor exercise and active outdoor sports. The Center provides residents of Quarry Falls with a place for community events, meetings, classes and recreation.

Adjacent to the Community Recreation Center is a large plaza area finished with enhanced architectural paving that overlooks the Falls and park areas (see Figure 3-4, *Community Recreation Center*). The southern portion of the plaza is public, connecting the Grand Steps to the Falls and providing a more informal area for community gatherings, events and recreation. Visitors will have views of the Falls to the north and cobbled creek bed to the west as it meanders southward through the Park. The northern portion of the plaza will be private and serve residents of the adjoining Quarry Falls developments. This fenced plaza houses a pool, deck and outlook. The outlook will feather a series of terraced platforms, rest areas with trellis canopies and benches to offer dramatic views of the Falls.

The Community Recreation Center establishes a sense of place and activates the community. It will function as a place for community events, meetings, classes and recreation. Architecturally, the Community Recreation Center will relate to the design of the Civic Center located at the southern end of the Park but may be less formal in its presentation. A tower element may serve as a focal point and place marker.

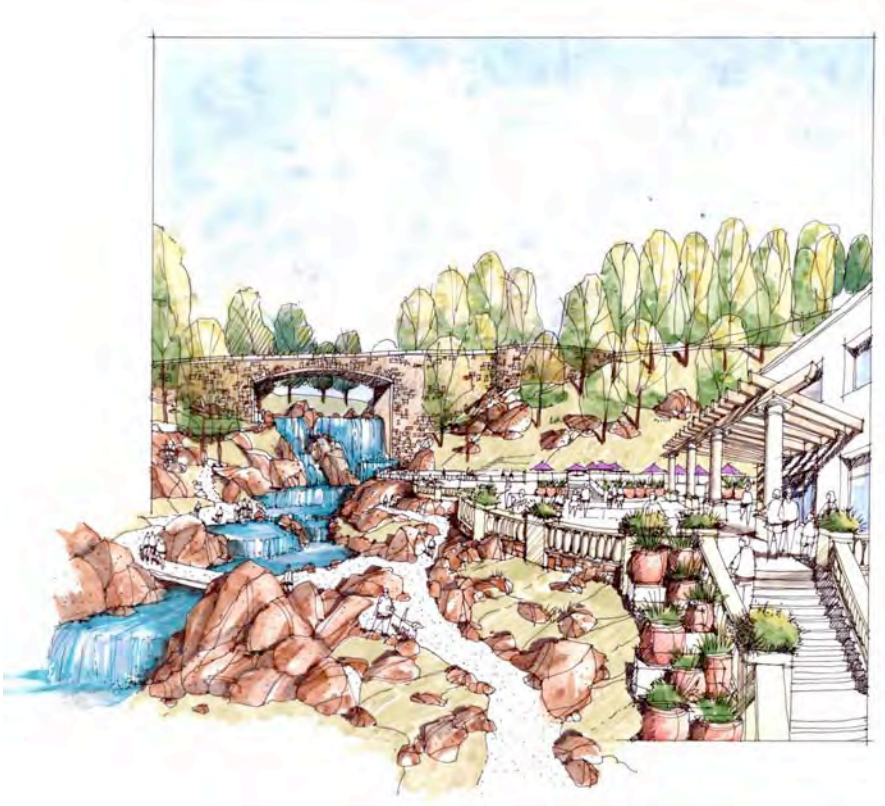
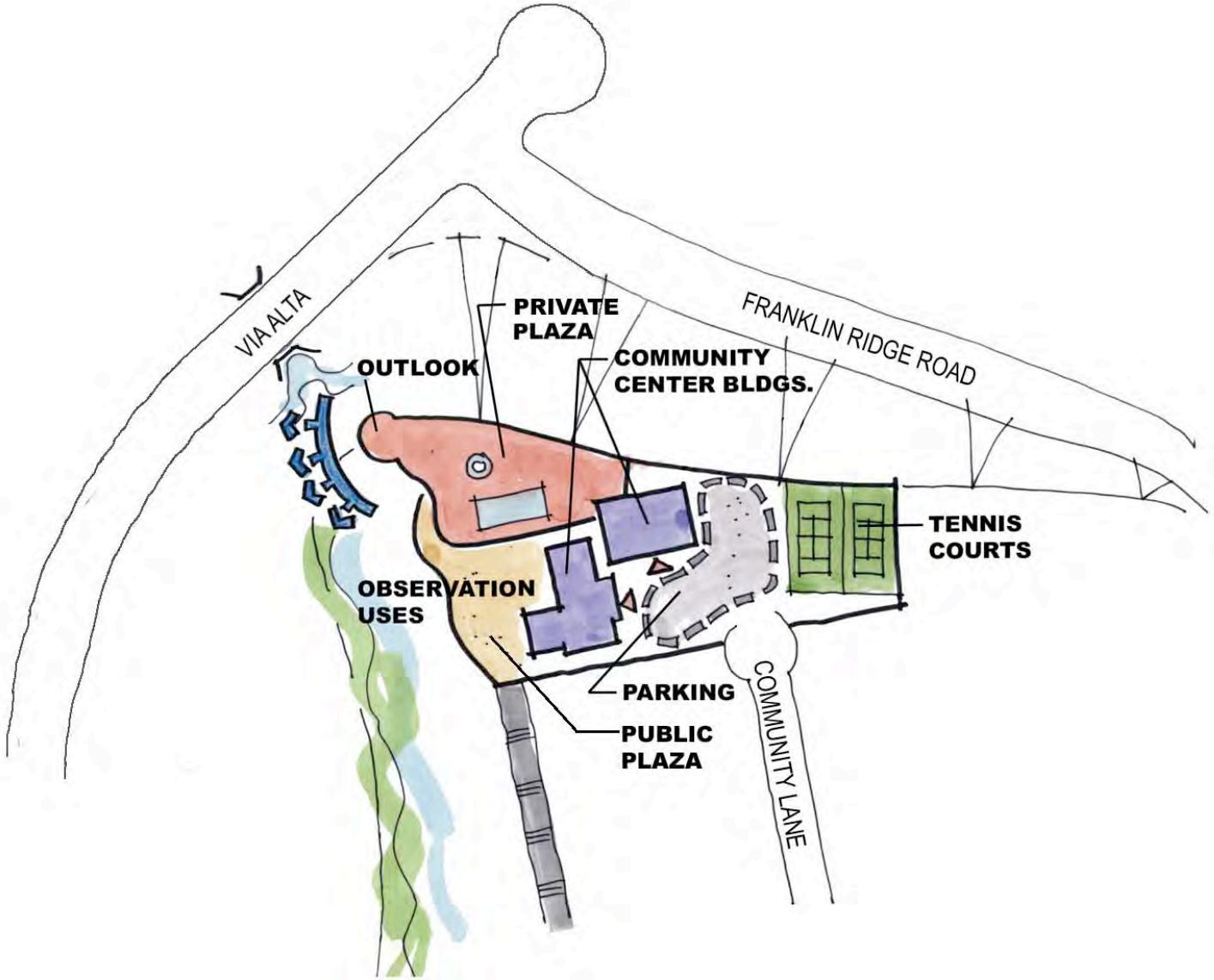


Figure 3-4. Community Recreation Center



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

3.4 TRAILS AND LINKAGES

As shown in Figure 3-5, *Quarry Falls Trails Plan*, Quarry Falls will include an extensive trails system to link and connect the various uses within the Specific Plan area. The Quarry Falls Park, with its various open spaces, civic and community elements, provides the framework for this Specific Plan, and the Specific Plan's main trail systems and connections elements provide the cohesion that link the districts together. The project's trails and linkages reinforce the Specific Plan's pedestrian focus and high activity/community interaction.

In addition to the formal promenade provided by the Grand Steps, an informal Park Trail will meander through the Park in a north-south manner. A secondary system of east-west trails – the Finger Trails – will provide for lateral connection from adjacent areas into the Park. Provided below is a general discussion of the various trail elements. Chapter 4.0, *Transportation Element*, addresses these project features in greater detail.

- The **Grand Steps** run along the east side the Quarry Falls Park, providing a pedestrian connection from the north to the south, linking the Community Recreation Center to the Civic Center and the Village Walk District.
- The **Park Trail** is an alternative path to the formal Grand Steps. The Park Trail provides a scenic, meandering route around the Civic Plaza and the western edge of the Park beginning at the Creekside District and ending at Ridgetop District. Each planning district within Quarry Falls has a pedestrian linkage to the Park Trail. The Park Trail, in concert with the Specific Plan's secondary network of connecting trails and sidewalks, ties together the various districts making the Park an easily accessible amenity and resource for the community.
- The **Finger Trails** provide direct pedestrian access into the Quarry Falls Park from the adjacent residential neighborhoods, collecting from and connecting to the outermost areas of the Foothills and Terrace Districts. The Finger Trails are constructed on slopes that intervene the various adjacent residential development areas and enter the Park in an east-west direction.
- The **Pedestrian Bridge** provides a crossing over Friars Road, connecting Quarry Falls to Rio Vista West and the trolley station. This important connection will allow pedestrians to easily access shops, restaurants and homes on both sides of Friars Road without the need to cross this major thoroughfare at street level. The pedestrian bridge will link directly to the trail system in Quarry Falls, providing easier access for residents and a more direct route to the trolley stop.

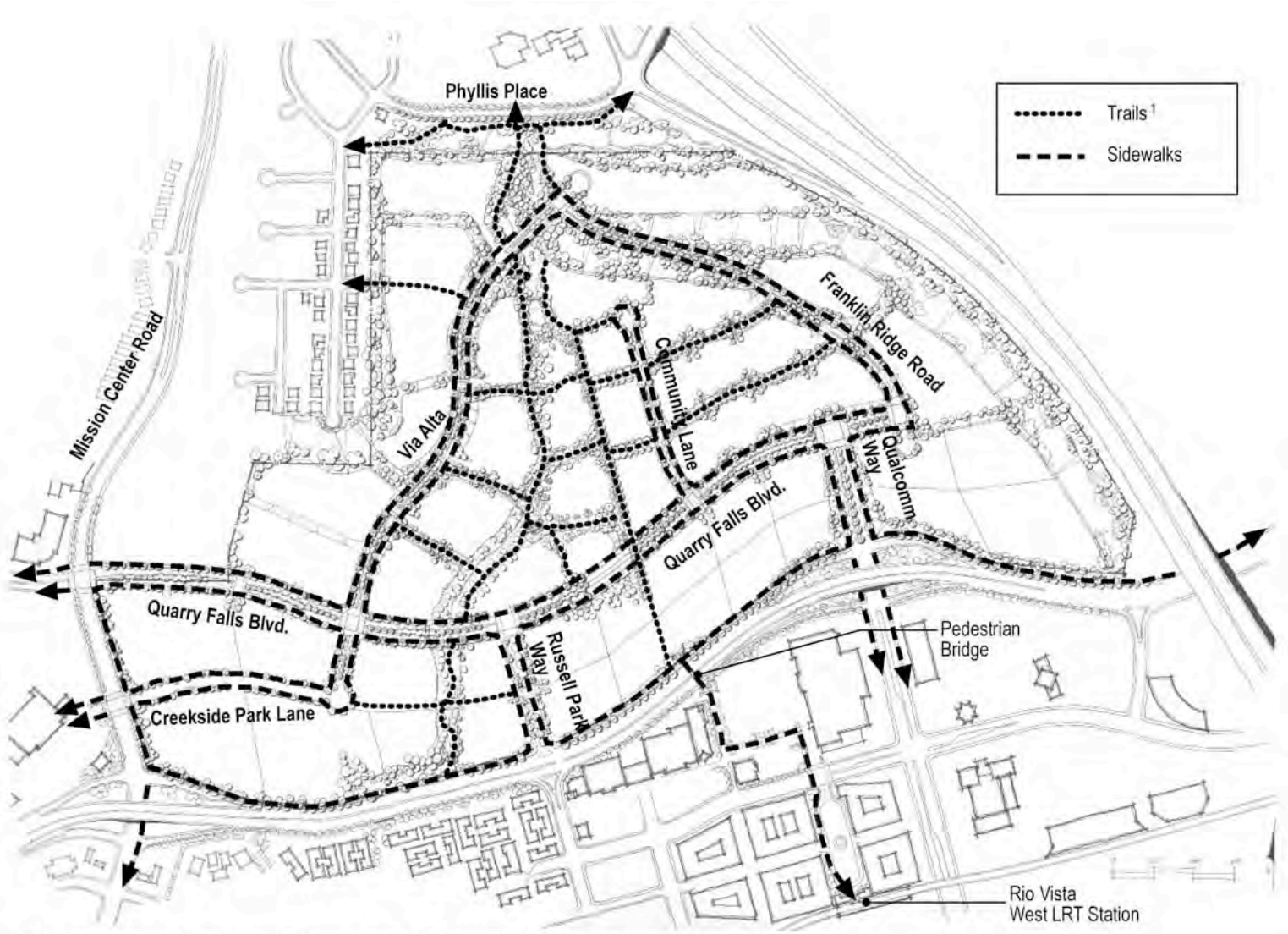
3.5 DEVELOPMENT AREA RECREATION FACILITIES

As described above, the Community Recreation Center developed at the northern end of the Quarry Falls Park will serve some or all of the residents within Quarry Falls. The Center may be used to satisfy up to 50 percent of the requirements for useable common open space for those developments with access to the Center, provided a minimum of 50 percent of common open space is afforded for each individual project.

As development occurs in the residential neighborhoods within Quarry Falls (the Ridgetop, Foothills, Terrace and Creekside Districts), additional private recreational facilities will be constructed to serve residents within a particular project or neighborhood, as required by the selected residential zone for the development area. The location of these recreational facilities will be identified as part of project proposals for individual development areas. As described above, the Community Recreation Center developed at the northern end of the Quarry Falls Park may be used to satisfy a portion of the required useable open space for "for sale" projects within the northern portion of Quarry Falls. Additionally, required useable open space may be congregated to create a larger private facility rather than several smaller facilities.

A typical development private recreation facility may contain such uses as a pool, spa, restrooms and showers, lounging and barbecue areas, tot lot and/or concrete patio area. Development area private recreational facilities should be placed as focal points on private project entry drives, externally located along the edges of residential project areas to take advantage of views, or placed as an interior element where residential units are centered on these features. Pools within private recreation complexes should be surrounded by security fencing as required by City code.

Figure 3-5. Quarry Falls Trails Plan



[1] May be constructed from a variety of materials including concrete, asphalt, and permeable materials.

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3.6 USEABLE OPEN SPACE FOR RESIDENTIAL UNITS

As a requirement of the residential zones applied to specific development areas, useable open space for each unit will be provided. This will be in the form of patios, balconies, private yards, etc. The actual type of useable open space will be determined at the time development plans are prepared and will be in accordance with the requirements of the selected zone, this Specific Plan and the Master PDP.

3.7 MANUFACTURED SLOPES AND LAND USE TRANSITION AREAS

Manufactured slopes and land use transition areas occur throughout Quarry Falls. Once landscaped, these areas will appear as greenbelts connecting land uses and tying together the built environment.

3.7.1 Manufactured Slopes

Two types of manufactured slopes will also provide opportunities for linkages to the Park and trail system (see Figure 7-26, *Location of Slopes and Special Treatment Areas*, in Chapter 7.0):

- **Open Space Slopes.** Open space slopes occur on the perimeter of the development area and as internal slope areas. Perimeter slopes add definition to the planning districts. Landscaping of these slope areas will soften the appearance of the built environment. Internal slopes promote elevational changes within and between the planning districts, allowing for enhanced view opportunities for residential developments. These slopes assist in conveying a stepping down of the landform from the mesa top to the river valley.
- **Revegetated Mined Slopes.** Reaching heights up to 200 feet, mined slopes remain in Quarry Falls as a result of previous resource extraction operations. These slopes will continue to be a dominant feature of site development. Revegetation in accordance with the Reclamation Plan, as well as incorporating transition planting at the base of mined slopes as part of the design of the Foothills and Terrace Districts, will provide a pleasant backdrop for Quarry Falls that reflects the vegetated slopes which once rimmed the valley.

3.7.2 Land Use Transition Areas

Several land use transition special treatment areas occur throughout the Specific Plan area to provide a transition between and assist in integrating adjacent land uses. The locations of the Land Use Transition Areas are addressed in greater detail in Chapter 7.0, *Landscape Element*. No development will occur in Land Use Transition Areas. Special landscape treatment of these areas add to the band of green space which weaves through the site as perimeter and internal slopes, enhancing visual open space for Quarry Falls.

4.0 TRANSPORTATION ELEMENT

Quarry Falls is afforded vehicular accessibility by an established roadway system and a variety of mobility options. Regional vehicular circulation in the project area is provided by I-15, I-8, I-805 and SR-163. A variety of other existing and planned streets serve Mission Valley and adjoining communities. Additionally, transit opportunities, including bus and light rail transit (LRT), are available throughout Mission Valley. Nearby bus stops and LRT stations are available to serve residents in Quarry Falls.

The existing and planned circulation system for Mission Valley will meet the vehicular circulation needs of the project and will accommodate alternative transportation modes available to future residents, visitors and employees of Quarry Falls. Together, the existing circulation system and planned roadway network will achieve the circulation goals and objectives of the Mission Valley community as evaluated by the Quarry Falls Traffic Study, prepared by Katz, Okitsu & Associates (September 2007).

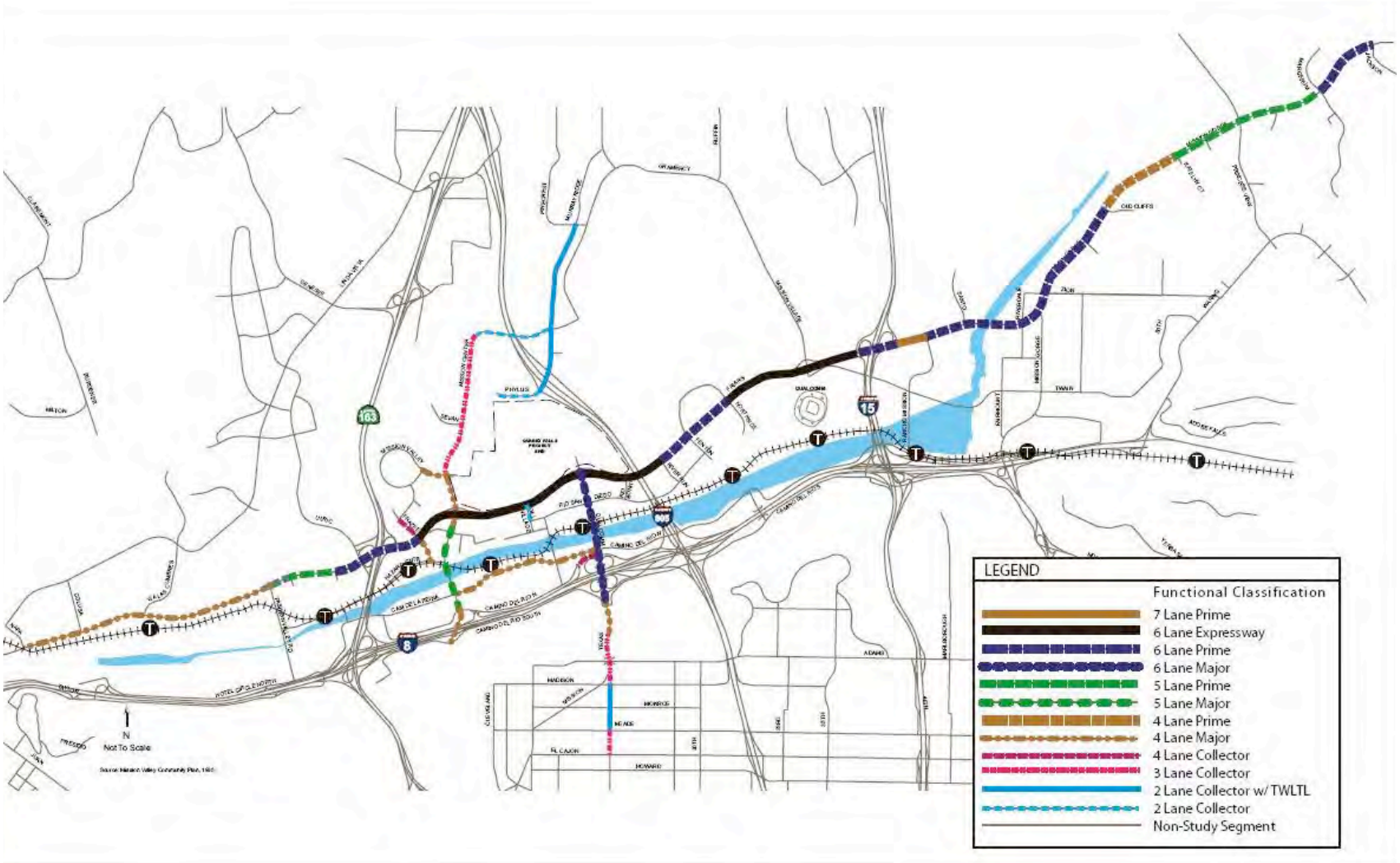
4.1 EXISTING CIRCULATION NETWORK

As shown in Figure 4-1, *Existing Circulation System*, Quarry Falls is easily served by existing and planned public streets which connect to and through the Specific Plan area. The primary east-west local access is provided by Friars Road, which forms the southern border for Quarry Falls. Mission Center Road along the western border of the Specific Plan area provides north-south access. Mission Center Road connects I-8 with Friars Road and extends north into Serra Mesa connecting to Murray Ridge Road, which provides access to the I-805 freeway. Qualcomm Way will extend into the site from its current terminus at Friars Road and will provide a north-south entry into the Specific Plan area. A brief description of these existing roadways and other roadways in the project area, their classifications and functions is provided below.

- **Camino del Rio North** is an east-west Collector that intermittently has two, three and four travel lanes from Camino de la Reina to Fairmont Avenue. Camino del Rio North provides access to Mission Valley Regional Shopping Center and other popular retail centers. It is not a classified bike route and it does not serve any transit routes.
- **Camino de la Reina** runs in a general east-west direction. The roadway is classified as a four-lane Major west of Camino de la Siesta to Qualcomm Way. A two-way center turn lane is provided between Avenida del Rio and Hotel Circle North. On-street parking is generally permitted on both sides of the street. Camino de la Reina has a Class II bike route between Mission City Parkway and Qualcomm Way and a Class III bike route between Qualcomm Way and Mission Center Road. Camino de la Reina serves a local bus route from Mission City Parkway to Avenida del Rio; this route connects to Fashion Valley Mall.
- **Fenton Parkway** runs north-south and provides access to the Fenton Market Place shopping center. It functions as a four-lane collector.
- **Frazee Road** is a north-south four-lane Collector street that crosses Friars Road east of SR-163. On-street parking is permitted north and south of the Friars Road intersection, beginning mid-block, on both sides of the street. It provides direct access to the Hazard Center shopping center. Frazee Road serves a local bus route.
- **Friars Road** is an east-west regionally significant arterial that runs from the Navajo community on the east, where it becomes Mission Gorge Road, to Sea World Drive in Mission Bay on the west. Friars Road provides access to Qualcomm Stadium, the Hazard Center shopping center and Fashion Valley Mall. It has four travel lanes west of Fashion Valley Road and five travel lanes between Fashion Valley Road and Avenida de las Tiendas. Between Avenida de las Tiendas and Frazee Road, Friars Road is classified as a Prime Arterial with six lanes. The portion of Friars Road which forms Quarry Falls' southern boundary functions as a six-lane expressway.

  Parking is prohibited along Friars Road except on the north side between Napa Street and Fashion Valley Road. Friars Road has a Class II bikeway. Friars Road is also a transit corridor for local bus service from Rancho Mission Road west. The speed limit is 50 mph.

Figure 4-1. Existing Circulation System



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- **Mission Center Road** is north-south five-lane Major between Camino del Rio North and Mission Center Court, and is classified as a four-lane Major north of Friars Road. It provides access to the project site from the west. The Speed limit on Mission Center Road is 35 mph. Parking is prohibited along Mission Center Road. Mission Center Road has a Class II bike route and serves a local bus route.
- **Mission Gorge Road** is an east-west regionally significant arterial. It begins at I-8/Fairmount Avenue and curves northeast at Friars Road into Santee. It is classified as a four-lane Major from I-8 to Friars Road, a six-lane Prime from Friars Road to Old Cliffs Road (east of Zion Avenue). It has a Class II bikeway. Mission Gorge also serves local bus traffic from I-8 to Friars Road. The speed limit is 50 mph. Parking is prohibited along Mission Gorge Road.
- **Phyllis Place/Murray Ridge Road** runs in a northeasterly direction. Currently it has two lanes from Abbots Hill Road to Mission Center Road. Left turn lanes and a center left-turn lane are provided along this segment. It is classified in the Serra Mesa Community Plan as a four-lane Major. Murray Ridge Road provides the Serra Mesa Community access to I-805 and Mission Valley (via Mission Center Road).
- **Qualcomm Way** runs north south from I-8 to Friars Road and provides direct access to the project site. The roadway is classified as a six-lane Major. Parking along Qualcomm Way is prohibited. The roadway provides Class II bike lanes in both directions and the speed limit is 40 mph. Pedestrian access along Qualcomm Way requires pedestrians to walk under Friars Road where improvements to the existing sidewalks will be required.
- **Texas Street** is a north/south roadway and is classified as a four-lane major street between Camino del Rio North and Camino del Rio South, and is classified as a three-lane Major south of Camino del Rio South to Madison Avenue and a two lane Major from Madison Avenue to Monroe Avenue. The roadway provides Class II bike lanes in both directions and parking is generally allowed – although no parking is allowed from Camino del Rio South to Madison Avenue. This roadway runs south out of Mission Valley and into North Park.

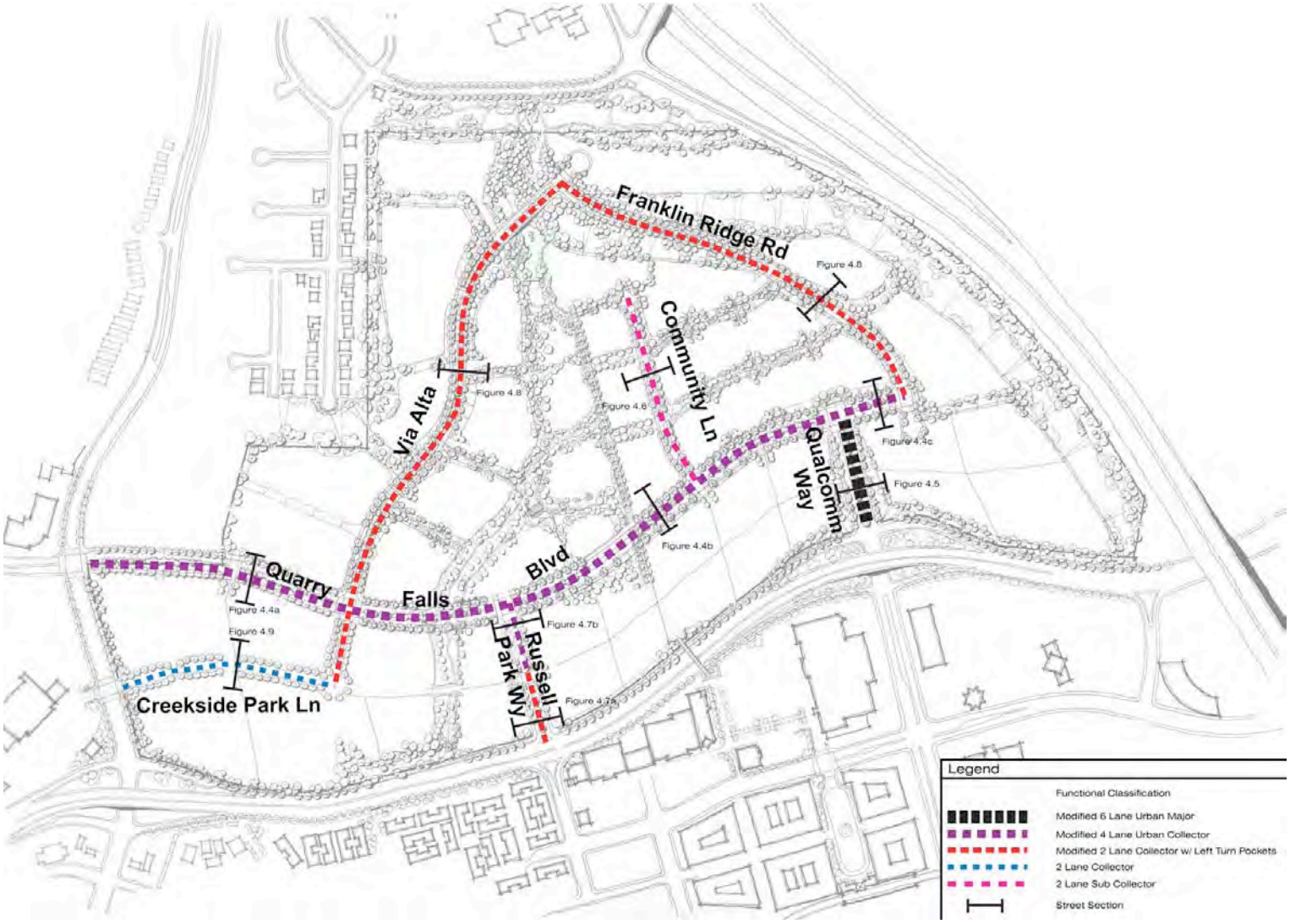
4.2 Specific Plan Circulation Network

Vehicular circulation within Quarry Falls is achieved through connections to the primary network established by existing city streets. The internal street system is based on a network of seven main public roads constructed as part of the Quarry Falls Vesting Tentative Map that connect each planning district. Additional internal private streets and drives will provide access to development within each district. Figure 4-2, *Quarry Falls Vehicular Circulation Plan*, depicts the circulation plan for Quarry Falls and designates the classification of roads designed to serve development with the Specific Plan area.

The street system for Quarry Falls has been designed to achieve a high degree of compatibility between vehicles, pedestrians, and bicyclists. Provided below is a description of the various streets. The landscape treatment of these roadways is described and illustrated in Chapter 7.0, *Landscape Element*. Streets sections may be modified as required by the approved Quarry Falls Vesting Tentative Map. Such modifications will not require an amendment to this Specific Plan.

The Quarry Falls land use design and circulation plan do not include the alignment of a northern street connection to Phyllis Place. The project design does not preclude such a connection and therefore is consistent with the Transportation Element of the Mission Valley Community Plan. Should the Serra Mesa Community Plan be amended at a future date to include the road connection, such an action would be found to be consistent with the Quarry Falls Specific Plan and therefore not require an amendment to this plan.

Figure 4-2. Quarry Falls Vehicular Circulation System

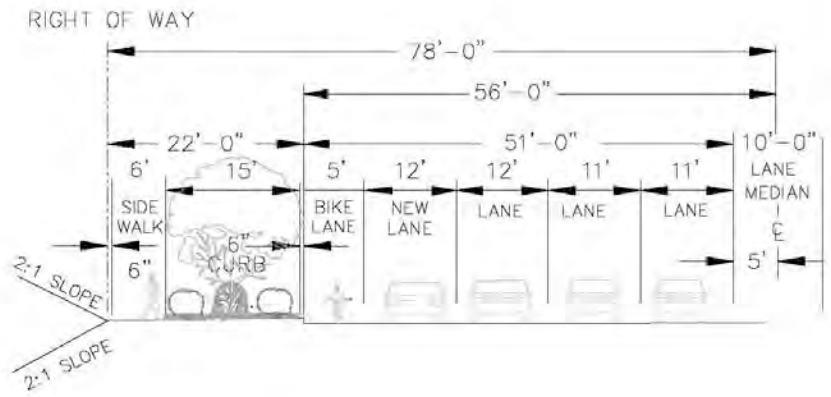


Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

4.2.1 Friars Road (Figure 4-3)

Friars Road forms the Specific Plan area's southern boundary. It is fully improved and functions as a six-lane expressway adjacent to the Specific Plan's southern boundary. Improvements to Friars Road will include the addition of a six-foot wide non-contiguous sidewalk within a minimum 22-foot wide curb-to-property area and landscaping on the north side along the project's frontage, as described in Chapter 7.0, *Landscape Element*; and a west-bound auxiliary lane.

Figure 4-3. Friars Road

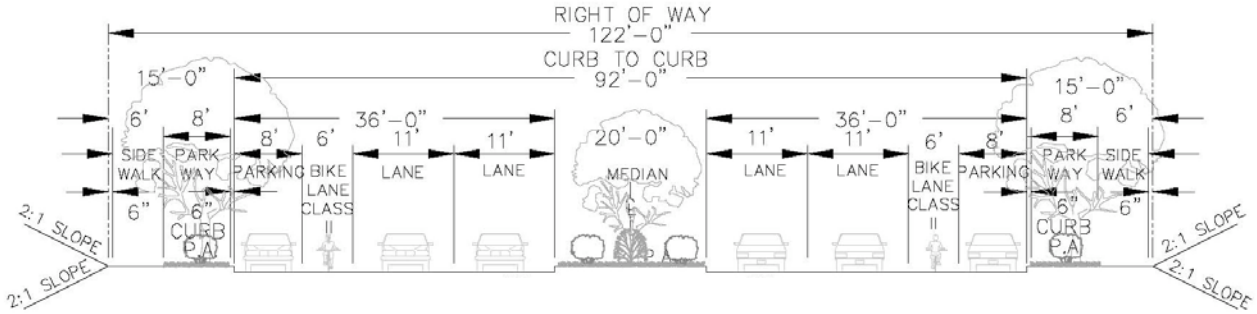


4.2.2 Quarry Falls Boulevard

Quarry Falls Boulevard is the primary circulation spine for Quarry Falls. Paralleling Friars Road, Quarry Falls Boulevard will provide a vehicular, pedestrian and bicycle connection between Mission Center Road on the west and Qualcomm Way on the east. The Foothills and Terrace Districts lie north of Quarry Falls Boulevard, and the Creekside and Village Walk Districts are located to the south. Quarry Falls Boulevard terminates at the Quarry District in the eastern part of Quarry Falls. The Specific Plan includes varying treatments for Quarry Falls Boulevard as it extends from Mission Center Road to Via Alta and Qualcomm to Franklin Ridge Road as described below.

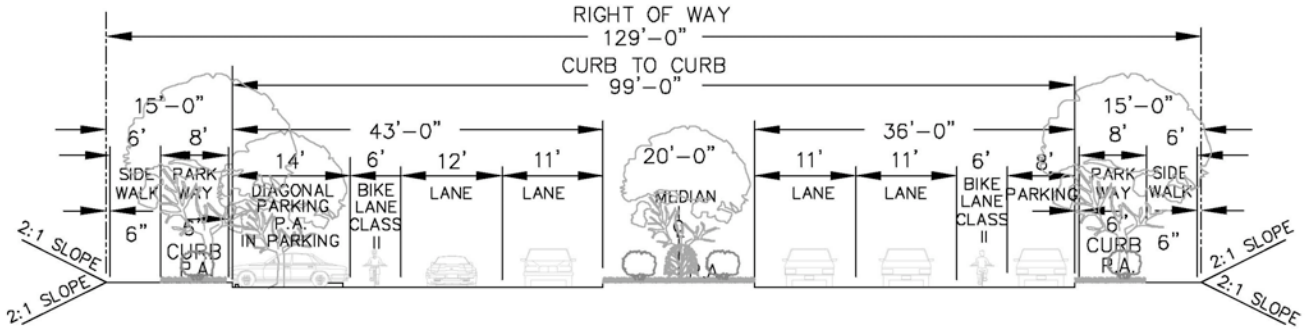
- **Mission Center Road to Via Alta (Figure 4-4a)**
  Quarry Falls Boulevard will be constructed as a modified four-lane urban collector roadway, within a 122-foot wide right-of-way. A 20-foot wide median will separate travel lanes. The median may be reduced in width or eliminated in order to allow for turn lanes. Parallel parking and a Class II bikeway will occur on both sides of the roadway. A six-foot wide sidewalk will be separated from the roadway by an eight-foot wide landscaped parkway.

Figure 4-4a. Quarry Falls Boulevard: Mission Center Road to Via Alta



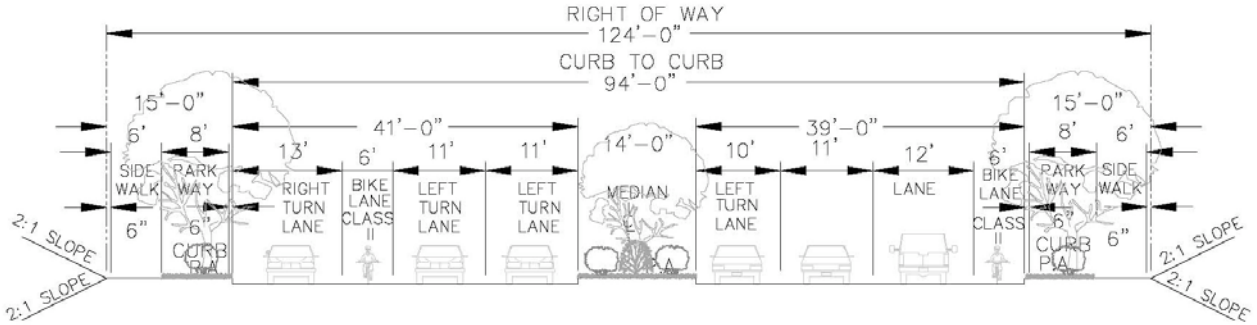
- **Via Alta to Qualcomm Way (Figure 4-4b)**
  Between Via Alta and Qualcomm Way, Quarry Falls Boulevard transitions to a 129-foot wide right-of-way modified four-lane urban collector to allow for diagonal parking on the south side of the roadway along the Creekside and Village Walk Districts, with parallel parking on the north side of the Boulevard. Diagonal parking at this location will complement the pedestrian activity of the commercial areas by providing "traffic calming" effects on the Boulevard. Except at turn lanes, the 20-foot wide median will be maintained through this section, as well as Class II bikeways, six-foot wide sidewalk separated from the roadway and an eight-foot wide landscaped parkway. Just west of Qualcomm Way, westbound lanes on Quarry Falls Boulevard will increase to 12 feet wide to accommodate dual left turns.

Figure 4-4b. Quarry Falls Boulevard: Via Alta to Qualcomm Way



- **Qualcomm Way to Franklin Ridge Road (Figure 4-4c)**
  Between Qualcomm Way and Franklin Ridge Road, Quarry Falls Boulevard will be constructed as a 94-foot wide modified four-lane urban collector within a 124-foot right-of-way. A 14-foot wide median will separate travel lanes. A six-foot wide sidewalk will be separated from the roadway by an eight-foot wide parkway.

Figure 4-4c. Quarry Falls Boulevard: Qualcomm Way to Franklin Ridge Road

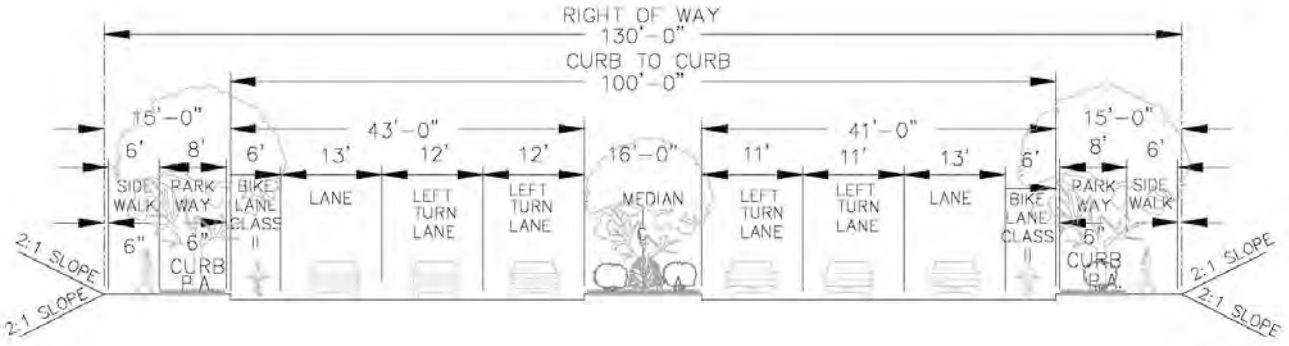


4.2.3 Qualcomm Way (Figure 4-5)

Qualcomm Way will be constructed within Quarry Falls as a modified six-lane urban major street with a 16-foot wide center median.

A six-foot wide sidewalk will occur along the roadway with an eight-foot wide landscaped median separating the sidewalk from the roadway.

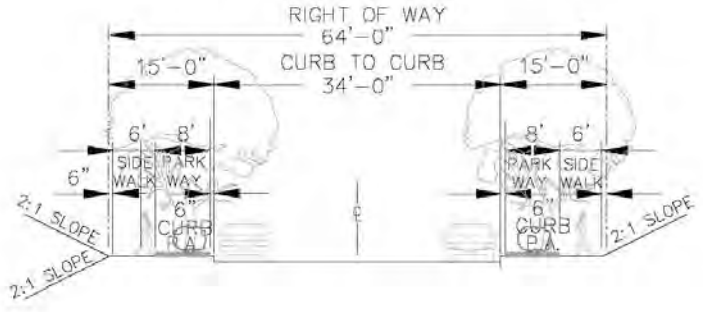
Figure 4-5. Qualcomm Way



4.2.4 Community Lane (Figure 4-6)

Community Lane will be constructed as a two-lane Sub-Collector within a 64-foot wide right-of-way (34 feet curb-to-curb), with parallel parking on both sides. A six-foot wide sidewalk, separated from the street by an eight-foot wide parkway, will occur on both sides of the street.

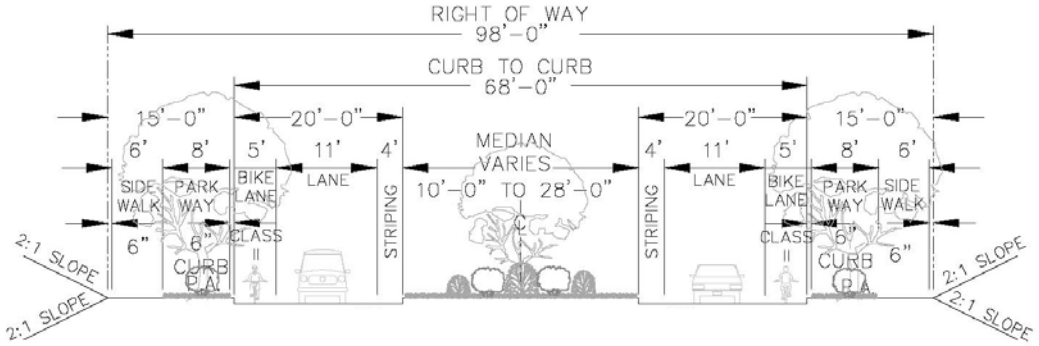
Figure 4-6. Community Lane



4.2.5 Russell Park Way (Figures 4-7a and 4-7b)

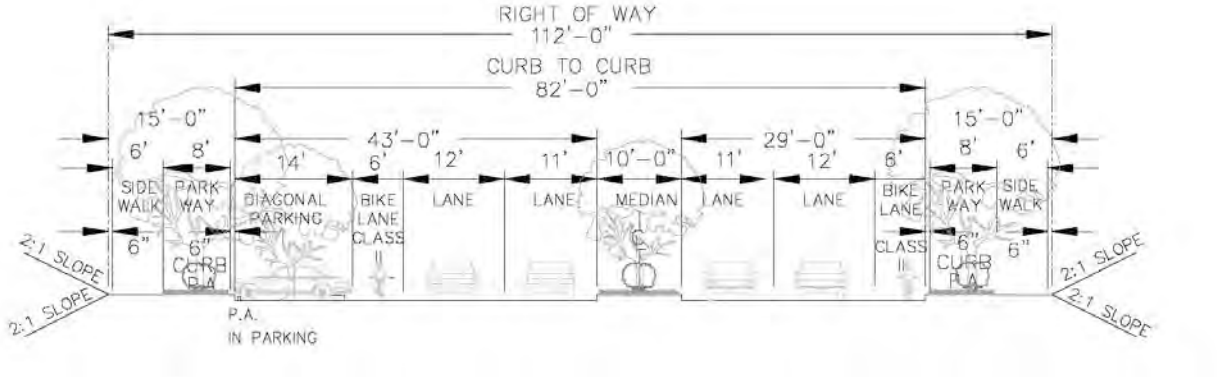
Russell Park Way provides access into Quarry Falls from Friars Road for right-turn in/right-turn out only movements. It will enter Quarry Falls as a modified two-lane collector constructed within a 98-foot wide right-of-way. Class II bikeways will be provided on both sides of the street that connect to existing bike lanes on Friars Road. No parking will be permitted along this portion of Russell Park Way, at its entry point into Quarry Falls.

Figure 4-7a. Russell Park Way



Russell Park Way will transition to four-lanes within a 112-foot right-of-way as it approaches Quarry Falls Boulevard and allow for diagonal parking on the west side of the roadway. An eight-foot wide landscaped parkway will separate a six-foot wide sidewalk on both sides of Russell Park Way along its entire length.

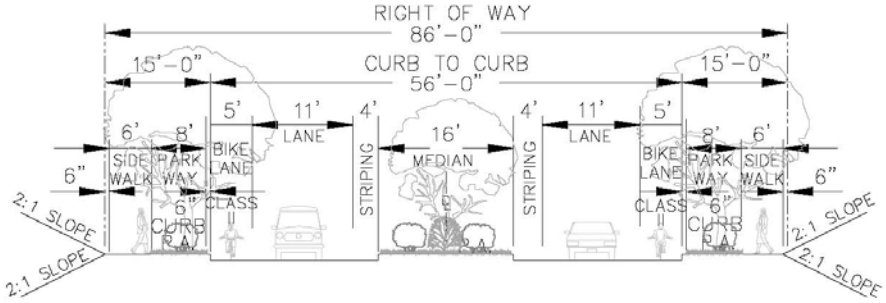
Figure 4-7b. Russell Park Way



4.2.6 Via Alta and Franklin Ridge Road (Figure 4-8)

Via Alta and Franklin Ridge Road provide north-south travel through Quarry Falls. Via Alta begins in the Creekside District, connecting the western portion of Quarry Falls and traversing northward through the Foothills District. Franklin Ridge Road begins at the eastern terminus of Quarry Falls Boulevard and traverses the Terrace District. These streets have been designed to meet in the northern portion of the Specific Plan and will be constructed as modified two-lane collector roads with left-turn pockets within 86-foot wide rights-of-way and with a 16-foot wide median. The median will be reduced in width to six feet in order to allow for turn lanes. Class II bikeways and a six-foot wide sidewalk, separated from the streets by an eight-foot wide parkway, will occur on both sides of Via Alta and Franklin Ridge Road. Neither street will allow for parking.

Figure 4-8. Via Alta and Franklin Ridge Road

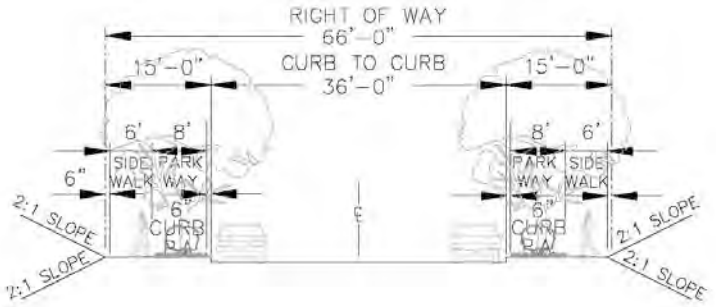


4.2.7 Creekside Park Lane (Figure 4-9)

Creekside Park Lane connects Mission Center Road and Via Alta providing additional vehicular and pedestrian circulation within the Creekside District.

This street will be constructed as a two-lane Collector within a 66-foot wide right-of-way (36 feet curb-to-curb) with parallel parking on both sides. A six-foot wide sidewalk, separated from the street by an eight-foot wide parkway, will occur on both sides of the street.

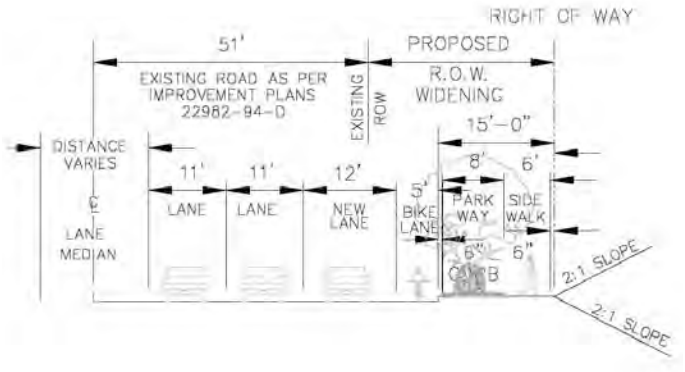
Figure 4-9. Creekside Park Lane



4.2.8 Mission Center Road (Figure 4-10)

Mission Center Road forms the Specific Plan area's western boundary. The Quarry Falls project will add an additional lane and six-foot wide sidewalks separated from the street by an eight-foot wide parkway and landscaping as described in Chapter 7.0, *Landscape Element*.

Figure 4-10. Mission Center Road



4.2.9 Private Streets

Private streets may be utilized to provide access from the primary roadways described above through individual residential neighborhoods and commercial developments. Private streets shall be designed in conformance with the City of San Diego Street Design Manual or as approved by the City Engineer.

4.3 Alternative Circulation Systems/Mobility Options

In addition to roadways for vehicular use, the circulation system for Quarry Falls accommodates transit services and provides a network for pedestrian and bicycle travel to serve as a safe and convenient alternative to motor vehicle use. Alternative circulation and mobility options for the Quarry Falls project include bus service, light rail transit, car sharing service, shuttle service, pedestrian trails and linkages, and bicycle access. These modes of transportation are described below.

4.3.1 Mass Transit

- **Light Rail**

The Mission Valley Light Rail Transit (LRT) runs through Mission Valley, connecting Old Town and Downtown San Diego with San Diego State University and areas east. This system further connects to downtown San Diego, the San Diego/Mexico border and east to Grossmont Center and the City of Santee. Future extensions to the system include northerly routes to University Town Center and the University of California – San Diego.

Within the Mission Valley community, the LRT tracks run parallel to Friars Road and the San Diego River, passing through the Fashion Valley Mall, and operate every 15 minutes. At Mission Center Road, the LRT tracks cross the San Diego River and traverse along the southern side of the river corridor, crossing back over the river to the northern side at approximately Camino del Este, south of Quarry Falls. Gradually rising over Qualcomm Way, the LRT continues along the north side of the San Diego River valley as it travels eastward through Mission Valley past Qualcomm Stadium and on to San Diego State University. The alignment of the Mission Valley West LRT and the trolley station locations proximate to Quarry Falls are shown in Figure 4-11, *Mission Valley Light Rail Transit*.

Quarry Falls creates a mixed-use development with easy access to mass transit. As shown in Figure 4-12, *Walkable Radius Map*, Quarry Falls' most intense residential development, as well as all of the Village Walk and Quarry Districts, will be within a 10-minute walk to the Mission Valley Trolley. The trolley station closest to Quarry Falls is located at Rio Vista West, less than 2,000 feet from the Specific Plan's southern border. Pedestrian access to the Rio Visa West trolley station will occur via the sidewalks along Qualcomm Way. A pedestrian bridge across Friars Road from the Village Walk District will be constructed in order to enhance pedestrian accessibility to the trolley. The pedestrian bridge is further discussed in Section 4.4.

Figure 4-11. Mission Valley Light Rail Transit

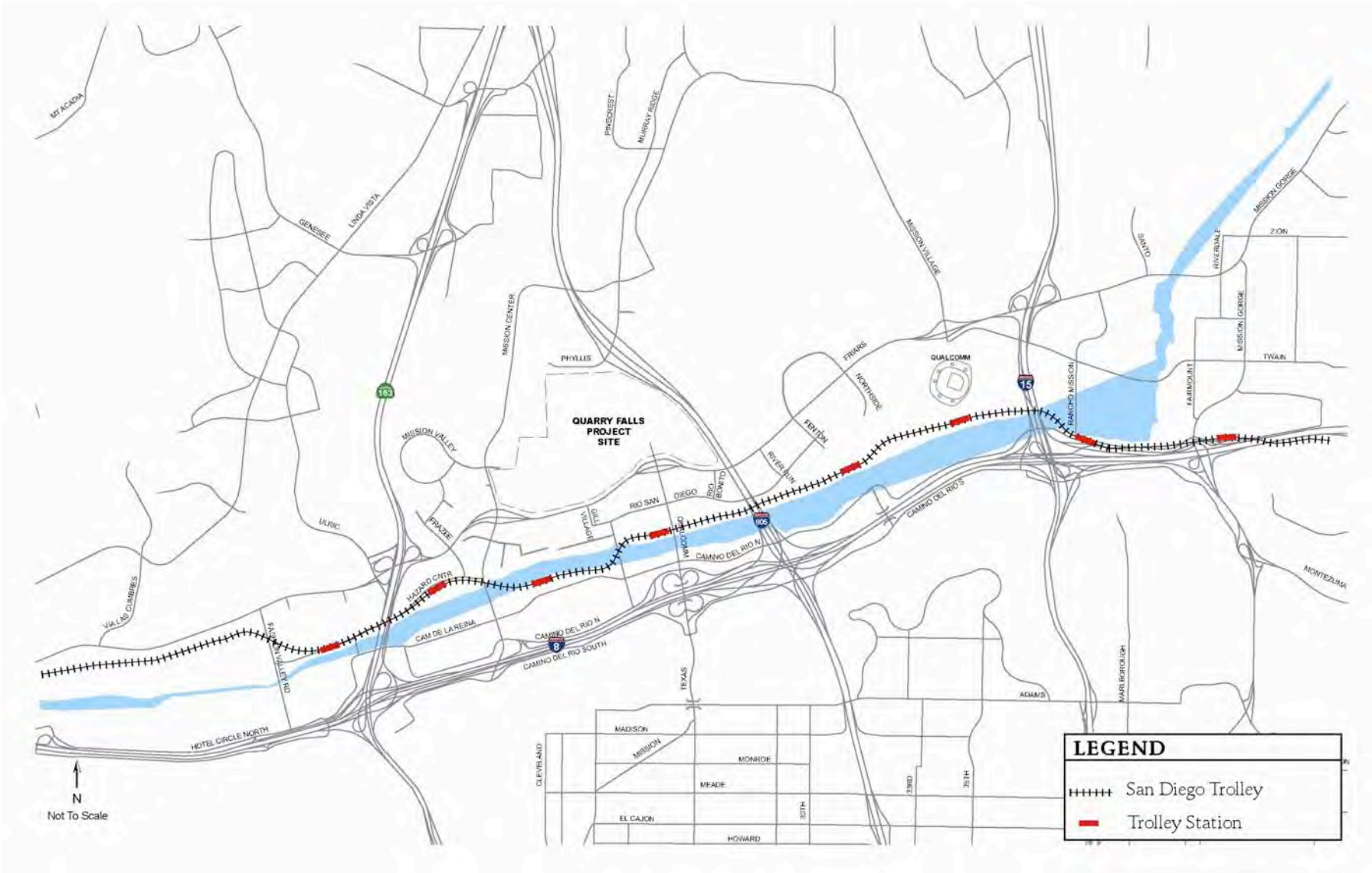


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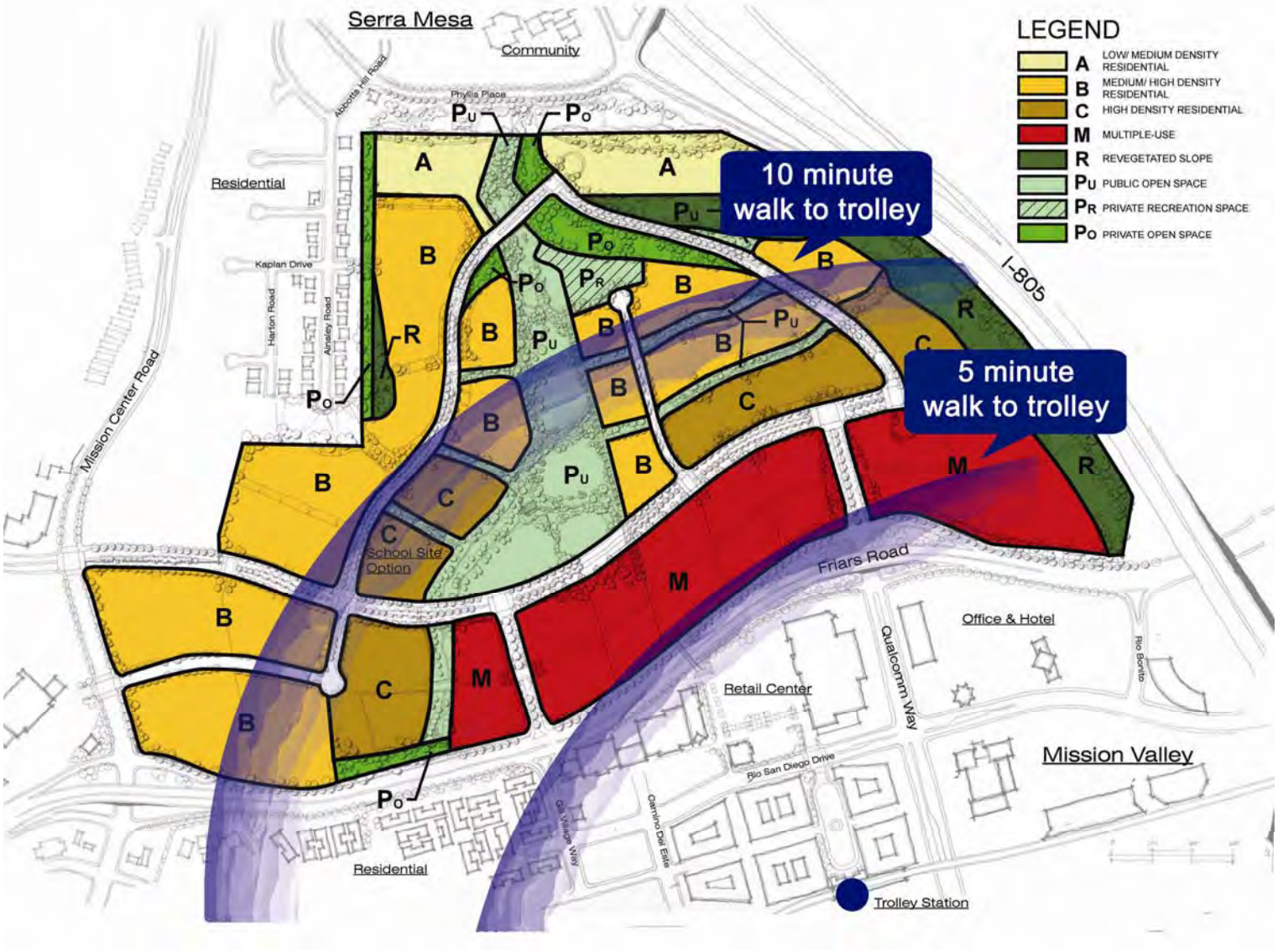
Figure 4-12. Walkable Radius Map



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- **Bus Service**

  The Metropolitan Transit System (MTS) provides bus service to the Mission Valley area. Mission Valley is served primarily by bus routes 6, 14, and 18. Bus route 6 operates every 30 minutes and routes 14 and 18 operate every 45 minutes. In addition, bus routes 20, 25, 41, 928 and 990 make limited stops in Mission Valley.

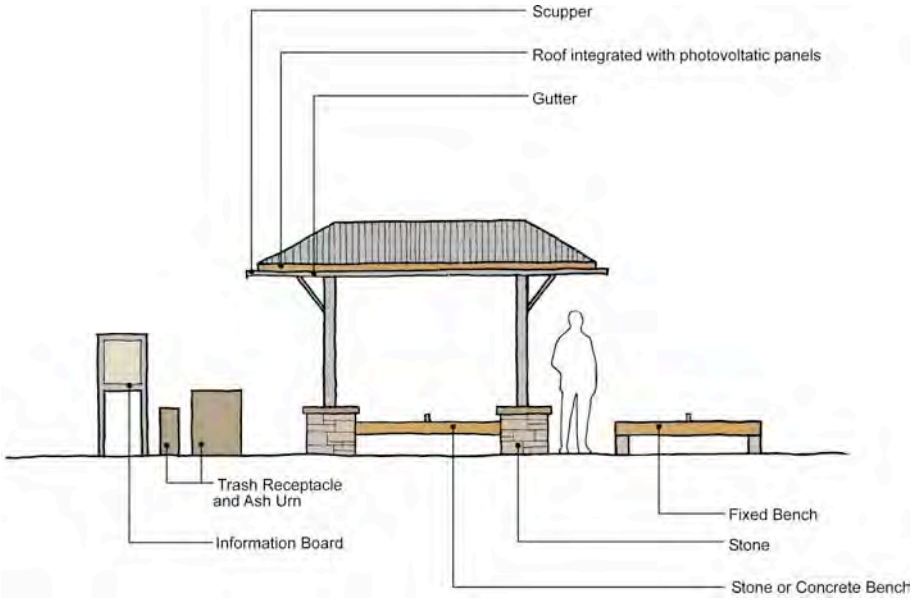
  As development in Quarry Falls occurs, modification to transit routes and additional stops may be necessary to better accommodate transit uses within Quarry Falls. Developers within Quarry Falls shall coordinate with MTS and add bus stops, as necessary. Bus stops should be designed as an integral component of development in architectural style and treatments.

  Figure 4-13, *Quarry Falls Bus Shelter Concept,* presents a typical design for bus shelters in Quarry Falls.

4.3.2 Other Mobility Options

Other mobility options under consideration for Quarry Falls include participation in car sharing service and/or a community-wide shuttle service. A car sharing service is a privately run program that provides access to a car without private ownership. Participants join the a car share program then reserve a car for those times where automobile transportation is needed. Rates are billed on an hourly basis. Shuttle service to provide connectivity through the project to outlying transit stops, including light rail stations, could be developed and funded through a property owners/homeowners association and/or by local employers. The objective of a shuttle service is to provide easy access to transit hubs and other services in Mission Valley at relatively frequent period throughout the day.

Figure 4-13. Quarry Falls Bus Shelter Concept



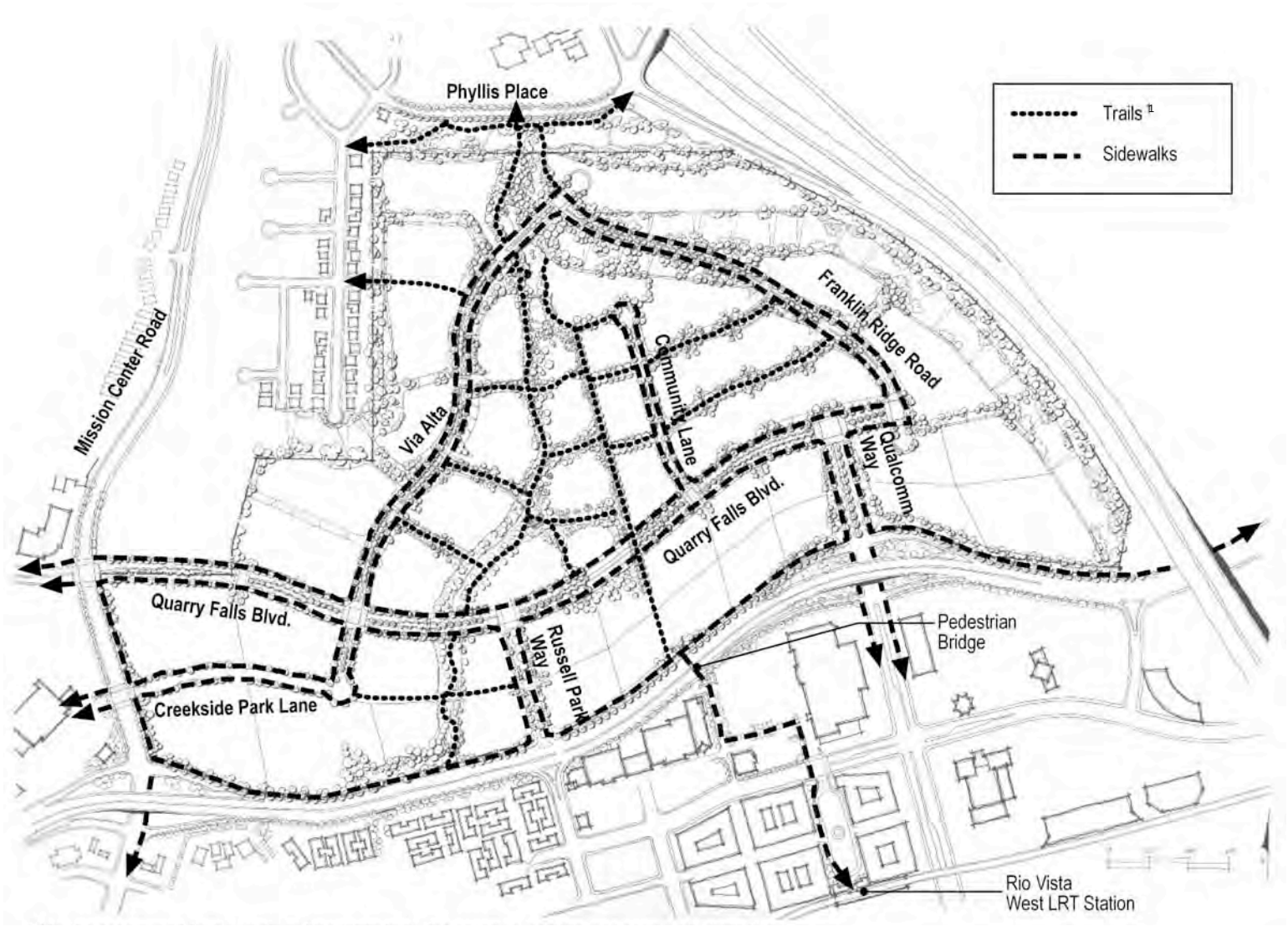
Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

4.4 PEDESTRIAN CIRCULATION AND LINKAGES

Pedestrian access in Quarry Falls will be provided by the integrated trail system and sidewalks along all roadways (see Figure 4-14, *Pedestrian Circulation*) which connect to pedestrian linkages through and between planning districts. As described in Chapter 3.0, *Open Space, Parks, Recreation and Community Amenities*, the pedestrian linkages focus the following:

- The **Grand Steps** provide a pedestrian link between the Community Recreation Center and the Village Walk District and set the framework for the formal side of the park along the westside of the Terrace District. A controlled pedestrian-only crossing will directly link the Grand Steps to the Village Walk District and a connection to the pedestrian bridge over Friars Road.
- The **Park Trail** will originate in the northern portion of Quarry Falls. The Park Trail will head south on the west side of Franklin Ridge Road. It will traverse the slopes downward as it approaches Via Alta, crossing underneath the street and alongside the Falls. At this point, the trail enters the main park space within Quarry Falls. Continuing south, the Park Trail follows the edge of the creek bed, on the west side of the Park, at times coming in close contact with the creek bed. At two key locations between Quarry Falls Boulevard and Via Alta, the Park Trail will intersect with two east-west trails that continue into the Finger Parks. As the Park Trail approaches Quarry Falls Boulevard, it will wrap around both sides of the Civic Center and meet the sidewalk on the north side of Quarry Falls Boulevard. Crossing Quarry Falls Boulevard at the intersection with Russell Park Way, the Park Trail will continue south through the Creekside District.
- The **Finger Trails** follow the course of the Finger Parks and extend from Franklin Ridge Road on the east to Via Alta on the west. These trails traverse across the slopes that form the Finger Parks and provide important connectivity between the residential developments and the Quarry Falls Park.
- **Streetside sidewalks**, separated from the streets by landscaped parkways, occur as pedestrian elements along Quarry Falls Boulevard, Community Lane, Russell Park Way, Via Alta and Franklin Ridge Road. Sidewalks should be provided along local streets and private drives in accordance with the City of San Diego Street Design Manual (November 2002).
- The **Pedestrian Bridge** will provide a crossing over Friars Road, connecting Quarry Falls to Rio Vista West and the trolley station. This important connection will allow pedestrians to easily access shops, restaurants and homes on both sides of Friars Road without the need to cross this major thoroughfare at street level. The pedestrian bridge will link directly through the Village Walk District to the walkway and trail system in Quarry Falls, providing easier access for residents and a more direct route to the trolley stop.
- Where the **Qualcomm Way Sidewalk** crosses under Friars Road, improvements will be provided to enhance the pedestrian experience.
- Other **Off-site Pedestrian Improvements** to enhance the pedestrian experience include:
  - Extending the trail connection northward to Phyllis Place;
  - Providing a defined pedestrian connection from the pedestrian bridge over Friars Road to the Rio Vista Trolley;
  - Enhancing the pedestrian crossing at Mission Center Road and Quarry Falls Boulevard;
  - Enhancing the pedestrian crossing at Mission Center Road and Creekside Park Lane; and
  - Completing the sidewalk connection easterly along Friars Road under the I-805 Bridge.

Figure 4-14. Pedestrian Circulation

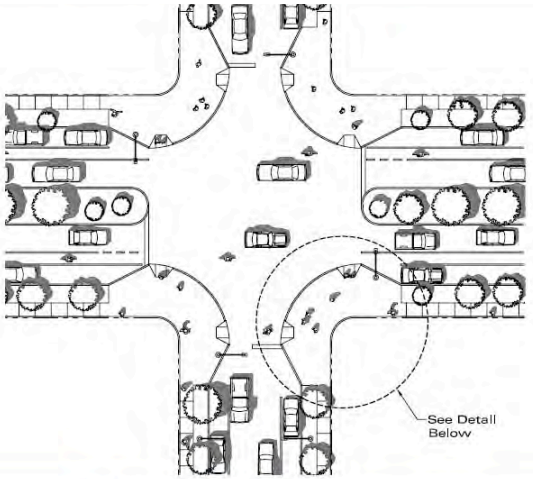


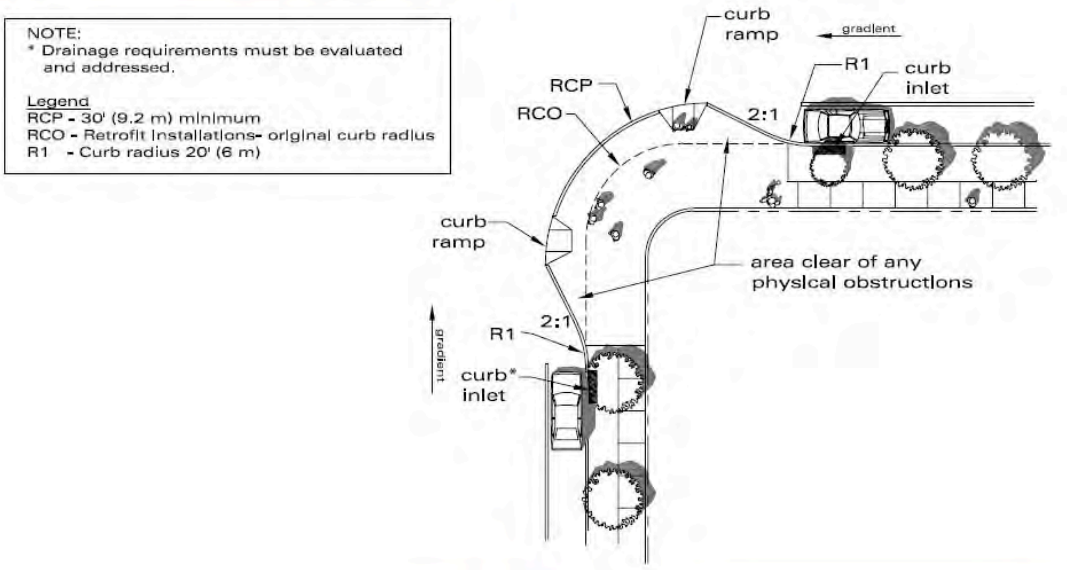
[1] May be constructed from a variety of materials including concrete, asphalt, and permeable materials.

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- **Intersection traffic calming** serves to complement the walkability of the street system by providing safe and inviting points of crossing through the use of pop-outs and other curb extensions. These improvements make pedestrian crossings shorter and reduce the visual width of a long, straight street. Figure 4-15, *Examples of Intersection Calming Techniques*, provides examples of intersection pop-outs from the City of San Diego Street Design Manual (November 2002).

Figure 4-15. Examples of Intersection Calming Techniques





Source: San Diego Street Design Manual (November 2002),

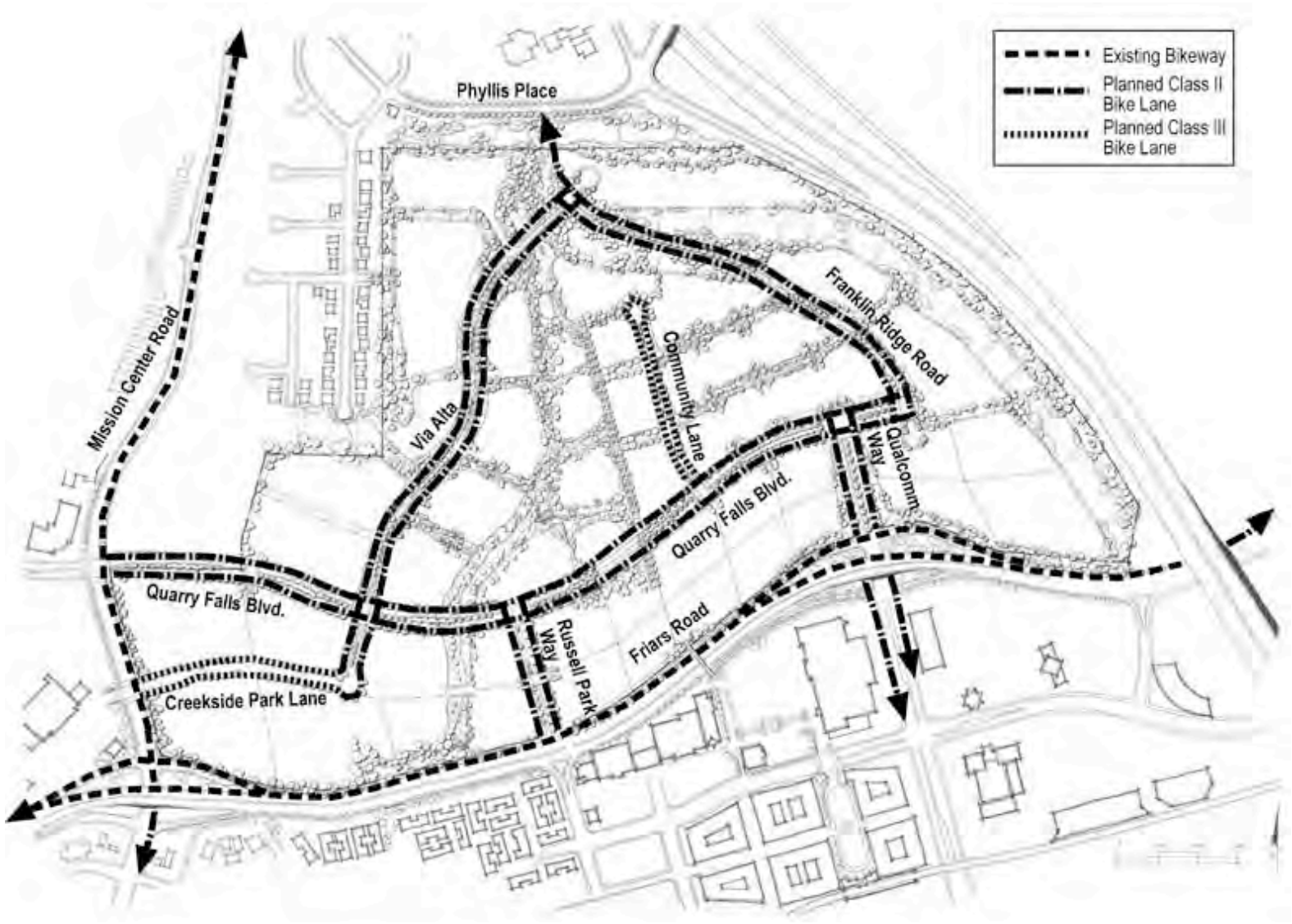
4.5 BICYCLE ACCESS

The project will accommodate bicycle travel along roadways and trails. The City classifies bikeways into three general categories based on the degree or extent of their improvements, as described below:

- **Bicycle Path.** A completely separate right-of-way for the exclusive use of bicycles (Class I).
- **Bicycle Lane.** A restricted right-of-way located on the paved road surface of the traffic lane nearest the curb and identified by special signs, lane striping, and other pavement markings (Class II).
- **Bicycle Route.** A shared right-of-way designated by signs only, with bicycle travel sharing the roadway with pedestrian and motor vehicles (Class III).

Class II bikeways will be located on Quarry Falls Boulevard, Russell Park Way, Via Alta, Franklin Ridge Road, and Qualcomm Way. A Class III bikeway will occur on Community Lane and Creekside Park Lane (see Figure 4-16, *Quarry Falls Bikeways*). In order to support bicycle travel as an alternate mode of transportation, secure bicycle facilities should be provided near retail, employment, bus/shuttle stops and common areas. Bicycle parking facilities will include either bicycle racks or bicycle lockers as specified in the City of San Diego Land Development Code.

Figure 4-16. Quarry Falls Bikeways



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5.0 PUBLIC UTILITIES ELEMENT

Public utilities which serve development in Quarry Falls are addressed in this element. Quarry Falls is located within the urbanized community of Mission Valley. As such, public utilities including water, sewer, gas and electricity, are readily available to serve Quarry Falls. Development within Quarry Falls will provide the necessary connections, extensions and upgrades to the existing utilities. As part of the Quarry Falls Vesting Tentative Map, a drainage plan and storm water control plan have been developed to control runoff and carry storm water.

5.1 WATER SERVICE AND FACILITIES

The City of San Diego Water Utilities Department provides water to the site as part of the Metropolitan System. Water demand projections have been calculated in accordance with the City of San Diego Water Department's Facility Design Guidelines. The projected average day demand for the fully developed Quarry Falls Specific Plan is 2.42 million gallons per day (mgd).

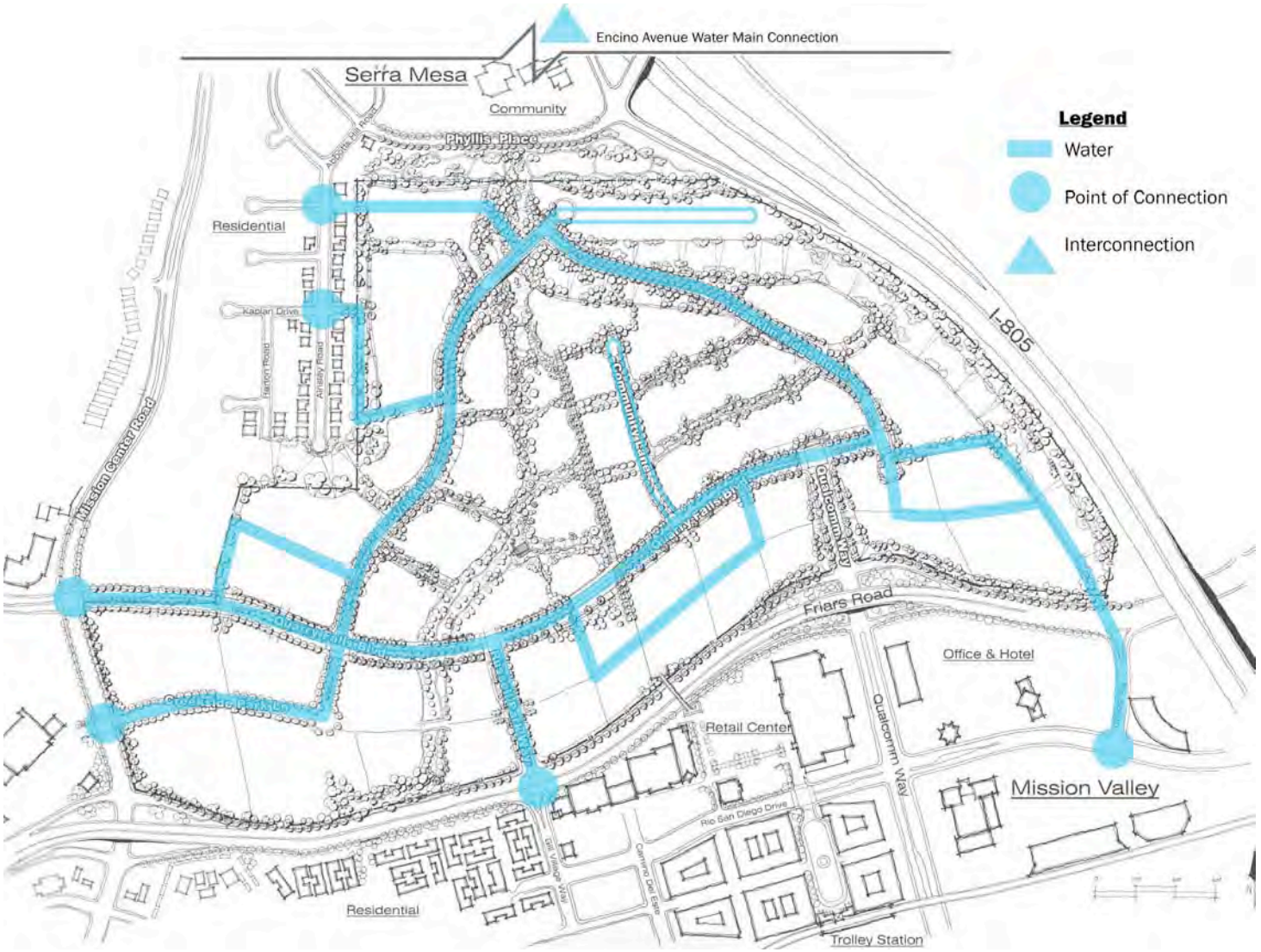
Figure 5-1, *Quarry Falls Water Facilities*, illustrates the planned water distribution systems for the project. Water facilities have been designed in a manner to ultimately serve buildout of the project with considerations to offsite water demand as well. Of the four water system networks surrounding the site, the principle source of supply will be an existing 16-inch pipeline that is located in Rio San Diego Drive south of Quarry Falls which connects via a pressure relief valve to a 12-inch pipeline under the I-805 overpass.

5.2 SEWER SERVICE AND FACILITIES

Sewer service will be provided by the City. Figure 5-2, *Quarry Falls Sewer Facilities*, depicts the planned sewer facilities and connections that will be necessary to serve development in Quarry Falls. Based upon City of San Diego design criteria, the average daily flow anticipated at buildout is 1.72 cubic feet per second (cfs).

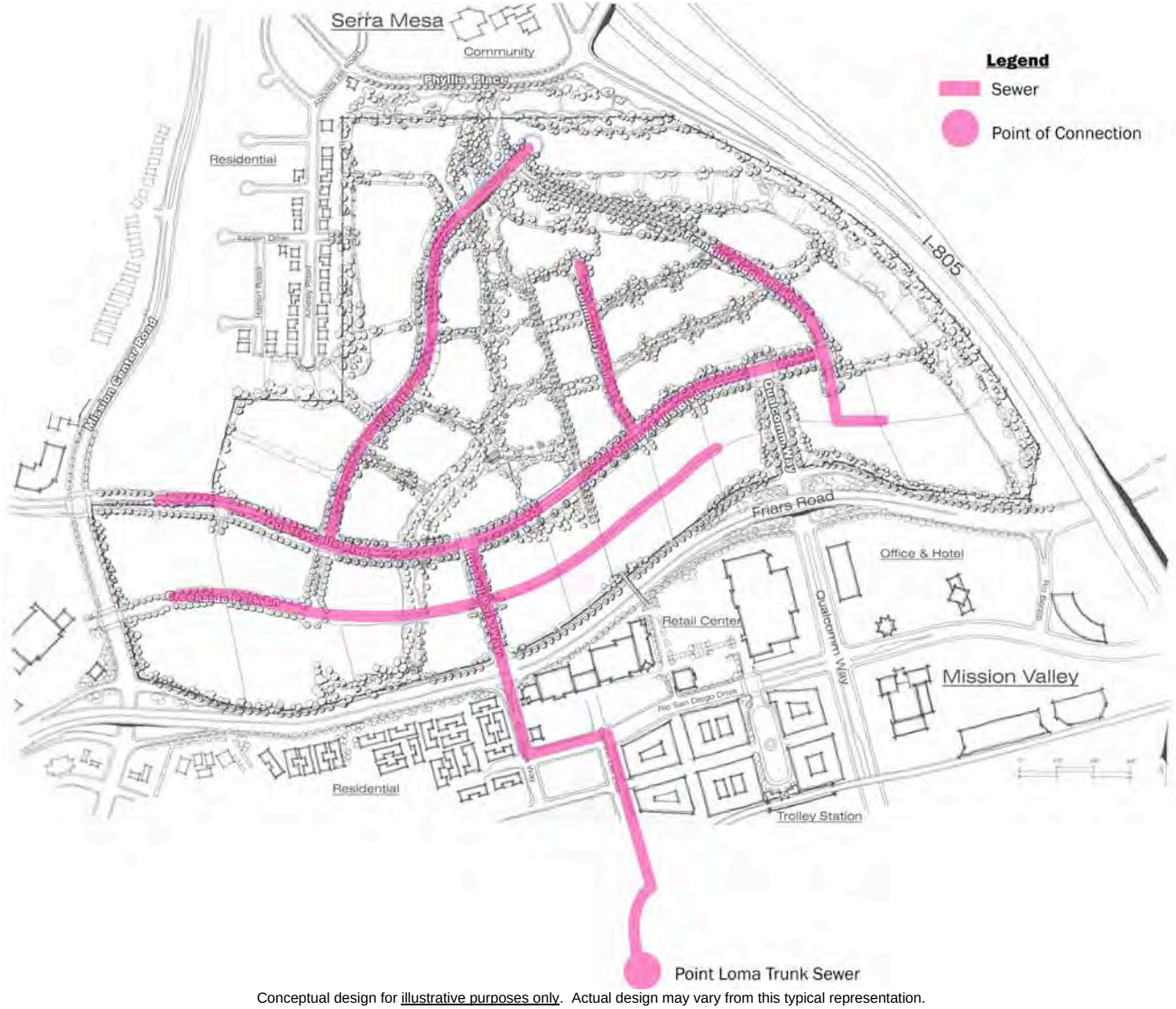
As shown in Figure 5-2, the Quarry Falls sanitary sewer system is divided into three sewer mains that drain in Via Alta from the north to the southwest; in Community Lane from north to south; and in Franklin Road from the north to the southeast. These sewer mains connect to a 12-inch sewer main running west to east in Quarry Falls Boulevard. Additional sewer mains run west-east in the Creekside and Village Walk Districts, connecting to the sewer main in Russell Park Way.

Figure 5-1. Quarry Falls Water Facilities



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 5-2. Quarry Falls Sewer Facilities



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

5.3 Storm Water System Drainage and Water Quality Design

The Quarry Falls Specific Plan area is affected by storm water runoff from off-site areas, as well as runoff resulting from development of the project. Three off-site areas drain onto the project site: a 16.5-acre drainage area to the north of Phyllis Place, a large area of approximately 97.3 acres to the northeast of the project site which drains onto the site through two 36-inch culverts flowing under I-805, and a 3.2-acre hillside area adjacent to the west side of the site.

Prior to development of Quarry Falls, storm water runoff is retained onsite in several changing retention ponds associated with the on-going mining operations prior to discharging offsite through an existing seven-foot square box culvert under Friars Road. The storm water then flows through an open channel to the San Diego River.

Development of Quarry Falls as envisioned by this Specific Plan will result in the creation of pervious surfaces, which will allow for areas of infiltration, as well as impervious surfaces, where runoff will need to be controlled. In order to control runoff from off-site areas, as well as runoff from development of Quarry Falls, a new drainage system will be constructed.

As shown in Figure 5-3, *Quarry Falls Drainage Plan*, Quarry Falls will implement a drainage plan that accommodates runoff at two discharge points. The westerly discharge point is an existing box culvert discharging to an open channel that flows to the San Diego River. The easterly discharge point will convey a relatively small portion of runoff through the existing storm drainage system in Qualcomm Way. Runoff from off-site areas entering the site from the north and east will also be conveyed through the project by the planned storm drain system and to one of these discharge points.

The Quarry Falls project will include innovative approaches to water quality management that incorporate the design principles of sustainable development. The project will incorporate best management practices (BMPs) at three levels:

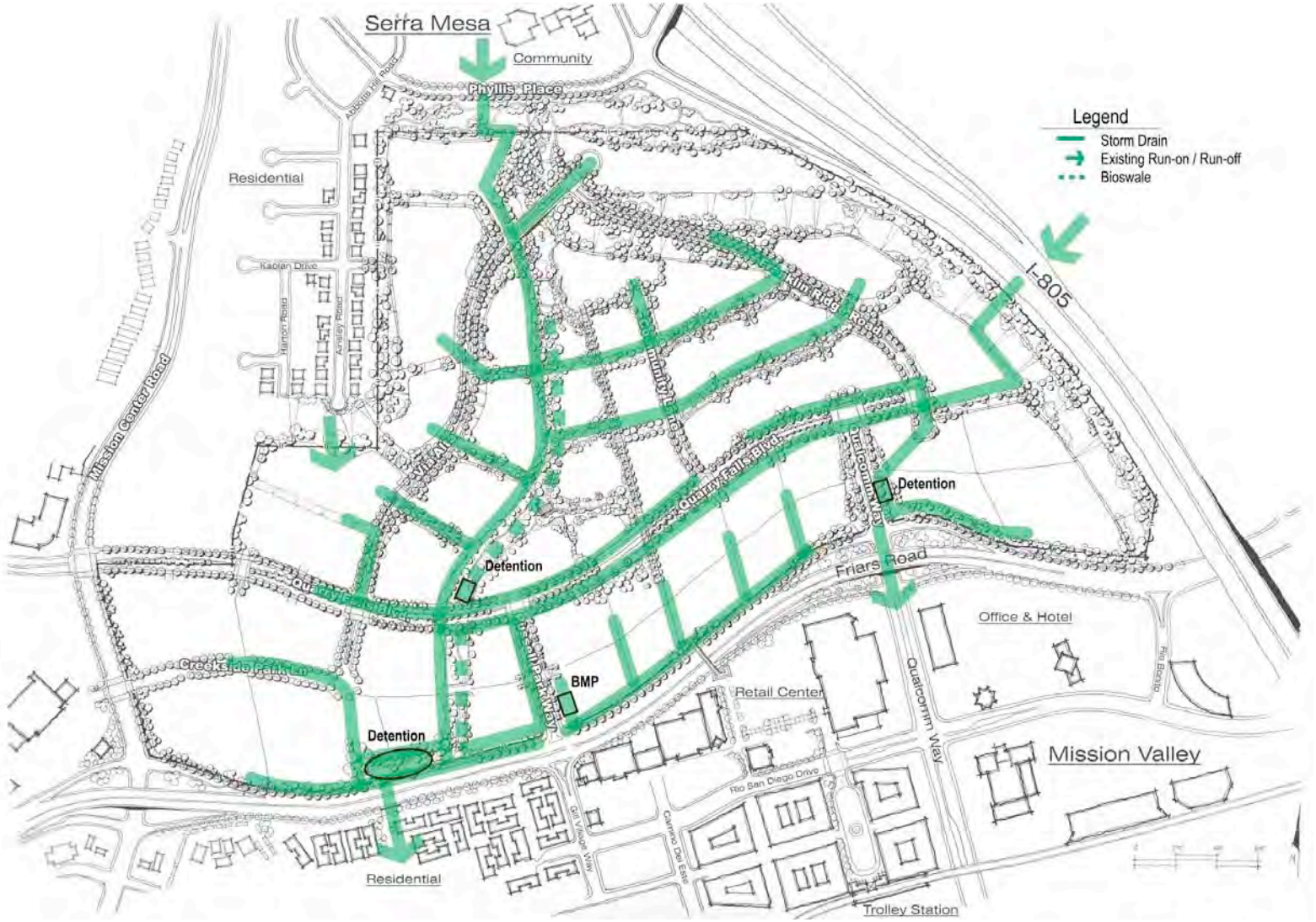
- **Source control BMPs** that are directed at reducing the initial contributions of pollutants (i.e., implementing educational programs, maintenance practices, integrated pest control management, etc.).
- **Site Design BMPs** that incorporate sustainable design principles such as xeric landscaping, permeable surfaces, and open spaces which facilitate the reduction of runoff and pollutants.
- **Treatment Control BMPs** that maximize pollutant removal from runoff flows in creative systems which provide multiple functions, such as incorporating landscaping that filters runoff and supports recreation.

The combination of BMPs for the Quarry Falls project will serve to reduce flow velocities, filter runoff, and control erosive processes.

Post-construction runoff will be treated to the maximum extent practicable by natural biofiltration systems, including landscaped areas, a central bioswale (see Figure 5-3, *Quarry Falls Drainage Plan*), and a detention basin. Treatment control BMPs are proposed in the Village Walk and Quarry Districts are based on constrained topography and site design.

Bioswales are also known as vegetated swales and consist of open, shallow channels with vegetation covering the side slopes and bottom. Bioswales collect and slowly convey runoff flow to downstream locations and function by filtering water through vegetation and a subsoil matrix, and infiltrating into the underlying soils, thereby providing treatment of runoff. Bioswales, in addition to other biofiltration systems, can remove pollutants through several different mechanisms including physical, chemical, and biological treatment processes. The incorporation of a bioswale will provide a water treatment benefit while also allowing for the incorporation of a natural system that mimics the function of a tributary to the San Diego River to which it discharges. The bioswale will be incorporated within the open space areas of the project and will also facilitate a link between the natural environment, and passive and active recreation areas. Only a small percentage of the Quarry Falls' runoff will require a mechanical filtration device due to limited space, steep slopes, and topography.

Figure 5-3. Quarry Falls Drainage Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

5.4 Natural Gas and Electricity

Gas and electric services are provided by the San Diego Gas and Electric Company (SDG&E). Several SDG&E electric and gas lines are located along the boundaries of the project site.

Existing 12 kilovolt (kv) overhead electric lines are located on the north side of Friars Road that go under the I-805 overpass and extend to approximately 400 feet west of Gill Village Way. Just west of Qualcomm Way, the overhead lines transition to underground and cross Friars Road where they extend west on the south side of Friars Road toward Mission Center Road. Power lines extend along the east side of Mission Center Road north of Friars Road for approximately 500 feet. These underground electric facilities then cross to the west side of Mission Center Road and extend north to approximately 500 feet past Mission Valley Road. Additionally, two separate high voltage overhead transmission tower lines cross just to the north of the Quarry Falls Specific Plan boundary, within the limits of the Quarry Falls Vesting Tentative Map, running parallel to and just south of Phyllis Place.

An existing four-inch gas line is located on the north side of Friars Road, running from Mission Center Road east to just before Gill Village Way. Existing three-inch and four-inch gas lines are also located in Mission Center Road north of Friars Road. The three-inch gas line runs up the center of Mission Center Road and then turns west along Mission Valley Road. The four-inch gas line runs along the east side of Mission Center Road. An existing 20-inch high pressure gas transmission main crosses the intersection of Mission Center Road and Mission Valley Road. The line extends north of Mission Valley Road along the west side of Mission Center Road. Additionally, an existing 20-inch high pressure gas transmission main crosses the northern portion of the site just south of Phyllis Place, outside the Specific Plan boundary but within the limits of the Quarry Falls Vesting Tentative Map. This line runs parallel to the SDG&E transmission tower lines.

Development of Quarry Falls would require connection to existing electric and gas lines throughout the project area in order to serve the residents and employees of Quarry Falls. Electric resources can be delivered throughout Quarry Falls sourced from existing electric and gas lines.

6.0 PUBLIC SERVICES ELEMENT

Public services are those institutional responses to basic human needs, such as health, safety, welfare and education. The *Public Services Element* for Quarry Falls describes the provisions necessary for public services, including schools, libraries, fire and police, solid waste, and public parks and recreation.

Public service needs are based on an area's population. The buildout population for Quarry Falls is estimated at 8,317, based on the target residential development of 4,780 dwelling units and SANDAG's 2006 Population Forecast (1.74 people per residence).

6.1 LIBRARIES

The City of San Diego Libraries Department recommends a new branch library when there are at least 20,000 residents in the community. In response to this criteria, a new library was constructed to serve the Mission Valley community in July 2002.

The Mission Valley Library is located at 2123 Fenton Parkway. This facility provides a computer lab, media (videos, CDs, DVDs), on-line databases, internet access, conference and meeting rooms, family programs, and a library collection of over 70,000 books.

The City of San Diego has recently constructed the new Serra Mesa/Kearny Mesa Branch Library within the Serra Mesa community, located at 9005 Aero Drive. The new library is 15,250 square feet and will provide patrons with a computer lab, meeting and conference spaces, and a large collection of library materials.

Other libraries in the project area include: the Linda Vista Branch Library in the Linda Vista community northwest of Quarry Falls; the Tierrasanta Branch Library, located northeast of Quarry Falls in the Tierrasanta community; and Benjamin Branch Library, located east of Quarry Falls in the Navajo community. Additionally library facilities are located south of the Mission Valley community, including the Normal Heights/Kensington Branch Library, the North Park Branch Library, the University Heights Branch Library, and the Mission Hills Branch Library.

6.2 SCHOOLS

Schools located within the San Diego Unified School District provide elementary and secondary public education to students generated by residential development in Quarry Falls. The closest elementary schools which serve the project area include Jones Elementary, Cubberley Elementary and Juarez Elementary. The middle/junior high school which serves the project area is Taft Middle School, and Kearny Senior High School is the closest high school. A private school is located at Faith Community Church and serves kindergarten through sixth grades. Transportation to schools serving the project area is not provided by the school district.

A school facilities fee, which provides funding for school construction, has been authorized by Senate Bill (SB) 1287. Developers of residential projects within Quarry Falls will be responsible for the payment of fees associated with public school service based on size of residential units and as established by the school district in accordance with SB 1287. Present City policy requires that verification of payment of school fees be made prior to the issuance of building permits. Additionally, a portion of the property taxes generated by the project will be allocated to the school district.

As stated in Chapter 2.0, *Land Use Element*, this Specific Plan allows for the possible development of a school within Quarry Falls, which may include an elementary, middle or high school. A school in Quarry Falls could serve students residing in Quarry Falls and/or Mission Valley, as well as other areas served by the San Diego Unified School District.

6.3 Fire

Fire protection is provided by the City of San Diego Fire-Rescue Department. Currently, there are no permanent fire stations in the Mission Valley community. A temporary station is located at Qualcomm Stadium and operates 24 hours a day from a portable building. This station serves the project area with an estimated response time of 4.5 minutes. The City of San Diego has approved Fire Station 45, which will be located approximately 1.1 miles west of Quarry Falls on Friars Road across from Qualcomm Stadium. Once constructed, Fire Station 45 will replace the temporary facility. The project will also be served by three other fire stations: Fire Station 14 at 4011 32nd Street, Fire Station 18 at 4676 Felton Street, and Fire Station 23 at 2190 Comstock Street. Quarry Falls is reserving a site for a future fire station in the event the City identifies a future need in this area.

6.4 Police

Police protection for the project is provided by the City of San Diego Police Department – Eastern Division. The Eastern Division Substation is located at 9225 Aero Drive, approximately 1.4 miles northeast of Quarry Falls and serves the Mission Valley Community east of Highway 163.

6.5 Solid Waste

The City of San Diego is responsible for solid waste disposal in the project area. Solid wastes generated at Quarry Falls are transported to the Miramar Landfill, which is owned and operated by the City of San Diego. Miramar Landfill is located north of Highway 52 at 5180 Convoy Street, approximately 6.3 miles north of Quarry Falls. The Miramar Landfill leases approximately 802 acres from the federal government, of which approximately 476 acres comprises the waste disposal area. The permitted remaining capacity as of May 2004 is 15,920,430 cubic yards. The Miramar Landfill is an environmentally secure, lined landfill which is covered on a daily basis in conformance with regulatory and environmental requirements. Miramar Landfill accepts more than 1.4 million tons of waste on an annual basis.

6.6 Public Parks and Recreation

The Mission Valley Community Plan area is predominately developed with office and commercial uses. Residential development, which has more recently been introduced in Mission Valley, is in the form of attached dwelling units with private recreation areas.

There are no public parks located within the Mission Valley community. Based on SANDAG's 2030 population forecasts as of 2006 for Mission Valley, Mission Valley is currently deficient in population based (neighborhood and community) parks and needs approximately 48 acres to meet the City's requirement.

Although resource based parks do not satisfy community population based park requirements, two such resource-based parks border the Mission Valley community and are accessible by automobile and bicycle. Presidio Park is located in Old Town San Diego at the western end of Mission Valley, and Mission Bay Park is located immediately west of the Mission Valley community along the coast. Presidio Park provides historic resources for public viewing, as well as areas for picnicking; and Mission Bay Park provides picnic areas, playgrounds, and areas for aquatic recreational activities. Private and semi-private recreational facilities are located at the western end of the Mission Valley community including the Sefton Little League fields and the Mission Valley YMCA. (Chapter 3.0, *Open Space, Parks, Recreation and Community Amenities,* addresses Quarry Falls' park needs and facilities).

Three neighborhood parks and two joint-use school/park sites are located in the Serra Mesa community. Cabrillo Heights Neighborhood Park comprises a 13.7-acre park located adjacent to Angier Elementary and includes lighted multi-purpose sport fields, playgrounds, picnic facilities, and a concession stand. Murray Ridge Neighborhood Park is a developed 11.1-acre park located northwest of Murray Ridge Road and Mission Center Drive, and incorporates a multi-purpose court, tennis courts, a horseshoe area, and picnic facilities. Serra Mesa Community Park occupies a 20.6-acre site in which 10-acres are developed. The partially developed Serra Mesa Community Park stretches south from Aero Drive to Village Glen Drive and incorporates lighted sports fields, multi-purpose courts, playgrounds, and parking. The Cabrillo Heights Neighborhood Park, Murray Ridge Neighborhood Park, and Serra Mesa Community Park are located approximately 1.5 miles, 0.41-mile, and 1.6 miles from Quarry Falls, respectively. Although these parks are within close proximity to Quarry Falls, they do not contribute to satisfying the population-based park requirements of Quarry Falls.

The communities' joint-use facilities are utilized by children of the San Diego Unified School District during school hours and by the general public during non-school hours, on weekends, and on holidays. The Juarez Elementary School joint-use lease area contains ball fields, picnic facilities, children's play area, and a hard court area. The Fletcher Elementary School joint-use lease area, referred to as "Birdland Neighborhood Park," contains a children's play area, picnic facilities, turfed ball fields, and hard court gaming area.

Mission Trails Regional Park is located northeast of the Mission Valley and Serra Mesa Communities, straddling the upper reaches of the San Diego River. Mission Trails Regional Park provides hiking and wildlife observation opportunities.

Balboa Park is a resource based public park located approximately 3.5 miles south of Quarry Falls, just east of downtown San Diego. Comprising more than 1,000 acres, it offers fifteen museums, various gardens, arts and international culture associations, as well as the San Diego Zoo. As such, Balboa Park serves the historical, horticultural, educational and recreational needs of residents and visitors, with approximately 14 million visitors each year. Displays of internationally significant art treasures, exotic animal species, unique model railroads, world folk art, sports memorabilia and rare aircraft–to name a few–are on view in Balboa Park's museums. Balboa Park is also renowned for its brilliant displays of seasonal flowers, shady groves of trees, and meandering paths through rolling lawns.

Quarry Falls is located within walking distance of the San Diego River. Several planning documents, including the Mission Valley Community Plan and the First San Diego River Improvement Project Specific Plan, identify development of a river trail system along the San Diego River which would provide additional active and passive recreational opportunities proximate to the project site.

The City of San Diego is working with the San Diego River Coalition and San Diego River Park Foundation to develop the San Diego River Park Master Plan to guide future establishment of a River Park along the San Diego River within the City of San Diego. The Master Plan provides a road map for the River Park and includes specific recommendations, implementation strategies, and big picture goals and objectives. The Master Plan is based upon several themes including building upon previous efforts, creating a project which will move forward and lead to success, clean water, safe communities, enhanced quality of life, a recognition of our past, and establishing a river park which would be a system of park elements linked together with a functioning natural system for water, wildlife and habitat, trails, and education opportunities.

Planned as part of Quarry Falls are a variety of passive open space, recreational and community uses. Please see Chapter 3.0, *Open Space, Parks, Recreation and Community Amenities*, for a discussion of open space, parks, recreation and community amenities.

7.0 LANDSCAPE ELEMENT

Quarry Falls is envisioned not only as a village, but a village that can be connected to the San Diego River and destinations beyond via a series of parks, open space, trails and walks. In addition to park trails, all streets will be designed with generous sidewalks in compliance with the San Diego Street Design Manual (November, 2002). Sidewalks will be lined with shade providing trees and will include street furniture, lighting, and crosswalks with bulb-outs to minimize the crossing time for pedestrians. The backbone circulation streets will include bicycle lanes. The overall intent is to create a walkable community that is very pedestrian friendly.

The open space of Quarry Falls is marked by a central park (the Quarry Falls Park) that runs the length of the Specific Plan area, from north to south. Fingers of open space (the Finger Parks) run in the east-west direction linking neighborhoods and districts to each other and to the Park. Steep slopes up to 200 feet high that remain as part of the resource extraction operations surround the site on the west, north and east. These slopes form important visual backdrops to the project, particularly from public viewing areas to the south, including I-8 and I-805.

The guidelines presented in this chapter not only set the overall tone of Quarry Falls through the creation of consistent landscape design standards and guidelines, but also provide for a comprehensive and coordinated treatment for landscaping, hardscape project entries, and selected Special Treatment Areas. All landscaping within Quarry Falls shall conform to the requirements and criteria set forth in the City of San Diego Land Development Code landscape regulations and Land Development Manual landscape standards.

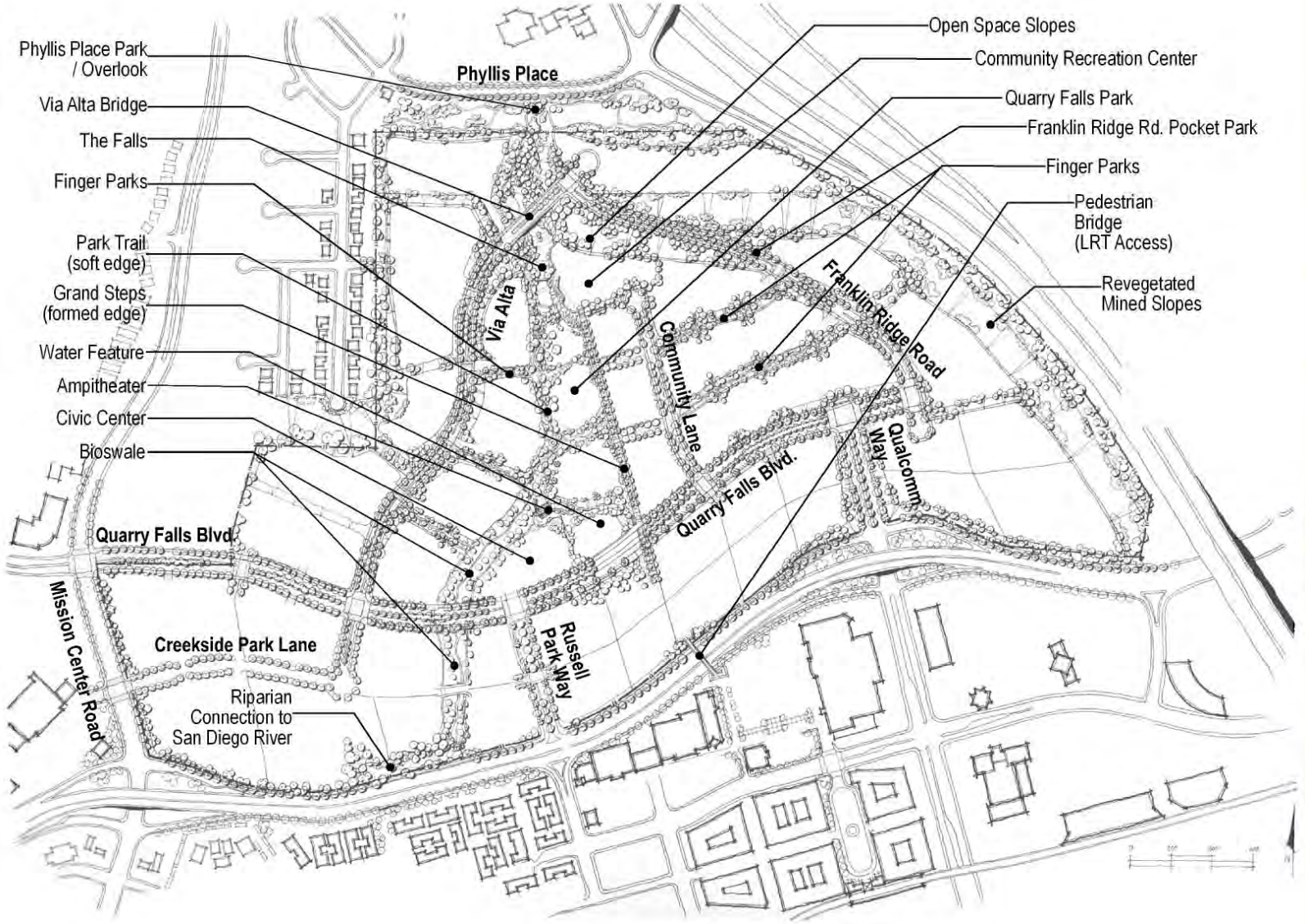
This chapter includes descriptions of landscape treatments and figures depicting landscape concepts for parkways, medians, parks, and open space. Included in Appendix A, *Recommended Plant Materials*, is a list of recommended plant material for the project. Substitution of plant materials is allowed by this Specific Plan; however, the function and purpose of the overall landscape plan shall be maintained. Any substitutions and/or additions to the plant palette are conditional upon approval by the City of San Diego. Notwithstanding these recommendations, any other landscape material that may be classified as an invasive species shall be deleted from the landscape plan and replaced with an appropriate species.

7.1 CONCEPTUAL LANDSCAPE PLAN

The *Conceptual Landscape Plan* for Quarry Falls (presented in Figure 7-1) establishes a framework of future development proposals. Once implemented, the overall project landscaping will display a strong, cohesive and readily identifiable community image by tying together the varying architectural styles created by the different builders in Quarry Falls. The primary focus will be to create the Quarry Falls Park with its various components as a strong backbone for the community. Landscaping of perimeter slopes, street-scenes, individual development areas, and Special Treatment Areas must tie into the central park focus established by the Conceptual Landscape Plan.

All landscaping, including but not limited to streetscapes, parks, open space, development areas, and parking lots will follow guidelines and standards as set forth by the City of San Diego Land Development Code, unless modified by requirements of this Specific Plan and conditions of the Master PDP. Plant materials are those that are most suited to actual site conditions, with a preference for drought-tolerant plant materials. Plants should be selected to satisfy performance requirements and are easily maintained. Based on the City's list of prohibited plant materials, invasive plant materials will not be used. Landscape improvements, should be selected, positioned and maintained to avoid obstructing views of motorists near intersections of aisles, driveways and pedestrian walkways.

Figure 7-1. Conceptual Landscape Plan



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7.2 PARKS

The parks within Quarry Falls provide connectivity through a series of interconnected trails and walkways that traverse a variety of terrain and vistas. Park users will be greeted by a multitude of activities and spaces, ranging from quiet intimate sitting areas to larger gathering spaces. A central park, Quarry Falls Park, is strategically sited to be the centerpiece of the project. Trails and walkways through this central park will extend and connect between the north and south project boundaries. Park open space and trails also extend to the east and west from Quarry Falls Park, connecting the development areas to the central park. As shown in Figure 7-2, *Quarry Falls Conceptual Park Plan*, the overall conceptual landscape plan for parks and open space includes active and passive park play areas, trails, revegetated mined slopes and general open space.

The landscaping within the parks will include a variety of trees, shrubs, ground covers and grasses. Plant materials will be selected to complement planned activities, views and habitat. In general, lower percentage slopes (less than 5:1) will be planted with turf to encourage and allow informal play and recreation. Slopes steeper than 5:1 will generally be planted with ground cover, shrubs and trees.

As described earlier, the parks and open space of Quarry Falls will be linked with a series of walkways and trails. The trails and walkways are intended to provide connections within Quarry Falls, as well as connections to the existing developments to the north and to Mission Valley amenities to the south. These trails are in addition to the sidewalks along the public streets within Quarry Falls. Trails will likely be a combination of decomposed granite, asphalt or concrete, depending on accessibility requirements, topography and maintenance requirements. Activities along the trails include sitting areas, fitness courses and children's playgrounds. Interpretive signs may also guide and inform the park trail user. Park trails may also be distinguished by family names of the current property owners.

7.2.1 Quarry Falls Park

The Quarry Falls Park is the centerpiece of the project. Approximately 17 acres in size, it extends from the edge of Serra Mesa on the north side, to Quarry Falls Boulevard on the south. It stretches from the Foothills District on the west to the Terrace District on the east and includes the Finger Parks to the east and west.

A conceptual park plan for Quarry Falls Park provides a vision for the public space and a range of potential uses. Actual park uses will be defined as part of the park development process identified in Council Policy 600-33, *Community Notification and Input for City-Wide Park Development Projects.* The various features of the conceptual park plan are shown in Figure 7-2 and are described below.

- **Quarry Falls Lake and Model Boat Basin.** The approximate one-acre lake is located at the south end of the Quarry Falls Park. The Lake provides a connection to the Park and Civic Center on the north side of Quarry Falls Boulevard and influences the design of the Village Walk District directly to the south. Featured within the Lake will be a geyser to assist in aerating the water and providing a pleasurable visual experience from numerous vantage points with the area. The Lake has several opportunities to add recreational amenities, such as an area for residents and visitors of all ages to operate model boats. An overlook deck and adjacent seating areas will provide places to observe activities on and surrounding the Lake.
- **Amphitheater**. An amphitheater adjacent to the Civic Center may allow views over the Lake. The amphitheater may include planting and seat walls, as well as adjacent lawn areas for addition seating.
- **Trails and Walkways**. Throughout the Park will be approximately 1.5 miles of trails connecting the various uses of the Park and extending into the adjacent Finger Parks. Trails will be a combination of decomposed granite, asphalt and concrete depending on location and topography. Trail width will vary from four feet wide to eight feet wide.

Figure 7-2. Quarry Falls Conceptual Park Plan

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- The **Grand Steps** will be approximately 20 feet wide and will rise along the east side of Quarry Falls Park from Quarry Falls Boulevard north to the Community Recreation Center. To the east of the Grand Steps is the Terrace District and immediately to the west are the Rose Gardens of Quarry Falls Park. The Grand Steps will feature stairs and accessible ramps, and small plazas where the Finger Parks intersect with the Grand Steps. These plazas will feature a viewing area over a children's playground and model boat basin. Views from the Grand Steps will overlook the Quarry Falls Park to Mission Valley beyond from the upper areas.
- **Rose gardens**. A primary decorative feature of the Park will be a continuous series of rose gardens that follow the west edge of the Grand Steps. Each series of rose gardens can have a different theme such as color, scent, history, etc. Interspersed within the rose gardens will be quiet sitting areas and trail connections to the Park.
- **Open lawn play areas.** The lower terraces of the Park above the Lake will feature open lawn play areas. Each is sized to accommodate an informal soccer game or a youth baseball field. Surrounding the open lawn areas will be smaller play areas as described below.
- **Picnic areas**. Informal picnic areas will be located between the two open lawn play areas. Picnic areas will feature picnic tables, barbeque grills, shade and bicycle parking. Views from the picnic area will extend over the lower open lawn play areas, the Lake and Amphitheater.
- **Volleyball and basketball courts.** Surrounding the lower open lawn play area will be a sand volleyball court and a basketball court. These are proposed at the south and west edges of the lower open lawn play area.
- **Restrooms**. Restrooms will be located in the area of the Amphitheater and at the Community Recreation Center.
- **Native plant gardens.** Within the Park will be an interpretive garden featuring the native plants of the San Diego region. The gardens will include trails and interpretive signage.
- **Community gardens**. Located between the upper open lawn play area and the Arboretum will be the Quarry Falls Community Garden that features approximately 20 to 25 garden plots for residents of Quarry Falls and the surrounding community. The gardens will be self-tended and will include water stations and a small shed for storage of communal gardening equipment.
- **Children's play areas.** Located between the open lawn play areas at the terminus of the lower Finger Park of the Terrace District will be children's play areas. These areas will feature playground equipment for younger children and less formal play areas for older children that incorporate climbing boulders. The children's play areas will also feature shaded sitting areas for adults, allowing views into the children's play areas as well over the lower open lawn play area.
- **Arboretum**. A one-acre (approximate) arboretum is proposed above the upper open lawn play area. The Arboretum will feature plants of a certain theme to be determined at a later date. Themes may include a combination of medicinal plants, scented plants, wildlife attractant plants, edible plants, Native American Indian plants, etc. Proposed within the Arboretum is small water body that will feature aquatic plants and fish.
- **Dry creek bed/bioswale.** Located at the base of the western slopes of the Park at the edge of the Foothills District is a continuous dry creek bed and bioswale. Featuring plants native to the canyons of San Diego County, the bioswale will collect surface runoff from the slopes below the Foothills District and from the Park. The dry creek bed/bioswale will continue along the west edge of the Civic Center to Quarry Falls Boulevard. It will reappear immediately south of Quarry Falls Boulevard and continue to the detention basin on the north side of Friars Boulevard, emphasizing the connection of the upper reaches of the Quarry Falls Park to the San Diego River.

- **Waterfalls**. Originating at the northern end of the Park, above Via Alta, will be the waterfalls. Modeled on California waterfalls, the Falls will cascade over a series of rocks and ledges, dropping approximately 80 feet from the south face of the Via Alta bridge to the lower basin located in the upper terrace of the Park. The water within the Falls will recirculate and will not connect to any other water features in the Park. Planting will frame the views into the Falls from below and will feature a climbing trail to the upper reaches. At the lower water basin of the Falls, stepping stones and an elevated walkway will allow access from the one side to the other. The Quarry Falls Community Center will be located adjacent to the Falls on the east side and will feature overlooks into the Falls.
- **Upper Springs Park**. The Falls will begin at the Upper Springs Park. This park will be landscaped with native plant materials to evoke a natural scene, symbolic of areas where creek flows lead to lush vegetation.

The Quarry Falls Park will be a combination of landscaped side slopes and manicured lawn areas. The side slopes will be landscaped with drought tolerant plant materials including ground covers, shrubs and large shade and evergreen trees. The design intent of the landscaped side slopes is as follows:

- Minimize erosion
- Conserve water
- Provide a visual buffer between the Park and adjacent land uses
- Create habitat
- Frame desirable views looking north and south across Park
- Create visual landmarks within Quarry Falls

The central spine of the Quarry Falls Park will be comprised of manicured lawn areas suitable for informal play, picnics, and general recreation. Special garden areas featuring rose gardens, and colorful perennials and annuals will frame sitting areas. Shade trees will be provided where appropriate. Ground covers and shrubs will be used to accentuate walkways and transitions to side slopes.

The trees of Quarry Falls Park will feature an array of native drought tolerant trees, both deciduous and evergreen, and trees with special features such as flowers, bark, branching pattern, leaf color, etc. The plant palette included at the end of this section includes a list of recommended plant materials. While substitutions of plant materials is allowed by the Specific Plan, the function and purpose of the overall landscape plan shall be maintained. Any substitutions and/or additions to the plant palette are conditional upon approval by the City of San Diego.

Trees situated around the Lake will feature higher canopy evergreen and deciduous trees permitting views across the Lake. Trees between the Lake and the Amphitheater will also feature higher canopy trees. Planting of native and drought tolerant trees in this area will be an extension of the native and drought tolerant trees planted along the dry creek bed/bioswale and slopes on the west side of the Park. Trees proposed for this area include Ginkgo, Tulip Tree, Arizona Sycamore, Coast Live Oak, Strawberry Tree, Torrey Pine and Aleppo Pine. Shrubs and ground cover include Cotoneaster, Pride of Madeira, 'Lady Banks' Rose, Coast Rosemary, Lavender, Deer Grass and lawn.

The park slopes on the western edge of the Park will feature native and non-native drought tolerant trees. Included will be faster-growing trees to aid in establishing slopes and minimizing erosion. This includes Arizona Sycamore near the dry creek bed/bioswale, and Oaks, Italian Cypress, Aleppo Pine, and Strawberry Tree on the slopes. Understory slope planting will include Pride of Madeira, New Zealand Flax, Lemonadeberry, Coast Rosemary, Manzanita, California Sagebrush, Dwarf Coyote Bush, Ceanothus, and Salvia.

The Grand Steps on the east side of the Park will feature smaller shade and flowering trees that allow walking between the trees and under the canopy of the trees. This will be a combination of evergreen, deciduous and flowering trees. Uniformity of tree height and canopy is preferred. Trees proposed for the Grand Steps include Blue Palo Verde, Chinese Pistache, Chinese Evergreen Elm and Silk Tree. Shrubs and ground cover along the Grand Steps will include Blanket Flower, Lavender, Rosemary, and Lavender Cotton. Vines will include Blood Red Trumpet Vine, Cup of Gold Vine, and Chinese Wisteria.

The open lawn play areas will feature traditional large park shade trees on the edges. The sloped areas between the Park terraces that include the picnic areas and community gardens will include extensive planting of native trees. The children's play areas will feature evergreen trees affording views underneath the canopies and offering shade throughout the year. Trees proposed for the edges of the open lawn areas include Ginkgo, Tulip Tree, Lombardy Polar, Arizona Sycamore, Coast Live Oak, Strawberry Tree, Canary Island Pine and Aleppo Pine. Shrubs and ground cover include Cotoneaster, Pride of Madeira, 'Lady Banks' Rose, Coast Rosemary, Lavender, Deer Grass and lawn.

The Arboretum will include an appropriate display of native and non-native trees that follow the themes of the Arboretum. Flowering trees will be a feature of the Arboretum. Trees planted in and around the Falls will feature larger park trees, both deciduous and evergreen. The final plant list for the arboretum will be developed in more detail as planning for the Arboretum advances. However, trees within the Arboretum that frame the edges, provide shade, color and interest, and guides circulation will include Ginkgo, Tulip Tree, Arizona Sycamore, Coast Live Oak, Strawberry Tree, Canary Island Pine and Aleppo Pine.

The main Quarry Falls Park Trail which follows a north-south alignment, will be adjacent to the base of the side slope on the west side of the Quarry Falls Park. As a result, the western side of the Park Trail will be part of the park side slope landscape, which features drought tolerant plant materials including ground covers, shrubs and trees. The east side of the Park Trail is the main Quarry Falls Park.

The Grand Steps will be landscaped on both sides along their entire length. The planting design on the west side of the Grand Steps (facing the Quarry Falls Park), will feature continuous rose gardens with openings for access to the Quarry Falls Park. The design intent is to allow full views and access into the Quarry Falls Park. On the east side of the Grand Steps, the planting design will feature larger trees and shrubs, providing a subtle visual buffer between adjacent residences and the Grand Steps. The intersection of the Finger Park trails and the Grand Steps will be marked with special planting areas featuring flowering trees as well as colorful perennials and annuals.

Park slopes vary in height and steepness and follow the western edge of the Quarry Falls Park. These slopes allow for grade changes from adjacent development parcels (Foothills District) down to Quarry Falls Park. Park slopes are primarily to accommodate grade changes and enhance views from above and below the slopes. Similar to other Quarry Falls slopes, park slopes will be planted with a combination of ground cover, shrubs and trees. Although the slopes are intended to be irrigated, plant material will be drought tolerant. In addition, plant material that spreads readily and minimizes erosion will be planted.

7.2.2 Finger Parks

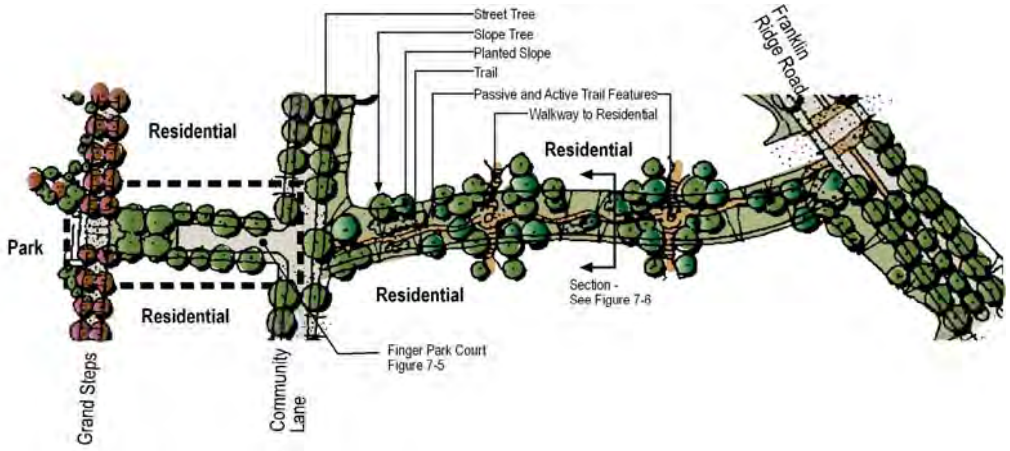
Slopes within the Finger Parks will be landscaped with a variety of ground covers, shrubs, and trees. All plant material will be selected to maximize erosion control, minimize water consumption, enhance views, and provide shade where appropriate. Plant material will be used to screen views into living units, especially those on the downhill side of the Finger Parks. This will be accomplished with a planting design which emphasizes small evergreen trees and shrubs. Views from living units on the uphill side of the Finger Parks will be framed with larger trees without blocking views to the south. The overall design intent of the landscaped Finger Parks is to provide a calm, shaded oasis where park users can relax and enjoy special sitting areas and views, while traversing between housing areas and the Quarry Falls Park. Finger Park Trails will be a combination of decomposed granite, asphalt and/or concrete depending on location and topography. Trails will be a minimum of six-feet wide (see Figures 7-3 through 7-7).

The Terrace District development parcels to the north and south of the Finger Parks will have direct access to the Finger Parks Trails through stairs and walkways across the 2:1 side slopes. Within the Finger Parks are a variety of amenities including both passive and active features such as quiet sitting areas with benches, interpretive signs, fitness stations, etc.

Figure 7-3. Foothills District Finger Parks

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 7-4. Terrace District Finger Parks



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 7-5. Finger Parks Courts

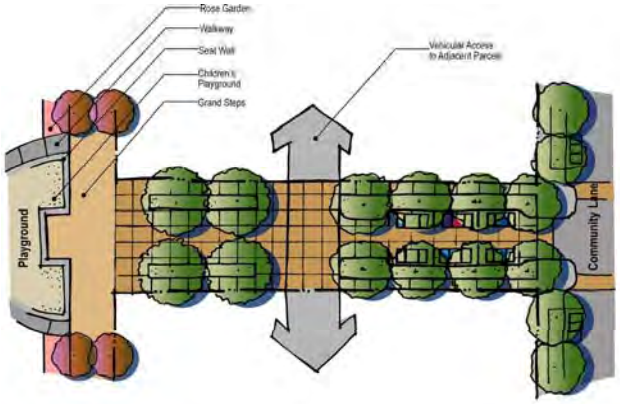


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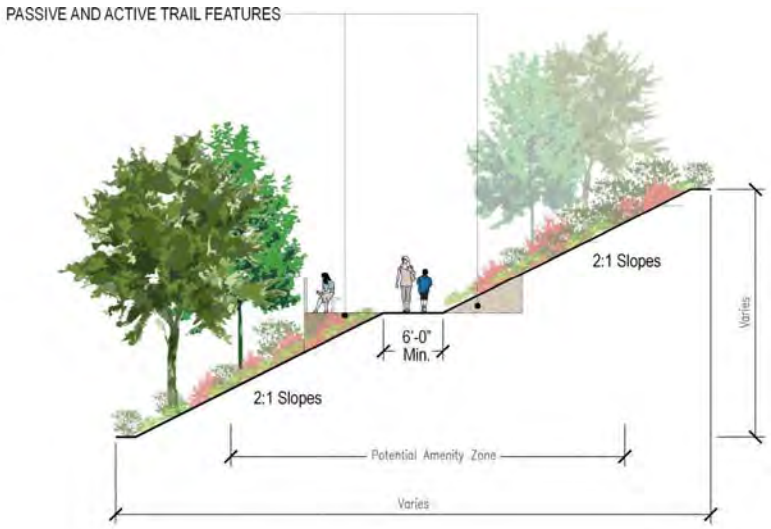
Figure 7-6. Finger Trails Cross Section



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 7-7. Slope Cross Section (without trail)

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Trail slopes will be planted with a combination of ground cover, shrubs and trees. Although the slopes are intended to be irrigated, plant material will be drought tolerant. In addition, plant material that spreads readily and minimizes erosion will be planted.

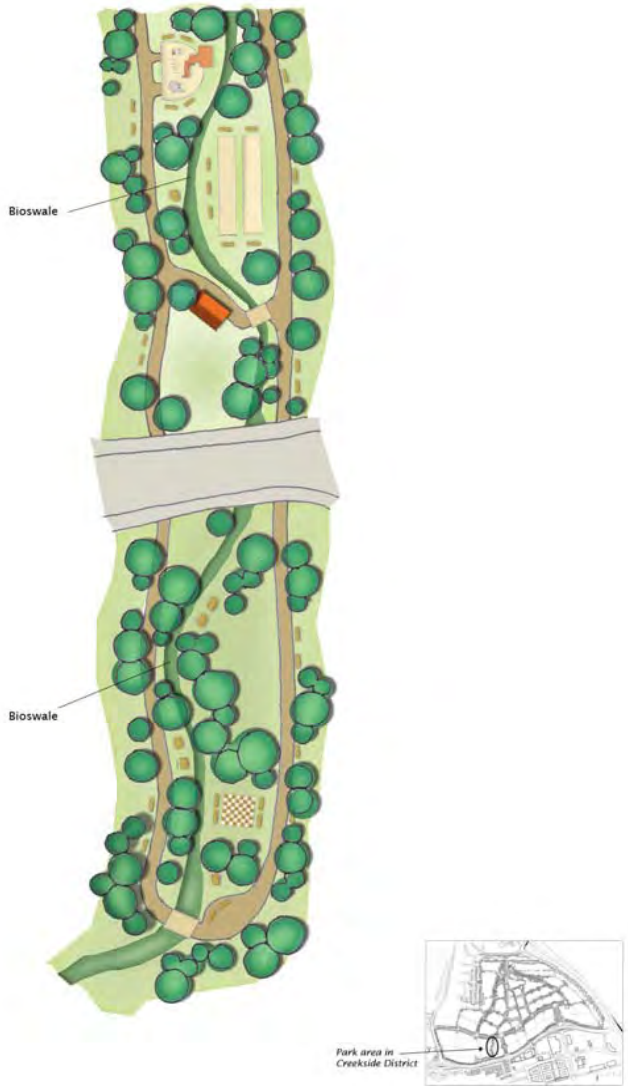
Trees proposed for the Finger Parks include Blue Palo Verde, Honey Locust, Lombardy Poplar, Chinese Evergreen Elm, King Palm, and Italian Cypress. Flowering trees include Strawberry Tree, Floss Silk Tree, Crape Myrtle, and New Zealand Christmas Tree. Understory planting will include Pride of Madeira, Evergreen Euonymus, Lupine, Lemonadeberry, Sugar Bush, Gooseberry, Rosemary, Lavender, Pyracantha, Boston Ivy, Cup of Gold Vine and Chinese Wisteria.

Franklin Ridge Road Pocket Park is located within the Terrace District, adjacent to Franklin Ridge Road. This small (0.2 acres) are will allow for additional passive park uses, such as sitting areas and turf for unorganized play.

7.2.3 Bioswale

Traversing the Creekside District, between the Creekside East and Central Subdistricts, is an approximately 100-foot wide path that connects the Creekside District to the Park District. The Creekside Park (see Figure 7-8, *Creekside Park*) is comprised of two segments, beginning at the southern edge of Quarry Falls Boulevard and culminating adjacent to a detention basin just north of Friars Road. A bioswale with its predominately useable turf surface follows the alignment of the park and shall be carefully placed to maximize recreational uses while enhancing the experience of the riparian environment to provide a symbolic connection to the San Diego River while also supporting the bioswale.

Figure 7-8. Creekside Park



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7.3 STREETSCAPES

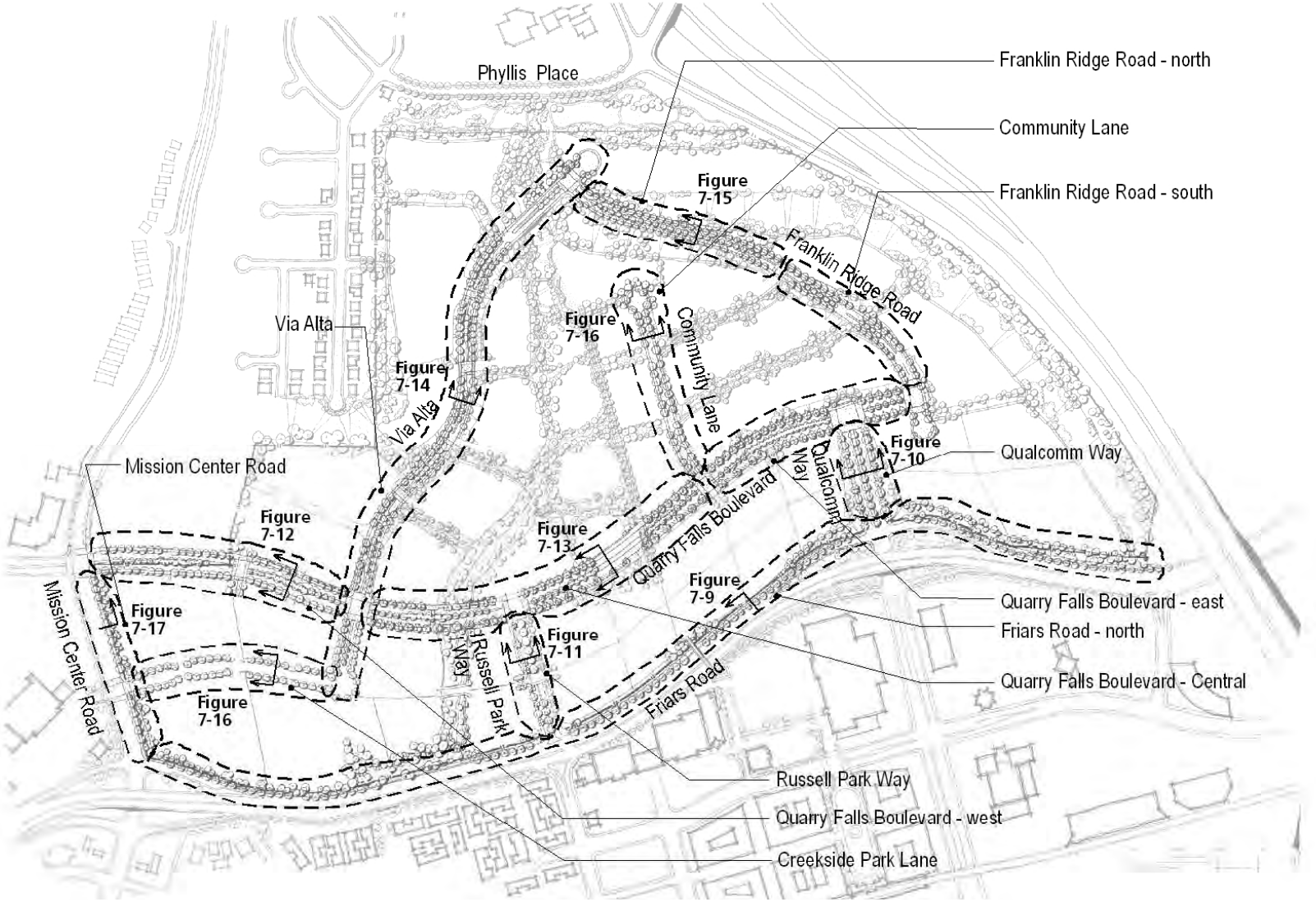
Public parkways and medians shall be landscaped in accordance with the Quarry Falls Vesting Tentative Map Street Tree Study or as approved by the City engineer. Figure 7-9*, Streetscape Conceptual Landscape Plan,* illustrates the overall landscape plan for the circulation element roadways within Quarry Falls. The primary public streets are noted for a nearly continuous pattern of planted parkways and medians and street trees.

The streetscape consists of the union between various elements within Quarry Falls, including structures and buildings, plantings, paving, lighting fixtures and street furniture. In Quarry Falls, the streetscape will be perceived at three levels: 1) from the street as a pedestrian; 2) from the street as an occupant of a motor vehicle or riding a bicycle; and 3) from the surroundings with the development of each district. In order to appeal to all three perception levels, the street-scenes should incorporate detailed design elements for slower moving pedestrians, as well as large, bold plant masses and hardscape materials which are visible to passing motorists at higher speeds.

Pedestrian crosswalks will be designed in accordance with City standards and may be constructed in different ways depending on specific location, roadway paving, traffic, and coordination with adjacent buildings.

Crosswalks will include the following options: white-striped crosswalks; painted or thermoplastic crosswalks, with clearly defined edges and crosswalk stripes; or crosswalks which incorporate a different paving material from the roads to unify the paving of the adjacent sidewalks with the paving of the crosswalks. Intersections at project entries will also be treated with pavement enhancements as each development occurs. This second option may include materials such as exposed aggregate concrete, precast brick or concrete pavers, or asphalt pavers. The edges would be clearly defined either with painted borders or a different paving material. All crosswalks would have detectable warning strips where the sidewalk curb ramps meet the street crosswalk.

Figure 7-9. Streetscape Conceptual Landscape Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation

There are several distinct street scene treatments in Quarry Falls, including:

- North side of Friars Road
- Via Alta
- Qualcomm Way
- Community Lane
- Creekside Park Lane
- Russell Park Way
- Franklin Ridge Road
- Quarry Falls Boulevard
- East side of Mission Center

As described below, landscape treatments for each of these areas will be unique and responsive to the purpose of the street. All cross sections in this chapter are for illustrative purposes to reflect general landscape concepts. Actual roadway sections will be based on the approved Quarry Falls Tentative Map. Standard tree spacing may vary to accommodate utility boxes, utility lines, and driveways.

- **Street Trees.** Street trees planted in conjunction with project sidewalks will extend as close to street corners, driveways and crosswalks as allowed by City standards. The row of street trees closest to the curb will be planted approximately three to five feet from face of curb to tree trunk. The only exception to this will be on the north side of Friars Road where the distance from curb to right-of-way will be 22 feet (based on Urban Parkway Configuration U-4b from the 2002 San Diego Street Design Manual). In this section, the landscape zone between curb and sidewalk is 15 feet and therefore the trees will be seven to eight feet back from the face of the curb.

  Underplanting below street trees will include parkways with grass and low-growing ground cover and shrubs. Tree grates and decomposed granite paving can also be utilized for street trees. Planting and irrigation practices for street trees and underplanting should avoid overwatering and emphasize water conservation. All street tree planting should be irrigated with a combination of drip, bubblers and spray irrigation. Street trees will be planted 25 to 40 feet on-center depending on species and location to achieve a minimum overall rate of one tree for every 30 feet of street frontage.

- **Street Lighting.** To enhance the street scene and provide a more enjoyable and secure pedestrian experience during night hours, light fixtures of a smaller scale and complementary to the architectural style of the respective district are encouraged to supplement minimum City lighting standards.

- **Median Planting.** All medians will be planted with flowering trees. Selection of flowering trees will be orchestrated with color and season of flowering trees. Median trees will extend to the end of the median as close as possible. The ground plane planting on medians will consist of grasses, ground cover and low-growing shrubs. Wider medians will allow for two parallel rows of flowering trees; where medians are restricted in width, a single row of flowering trees will occur. All median planting will be irrigated with a combination of drip, bubblers and spray irrigation. Planting and irrigation practices within medians should avoid overwatering and emphasize water conservation. Median flowering trees will be planted 20 to 30 feet on-center depending on species and location to achieve a minimum overall rate of one tree for every 30 feet of street frontage.. Hardscape, such as concrete paving and architectural features (large ceramic planting pots, small retaining walls, public art, etc.), may also be incorporated into the median treatments.

- **Parkway Planting.** Parkways constructed on public streets will have street trees consisting mainly of evergreen shade trees. To a lesser degree, deciduous trees will be used in areas of southern exposure, with palm trees in a few select areas to assist in identifying main project entries. A double row of street trees will be planted on wider parkways. Street trees located in public parkways will be planted to achieve a minimum overall rate of one tree for every 30 feet of street frontage.

7.3.1 North Side of Friars Road (see Figure 7-10)

Per the City of San Diego Street Design Manual (November 2002), the north side of Friars Road along the Quarry Falls frontage will be constructed per Urban Parkway Configuration U-4b. This includes a 22-foot distance from the curb line to the edge of the right-of-way. Included within this distance is a 15-foot landscape parkway behind the curb with street trees and a six-foot sidewalk. In some areas the 15-foot wide parkway landscape area may need to slope from curb to sidewalk due to existing topography along the north side of Friars Road. In these situations, it is recommended that the landscape area not slope greater than 20% from sidewalk to curb (one-foot vertical to five-foot horizontal). All ground plane planting will be low-growing. Where the Quarry Falls detention basin is adjacent to Friars Road (west of the intersection of Friars Road and Russell Park Way), the six-foot wide sidewalk will be allowed adjacent to Friars Road. The street trees may be located on the north side of the sidewalk. This condition also includes the existing Friars Road culvert at the west end of the detention basin. The retention basin slopes would begin immediately to the north of the Friars Road street trees.

The landscape on the north side of Friars Road will provide a definitive buffer between the expressway and the pedestrian and bicycle paths. Tree species will include Arizona Sycamore, Lombardy Poplar, and Pines such as Canary Island Pines and Aleppo Pines. Shrubs and ground cover will include Lemonadeberry, Sugar Bush, Gooseberry, Bush Marigold, Coast Rosemary, Shore Juniper, and Santa Cruz Firethorn.

Sidewalks from within Quarry Falls (Creekside, Village Walk and Quarry Districts) would extend to the south and meet the sidewalk on the north side of Friars Road.

These connections would be in addition to the pedestrian access at Russell Park Way and Qualcomm Way sidewalks. In addition, the Friars Road sidewalk would connect to the pedestrian bridge over Friars Road when the bridge is constructed. The width of the parkway shall be reduced below the bridge.

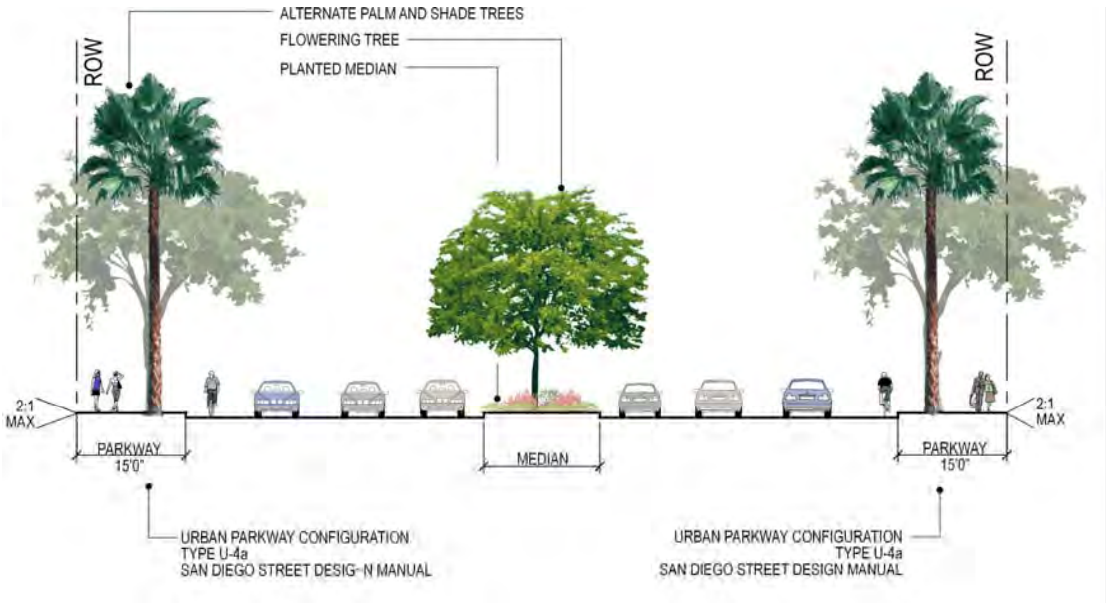
Figure 7-10. North Side of Friars Road

7.3.2 Qualcomm Way (Figure 7-11)

Per the City of San Diego Street Design Manual, Qualcomm Way will be constructed per Urban Parkway Configuration U-4a. This includes a 15-foot distance from the curb line to the edge of the right-of-way. Included within this distance is an eight-foot landscape parkway behind the curb with street trees and a six-foot sidewalk.

Street trees will include alternating palm trees and shade trees. Proposed palm trees are Date Palms and Canary Island Palms. Shade tree options for Qualcomm Way include Brisbane Box and Chinese Evergreen Elm. The median will feature flowering trees, including Jacaranda and Southern Magnolia. Median shrubs and ground cover include the following options: New Zealand Flax, African Iris, Bear's Breech, Bird of Paradise, Clivia, Cape Plumbago, Japanese Silver Grass, Deer Grass and lawn.

Figure 7-11. Qualcomm Way



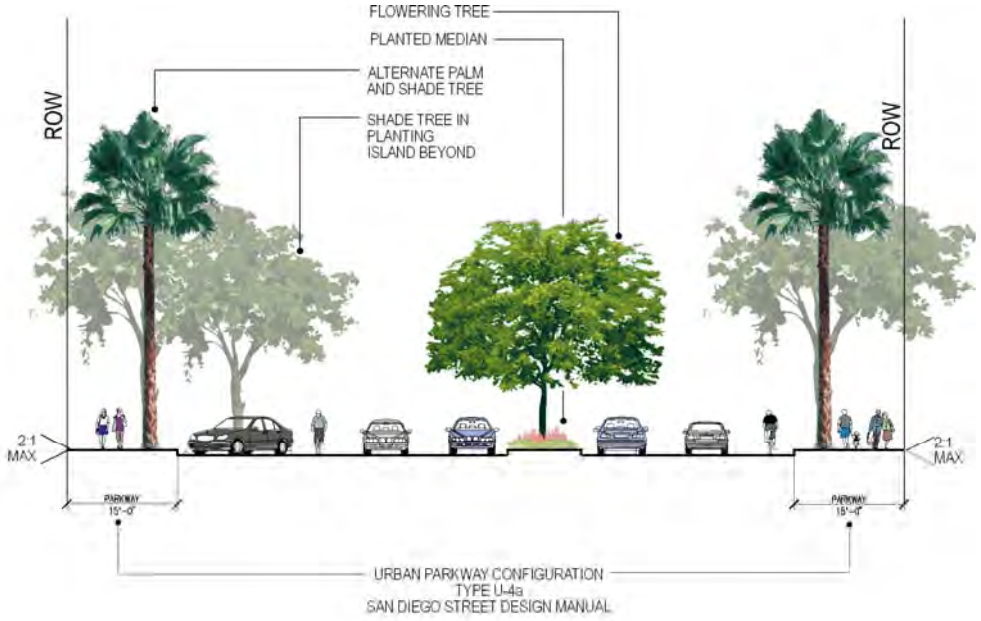
Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.3.3 Russell Park Way (Figure 7-12)

Per the City of San Diego Street Design Manual (November 2002), the parkway along Russell Park Way will be constructed per Urban Parkway Configuration U-4a. This includes a 15-foot distance from the curb line to the edge of the right-of-way. Included within this distance is an eight-foot landscape parkway behind the curb with street trees and a six-foot sidewalk.

Street trees will include alternating palm trees and shade trees. Proposed palm trees are Date Palms and Canary Island Palms. Shade tree options for Russell Park Way include Raywood Ash and Tulip Tree. The median will feature flowering trees including Jacaranda and Southern Magnolia. Median shrubs and ground cover include the following options: New Zealand Flax, African Iris, Bear's Breech, Bird of Paradise, Lantana, Lily Turf, Japanese Silver Grass, Deer Grass and lawn.

Figure 7-12. Russell Park Way



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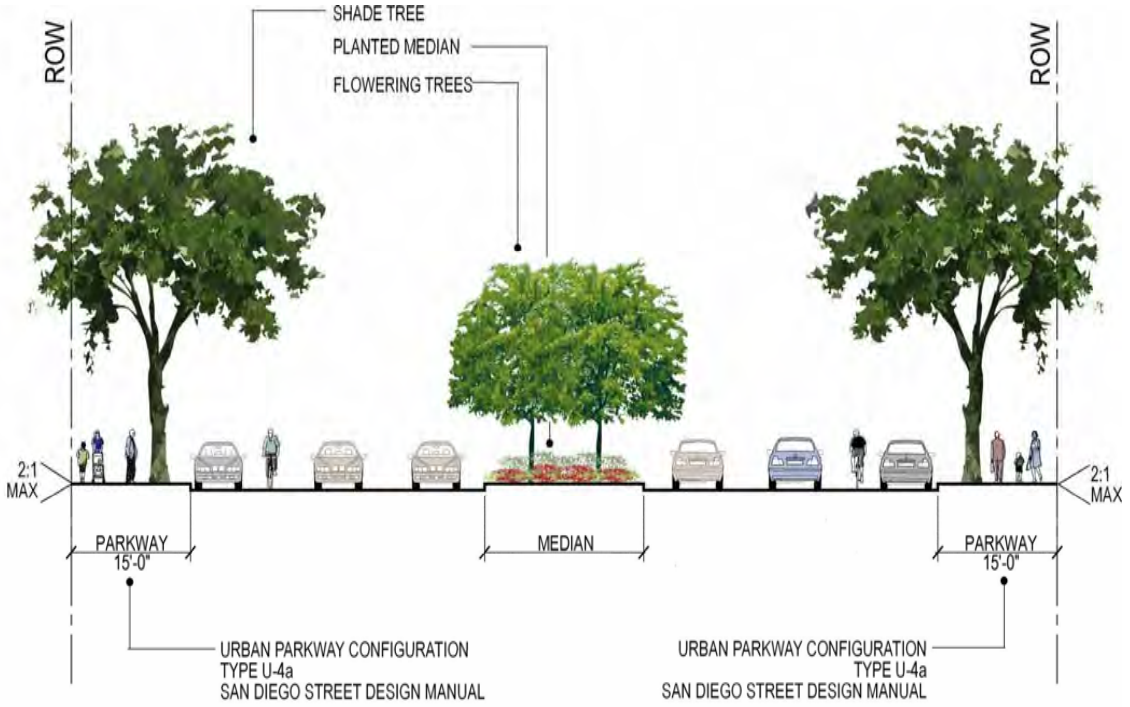
7.3.4 Quarry Falls Boulevard (Figure 7-13 and Figure 7-14)

Per the City of San Diego Street Design Manual (November 2002), the parkway along Quarry Falls Boulevard will be constructed per Urban Parkway Configuration U-4a. This includes a 15-foot distance from the curb line to the edge of the right-of-way. Included within this distance is an eight-foot landscape parkway behind the curb with street trees and a six-foot sidewalk. Due to the extent of Quarry Falls Boulevard, the landscape has been divided into three distinct zones as indicated in the streetscape figure (Figure 7-8, *Streetscape Conceptual Landscape Plan*).

- **Quarry Falls Boulevard - West.** Between Via Alta and Mission Center Road, the primary street tree will include the following shade trees: Blue Palo Verde, Chinese Pistache, and Brisbane Box. Flowering median trees will include Jacaranda and Crown of Gold Trees. Median shrubs and ground cover include the following options: Cotoneaster, New Zealand Flax, African Iris, Bird of Paradise, Jasmine, Lily Turf and Blue Eyed Grass.

Figure 7-13. Quarry Falls Boulevard - West

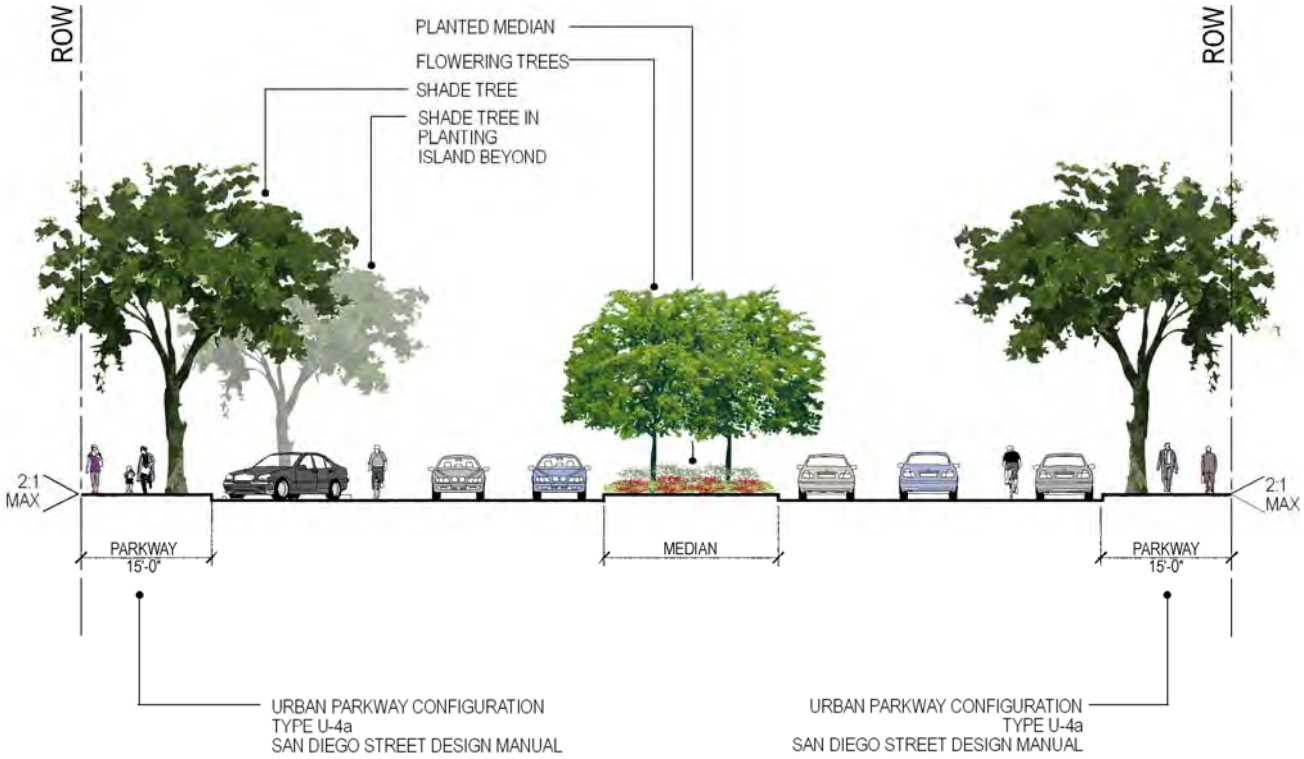


Conceptual design for illustrative purposes only. Actual design may vary from this typical representation

- **Quarry Falls Boulevard - Central.** Between Community Lane and Via Alta, the primary street tree will include the following shade trees: Raywood Ash and Brisbane Box. Flowering median trees will include Jacaranda and Pink Trumpet Trees. Median shrubs and ground cover include the following options: Cotoneaster, New Zealand Flax, African Iris, Bird of Paradise, Jasmine, Lily Turf and Blue Eyed Grass.

- **Quarry Falls Boulevard East.** From Franklin Ridge Road on the east to Community Lane, the primary street tree will include the following shade trees: Brisbane Box and Chinese Evergreen Elm. Flowering median trees will include Jacaranda and Tipu Trees. Median shrubs and ground cover include the following options: Cotoneaster, New Zealand Flax, African Iris, Bird of Paradise, Jasmine, Lily Turf and Blue Eyed Grass.

Figure 7-14. Quarry Falls Boulevard - Central



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.3.5 Via Alta (Figure 7-15)

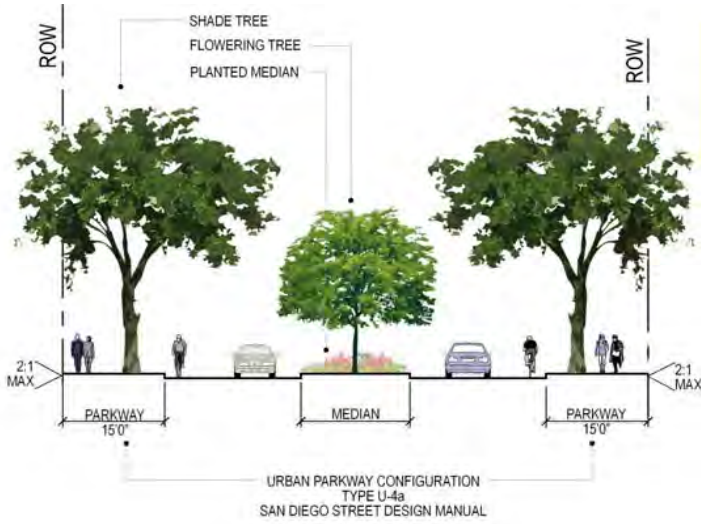
Per the City of San Diego Street Design Manual (November 2002), parkways along Via Alta will be constructed in accordance with Urban Parkway Configuration U-4a. This includes a 15-foot distance from the curb line to the edge of the right-of-way. Included within this distance is an eight-foot landscape parkway behind the curb with street trees and a six-foot sidewalk. Due to the extent of Via Alta, the landscape has been divided into three distinct zones as indicated in the streetscape figure (Figure 7-7).

- **Via Alta (Creekside District).** From Creekside Park Lane north to Quarry Falls Boulevard, the street trees will include Brisbane Box and Raywood Ash. The median will feature Crown of Gold and Western Redbud. Shrubs and groundcover will include the following options: African Iris, Spanish Lavender, New Zealand Flax, 'Tuscan Blue' Rosemary, Bird of Paradise, Lily Turf, Cape Plumbago, Lavender Cotton, Japanese Silver Grass, Deer Grass, and lawn.

- **Via Alta (south side).** From Quarry Falls Boulevard north to the approximate halfway point to the intersection of Via Alta and Franklin Ridge Road, the street trees will include Brisbane Box. The median will feature flowering trees including Crown of Gold Tree and Tipu Tree. Shrubs and ground cover include the following options: New Zealand Flax, African Iris, Spanish Lavender, Tuscan Rosemary, Bird of Paradise, Crassula, Shore Juniper, Lavender Cotton, Japanese Silver Grass, Deer Grass and lawn.

- **Via Alta (north side).** From the approximate halfway point of Via Alta north to the intersection of Via Alta and Franklin Ridge Road, the street trees will include Raywood Ash and Ginkgo. The median will feature flowering trees including Western Redbud and Pink Trumpet Tree. Shrubs and ground cover include the following options: New Zealand Flax, African Iris, Spanish Lavender, Tuscan Rosemary, Bird of Paradise, Oregon Grape, Lavender Cotton, Japanese Silver Grass, Deer Grass and lawn.

Figure 7-15. Via Alta



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

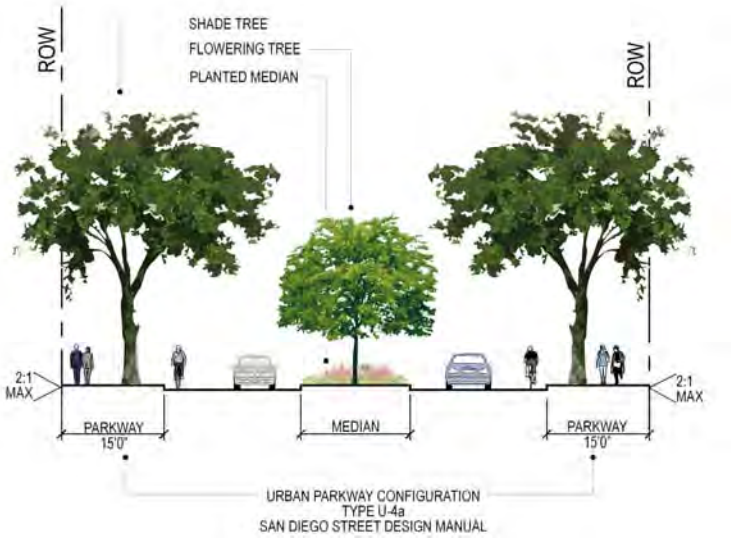
7.3.6 Franklin Ridge Road (Figure 7-15)

Per the City of San Diego Street Design Manual (November 2002), the parkways along Franklin Ridge Road will be constructed per Urban Parkway Configuration U-4a. This includes a 15-foot distance from the curb line to the edge of the right-of-way. Included within this distance is an eight-foot landscape parkway behind the curb with street trees and a six-foot sidewalk.

- **Franklin Ridge Road (south side).** From Quarry Falls Boulevard north to the approximate halfway point to the intersection of Franklin Ridge Road and Via Alta, the street trees will include Tulip Tree. The median will feature flowering trees including Western Redbud and Tipu Tree. Shrubs and ground cover include the following options: New Zealand Flax, African Iris, Spanish Lavender, Tuscan Rosemary, Bird of Paradise, Clivia, Oregon Grape, Santa Cruz Firethorn, Japanese Silver Grass, Deer Grass and lawn.

- **Franklin Ridge Road (north side).** From the approximate halfway point of Franklin Ridge Road north to the intersection of Franklin Ridge Road and Via Alta, the street trees will include Chinese Pistache and Victorian Box. The median will feature flowering trees including Western Redbud, Crape Myrtle and Pink Trumpet Tree. Conifers are proposed in the median where the street cuts across the open space; conifers will include Canary Island Pine and Aleppo Pine. Shrubs and ground cover include the following options: New Zealand Flax, African Iris, Spanish Lavender, Tuscan Rosemary, Bird of Paradise, Wing Jasmine, Lily Turf, Blue-Eyed Grass, Japanese Silver Grass, Deer Grass and lawn.

Figure 7-16. Franklin Ridge



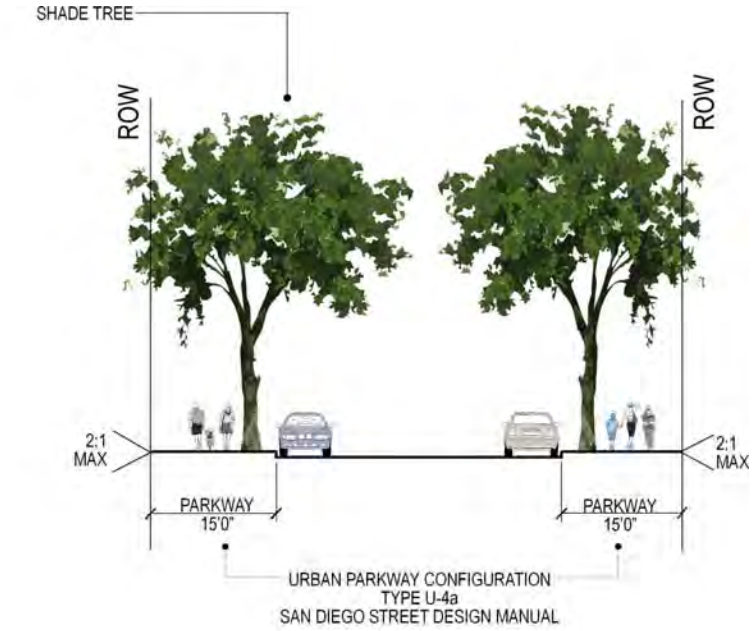
Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.3.7 Community Lane and Creekside Park Lane (Figure 7-17)

Per the City of San Diego Street Design Manual (November 2002), the parkways along Community Lane and Creekside Park Lane will be constructed per Urban Parkway Configuration U-4a. This includes a 15-foot distance from the curb line to the edge of the right-of-way. Included within this distance is an eight-foot landscape parkway behind the curb with street trees and a six-foot sidewalk.

The street trees will include Blue Palo Verde and Chinese Pistache along Community Lane and Brisbane Box and Raywood Ash along Creekside Park Lane. Shrubs and ground cover include the following options: African Iris, Spanish Lavender, Bird of Paradise, Lily Turf, Cape Plumbago, Lavender Cotton, Japanese Silver Grass, Deer Grass, and lawn.

Figure 7-17. Community Lane and Creekside Park Lane



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.3.8 East Side of Mission Center Road (Figure 7-18)

Per the City of San Diego Street Design Manual (November 2002), the parkway on the east side of Mission Center Road along the Quarry Falls frontage will be constructed in accordance with Urban Parkway Configuration U-4a. This includes a 15-foot distance from the curb line to the edge of the right-of-way. Included within this distance is an eight-foot landscape parkway behind the curb with street trees and a six-foot sidewalk.

The landscape on the east side of Mission Center Road will match existing street trees (Sycamores) and landscape on the west side of Mission Center Road with the addition of Brisbane Box. Shrubs and ground cover will include Lemonadeberry, Sugar Bush, Gooseberry, Bush Marigold, Coast Rosemary, Oregon Grape, Cape Plumbago, Japanese Silver Grass and Deer Grass.

Figure 7-18. East Side of Mission Center Road

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.4 PROJECT ENTRIES AND MONUMENTS

All vehicular entries into Quarry Falls will have highly visible signs and monument identification signifying a major entry into the project. Water features and special landscaping may also be utilized to identify each of the three main project entries.

Signage and entry monumentation for the Quarry Falls Specific Plan (see Section 8.8, *Signage,* for a discussion of signage) are intended to serve as identification and theme elements of the project. Monumentation and signage, together with the landscape treatment, will be important unifying elements. The goal of the guidelines in this section is to ensure unity and high quality in signage materials and construction. A strong design theme shall be developed initially with the major entry monument and then carried throughout the project as it develops.

As shown in Figure 7-18, *Quarry Falls Entries and Monuments*, main vehicular project entries into Quarry Falls will occur at four locations:

- Qualcomm Way at Friars Road (south)
- Russell Park Way at Friars Road (south)
- Quarry Falls Boulevard at Mission Center Road (west)
- Creekside Park Lane at Mission Center Road (west)

Monument signs will occur at five key intersections:

- Friars Road and Mission Center Road
- Quarry Falls Boulevard and Via Alta
- Quarry Falls Boulevard and Russell Park Way
- Quarry Falls Boulevard and Community Lane
- Quarry Falls Boulevard and Qualcomm Way

Smaller monuments will be used to identify the entries into individual neighborhood development projects within Quarry Falls. In addition, tenant identification towers are proposed to be located on the north side of Friars Road, between the Qualcomm Way and Russell Park Way entries. The exact locations will be determined when the Village Walk District develops.

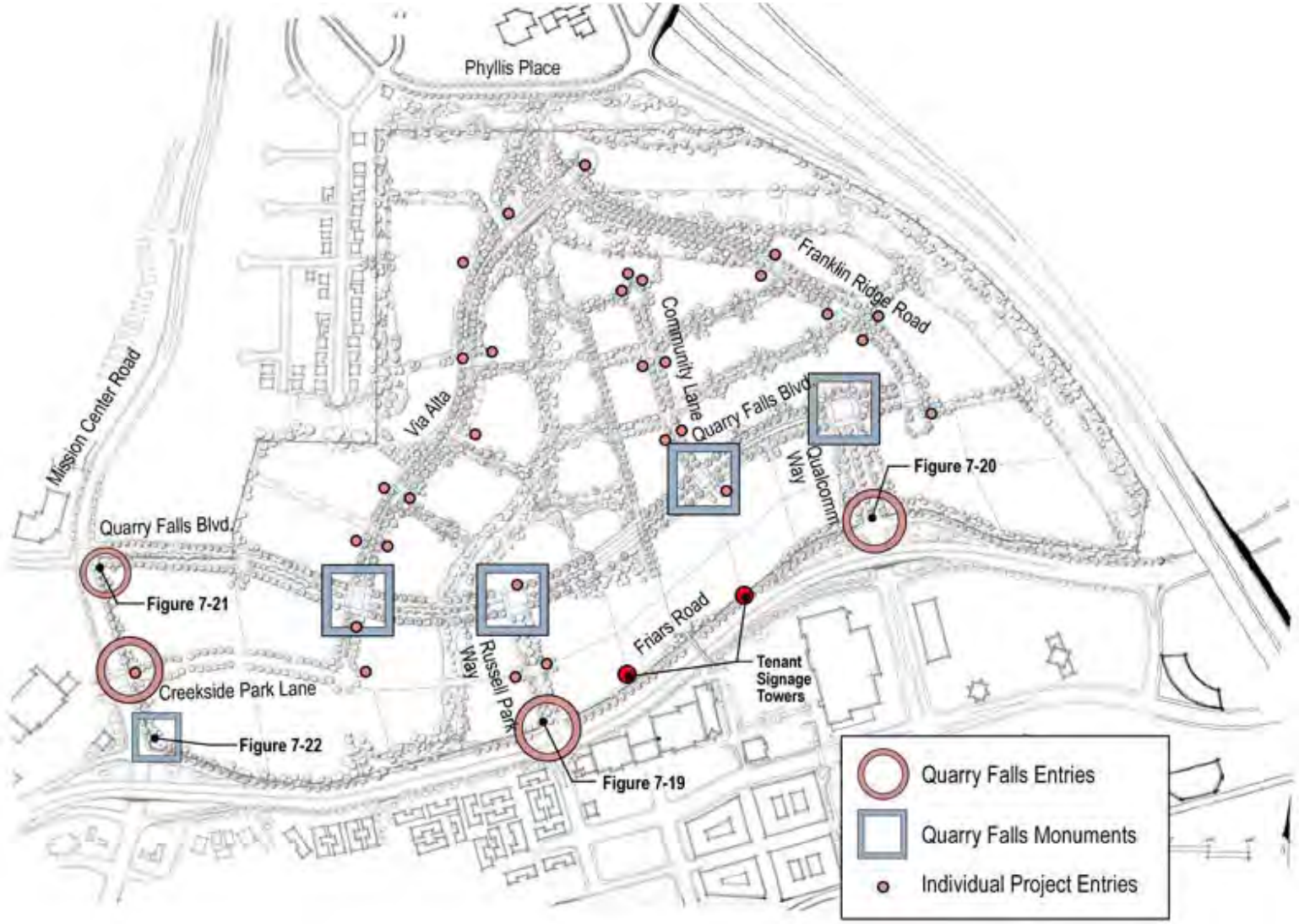
Figure 7-23, *Quarry Falls Monuments*, and Figure 7-24, *Individual Project Entries*, illustrate a suggested style for the use of stone and concrete as entry monuments. While this is not a specific design proposal, these sketches are intended to convey a sense of the character and hierarchy for the Quarry Falls' monuments and individual project entries.

Monuments will vary in height and width depending on location and topography, and will also function as retaining walls with landscape feature around the monuments. In some cases, water features may be integrated into the placement of the walls and monuments. Entry monuments and the associated landscape will be uplit.

The integration of landscape and the monument signs are critical to convey an overall unified sense of design and style for the project and neighborhoods. Plant material proposed for the entry monuments will include those plants which have striking features such as fall color, flowers, unique branching and leaf patterns, and have the ability to cascade over the tops of the monument walls or ascend the monument walls from below.

Shade trees proposed for the entry monuments include Arizona Sycamore, Oaks, Ginkgo and Lombardy Poplar. Flowering trees include Crown of Gold Tree, Coral Tree, and Tipu Tree. Understory planting includes African Iris, Pride of Madeira, New Zealand Flax, 'Lady Banks' Rose, Bird of Paradise, Pyracantha, Japanese Silver Grass, Deer Grass, Bougainvillea, Creeping Fig, Boston Ivy and Chinese Wisteria.

Figure 7-19. Quarry Falls Entries and Monuments



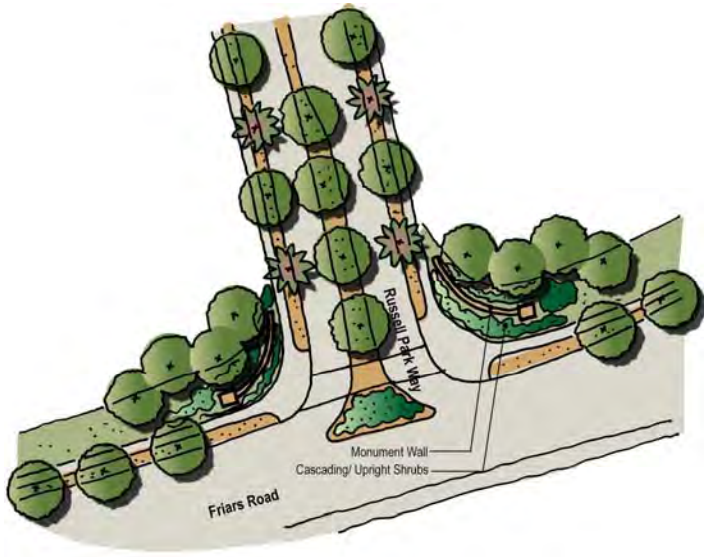
Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.4.1 Quarry Falls Entries

Primary entries into Quarry Falls will occur at Qualcomm Way on the south and Mission Center Road on the west. Landscape treatments for these entries are discussed below.

- **Russell Park Way and Qualcomm Way Entries (Figures 7-19 and 7-20)**. As the main vehicular entries into the project, Qualcomm Way and Russell Park Way will feature retaining walls with signage and landscaping at the Friars Road intersections. Where Qualcomm Way ends at Quarry Falls Boulevard, a large water feature with landscaping will terminate the view. Both sides of Qualcomm Way and Russell Park Way will be lined with alternating palm trees and shade trees. Flowering trees in the median will enhance the appearance of the significance of these two entries into Quarry Falls. At the terminus of Russell Park Way, the Civic Center frames the view.

Figure 7-20. Russell Park Way and Friars Road Entry Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

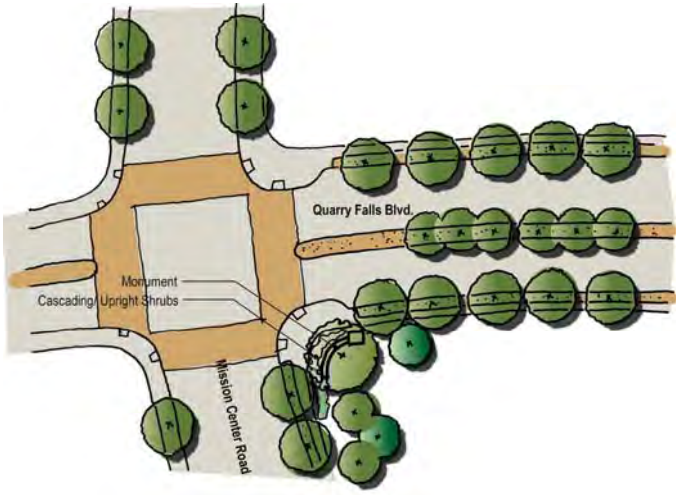
Figure 7-21. Qualcomm Way and Friars Road Entry Plan

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- **Quarry Falls Boulevard (Figure 7-21) and Creekside Park Lane Entries**. On the west side, Quarry Falls Boulevard and Creekside Park Lane intersect with Mission Center Road. The design of the south side of the Quarry Falls Boulevard entry will reflect the character of the existing businesses and retail, as well as the scenic beauty of Murray Canyon to the north.

  Major signage, retaining walls, landscaping and possibly water features will be used to enhance this entry into Quarry Falls. Similar to the other entries from Friars Road, flowering trees in the median will enhance the appearance of the Quarry Falls Boulevard entry. (The north side of this entry point is outside the boundary of Quarry Falls and would be landscaped by the adjacent property owner.) Although a smaller scale local street without median, Creekside Park Lane landscaping includes flowering trees, shrubs, and ground cover and is designed to provide a transition from the character of Mission Center Road.

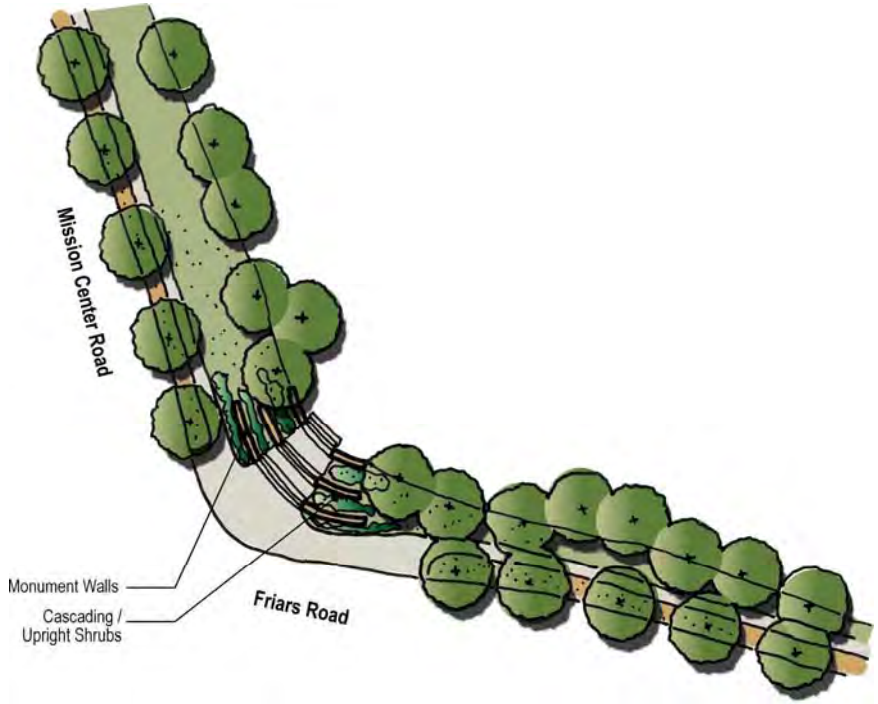
Figure 7-22. Mission Center Road and Quarry Falls Boulevard Entry Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- **Mission Center and Friars Road Monumentation (Figure 7-22)**. The corner of Mission Center Road and Friars Road will be the location of project monumentation. This important corner will identify Quarry Falls through the use of monument walls and signage, as described in Section 7.4.2. Use of cascading upright shrubs will blend the hardscape monument features into the streetscape plantings.

Figure 7-23. Mission Center Road and Friars Road Monumentation



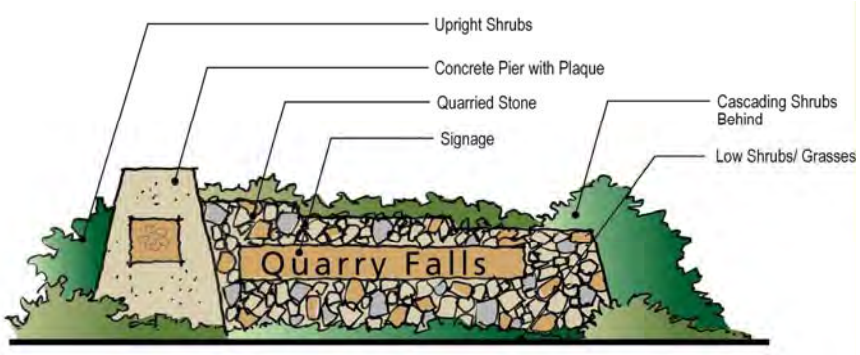
Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.4.2 Quarry Falls Monuments (Figure 7-24)

Quarry Falls Monuments include stone clad monument walls located at key intersections within Quarry Falls (see Figure 23, *Quarry Falls Monuments).* These intersections include Qualcomm Way and Quarry Falls Boulevard, Quarry Falls Boulevard and Community Lane, Russell Park Way and Quarry Falls Boulevard, and Quarry Falls Boulevard and Via Alta.

Monuments will include the same design vernacular and style as the Individual Project Entries. Project monuments may include signage, subject to the City's Sign Ordinance (LDC Section 142.1200), and are intended to highlight the key intersections described above. This will include freestanding and retaining walls, integration with the topography and landscape, extensive use of quarried stone, and possibly the use of water as an integrated design feature.

Figure 7-24. Quarry Falls Monuments

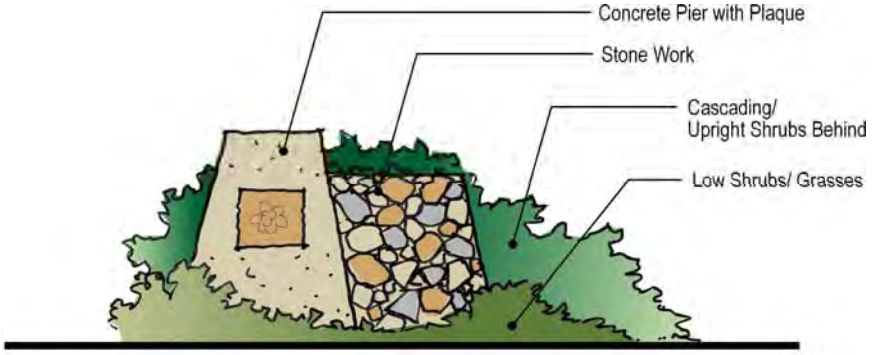


Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.4.3 Individual Project Entries (Figure 7-25)

Individual developments will feature unique entries complete with signage, landscaping and lighting. The design for these secondary entry elements is conceptually shown on Figure 7-25, *Individual Project Entries.*

Figure 7-25. Individual Project Entries



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

7.5 SPECIAL TREATMENT AREAS

The Quarry Falls Specific Plan provides for special landscape treatment in several locations within Quarry Falls. These "Special Treatment Areas" include:

Land Use Transition Areas

- Civic Center and Foothills District
- Quarry District and Terrace District
- Community Center and Terrace District
- Asphalt and Concrete Plant
- Ainsley Road Homes

Slope Treatments

- Open Space Slopes
- Revegetated Mined Slopes

The locations of Special Treatment Areas are identified in Figure 7-27, *Locations of Slopes and Special Treatment Areas*, and described below.

7.5.1 Land Use Transitions

Land Use Transition Areas are the buffers between adjacent and varied land uses. However, the land planning of Quarry Falls has allowed the public streets to largely function as Land Use Transition Areas between development areas with a few exceptions, as follows:

- **Civic Center and Foothills District Transition Area.** This transition area separates the activities of the Quarry Falls Civic Center and the Foothills District residential area (see Figure 7-26, *Civic Center and Foothills District Transition Area*). The Foothills District housing is approximately five feet (minimum) above the Civic Center. A portion of the Park Trail wraps around the Civic Center, separating it from the Foothills District within this transition area.

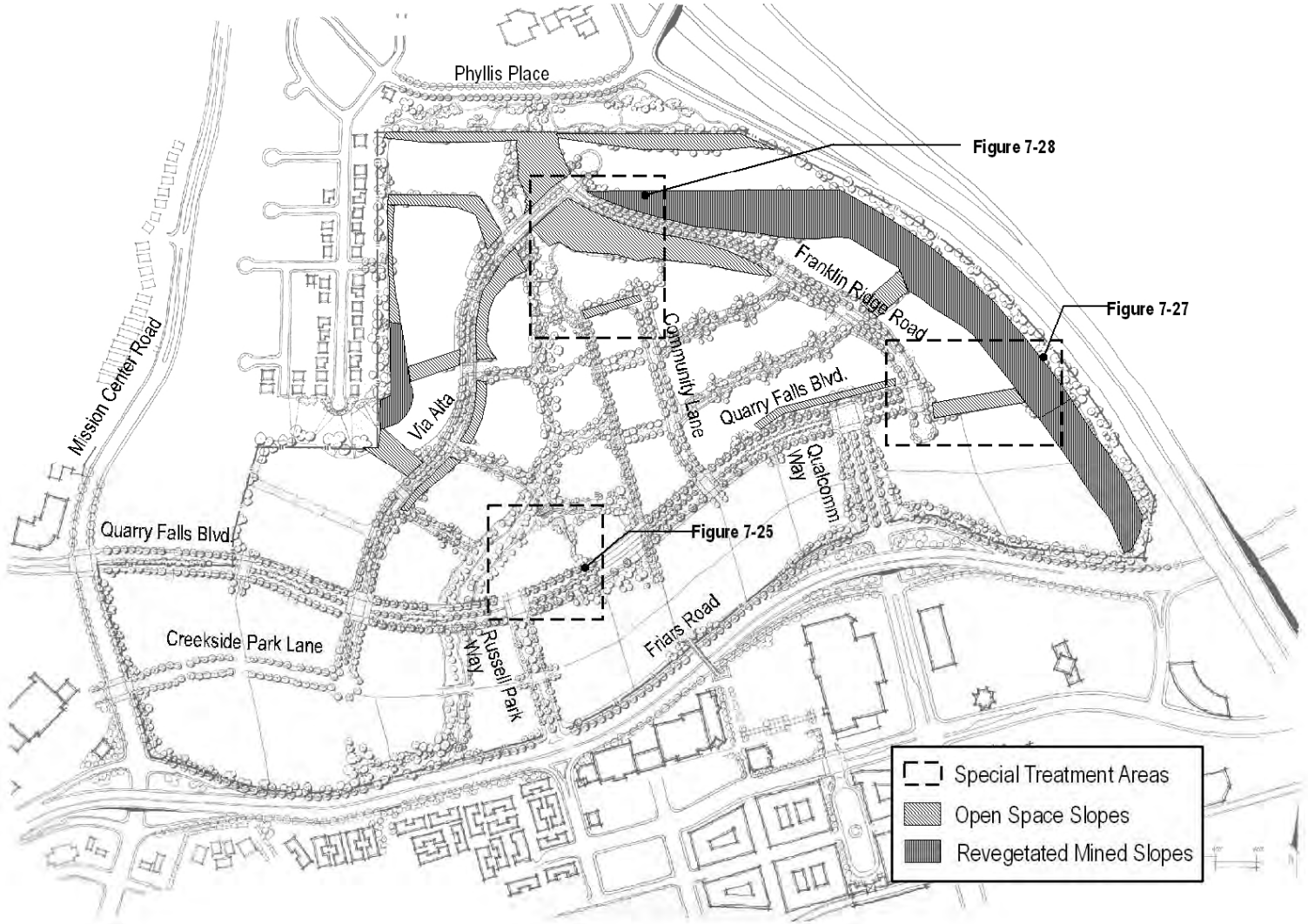
  It will be critical to create an area that buffers noise and visual intrusions between the parcels. Large shade and evergreen trees should be planted with understory shrubs.

Trees proposed for the transition area between the Quarry District and Terrace District will compliment the planting proposed for the dry creek bed/bioswale and amphitheater area. This includes Lombardy Poplar and Arizona Sycamore near the dry creek bed/bioswale, and Oaks, Italian Cypress, Canary Island Pine, Aleppo Pine, and Strawberry Tree on the slopes. Understory slope planting will include Pride of Madeira, New Zealand Flax, Lemonadeberry, Coast Rosemary, Manzanita, California Sagebrush, Dwarf Coyote Bush, Ceanothus, and Salvia.

Figure 7-26. Civic Center and Foothills District Transition Area

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 7-27. Locations of Slopes and Special Treatment Areas



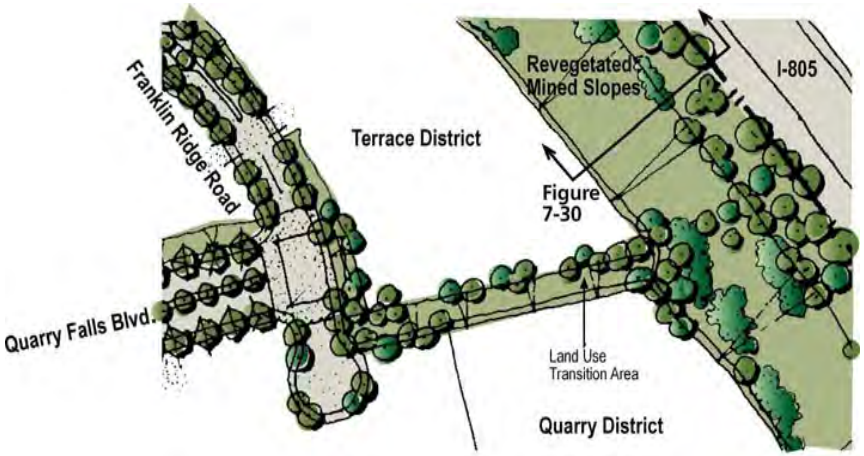
Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- **Quarry District and Terrace District Transition Area.** This transition area separates the Terrace District housing to the north from the commercial buildings within the Quarry District to the south (see Figure 7-28, *Quarry District and Terrace District Transition Area*). The Terrace District is approximately 15 to 30 feet above the Quarry District, at a minimum. The buffer area between these two parcels should include canopy shade and evergreen trees that soften the views into the office buildings and provide privacy for residents. Dense understory shrubs will screen views from the residential area into lower floor offices, service areas and parking lots and will discourage uncontrolled access between the districts.

  Similar to the landscape treatment of other Land Use Transition Areas, large shade and evergreen trees will be utilized to provide a sense of security and privacy between the residential area to the north (Terrace District) and the offices to the south (Quarry District). Dense underplantings will discourage uncontrolled access between the districts.

  Trees proposed for the Land Use Transition Area between the Quarry District and Terrace District will include Arizona Sycamore, Lombardy Poplar, Italian Cypress, Canary Island Pine and Aleppo Pine. Flowering trees include Western Redbud, and Crape Myrtle. Understory planting will include the following: Cotoneaster, Pride of Madeira, Lupine, Shore Juniper, Pyracantha, Ceanothus, New Zealand Flax, Coast Rosemary, Oregon Grape and Lantana.

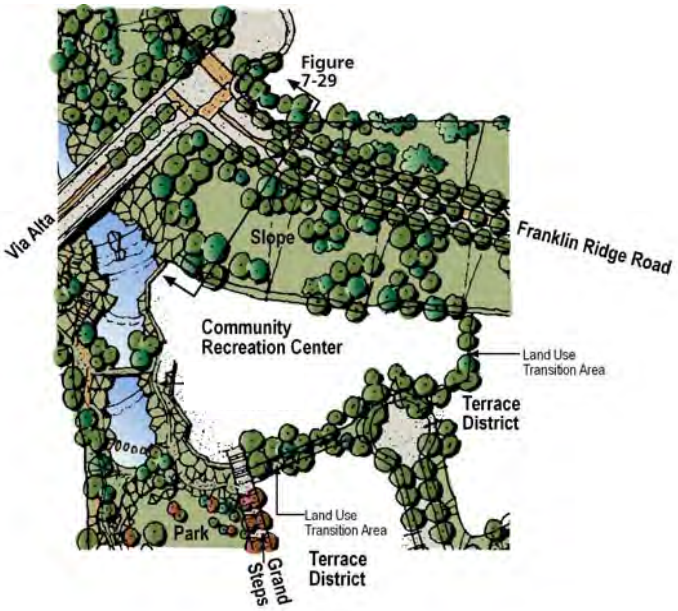
Figure 7-28. Quarry District and Terrace District Transition Area



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

- **Community Recreation Center and Terrace District Transition Area.** This transition area separates the activities of the Quarry Falls Community Recreation from the Terrace District (see Figure 7-29, *Community Recreation Center and Terrace District Transition Area*). The Community Recreation Center may include activities such as outdoor tennis, swimming and play areas adjacent to the residential areas of the Terrace District.

Figure 7-29. Community Recreation Center and Terrace District Transition Area



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

The landscape design of this Land Use Transition Areas will emphasize creating a sense of privacy between the Community Recreation Center and adjacent residential areas. These transition areas will be planted with large shade and evergreen trees that frame views to the south and west while also providing a degree of privacy for the residents.

Dense underplantings, including evergreen shrubs and ground covers, will discourage uncontrolled access between the Community Recreation Center and the residential areas.

Trees proposed for the transition area between the Community Recreation Center and Terrace District will include Arizona Sycamore, Lombardy Poplar, Italian Cypress, Canary Island Pine and Aleppo Pine. Flowering trees include Western Redbud, and Crape Myrtle. Understory planting will include the following: Cotoneaster, Pride of Madeira, Lupine, Shore Juniper, Pyracantha, Ceanothus, New Zealand Flax, Coast Rosemary, Oregon Grape and Lantana.

- **Asphalt and Concrete Plant Buffer.** During the initial years of development of the Quarry Falls community, state of the art asphalt and concrete plants will be located in the southeast corner of the Quarry Falls project, roughly in the area of the Quarry District. Improvements which will be implemented to screen the visual aspects of this facility include an elevated earthen berm. Landscaping improvements on the perimeter of the berm are proposed to include a combination of trees (Alder-leaf Mountain Mahogany, Toyon, Catalina Cherry, and Bay Laurel), understory planting and shrubs (Laurel Sumac, Coastal Scrub Oak, Lemonade Berry, and Mexican Elderberry), and hydroseed mix.

- **Ainsley Road Homes/Quarry Falls Residential Buffer.** A 50-foot-wide landscape buffer between the homes on Ainsley Road and the top of the mined slopes was created by the mining operator to buffer the homes from the visual impacts of the mining operations. Upon termination of the mining operations and implementation of the Quarry Falls Specific Plan, this buffer area will be retained. Existing vegetation in the buffer area is largely comprised of aging Eucalyptus trees with little or no understory planting. Many of the trees are litter-profusive and will no longer be appropriate once the mining operations cease. It is recommended that over time, the Eucalyptus trees be replaced with drought tolerant park and shade trees and native grasses that are selected from the Quarry Falls plant list.

7.5.2 Slope Treatments (Figures 7-29 and 7-30)

Special slope treatments will occur along roadways of high visibility, along the perimeters of planning districts, and as revegetated mined slopes. As described below, these special treatment slope areas are essential project elements which frame the development area, enhance the pedestrian experience, and promote the aesthetic features of the development.

- **Open Space Slopes.** This category includes those planted slopes that are not included within the Quarry Falls Park and Finger Parks. Open space slopes occur between streets and development areas, and between separate development areas. These slopes will be planted with a combination of ground cover, shrubs and trees (see Figure 7-29, *Open Space Adjacent to Franklin Ridge Road*). Although the slopes will be irrigated, the plant material will be drought tolerant. In addition, plant material that spreads readily and minimizes erosion will be planted.

  Trees proposed for the open space slopes include Arizona Sycamore, Lombardy Poplar, Oaks, Italian Cypress, Canary Island Pine and Aleppo Pine. Flowering trees include Purple Orchid Tree. Understory planting will include the following: Cotoneaster, Pride of Madeira, Lupine, Lemonadeberry, Sugar Bush, Gooseberry, Shore Juniper, Pyracantha, Manzanita, California Sagebrush, Dwarf Coyote Bush, Ceanothus, Red Buckwheat, and Sages.

- **Revegetated Mined Slopes.** There will be areas of revegetated steep slopes (1½:1) that remain as a result of the mining operations. The landscape plan for these slopes is not a part of this Specific Plan and will be revegetated by the current mining operator under the requirements of the Reclamation Plans. The revegetated mined slopes are located primarily on the eastern edge of the project area and extend to Franklin Ridge Road, immediately south of the Ridgetop East Subdistrict. In addition, they are located on the northwest corner of the project area, immediately west of Via Alta.

  Landscape Transition Areas will occur at the base of the revegetated mined slopes (see Figure 7-30, *Revegetated Mined Slopes*). In this area, development of planning districts within Quarry Falls may include ornamental, native and naturalized fire retardant plant material to help further soften the appearance of the mined slopes. Additionally, low fencing may occur at the base of mined slopes to catch rocks and debris that may fall from the mined slopes prior to full establishment of plant material. Landscape Transition Areas will vary in width from 10 feet to 30 feet wide on the lower portion of the slope.

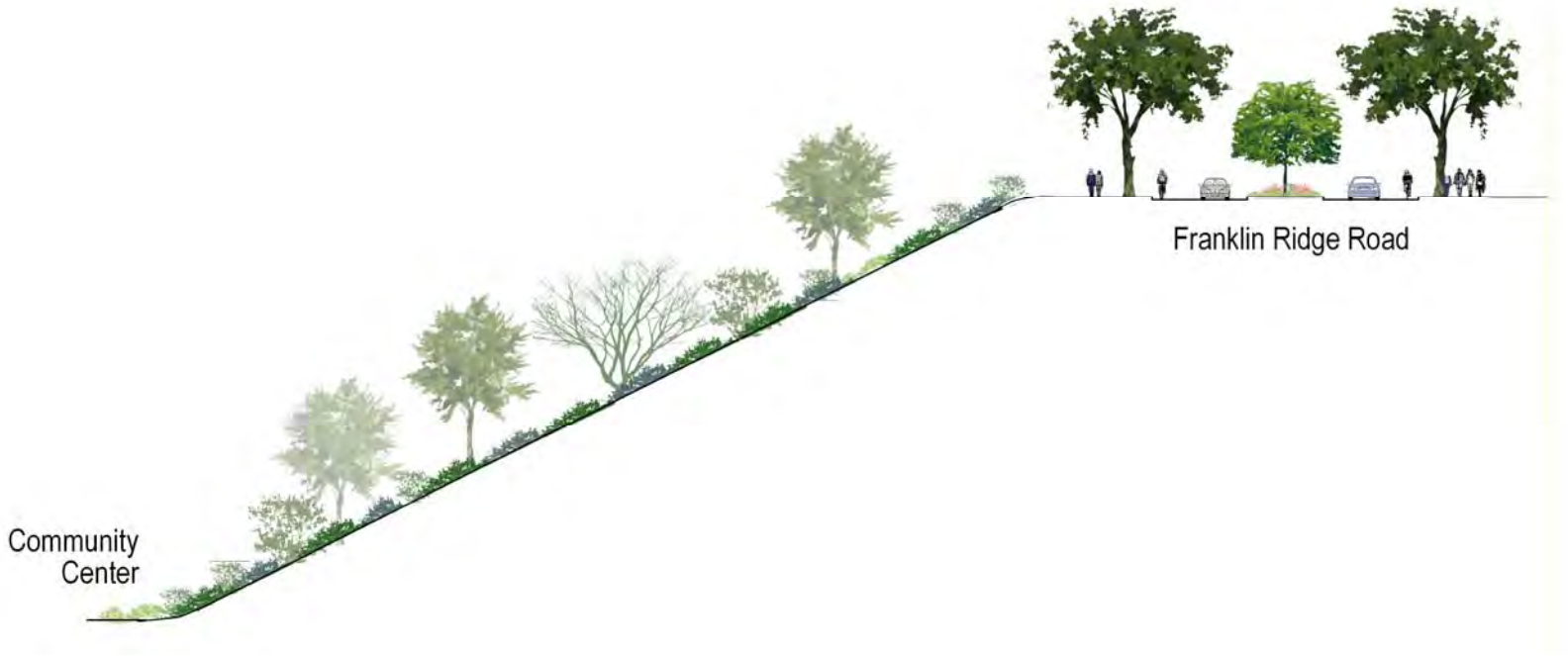
  Planting at the base of the mined slopes will emphasize larger faster-growing trees to assist in screening the slopes. Planting within the Landscape Transition Areas at the base of the mined revegetated slopes will include Arizona Sycamore, Raywood Ash, Tulip Tree, Lombardy Poplar, Brisbane Box, Italian Cypress, Canary Island Pine and Aleppo Pine.

7.5.3 Development Area Landscaping

All private development areas within Quarry Falls will be required to conform to City of San Diego standards for landscaping. Currently, these include, but are not limited to, the following documents:

- Landscape Regulations – San Diego Municipal Code – Land Development Code (effective May 17, 2005)
- Landscape Standards - Land Development Manual Volume II, Chapter 4 (Revised September 2004) – Development Permits and Approvals

Figure 7-30. Open Space Slope Adjacent to Franklin Ridge Road



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Figure 7-31. Revegetated Mined Slopes

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation. Revegetation of mined slopes is the responsibility of the mining operation and not a part of this Specific Plan.

7.6 RETAINING WALLS

Due to the amount of grade change throughout the site, retaining walls will be needed in certain site conditions. These may occur within the public spaces such as the project entries, parks and trails, as well as within the private development areas. Depending on the amount of grade change and the proposed conditions above and below retaining walls (e.g., buildings, sidewalks, planting areas, etc.), the walls can be constructed in a number of materials, surfaces and colors. However, in keeping with the overall theme of the Quarry Falls project, materials should be durable, elegant and simple. Wherever possible, landscaping should be included above and below walls to soften the visual impact of the walls. Walls that require excessive maintenance should be avoided.

Plant material will be utilized at the tops of the walls to allow cascading of shrubs, ground covers and vines over the tops of the walls. Likewise, planting at the base of the walls will feature ground covers and vines that will easily cling to the walls providing in effect, a series of green walls throughout Quarry Falls. Plant materials will be chosen for their ability to grow quickly, low maintenance requirements and low water consumption.

7.7 BRUSH MANAGEMENT

Brush management will be in accordance with the City's landscape regulations (Section 142.0412 of the City's Land Development Code) (effective May 17, 2005).

7.8 EROSION CONTROL MEASURES

Landscaping for erosion control shall be in accordance with the City's landscape regulations (Section 142.0411 of the City's Land Development Code) (effective May 17, 2005).

7.9 RECOMMENDED PLANT MATERIALS

The planting concepts as described and illustrated within this Specific Plan depict a number of planting concepts for parkways, medians, parks and open space. Included in Appendix A are *Quarry Falls Plants Sorted by Location* (Appendix A.1) and *Quarry Falls Plants Sorted by Plant Type* (Appendix A.2). Substitution of plant materials is allowed by this Specific Plan; however, the function and purpose of the overall landscape plan shall be maintained. Plant substitution shall be approved through a ministerial process by the City's landscaping staff and does not require an amendment to this Specific Plan. Any substitutions and/or additions to the plant palette are conditional upon approval by the City of San Diego.

8.0 DEVELOPMENT STANDARDS/ARCHITECTURAL DESIGN AND SITE PLANNING GUIDELINES

This chapter serves as a methodology for achieving a high quality, aesthetically cohesive community as development occurs in Quarry Falls. Future development proposals that are consistent with the land uses established in this Specific Plan and applicable zones applied to development areas as part of an individual project require approval through the City's Substantial Conformance Review (SCR) process, as described in Chapter 9.0, *Implementation*. It is intended that the architectural design and site planning guidelines presented in this chapter be consulted as part of the SCR process for development in Quarry Falls. Through implementation of the guidelines presented in this chapter and the zone-specific development regulations contained in the City's Land Development Code (effective May 17, 2005), the goals and objectives of this Specific Plan can be realized.

The guidelines included in this chapter are intended to provide high quality design concepts for the various types of development planned for Quarry Falls. These guidelines should be applied to encourage creativity in product design and site planning and recognize appropriate flexibility in site development. The design of a particular parcel in Quarry Falls is not intended to be pre-established or limited, which would result in a lack of variation and interest in the final product.

8.1 DESIGN OBJECTIVES

Quarry Falls is a master-planned community with a diverse – yet unified – mix of contemporary land uses. Quarry Falls reflects a mix of land uses comprised of individual districts that together are intended to typify an urban village. The complement of land uses envisioned for Quarry Falls combines to create a viable project compatible with adjacent land uses and in support of the Mission Valley community.

The guidelines presented in this chapter create the framework for construction projects in Quarry Falls which, when fully implemented, meet the following design objectives:

- Provide the City with the necessary assurances that the Quarry Falls Specific Plan will develop in the manner intended and envisioned by this Specific Plan.
- Serve as a manual for developers, builders, engineers, architects, landscape architects and other professionals to maintain the desired characteristics established by this Specific Plan.
- Provide City staff with a template upon which future development projects can be compared.
- Accommodate flexibility for innovative and creative design solutions that respond to contemporary market trends throughout the lifetime of Quarry Falls.
- Create a high quality community that will maintain and enhance its economic value and generate tax revenue for the City.
- Facilitate the development of an integrated community based on the strong influence of the Quarry Falls Park and its various amenities.
- Establish a viable and attractive circulation network accessible to vehicles, bicycles and pedestrians which connects the planning districts within Quarry Falls and facilitates access to the park infrastructure.
- Encourage sustainability in design to foster "green" development that reduces energy needs and water consumption.

8.2 Development Standards and Property Development Regulations

The base zones identified within this Specific Plan for each subdistrict are presented in Chapter 2.0, *Land Use Element*. The requirements of the City's Land Development Code (effective May 17, 2005) will address development standards such as: minimum lot area, minimum lot dimensions, setbacks, building heights, lot coverage, floor/area ratio, and storage requirements (as applicable). Other sections of the Land Development Code address other site development requirements, such as parking and residential supplemental zone requirements.

8.2.1 Floor/Area Ratio

The floor/area ratio shall be as established by the zone for each development area.

8.2.2 Setbacks

Building setbacks shall meet the requirements of the zone for each development area, unless otherwise specified in this chapter. Setbacks may be reduced along project streets to allow buildings to address the street in an urban manner and in areas where physical site constraints restrict opportunities for creative site design. Street building setbacks along all major roads (Via Alta, Franklin Ridge Road, Quarry Falls Boulevard, Mission Center Road, and Friars Road) shall be measured from the right-of-way boundaries and include lettered lots (established solely for the purpose of maintenance by the Homeowners/Property Owners Association) as part of the setback calculation to the property line of the numbered lots.

8.2.3 Parking

- **Automobile Parking.** Automobile parking shall comply with Land Development Code based on the zoning and land uses applied to each development area. Parking requirements contained in LDC Section 142.0500 shall apply to development in Quarry Falls. Requirements specified in LDC Section 142.500 for the Mission Valley Planned District shall not apply to Quarry Falls. In accordance with LDC Section 103-2103(b), Quarry Falls is exempt from the Mission Valley Planned District Ordinance. Additionally, tandem parking shall be permitted in accordance with LDC Section 132.0900. (The Campus Impact Overlay Zone does not apply to Quarry Falls.)

  Guest parking shall be provided in residential area. No public parking shall be gated. Public streets may include meters or permit paring districts.

- **Bicycle Parking and Facilities.** Bicycle parking and facilities shall be provided as required in the Land Development Code Section 142.0530(e). In accordance with the Land Development Code, bicycle parking can be accommodated within racks, bicycle lockers, or a combination of racks and bicycle lockers. Signs shall be posted indicating the availability of bicycle parking facilities.

- **Motorcycle Parking.** Motorcycle parking shall be provided in accordance with the Land Development Code Section 142.0530(g).

8.2.4 Rooftop Equipment

Rooftop-mounted mechanical and utility equipment shall be appropriately screened from public vantage points in accordance with Land Development Code Section 142.0910, particularly from higher elevation areas within the adjacent Serra Mesa community. Additionally, all roof-mounted equipment and appurtenances shall be designed so that they appear to be an integral part of the overall architectural design of the building. Elevations shall be provided for review and comment to the Mission Valley Planning Group, per Section 9.5 of this Specific Plan.

8.2.5 Service, Loading, and Outdoor Storage Areas

Outdoor storage areas shall comply with regulations of the Land Development Code Section 142.1120. Refuse and recyclable materials storage shall comply with Land Development Code Sections 142.0810 and 142.0830. The number, size, location and screening of loading areas shall comply with the Land Development Code Section 142.1000.

8.2.6 Private Open Space

Residential units shall be designed to have some private outdoor space. The actual amount and location will be as required in the selected residential zone for the development area in accordance with the City's Land Development Code.

- **Patios.** When a private outdoor space is accommodated through an at-grade patio, a minimum of six or ten feet, depending on the residential zone, between the building wall and the patio fence shall be provided. The space should be defined to provide boundary and definition to the user. For development in Quarry Falls, private open space areas located within the front yard setback shall be counted toward meeting private open space requirements.
- **Balconies.** When private outdoor space is accommodated as an above-grade balcony, such balconies shall have a minimum dimension of five-foot depth. Private balconies may be: 1) fully inset from the main building wall; 2) semi-recessed with a cantilevered (unsupported) projection of three feet maximum from the main building wall or corner; or 3) attached as a building projection within a recess. When attached as a building projection without a recess, the balcony element needs to have a substantial presence and be treated as an integral element in the whole composition. When building facades have a large number of balconies (more than six), a mix of "open" and "closed" railing designs should be used to create variety. Balconies should not be ganged together in a continuous fashion across a façade.

As part of the Community Recreation Center planned within the Park District, recreational activities will be offered, such as walkways connecting with the overall trail system, an outdoor pool and tennis courts and areas for lawn sports, such as bacci ball and lawn bowling. Because the Community Recreation Center will serve some or all of the residents within Quarry Falls, the Center may be used to satisfy up to 50 percent of the requirements for useable common open space for those developments with access to the Center, provided that a minimum of 50 percent of common open space is provided for each individual project.

8.2.7 Outdoor Employee Amenities

In accordance with the Land Development Code Section 131.0665, outdoor eating and/or recreation facilities shall be provided in the Quarry District. For purposes of satisfying this requirement, an outdoor eating and/or recreation facility of not less than 2,000 square feet in total area shall be provided for every five lots of development, or for each 10 or more acres of development area. This area shall be developed as usable open space and will provide for passive recreation uses, turf area(s) and outdoor eating areas.

In order to satisfy the Land Development Code requirement of at least 2,000 square feet, the outdoor amenities may occur as one larger area serving several lots with an area totaling at least 10 acres together, or several smaller facilities may be provided on a single lot. Smaller areas provided on individual lots shall be a minimum of 600 square feet in area.

8.2.8 Temporary/Interim Uses

As described in Chapter 1.0, *Introduction*, the Quarry Falls Specific Plan project site is the location of previous and on-going mining operations. As mining is completed, specific land uses in this Specific Plan will replace the mined and barren landscape. Between the time mining ceases and development actually occurs, building pads will be graded and prepared for development.

Graded undeveloped lots provide the opportunity for both temporary uses (less than 30 days), such as seasonal retail sales, special events, and event staging areas, as well as interim uses, such as vehicle parking and storage. Separately regulated uses identified in the LDC CC-3-5 and IL-3-1 Zones and Assembly and Entertainment Uses shall be allowed on an interim basis subject to compliance with all City-wide development regulations and permit requirements.

Permit applications for temporary/interim uses shall be provided to the Mission Valley Planning Group for review and comment, per Section 9.5 of this Specific Plan.

8.3 GRADING

All grading within Quarry Falls is controlled and will be in substantial conformance with the Quarry Falls Vesting Tentative Map (VTM No. 183196), on file with the City of San Diego Development Services Department. The Quarry Falls Vesting Tentative Map creates a series of graded pads to accommodate development of the Park and its associated features; the Ridgetop, Foothills, and Terrace District's residential neighborhoods; the mixed use Creekside District and the Village Walk District's mixed use core; the Quarry District's office/business parks; and internal circulation and infrastructure.

Internal slopes will occur as part of the overall grading for Quarry Falls. These slopes will create elevational differences between pads and, in some areas, will provide the location for the Finger Trails. The actual location of these may vary as final grading takes place. Such refinements to the overall grading shall not require an amendment to this Specific Plan.

The overall grading scheme results in manufacturing a landform from the mined site in a manner that allows the terrain to step down from north to south, emulating a more natural transition from mesa to river valley. Areas closest to Friars Road will have a relatively flat terrain. As development continues north, terraced pads will accommodate the different districts and circulation network. The central portion of Quarry Falls will be graded to accommodate the Quarry Falls Park and associated open space, parks, recreation, civic and social areas. The slopes between graded terraces will separate development areas and accommodate the Finger Parks and secondary trail connections to the Park Trail and the Park.

Final grading within the development areas may include creating separate smaller pads for selected land uses and will provide vertical separation in the form of internal manufactured slopes. This will assist in opening up view opportunities for a greater amount of the residents and will also create variety to the landform and development as viewed from outlying areas.

8.4 GENERAL SITE PLANNING AND ARCHITECTURAL GUIDELINES

Quarry Falls is comprised of residential neighborhoods (the Ridgetop, Foothills, Terrace and Creekside Districts), a commercial urban core (the Village Walk District) and employment areas (the Quarry District) centered on a central north-south "spine" formed by the Quarry Falls Park District. Site design and building layouts should reflect an overall development that flows together as a single community. This is not to imply that site design, architecture and density must be consistent and uniform throughout each planning district, but rather that site planning should encourage integration and connectiveness of adjacent development and planning districts through compatible landscaping palettes and building placements that encourage neighborhood linkages. Pedestrian access through and between planning districts, as well as identified connections to the Quarry Falls Park Trail, will promote pedestrian accessibility and should be the primary focus of site planning for all areas within Quarry Falls.

The focus of these guidelines is the creation of cohesive neighborhoods and an active urban community that provides for quality development; quiet places where residents and visitors are offered a respite from the demands of daily life; construction of an efficient circulation system that provides opportunities for pedestrian, bicycle and vehicular travel and transit; easy access to open space, parks and community amenities; and enhancement of view opportunities within the mesa-top-to-valley environment. Fulfilling the goals and objectives of this Specific Plan lies in implementing a grading plan and functional site plans that allow integration of land uses.

A variety of architectural styles and building materials are envisioned for Quarry Falls. Different architectural styles are encouraged and are intended to co-exist in the overall Specific Plan to provide for independent and distinct neighborhood character and identifying elements. The use of a variety of building materials provides additional opportunity to create unique elements within each neighborhood.

However, architectural styles should be carefully evaluated when several different styles are planned in a single development project. In such

instances, a consistent palette of building materials and complementary color schemes, in conjunction with a unifying landscape scheme, can be used to tie several architectural styles together and create a cohesive community character. Vehicular access to individual residential units with street frontage is encouraged to be from internal private driveways in order to enhance the walkability of the street system.

Because the popularity of architectural styles is constantly changing, the type of architecture within a particular planning district will be determined at the time a given parcel is brought forward for development. The design of the architecture ultimately selected for each planning district will depend on market trends and design styles at the time of development. As a general rule, however, architecture within the planning districts in Quarry Falls should have internal consistency and compatibility of architectural styles and features.

Individual site plans and building elevations showing architecture shall be submitted to the Mission Valley Planning Group for review and comment.

8.5 General Building Style and Massing Guidelines

Building placement should consider indoor and outdoor privacy, solar access and overall aesthetic appearance. To avoid sharp edges which often occur as individual builders develop at different times within the various planning districts, building placement should provide see-throughs and/or passageways between buildings of adjacent development areas. Uninterrupted walls of structures should not occur. Structures may be clustered and arranged as individual residences (such as small lot and courtyard projects) or groups of residential units occurring as staggered, informally sited clusters. Buildings should not be sited in rigid, parallel fashion to avoid monotony in visual appearance. Setbacks from streets would vary to maximize streetscape interest. Grouping of buildings in clusters and arranged around courtyards or small plazas will create public gathering areas and places to socialize.

In the residential districts (Ridgetop, Terrace, Foothills, and Creekside), variable setbacks and projections, as well as buildings with stepped forms, will create interest and maximize view opportunities. Decks and balconies should be used to capture outdoor space and dramatic views. Variety in structures and exterior elements is essential to avoid creation of monotonous development. Massing articulation of projections such as balconies, decks, roof overhangs, trim moldings and fascia are encouraged in order to enhance building appearance through creation of shadows. Massing of units may focus around courtyards ordered within a more formal grid pattern of private drives and accessways.

The Village Walk District should be characterized by an urban fabric that interweaves and connects the various activities such as shopping, entertainment, dining and promenade walking. The building typology of Village Walk should compose a retail center with a variety of building forms that interact in a playful manner and push towards the outside of Village Walk leaving open areas within for pedestrian interaction. Identity pockets should be created inviting the pedestrian to engage in outdoor dining, retail shopping and entertainment. The retail massing should be oriented toward the pedestrian promenade. The first floor of the retail should have a floor-to-floor height at least 12 feet that allows for lighting, signage and canopies and gives a presence at the ground floor. There may be variations in overall heights above the first floor retail with terraces, balconies, and deep set back windows with massing projections that add a layer of variety and create playfulness to the retail center. Amenities for the retail center should include landscaped plazas, water features, public art/sculptures, and enriched paving providing an enhanced pedestrian experience at the base of the buildings

The Quarry District should feature vertical massing of office buildings clustered in a campus form to allow for areas of common open space. This massing will also create opportunities for courtyards and sculptures – places for people to sit and socialize. The Quarry District should be a well-lit space with high visibility to encourage safe use of outdoor amenities beyond normal work hours.

Based on these overall planning objectives, the design of each development should consider the following general building style and massing criteria.

- **Entry Design.** Entries into planning districts come in two primary forms: pedestrian/bicycle entries via the paths, trails and sidewalks; and vehicular entries via public streets, accessways and private drives. Entries should reflect the influence of the planning district(s) where they occur. For example, the entrance of the Park District through the Community Recreation Center on the north and the Civic Center on the south should be timeless and formal, yet friendly and welcoming. There should be features such as public lawns and water features which activate the place. Entry into the Village Walk District should attract attention and invite the pedestrian. The entrance should also read as a gateway into the retail promenade. This can be done by framing the promenade with pilasters and trellis overhangs or a canopy of landscape, or with overhead signage and lighting. Entry into the residential districts should include expressive or articulated elements. Use of canopies, trellises, arcades, portals, and verandas are encouraged. Building entries should reflect a sense of arrival through gateways, porticos or arcades, trellises, stone or stucco walls.
- **Material, Texture and Colors.** The architectural palette of materials within Quarry Falls should consist of materials such as wood, stucco, brick and stone. Metal and glass buildings are reserved for limited applications and should demonstrate exceptional architectural elements (articulation, materials, and massing) and landscape treatment that exceed minimum requirements in quality, palette, and site design. The predominant palette of color should be rich natural earthtones. Accent colors may be used to accentuate buildings in order to add interest. Paths should be surfaced with decomposed granite, stone, asphalt or concrete. Lighting should be used for security purposes and to illuminate focal areas and paths.
- **Roofs.** A variety of roof types are encouraged for structures in Quarry Falls, including hip roofs, gable roofs and pitched roofs. Mansard and gambrel roofs are not permitted; flat roofs are generally not recommended for use on detached residential, but should be permitted on attached residential buildings and in the retail commercial and office/business park developments. Roof forms in areas at lower elevations should be aesthetically pleasing to districts in higher elevations looking down, including consideration for the reflective effects of light colored "cool roofs". Roof forms may extend with deep overhang brows to accommodate for shade and glare, as well as establishing the public presence by giving weight and depth to the structure. Use of clay, concrete or stone tile is encouraged. Roof heights should vary to create interesting profiles. A variation in roof design and heights may include such elements as trellises, awnings, chimneys, etc.
- **Doors and Windows.** Doors and windows are some of the most visible and important elements of any structure. When carefully placed, doors and windows help create a well-balanced structure that avoids monotony and repetition. By varying the spacing, size, location, shape, frequency and type of windows and doors in building façades, structures may be made more visually interesting and attractive. In addition, windows and doors may be recessed into or projected out of structures to add visual interest. Flush mounted doors and windows should be avoided. Care should be taken to avoid too much variety or the end result will be a chaotic, cluttered building façade. Door and window placement on similar buildings located closely together in the same development should vary occasionally to avoid monotony.

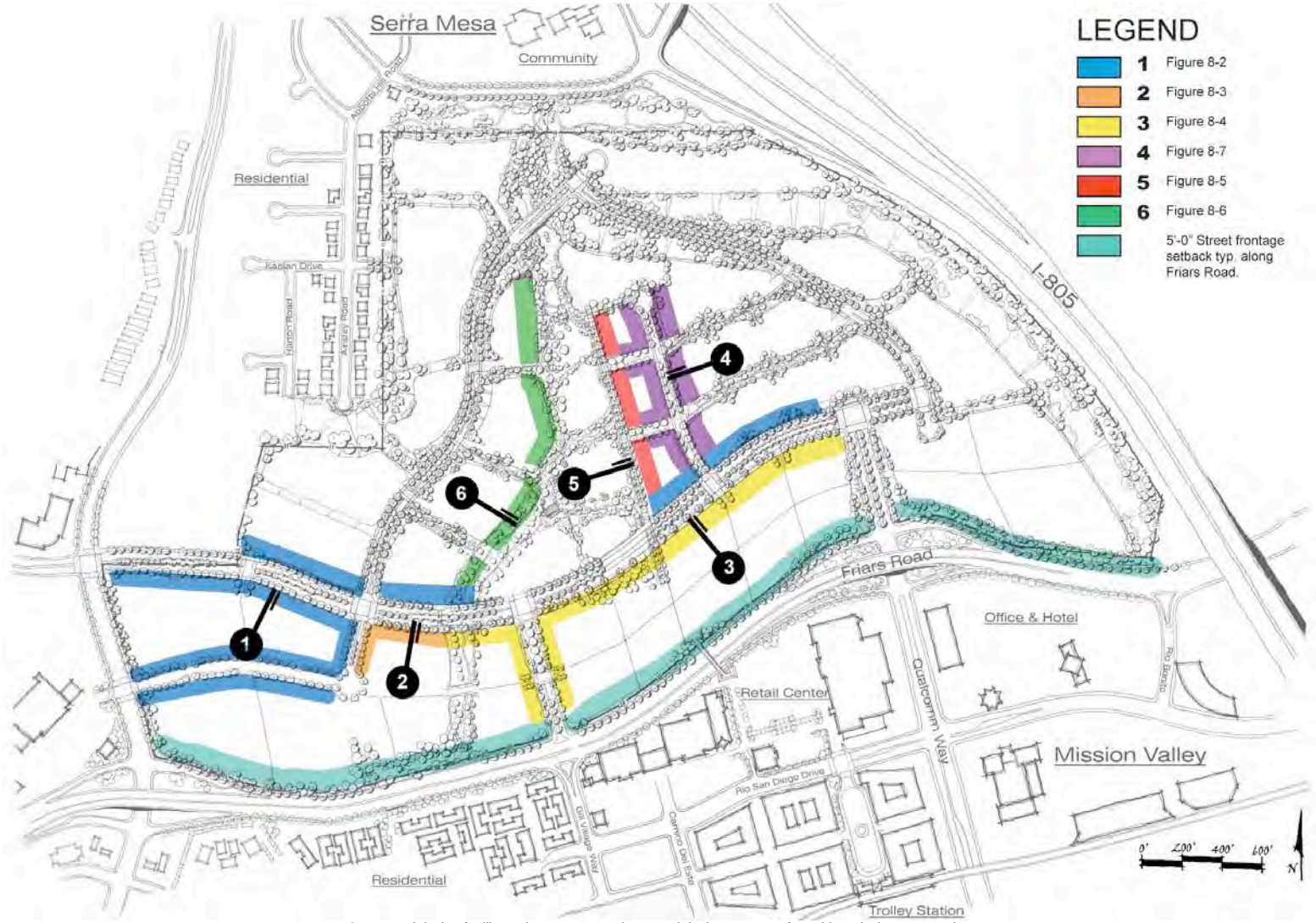
  Windows in residential areas create an opportunity to establish a personal identity and address. To further enhance the individual identity of each structure, awnings, pot shelves, window boxes and built-in planters may be utilized. However, all such containers must be easily accessible for plant maintenance. Window frames, mullions, awnings and doorframes should be color coordinated with the rest of the building.

The Village Walk District should feature large, clear glass storefront windows at the first level allowing visibility into the stores. Windows should create a pedestrian friendly scale and may be articulated with framed mullions or deep sills. Along pedestrian areas, frequent fenestration should be used to avoid expanses of blank walls. Buildings may have canopy overhangs or set back within plaster columns. Entry doors should be of commercial size and quality.

8.6 Special Edge Setbacks

The Quarry Falls Specific Plan provides for special edge setbacks in several locations. The locations of these areas are shown in Figure 8-1, *Edge Treatment Areas*; edge treatments for these area are described below.

Figure 8-1. Edge Treatment Areas



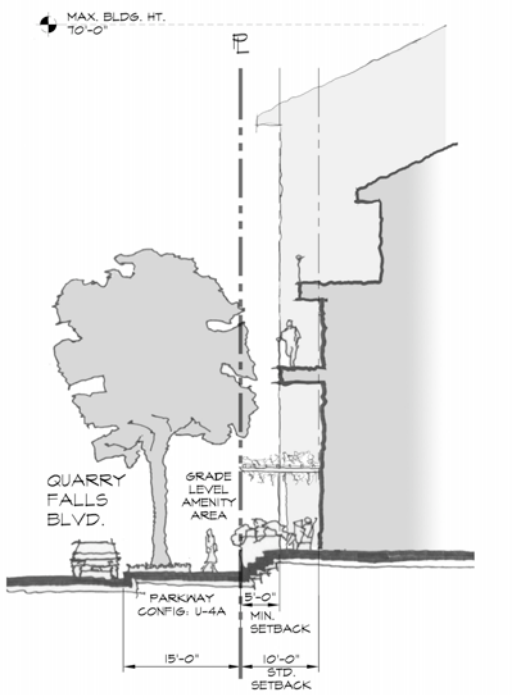
Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

8.6.1 Treatment Along Quarry Falls Boulevard

Quarry Falls Boulevard sets the urban spine and establishes the core of development within Quarry Falls. As such, its treatment is essential in creating an activated "main street" feel.

The segment of Quarry Falls Boulevard between Mission Center Road and Via Alta shall be a residentially-oriented boulevard creating an entry transition between the industrial and commercial properties located west of Mission Center Road and the lively urban street traversing Quarry Falls. This treatment shall continue on the block along the western street edge of Via Alta south of Quarry Falls Boulevard. The concept shall be reinforced through the design and implementation of street trees and a parkway, as well as with varying treatments of architectural building massing, grade-level amenities such as entryways, semi-private porches, trellises, fences, planters and low-walls. Above-grade features such as varying rooflines, projecting balconies, material types and fenestration will further enliven the street edge. The clusters of building massing shall be further varied by the introduction of multiple vehicular entrances off Quarry Falls Boulevard. (See Figure 8-2, *Section 1, Medium to High Residential Density Fronting Quarry Falls Boulevard.*)

Figure 8-2. Section 1 – Medium to High Residential Density Fronting Quarry Falls Boulevard

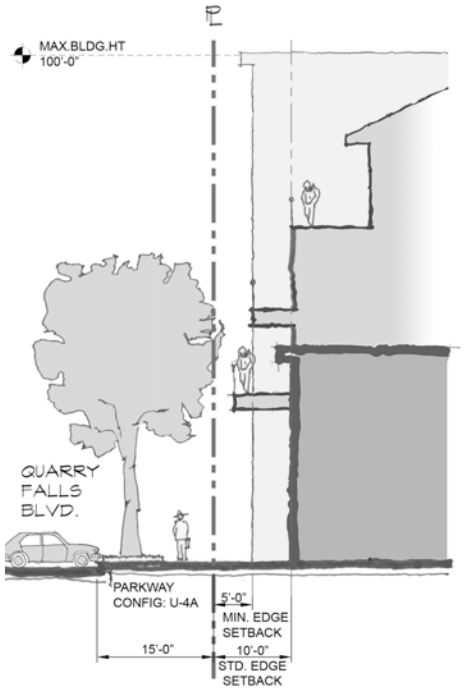


The area of Quarry Falls Boulevard between Via Alta and Russell Park Way shall transition from the residential districts located in the western portion of Quarry Falls into the activated mixed use neighborhoods of the Creekside East Subdistrict and the Village Walk District. On-street parking along this portion of Quarry Falls Boulevard will be angled on the southern street edge, creating a small-town "main street" feel. On this side of the street, the mixed-use concept focusing on neighborhood-serving retail uses and live/work housing will be brought up to the street edge. This treatment shall continue on the block along the eastern street edge of Via Alta south of Quarry Falls Boulevard.

Architectural building massing and styles shall vary and have a variety of setbacks. Buildings will stepback from the street edge to create small off-street 'pocket' plazas and gathering places. Frequent use of street furniture, small-scale retail signage and other hardscape will complete the image of an urban street. (See Figure 8-3, *Section 2 – High Density Residential Fronting Quarry Falls Boulevard.*)

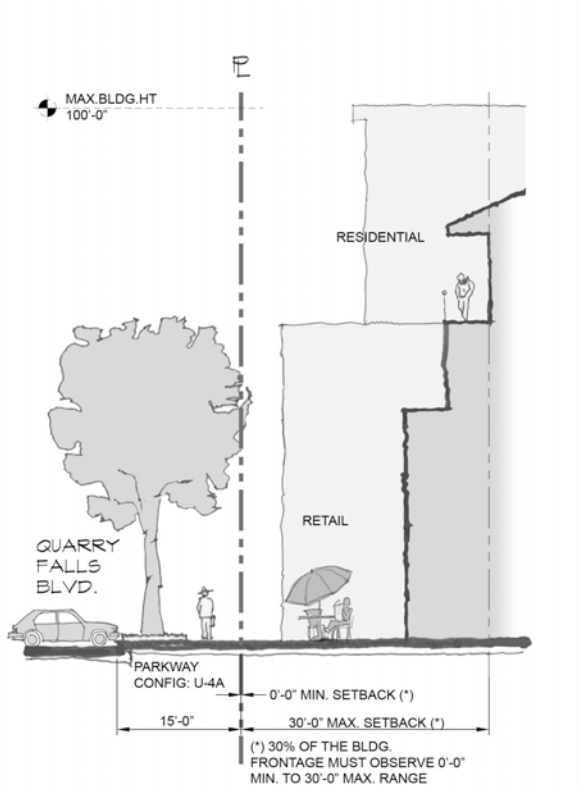
The northern street edge shall be residentially-oriented and reinforced through the design and implementation of street trees and a parkway, as well as with varying treatments of architectural building massing and grade-level amenities such as entryways, semi-private porches, trellises, fences, planters, and low walls. Above-grade features such as varying rooflines, projecting balconies, material types, and fenestration will further enliven the street edge. Some above-grade features may encroach beyond the minimum special edge setback. (See Figure 8-2, *Section 1 – Medium to High Residential Density Fronting Quarry Falls Boulevard.*)

Figure 8-3. Section 2 – High Density Residential Fronting Quarry Falls Boulevard



Larger-scale mixed use retail and more dense residential uses will highlight the most active portions of Quarry Falls Boulevard eastward to Qualcomm Way and will ensure a day and night street presence. This treatment shall continue on a portion of both sides of Russell Park Way southward from Quarry Falls Boulevard. In this area of Quarry Falls, lifestyle retailers will locate at the ground and on second levels, with residential uses located above retail. Multiple-story residential units, varying building heights, appropriate massing and materials along this edge will "break" the rhythm of the retail core at street level. (See Figure 8-4, *Section 3 – Multiple Use Areas Fronting Quarry Falls Boulevard.*)

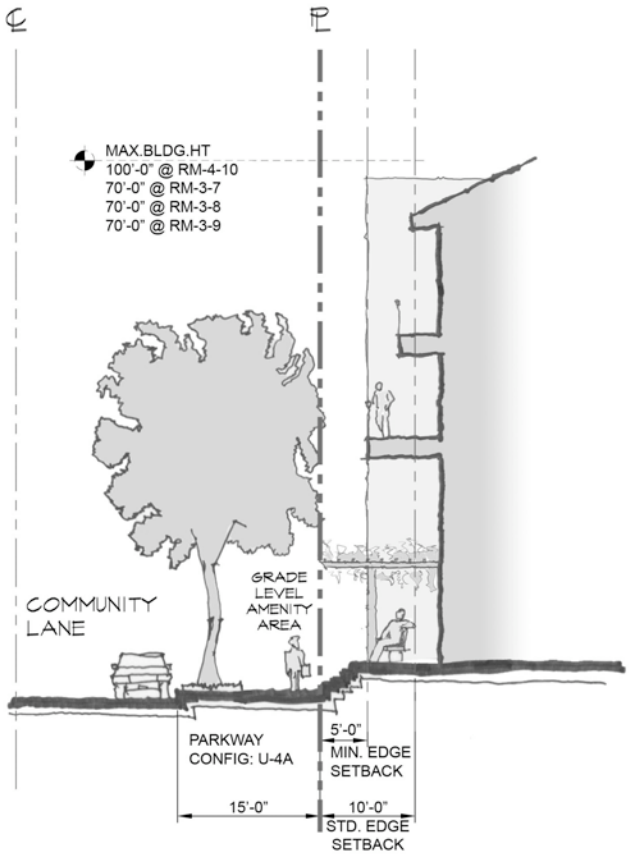
Figure 8-4. Section 3 – Multiple Use Areas Fronting Quarry Falls Boulevard



8.6.2 Treatment Along Community Lane and Creekside Park Lane

The street presence along Community Lane and Creekside Park Lane is intended to be an active neighborhood residential experience. The concept shall be reinforced through the design and implementation of street trees and a parkway, as well as with varying treatments of architectural building massing; grade-level amenities, such as entryways, semi-private porches, trellises, fences, planters and low-walls; and above-grade features such as varying rooflines, projecting balconies, material types and fenestration. (See Figure 8-5, *Section 4 – Community Lane and Creekside Park Lane.*)

Figure 8-5. Section 4 – Community Lane and Creekside Park Lane

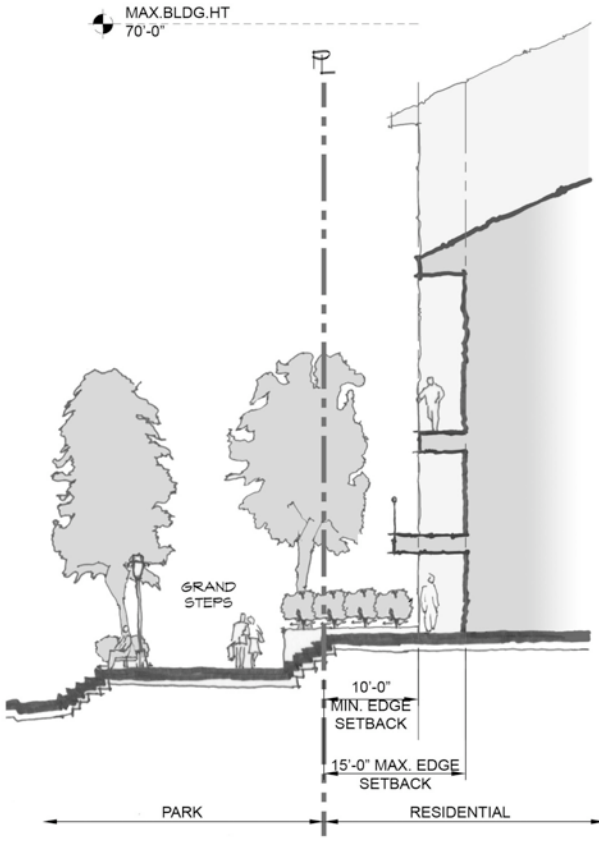


8.6.3 Treatment Along Development/Park Interface

Similar to Quarry Falls Boulevard, the treatment along Quarry Falls Park will vary depending on the type of park experienced evoked and its interface with the adjacent urban districts. The special treatment of the Park focuses on its east and west edges.

The east edge of the Park is the "formal" edge that sets the precedence for the Terrace District. The "formal" edge concept shall be reinforced through the design and implementation of trees and a paved promenade with the residential units elevated slightly above the promenade walk areas to create park overlook opportunities. Architectural building massing and grade-level amenities such as entryways, semi-private porches, trellises, fences, planters and low-walls will be varied in scale and use; and above-grade features such as varying rooflines, projecting balconies, material types and fenestration will be employed. (See Figure 8-6, *Section 5 – East Edge of Quarry Falls Park*.)

Figure 8-6. Section 5 – East Edge of Quarry Falls Park

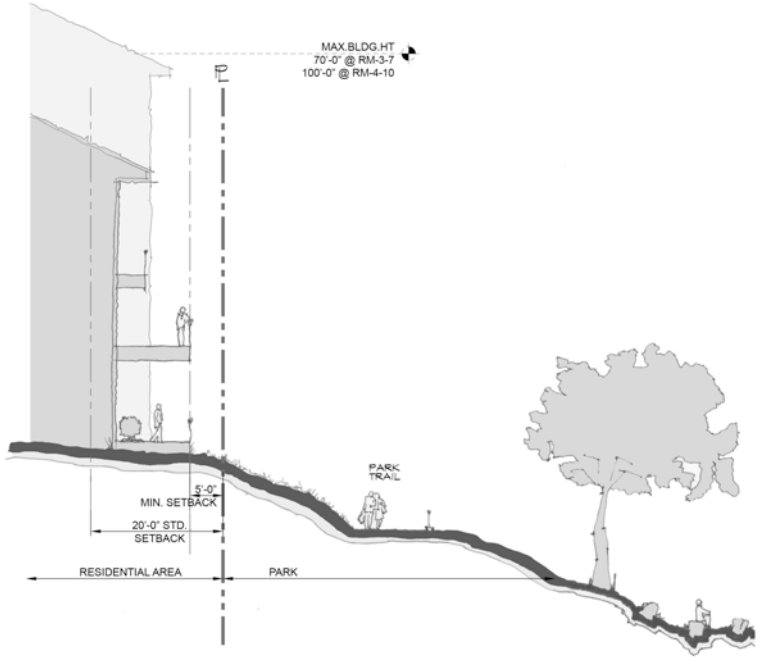


The west edge of the Park is the soft, meandering green edge which has a dialogue with nature and is more organic in form. This less formal edge of the park shall be complemented by introducing differentiating architectural styles, building massing and materials. Grade-level amenities such as private porches overlooking the Park and the Creekside Trail, trellises, fences, planters and low-walls will vary in scale and use. Setbacks and stepbacks, rooflines, roofing materials, projecting balconies and fenestration will be used to enhance the landscaped edge adjacent to the Park. (See Figure 8-7, *Section 6 – West Edge Quarry Falls Park*.)

8.6.4 Friars Road

The treatment along Friars Road includes a 22-foot distance from the curb line to the edge of the right-of-way, with a 15-foot landscape parkway behind the curb and a six-foot sidewalk. The building setback along Friars Road shall be a minimum of five feet. Buildings along Friars Road should incorporate architectural treatments and breaks to create interest and aesthetic quality to the development.

Figure 8-7. Section 6 – West Edge Quarry Falls Park



8.7 DISTRICT GUIDELINES

As a supplement to the guidelines presented in Sections 8.2 through 8.6, this section identifies specific design considerations and special treatments areas unique to each of the planning districts in Quarry Falls. These guidelines shall be considered in concert with the zoning regulations and development standards of the zone designated to each subdistrict. Unless otherwise approved as a deviation from the base zone through the Master PDP, all development shall comply with the base zone and supplemental development regulations as specified in the City's Land Development Code Sections 143.0410, 143.0420, and 143.0460 (effective May 17, 2005). Deviations to the base zones are identified and footnoted in the *Zoning and Development Regulations* tables for each district and further enumerated in Appendix C – *Master Planned Development Permit Deviation Table.*

8.7.1 Park District

- **Design Considerations**

  The Park District occurs through the central portion of Quarry Falls, with appendages radiating into adjacent districts. The Park District is influenced by two primary edge conditions. The western edge is less structured and more informal with a meandering green. In contrast, the eastern edge is the formal edge that sets the presence for the Terrace District. Grand Steps create the linear edge on the east side of the Quarry Falls Park and begin the tone for the more ordered development in the Terrace District to the east.

  Public accessibility is the focus of the overall site planning guidelines for the Park District. The district is intended to be designed in a manner that welcomes its visitors through its multiple functions. Park uses will be designed with activity and interconnection in mind. Structures must reflect the public realm through durability and longevity in design.

- **Access**

  The Park is the framework which connects all the districts. Finger Parks or paths branch out from the central park and filter into the districts to provide pedestrian access to the Park for the entire community. The Grand Steps act as a formal pedestrian link connecting the Community Recreation Center at the north end of the Park to the Civic Center and Village Walk District on the south edge of the Park. This connective public link strengthens the concept of the Park as the "armature" or the spine that supports and binds the districts together.

- **Special Treatment Areas**

  - **Edge Conditions of the Park.** There are two major edge conditions of the Park: the soft west edge adjacent to the Foothills District and the more formal linear edge facing out to the Terrace District. The west edge is the soft, meandering green edge which has a dialogue with nature and is more organic in form. The east edge of the Park is the formal and linear edge that sets the precedence for the Terrace District. Each of these conditions, which influence the districts in their character, are bounded by the armature of the Park.

    The nature of the sloped topography on either side of the Park lends to terraced conditions. The west side adjacent to the Foothills District steps up the hillside and follows the organic nature of the landscape with terraced decks which stagger in an undulating fashion, allowing the landscape to filter through. The buildings adjust to the landscape and create a playful façade. The east side of the park, which is the very linear side with its grand public stair, holds a strong formal edge for the rowhomes to terrace upon appropriately beginning the Terrace District to the east.

- **Zoning and Development Regulations**
  The Park District includes three planning subdistricts: the Park, Civic Center and Community Recreation Center. The Park Subdistrict shall be zoned OP-2-1; the Civic Center Subdistrict shall be zoned RM-1-1; and the Community Recreation Center Subdistrict shall be zoned RM-1-1. These zones shall establish the development regulations for this district, unless modified by Table 8-1, *Park District Zoning and Development Regulations.*

- **Land Uses**
  Land uses identified in the Land Development Code OP (Open Space - Park) Zones may occur within the Park District and include the open park and public open spaces developed as part of the Quarry Falls Park, a Community Recreation Center and a Civic Center. Amphitheaters, schools, and outdoor cafes and commercial use (as enumerated in the CC-5-5 Zone) are additional uses that provide formal and informal gathering places and attractions to integrate the public realm and provide opportunities for personal interaction that further activate the Civic Center as the social center of the community.

- **Setbacks**
  In order to locate buildings within the Civic Center and Community Recreation Center that better integrate with the built environment, while also maximizing public and private open space, building setbacks may deviate from that established in the RM-1-1 Zone resulting in the required setbacks shown in Table 8-1, *Park District Zoning and Development Regulations.* Such deviations shall be allowed under the following circumstances:

  - Allow structures to front on public streets; and/or
  - Create larger useable park spaces; and
  - Occurs in a manner that complements the public park experience.

- **Heights**
  Building heights are presented in Table 8-1, *Park District Zoning and Development Regulations.* Building heights allowed in the Park District shall occur as defined in the underlying zone. For the Civic Center and Community Recreation Center portions of this district, building heights shall either conform to the heights defined in the RM-1-1 Zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations are presented in Table 8-1 and are permitted under the following circumstances:

  - To provide an architectural statement unique to the Park District; and/or
  - To provide an architectural treatment which lends a cohesive element that permeates throughout Quarry Falls; and/or
  - To allow architectural landmarks, such as campaniles and clock towers.

  Additionally, retaining walls proposed for the Park District would deviate from the regulations of the Land Development Code. This deviation is permitted under the following circumstance:

  - Retaining walls up to 30 feet in height are necessary to accommodate a water fall as a signature feature of the project.
  - The walls shall be shielded by the waterfall itself and an engineering rock face to represent a natural environment.

Table 8-1. Park District Zoning and Development Regulations

Zoning and Development Regulations	Park		Civic Center		Community Recreation Center	
Net Area (acres)	12.4		4.6		2.1	
LDC Zone	OP-2-1		RM-1-1		RM-1-1	
Development Intensity	*Minimum*	*Maximum*	*Minimum*	*Maximum*	*Minimum*	*Maximum*
Density Range (dwelling units/acre)	N/A	N/A	N/A	N/A	N/A	N/A
Intensity Range (dwelling units)	N/A	N/A	N/A	N/A	N/A	N/A
Intensity Range (square feet)	N/A	N/A	0	15,000	0	10,000
Setback Requirements						
Minimum Front Setback	--		5 ft. [1]		5 ft. [1]	
Standard Front Setback	--		10 ft. [1]		10 ft. [1]	
Minimum Side Setback	--		5 ft.		5 ft.	
Minimum Street Side Setback	--		10 ft.		10 ft.	
Minimum Rear Setback	--		5 ft. [1]		5 ft. [1]	
Maximum Structure Height	--		70 ft. [1]		70 ft. [1]	
Retaining Wall Height	30 ft.[1]		--		--	
Permitted Uses	All uses permitted in the OP-2-1 zone and outdoor amphitheater.		All uses permitted in the OP (Open Space – Parks) Zone and CC-3-5 Zone, and the following uses: ▪ Outdoor and Sidewalk Cafes[2] ▪ Schools		▪ All uses in the RM-1-1 zone.	

[1] Deviates from the Land Development Code base zone requirements.

[2] On-site outdoor and sidewalk cafes not located within the public right-of-way are permitted by right. Outdoor and sidewalk cafes that occur within the public right-of-way require a Neighborhood Use Permit in accordance with the City's Land Development Code Section 126.0200.

8.7.2 Ridgetop District

- **Design Considerations**
  The Ridgetop District lies at the top of the Falls and overlooks the Park, other districts within Quarry Falls and the valley below. These development areas will be characterized by lower density development ranging from nine to 20 dwelling units per acre.

- **Access**
  The Ridgetop District neighborhoods will be accessed from within Quarry Falls from Via Alta/Franklin Ridge Road. This district will be afforded direct pedestrian connections to the north, as well as the internal trail system for Quarry Falls. Special attention should be paid to creating and enhancing these important access elements.

- **Special Treatment Areas**
  - **Eastern Edge of District and Interface with I-805.** In the eastern portion of the Ridgetop District, care should be taken to mitigate impacts from noise generated by traffic on I-805.
  - **Creation of a Community Outlook.** An outlook should be provided in the eastern portion of this district to provide views of Mission Valley and Quarry Falls to the south. Access to the overlook should be provided adjacent to areas developed.
  - **Western Edge of District and Interface with Existing Development on Ainsley Road.** The western edge of the Ridgetop District is adjacent to an existing single-family home development on Ainsley Road in the Serra Mesa community. Treatment along this edge should be sensitive to the existing homes.
  - **View Opportunities.** Elevational changes across the Ridgetop District will afford views of other park amenities within Quarry Falls. Development in the southern portion of the district should include variations in setback and design to provide relief to massing along this edge. Fencing along the southern edge should be uniform and limited to transparent materials (such as plexi-glass or wrought iron) which allows visibility from within to the expansive off-site views along this edge.

- **Zoning and Development Regulations**
  The Ridgetop District includes two planning subdistricts: Ridgetop West and Ridgetop East. The Ridgetop West Subdistrict shall be zoned RM-1-1; the Ridgetop East Subdistrict shall be zoned RM-2-4. These zones shall establish the development regulations for this district, unless modified by Table 8-2, *Ridgetop District Zoning and Development Regulations.*

- **Land Uses**
  The Ridgetop District shall develop with land uses identified in the Land Development Code for the RM-1-1 Zone (Ridgetop West) and the RM-2-4 Zone (Ridgetop East).

- **Setbacks**
  Required setbacks for the Ridgetop District shall be those established in the City Land Development Code for the RM-1-1 Zone (Ridgetop West) and the RM-2-4 Zone (Ridgetop East). These setback requirements are presented in Table 8-2, *Ridgetop District Zoning and Development Regulations.*

- **Heights**
  The maximum height of buildings within the Ridgetop District shall be those defined by the RM-1-1 Zone (Ridgetop West) and the RM-2-4 Zone (Ridgetop East) (see Table 8-2, *Ridgetop District Zoning and Development Regulations*).

Table 8-2. Ridgetop District Zoning and Development Regulations

Zoning and Development Regulations	Ridgetop West		Ridgetop East	
Net Area (acres)	4.0		6.3	
LDC Zone	RM-1-1		RM-2-4	
Development Intensity	*Minimum*	*Maximum*	*Minimum*	*Maximum*
Density Range (dwelling units/acre)	6	14.5	6	24.9
Intensity Range (dwelling units)	24	58	37	156
Setback Requirements				
Minimum Front Setback	15 ft.		15 ft.	
Standard Front Setback	20 ft.		20 ft.	
Minimum Side Setback	5 ft.		5 ft.	
Minimum Street Side Setback	10 ft.		10 ft.	
Minimum Rear Setback	15 ft.		15 ft.	
Maximum Structure Height	30 ft.		40 ft.	
Permitted Uses	All uses permitted in the RM-1-1 zone.		All uses permitted in the RM-2-4 zone.	

8.7.3 Foothills District

- **Design Considerations**

  The Foothills District locates residences at the foothills of Serra Mesa and is directly engaged with the Quarry Falls Park. Comprised of housing that steps down the hillside, density within the Foothill District increases from the north to the south, terracing down toward the Park. Between the clusters of units, there should be open space areas of landscaped paths that finger into the district and connect the residences to the Park.

- **Access**

  Vehicular access to the Foothills District will be provided by Via Alta in a north-south direction and Quarry Falls Boulevard in an east-west direction. Three areas within the Foothills District provide the location of Finger Trails that traverse the Foothills District from the western slopes and into the Park. The paths may be enlivened by exercise stations, benches, outlooks and other amenities which relate to the adjacent residential units within the Foothills District.

- **Special Treatment Areas**

  - **Soft Edge.** The Soft Edge of the Park District located along the eastern edge of the Foothills District begins to set the tone for the character of the Foothills District and requires special design consideration. Development will be influenced by the natural elements of the Park District, such as the Falls, which begin just to the north of the Foothills District. The siting of residential structures will be directed by this organic quality.

  - **Connection to Park and Trail.** The eastern portion of the Foothills District is adjacent to the Park Trail. Where feasible and safe, crosswalks should occur along Via Alta to allow a connection from development in the western portion of the district to the Finger Trails in the eastern portion of the district. Development within this district shall provide at least one connection to each of the Finger Trails from the adjacent development area(s).

  - **Civic Center and Festival Plaza.** The Civic Center occurs adjacent to the southeast portion of the Foothills District. Design interface in this area will require special consideration in order to ensure sensitivity to the higher density senior housing that may occur within the Foothills District and activity areas of the Creekside District located to the south across Quarry Falls Boulevard.

  - **Quarry Falls Boulevard.** Development along Quarry Falls Boulevard should feature row homes that face the street, enlivening and defining the street scene. Modifications to the front setback area enable the implementation of the special edge treatment important in creating an urban street environment.

  - **Mined Slopes.** Development in the Foothills District will occur at the base of manufactured slopes remaining from previous mining activities. The base of these slopes should be landscaped to provide an aesthetic transition between development and terrain. Buildings should be placed in a manner that aids in breaking down the scale of the mined slopes.

  - **Pedestrian Connection to Adjacent Development**. Development within the Foothills Southwest Subdistrict shall include a pedestrian connection along the western edge that corresponds with a pedestrian connection provided in the off-site adjacent residential development.

  - **Emergency Connection to Abbots Hill at Kaplan Drive**. Access for emergency vehicles shall be provided in the northwestern portion of the Foothills District at the terminus of Kaplan Drive in the adjacent Abbots Hill neighborhood of Serra Mesa.

- **Zoning and Development Regulations**
  The Foothills District includes three planning subdistricts: Foothills North, Foothills Southwest and Foothills Southeast. The Foothills North Subdistrict shall be zoned RM-3-7; the Foothills Southwest Subdistrict shall be zoned RM-3-8; and the Foothills Southeast Subdistrict shall be zoned RM-4-10. These zones shall establish the development regulations for this district, unless modified by Table 8-3, *Foothills District Zoning and Development Regulations.*

- **Land Uses**
  The Foothills District shall develop with land uses identified in the Land Development Code for the RM-3-7 Zone (Foothills North Subdistrict), the RM-3-8 Zone (Foothills Southwest Subdistrict), and the RM-4-10 Zone (Foothills Southeast Subdistrict).

- **Setbacks**
  Required setbacks for the Foothills District shall be those established in the City Land Development Code for the RM-3-7 Zone (Foothills North Subdistrict) and the RM-4-10 Zone (Foothills Southeast Subdistrict). For the Foothills Southwest Subdistrict, building setbacks along Quarry Falls Boulevard may deviate from that established in the RM-3-8 Zone resulting in the required setbacks shown in Table 8-3, *Foothills District Zoning and Development Regulations.* Such deviations shall be allowed under the following circumstances:

  - Allows structures to address the street in an urban manner; and
  - Provides entryways from the sidewalks to increase pedestrian activity.

- **Heights**
  Building heights are presented in Table 8-3, *Foothills District Zoning and Development Regulations.* Building heights allowed in the Foothills District shall occur as defined in the underlying zones.

- For the Foothills North Subdistrict, building heights shall either conform to the heights defined in the RM-3-7 zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations allowed in the Foothills North Subdistrict are presented in Table 8-3 and are permitted under the following circumstances:

  - To provide an architectural flexibility for building articulation and roofline variations; and/or
  - To provide a transition from lower density/height projects to higher density/height projects; and/or
  - To expose views from southern off-site vantage points and to avoid a "walling off" affect associated with projects built at all one height; and/or
  - To allow for increase in height as a trade-off for providing more internal open space.

  For the Foothills Southwest Subdistrict, building heights shall either conform to the heights defined in the RM-3-8 zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations allowed in the Foothills Southwest Subdistrict are presented in Table 8-3 and are permitted under the following circumstances:

  - To provide an architectural flexibility for building articulation and roofline variations; and/or
  - To provide a transition from lower density/height projects to higher density/height projects; and/or
  - To expose views from southern off-site vantage points and to avoid a "walling off" affect associated with projects built at all one height; and/or
  - To allow for increase in height as a trade-off for providing more internal open space.

Table 8-3. Foothills District Zoning and Development Regulations

Zoning and Development Regulations	Foothills North		Foothills Southwest		Foothills Southeast	
Net Area (acres)	15.4		9.4		6.3	
LDC Zone	RM-3-7		RM-3-8		RM-4-10	
Development Intensity	*Minimum*	*Maximum*	*Minimum*	*Maximum*	*Minimum*	*Maximum*
Density Range (dwelling units/acre)	10	43.5	20	54.5	20	108.9
Intensity Range (dwelling units)	154	670	187	510	126	688
Setback Requirements						
Minimum Front Setback	10 ft.		10 ft.		varies	
Standard Front Setback	20 ft.		20 ft.		varies	
Minimum Side Setback	5 ft.		5 ft.		varies	
Minimum Street Side Setback	10 ft.		10 ft.		varies	
Minimum Rear Setback	5 ft.		5 ft.		varies	
North/East Setback	N/A		N/A		5 ft. [1]	
Special Edge Setback	West Park Edge[1] Rear Setback: 5 ft.		Quarry Falls Blvd.[1,2] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft.		Quarry Falls Blvd.[1] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft. West Park Edge[1] Minimum Setback: 5 ft.	
Maximum Structure Height	70 ft. [2]		70 ft. [2]		100 ft.[3]	
Permitted Uses	All uses permitted in the RM-3-7 zone.		All uses permitted in the RM-3-8 zone.		All uses permitted in the RM-4-10 zone.	

[1] Requires Special Edge Setback.
[2] Deviates from the Land Development Code base zone requirements.
[3] Height limit is more restricted than allowed by the base zone and is not a deviation.

8.7.4 Terrace District

- **Design Considerations**

  The Terrace District forms the formal edge to the Park and transitions to the steep slopes in the eastern portion of the Specific Plan area. Rowhomes should define the edge of the Park. Where the grade permits, rowhomes may also occur along Quarry Falls Boulevard to create an urban streetscape along the boulevard. Residences on the interior of the Terrace District, will straddle the Finger Trails and promote a free flow access to the Park. The varying rooflines on homes east of Franklin Ridge Road will allow vistas across the site.

- **Access**

  Quarry Falls Boulevard is the main public road that ties the Terrace District into the vehicular loop of Quarry Falls. The Grand Steps leading north into the Community Recreation Center from Village Walk feed into the Terrace District through two pedestrian Finger Trails stretching eastward towards Franklin Ridge Road. Collector nodes occur where a path or street branch out into the community. Community Lane provides vehicular access to the Community Recreation Center.

- **Special Treatment Areas**

  - **Grand Steps.** The edge condition of the Terrace District is set by the Grand Steps of the Park District. This linear edge begins a grid formation of green space, which connects into the residential complexes along the park. Rowhomes should be provided along this edge to give definition to the formal edge of the Park. Front porches and stoops should be used to address intermediate private streets and to provide a strong edge along the Grand Steps.

  - **Quarry Falls Boulevard.** Modifications to the front setback area along Quarry Falls Boulevard where grade permits enables the implementation of the special edge treatment to enliven and define the street scene. Development should feature rowhomes that face the street, with entryways from the sidewalk, thereby increasing pedestrian activity.

  - **Community Lane.** The street presence along Community Lane is intended to be an active neighborhood residential experience. Modifications to the front setback area enable this concept through the design and implementation of street trees and a parkway, as well as with varying treatments of architectural building massing; grade-level amenities, such as entryways, semi-private porches, trellises, fences, planters, and low walls; and above-grade features such as varying rooflines, projecting balconies, material types, and fenestration.

  - **Connections to the Park and Treatment of Finger Trails.** Finger Trails traverse the Terrace District providing a pedestrian connection from Franklin Ridge Road to the Grand Steps and the Park, crossing Community Lane. This important connection to the Park and open space of Quarry Falls should be defined by way of signing and/or pavement treatments where the Finger Trails cross the public streets. Within the adjacent development areas, at least two connections shall be provided to each Finger Trail.

  - **Mined Slopes.** Development in the Terrace District will occur at the base of manufactured slopes remaining from previous mining activities. The base of these slopes should be landscaped to provide an aesthetic transition between development and terrain. Buildings should be placed in a manner that aids in breaking down the scale of the mined slopes. Where feasible, retaining walls may be used to allow flexibility in development.

- **Zoning and Development Regulations**

  The Terrace District includes three planning subdistricts: Terrace North, Terrace West and Terrace South. The Terrace North Subdistrict shall be zoned RM-3-8; the Terrace West Subdistrict shall be zoned RM-3-7; and the Terrace South Subdistrict shall be zoned RM-4-10. These zones shall establish the development regulations for this district, unless modified by Table 8-4, *Terrace District Zoning and Development Regulations.*

- **Land Uses**
  The Terrace District shall develop with land uses identified in the Land Development Code for the RM-3-8 Zone (Terrace North Subdistrict), the RM-3-7 Zone (Terrace West Subdistrict), and the RM-4-10 Zone (Terrace South Subdistrict South).

- **Setbacks**
  Required setbacks for the Terrace District shall be those established in the City Land Development Code for the RM-4-10 Zone for the Terrace South Subdistrict. For the Terrace North Subdistrict, building setbacks along Community Lane may deviate from that established in the RM-3-8 Zone resulting in the required setbacks shown in Table 8-4, *Terrace District Zoning and Development Regulations*. Such deviations shall be allowed under the following circumstances:

  - Allow structures to address the street in an urban manner; and
  - Provides entryways from the sidewalks to increase pedestrian activity.

  For the Terrace West Subdistrict, building setbacks along Quarry Falls Boulevard and Community Lane may deviate from that established in the RM-3-7 Zone resulting in the required setbacks shown in Table 8-4, *Terrace District Zoning and Development Regulations*. Such deviations shall be allowed under the following circumstances:

  - Allow structures to address the street in an urban manner; and
  - Provides entryways from the sidewalks to increase pedestrian activity.

- **Heights**
  Building heights are presented in Table 8-4, *Terrace District Zoning and Development Regulations*. Building heights allowed in the Terrace South Subdistrict shall occur as defined in the RM-4-10 Zone. For the Terrace North Subdistrict, building heights shall either conform to the heights defined in the RM-3-8 Zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations allowed in the Terrace North Subdistrict are presented in Table 8-4 and are permitted under the following circumstances:

  - To provide an architectural flexibility for building articulation and roofline variations, resulting in high quality design, reduce to bulk, and to screen rooftop equipment from adjacent development; and/or
  - To provide a transition from lower density/height projects to higher density/height projects; and/or
  - To expose views from southern off-site vantage points and to avoid a "walling off" affect associated with projects built at all one height; and/or
  - To allow for increase in height as a trade-off for providing more internal open space.

  For the Terrace West Subdistrict, building heights shall either conform to the heights defined in the RM-3-7 Zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations allowed in the Terrace North Subdistrict are presented in Table 8-4 and are permitted under the following circumstances:

  - To provide an architectural flexibility for building articulation and roofline variations, resulting in high quality design, reduce bulk, and to screen rooftop equipment from adjacent development; and/or
  - To provide a transition to higher density/height projects in and around the village core.

Table 8-4. Terrace District Zoning and Development Regulations

Zoning and Development Regulations	Terrace North		Terrace West		Terrace South	
Net Area (acres)	11.2		4.7		10.5	
LDC Zone	RM-3-8		RM-3-7		RM-4-10	
Development Intensity	*Minimum*	*Maximum*	*Minimum*	*Maximum*	*Minimum*	*Maximum*
Density Range (dwelling units/acre)	20	54.5	10	43.5	20	108.9
Intensity Range (dwelling units)	223	608	48	209	211	1,147
Setback Requirements						
Minimum Front Setback	10 ft.		10 ft.		varies	
Standard Front Setback	20 ft.		20 ft.		varies	
Minimum Side Setback	5 ft.		5 ft.		varies	
Minimum Street Side Setback	10 ft.		10 ft.		varies	
Minimum Rear Setback	5 ft.		5 ft.		N/A	
Special Edge Setback	Community Lane [1,2] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft.		Community Lane [1,2] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft. Quarry Falls Blvd. [1,2] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft. East Park Edge (Grand Steps) [2] Minimum Setback: 10 ft. Standard Setback: 15 ft.		Community Lane [2] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft.	
Maximum Structure Height	70 ft. [1]		70 ft. [1]		100 ft./200 ft.[3]	
Permitted Uses	All uses permitted in the RM-3-8 zone.		All uses permitted in the RM-3-7 zone.		All uses permitted in the RM-4-10 zone.	

[1] Deviates from the Land Development Code base zone requirements.
[2] Requires Special Edge Setback.
[3] Height limit is more restricted than allowed by the base zone and is not a deviation. The 200-foot height limit applies only to Lot 42 of VTM #183196. All other lots are subject to the 100-foot height limit.

8.7.5 Creekside District

- **Design Considerations**

  The Creekside District is positioned to respond to a variety of elements. This district will create a symbolic link between the natural elements of the Quarry Falls Park to the north and the San Diego River to the south. This area will also act as a transitional area from the active commercial core within the Village Walk District to residential development within the Creekside and the adjacent Foothills Districts. The Creekside District provides an important role in establishing connectivity to the Park and in creating a symbolic connection to the river. The Park Trail will continue into this district as a green space through the mixed-use development located in the eastern portion of the district. The alignment of the Park Trail through this district will be determined at the time individual development proposals are brought forward. Quarry Falls Boulevard along the northern edge of the Creekside District creates an urban scene incorporating building edges that portray an interactive pedestrian friendly street through textures of paving and street furniture.

- **Access**

  Access to the Creekside District is provided off Quarry Falls Boulevard and Russell Park Way. Access will be provided from Mission Center Road along the western portion of the Creekside District. Friars Road forms the southern boundary for this district. A connection to the Quarry Falls Park will provide pedestrian linkage to the project's trail system and associated amenities.

- **Special Treatment Areas**

  - **Street Edge Conditions.** Street edge conditions for the Creekside District include the north edge along Quarry Falls Boulevard, the street frontage along Via Alta and Creekside Park Lane, and the west edge of Russell Park Way. Modifications to setbacks provide for residential development to be located along the street to activate the neighborhood residential experience, defining and enlivening the district. Increased maximum front setbacks in the commercial zones along Quarry Falls Boulevard and Russell Park Way provide a distinct transition from the residential district and additional space to increase the public realm through the inclusion of pedestrian plazas, paseos, and outdoor dining areas. Buildings along the southern edge should be designed in a manner that breaks up the massing and provides visual interest to motorists. The transition into the Village Walk District will include neighborhood retail uses at a scale that emphasizes the pedestrian and activity nodes of the Creekside and Village Walk Districts.

  - **Quarry Falls Park Connection.** An extension of the Quarry Falls Park will permeate the Creekside District. The organic edge of this park linkage will weave through the more formal buildings separating the predominantly residential western portion from the multiple uses within the eastern portion for the Creekside District.

  - **Visual and Physical Connectivity to Park.** In addition to the north-south trail connection, an east-west connection created by green space and pedestrian activity should also occur through this district, connecting the more residential portion in the west to the neighborhood commercial areas in the eastern portion of the district.

  - **Friars Road Treatment.** Buildings along Friars Road should incorporate architectural treatments and breaks to avoid a monotonous wall of buildings and provide visual interest to motorists.

- **Zoning and Development Regulations**
  The Creekside District includes three planning subdistricts: Creekside West, Creekside Central and Creekside East. The Creekside West Subdistrict shall be zoned RM-3-9; the Creekside Central Subdistrict shall be zoned RM-4-10; and the Creekside East Subdistrict shall be zoned CC-3-5. These zones shall establish the development regulations for this district, unless modified by the Table 8-5, *Creekside District Zoning and Development Regulations.*

- **Land Uses**
  The Creekside District shall develop with land uses identified in the Land Development Code for the RM-3-9 Zone (Creekside West Subdistrict). Development of Creekside Central Subdistrict shall include those land uses identified in the RM-4-10 Zone, as well as ground floor retail sales, commercial services and office uses as permitted in the CC-3-5 Zone, and interpretive centers. Development of Creekside East Subdistrict shall include land uses identified in the CC-3-5 Zone, as well as colleges/universities, vocational/trade schools, and community identification signs.

- **Setbacks**
  For the Creekside Central Subdistrict, required setbacks shall be those established in the City Land Development Code for the RM-4-10 Zone. For the Creekside West Subdistrict, building setbacks along Quarry Falls Boulevard, Via Alta, and Creekside Park Lane may deviate from that established in the RM-3-9 Zone resulting in the required setbacks shown in Table 8-5, *Creekside District Zoning and Development Regulations.* Such deviations shall be allowed under the following circumstances:

  - Allows structures to address the street in an urban manner; and
  - Provides entryways from the sidewalks to increase pedestrian activity.

  For the Creekside East Subdistrict, building setbacks may deviate from the CC-3-5 Zone resulting in the required setbacks shown in Table 8-5, *Creekside District Zoning and Development Regulations.* Such deviations shall be allowed under the following circumstances:

  - Provides a transition from the residential district to the west into the "main street" of the activated Village Walk District, and
  - Provides building articulation to increase the public realm, and/or
  - Provides consistency with the adjacent districts, and/or
  - Achieves variations in massing and visual impact.

- **Heights**
  Building heights are presented in Table 8-5, *Creekside District Zoning and Development Regulations.* Building heights allowed in the Creekside District shall occur as defined in the underlying zones. For the Creekside West Subdistrict, building heights shall either conform to the heights defined in the RM-3-9 Zone or may deviate from those heights to allow for creativity in design and use of architectural elements. Height deviations allowed in the Creekside West Subdistrict are presented in Table 8-5 and are permitted under the following circumstances:

  - To provide an architectural flexibility for building articulation and roofline variations, resulting in high quality design, to reduce bulk, and to screen rooftop equipment from adjacent development.

Table 8-5. Creekside District Zoning and Development Regulations

Zoning and Development Regulations	Creekside West		Creekside Central		Creekside East	
Net Area (acres)	20.5		5.4		5.0	
LDC Zone	RM-3-9		RM-4-10		CC-3-5	
Development Intensity	*Minimum*	*Maximum*	*Minimum*	*Maximum*	*Minimum*	*Maximum*
Density Range (dwelling units/acre)	20	72.6	40	108.9	--	29
Intensity Range (dwelling units)	410	1,490	215	586	--	145
Intensity Range (square feet)	N/A	N/A	N/A	N/A	50,000	130,000
Setback Requirements						
Minimum Front Setback	5 ft.[1]		varies		0 (zero) ft.	
Maximum Front Setback	N/A		N/A		30 ft.[1, 2, 3]	
Standard Front Setback	10 ft.[1]		varies		N/A	
Minimum Side Setback	5 ft.		varies		10 ft.	
Minimum Street Side Setback	10 ft.		varies		O (zero) ft.	
Maximum Street Side Setback	N/A		N/A		30 ft.[1, 2, 3]	
Minimum Rear Setback	5 ft.		varies		10 ft.	
Special Edge Setback	Friars Road[3] Minimum Rear Setback: 5 ft. Quarry Falls Blvd. and Via Alta[1,3] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft. Creekside Park Lane[1,3] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft.		Friars Road[3] Minimum Rear Setback: 5 ft. Quarry Falls Blvd. and Via Alta[3] Minimum Front Setback: 5 ft. Standard Front Setback: 10 ft.		Friars Road[1,3] Minimum Rear Setback: 5 ft. Quarry Falls Boulevard and Russell Park Way[1,2,3] Minimum 0 ft.[2] Maximum 30 ft.[2]	
Maximum Structure Height	70 ft.[1]		100 ft.[4]		100 ft.	
Permitted Uses	All uses permitted in the RM-3-9 zone.		All uses permitted in the RM-4-10 zone, ground floor Retail Sales, Commercial Services and Office Uses as permitted in the CC-3-5 Zone, and Interpretive Centers.		All uses permitted in the CC-3-5 zone and Colleges/Universities, Vocational/Trade Schools, and Community Identification Signs.	

[1] Deviates from the Land Development Code base zone requirements.
[2] 30 percent minimum of building frontage must fall within the minimum/maximum setback range.
[3] Requires Special Edge Setback.
[4] Height limit is more restricted than allowed by the base zone and is not a deviation.

8.7.6 Village Walk District

- **Design Considerations**

  The Village Walk District is the heart of Quarry Falls and creates a mixture of activities to promote social interaction – shopping, entertainment, dining, open plazas, residential and office uses. Shops with smaller tenants, such as restaurants with outdoor dining, will enliven the district. Also, it is within this district that connectivity to the Park and the Civic Center occurs. With its distinct and unique contextual traits that distinguish this district from other regional retail around the vicinity, Village Walk will provide a sense of place and urban community.

  The siting of structures in this district must reflect its importance as an urbanized center for visitors and residents to congregate and interact. To facilitate human activity, interaction, and movement, building placement in this district should occur in a manner that emphasizes pedestrian connections and linkages. Street furniture, providing random areas for informal seating and covered areas for shelter against sun and inclement weather, and use of enhanced and decorative paving will create a rich, functional and aesthetically pleasing pedestrian environment. Easy vehicular access and safe pedestrian passage should be provided through parking areas and across adjacent streets.

  Retail commercial buildings should be designed with a human scale and coordinated in their individual designs to create useable and attractive spaces in between them (i.e., mini-plazas, shared outdoor dining areas, etc.) and should also consider the planning of neighboring parcels to ensure visual and functional compatibility. If small, separate, freestanding commercial structures are planned, then the buildings should be arranged in clusters of two or more to promote congregation and interaction. For example, the buildings could be arranged around a small courtyard or a plaza with a fountain.

- **Access**

  The Village Walk District is centrally located between the Creekside, Foothills, Park, Terrace and Quarry Districts. Pedestrian and vehicular access into Village Walk is primarily off Quarry Falls Boulevard. Quarry Falls Boulevard allows for immediate connection from the Park, the Civic Center, residential and commercial components of Quarry Falls into the retail center of Village Walk. These access nodes eventually all connect into the pedestrian friendly street. No direct vehicular access from the district to Friars Road should be provided; rather, community access will be provided by Qualcomm Way and Russell Park Way. A pedestrian bridge will connect Village Walk to the Rio Vista West transit oriented development and trolley station to the south.

- **Special Treatment Areas**

  - **Western Edge of District.** The western edge of the district would integrate with the Park to reinforce the Park as the dominating influence. Such uses as restaurants with views of the Park and buildings designed in a park setting will reinforce this important design element.

  - **Street Frontages on Russell Park Way and Friars Road.** Retail uses adjacent to Russell Park Way should emphasize connections to the neighborhood-serving uses within the Creekside District, the Quarry Falls Park and its associated amenities and the nearby residential uses in the Foothills District. From Friars Road, design elements should express the character of an urban village.

  - **Park Extension.** The Village Walk District is located at the base of the Grand Steps. Design in this area should accept the Grand Steps as an arrival and beginning. This introduction should be extended into the Village Walk District through pedestrian connections and elements that reflect the design and purpose of the Grand Steps as they continue north from Village Walk into the community. Crosswalks should be placed in strategic locations along Quarry Falls Boulevard to direct access into the Park and the Civic and Festival

Plazas. A controlled pedestrian-only crosswalk will directly link the Grand Steps to the Village Walk District and a connection to the pedestrian bridge over Friars Road. This pedestrian linkage through the Village Walk District (see Figure 4-14, *Pedestrian Circulation*) will provide a formal walkway to expand the public realm from the Civic Center and promote the connection to the trolley station.

- **Relationship to Quarry Falls Boulevard.** Retail shops that relate to the street should be encouraged along Quarry Falls Boulevard to create an enlivened urban street.
- **Treatment Along Friars Road.** Friars Road will form the District's southern boundary; however, direct access to shops along Friars Road will not occur. Instead, retail shops will orient to the interior of the district and to Quarry Falls Boulevard to create an urban street scene. Buildings placed along Friars Road shall be designed in a manner that addresses the street through building placement, orientation and architectural treatments. Parking structures are permitted along this edge, but these should also be designed as an integral element to the project, adding interest through architectural treatment and design and landscaping. Breaks in building mass along this edge will be important to create interest and aesthetic quality to the development.

- **Zoning and Development Regulations**
  The Village Walk District shall be zoned CC-3-5. This zone shall establish the development regulations for this district, unless modified by the Table 8-6, *Village Walk District Zoning and Development Regulations.*

- **Land Uses**
  The Village Walk District shall develop with land uses identified in the Land Development Code for the CC-3-5 Zone, as well as colleges/universities, vocational/trade schools, and community identification signs.

- **Setbacks**
  Required setbacks for the Village Walk District may deviate from that established in the CC-3-5 Zone along Quarry Falls Boulevard to reflect the "main street" of an activated mixed use village, resulting in the required setbacks shown in Table 8-6, *Village Walk District Zoning and Development Regulations.* Such deviations shall be allowed under the following circumstance:

  - Creates a village core for the community that allows for the creation of greater opportunities to expand the public realm.

  Additionally, an increased maximum setback along Russell Park Way and Quarry Falls Boulevard, as presented in Table 8-6, *Village Walk District Zoning and Development Regulations*, is allowed to continue the activated village core theme. Such deviations shall be allowed under the following circumstance:

  - Provides for continuity with the entire Village Walk District.

  A reduced setback along Friars Road is allowed under the following circumstances:

  - Provides consistency with the adjacent districts, and/or
  - Achieves variations in massing and visual impact.

- **Heights**
  The maximum height of buildings within the Village Walk District shall be those defined by the CC-3-5 Zone (see Table 8-6, *Village Walk District Zoning and Development Regulations.*)

Table 8-6. Village Walk District Zoning and Development Regulations

Zoning and Development Regulations	Village Walk	
Net Area (acres)	19.5	
LDC Zone	CC-3-5	
Development Intensity	*Minimum*	*Maximum*
Density Range (dwelling units/acre)	--	29.0
Intensity Range (dwelling units)	--	567
Intensity Range (square feet)	250,000	650,000
Setback Requirements		
Minimum Front Setback	0 (zero) ft.,	
Maximum Front Setback	30 ft. [1,2, 3]	
Minimum Side Setback	10 ft.	
Minimum Street Side Setback	0 (zero) ft.	
Maximum Street Side Setback	30 ft. [1,2,3]	
Minimum Rear Setback	10 ft.	
Special Edge Setback	Quarry Falls Boulevard and Russell Park Way[1, 2, 3] Minimum Front Setback: 0 ft. [2] Maximum Front Setback: 30 ft. [2] Friars Road[1,3] Minimum Rear Setback: 5 ft.	
Maximum Structure Height	100 ft.	
Permitted Uses	All uses permitted in the CC-3-5 zone and[1]: ▪ Colleges/Universities ▪ Vocational/Trade Schools ▪ Community Identification Signs[1]	

[1] Deviates from the Land Development Code base zone requirements.
[2] 30 percent minimum of building frontage must fall within the minimum/maximum setback range.
[3] Requires Special Edge Setback.

8.7.7 Quarry District

- **Design Considerations**

  The Quarry District should be designed as an active campus of businesses and offices. Building massing and connectivity should be implemented to promote high quality design. Building massing and site planning should maximize open spaces, views between building and views toward Mission Valley. Clustering of buildings around a central open area will help to create a "campus." Architectural style, building placement, and building/landscape design should be visually compatible with development in adjacent districts. The overall intent is to establish a quality business park designed in a campus format. Sensitive treatment of building massing and connectivity will work to promote high quality design. Special consideration should be given to buildings massing and site planning that will maximize open spaces, views between buildings and views toward Mission Valley. Consolidation of lots and/or clustering of several buildings may be appropriate to create a "campus."

- **Access**

  Pedestrian and vehicular access begins at the northwest end of the Quarry District connecting with Terrace District to the north and the Village Walk District to the west. Qualcomm Way and Quarry Falls Boulevard provide direct connecting routes into the Quarry District. This access passage funnels through the office complexes within the Quarry District and becomes less public as it extends towards the southeastern corner. Pedestrian and vehicular access will be provided from the northern extension of Qualcomm Way and the eastern terminus of Quarry Falls Boulevard. These access points should converge and enter the Quarry District as an open arrival point.

- **Asphalt and Concrete Plan**

  During the initial years of development of the Quarry Falls community, state-of-the-art concrete and asphalt plants will be located in the Quarry District. The design of the plants shall follow the requirements of CUP No. 183194.

- **Special Treatment Areas**

  - **Northwest Corner of District.** The Quarry District connects into the other districts through the northwest corner. This entry to the Quarry District off Quarry Falls Boulevard and Franklin Ridge Road provides for non-office uses, such as a restaurant, that can serve employees within the business park, as well as visitors and residents in Quarry Falls. Additionally, opening up this important entry will provide opportunities to see into the Quarry District and to functionally connect the Quarry District uses to adjoining districts. From this corner, pedestrian links extend into the residential and retail communities of the Terrace and Village Walk Districts. Supporting commercial uses, such as a restaurant or café, highlight the corner and act as a sheared amenity between the districts, inviting interaction with other districts.

- **Zoning and Development Regulations**

  The Quarry District shall be zoned IL-3-1. This zone shall establish the development regulations for this district, unless modified by the Table 8-7, *Quarry District Zoning and Development Regulations.*

- **Land Uses**

  The Quarry District shall develop with land uses identified in the Land Development Code for the IL-3-1 Zone.

- **Setbacks**

  Required setbacks for the Quarry District shall be those established in the City Land Development Code for the IL-3-1 Zone. These setback requirements are presented in Table 8-7, *Quarry District Zoning and Development Regulations.*

- **Heights**

  The maximum height of buildings within the Quarry District shall be those defined by the IL-3-1 Zone (see Table 8-7, *Quarry District Zoning and Development Regulations.*)

Table 8-7. Quarry District Zoning and Development Regulations

Zoning and Development Regulations	Quarry District	
Net Area (acres)	12.9	
LDC Zone	IL-3-1	
Development Intensity	*Minimum*	*Maximum*
Intensity Range (square feet)	245,000	750,000
Setback Requirements		
Minimum Front Setback	15 ft.	
Standard Front Setback	20 ft.	
Minimum Side Setback	10 ft.	
Minimum Street Side Setback	15 ft.	
Minimum Rear Setback	0 (zero)	
Maximum Structure Height	200[1]	
Permitted Uses	All uses permitted in the IL-3-1 zone and Community Identification Signs.	

[1] Height limit is more restricted than allowed by the base zone and is not a deviation. The 200-foot height limit applies only to Lot 42 of VTM #183196.

8.8 SIGNAGE

An important consideration in these design guidelines is the hierarchy of signage that is necessary in this development. Quarry Falls will incorporate four levels of signage: major project entry monumentation (see Section 7.4 for a discussion of monumentation), project directional signage, tenant and address signage, and street and traffic control signage. These various levels of signage share common forms and materials to establish a unified character. The character and form of all signage should respond to the informal character of Quarry Falls.

All signs shall conform to sign regulations set forth in Land Development Code Section 142.1201.

8.9 WALLS AND FENCING

One of the most dominant visual elements of a community is its fencing. It is essential for this element to be aesthetically pleasing, while providing visual and thematic continuity in design that unifies the various architectural styles with individual neighborhoods into a single community theme.

Walls and fencing must comply with Section 142.0300 of the City's Land Development Code. Additionally, care must be exercised in the design of fences and walls in order to avoid long, monotonous or awkward sections of fencing. The available fencing types may be combined to attract interest and provide variety. Using a combination of open and solid wall fence styles which change angles and directions is required. Long, straight runs of a single fence are monotonous and should be avoided.

The design of the walls should be orchestrated with their height and specific location. For example, retaining walls at project entries should be constructed of materials and textures that are appropriate for a larger scale and allow signage to be easily read. This would include materials such as stucco and lightly sandblasted concrete. Likewise, smaller retaining walls in residential areas and adjacent to trails should be constructed of materials that are richer in texture and color. This would include flagstone and other natural rock retaining walls, as well as split face concrete block walls. Other appropriate walls for use in a smaller scale situation would include segmented retaining walls. These walls are constructed of individual precast concrete units that allow planting in the face of the wall.

Walls should be made of a textured surface material that is compatible with the design of the neighborhood area. Fencing may be constructed of wood, metal, wrought iron, steel, stone, masonry, concrete or plexi-glass. Decorative capping is encouraged, but not required. The monotony of a long wall should be broken by visual relief through periodically recessing the wall, constructing pilasters or adding jogs in the fence line. In addition, landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall or fence.

- **Perimeter Wall and Fence Conditions.** Walls and fences which serve as a development exterior boundary should be five or six feet in height from the highest finished grade (unless a greater height is required for noise attenuation or safety purposes). These walls and/or fences are intended to provide physical and visual separation from an adjacent project area or street. Walls are especially useful for aesthetic purposes around projects and may also serve to attenuate traffic noise on heavily traveled roadways. All perimeter walls and fences should be attractive and compatible with the community design.
- **Residential Conditions.** Walls and fences used in residential yards should not exceed five or six feet in height as measured from the point of highest elevation. Front yard fence heights shall not exceed three feet and should be coordinated with the side yard and in conformance with the fence regulations set forth in the City's Land Development Code (LDC Section 142.0300).
- **Finger Trails.** Fencing along the Finger Trails should be low in profile and height to allow visual interaction with the trails but to provide necessary privacy and security for residents. Fencing should occur at the trail edge to define the public realm of the trail and should be organic in nature to blend with the natural condition of the Finger Trails.

- **Retaining Walls.** Retaining and plantable crib walls may be used throughout the Specific Plan area to accommodate elevational changes within development areas, as well as in the perimeter of development areas and at the base of mined slopes. Landscaping of retaining/crib walls will add to landscape areas within the community. Retaining/crib walls shall comply with the City's Land Development Code (LDC Section 142.0300). In special circumstances requiring flexibility, retaining and crib walls that are incorporated into the landscape may be permitted through a Process 1 Substantial Conformance Review.
- **Noise Walls.** Some residential development areas may be exposed to significant noise levels on arterial streets. Measures to reduce this exposure may need to be incorporated into development projects in affected areas. In areas determined to have a greater noise level than that compatible with the proposed land use(s), noise attenuation measures should be incorporated into the site design and construction of the development, such as through the use of landscaped berms and architectural design, to reduce noise exposure to acceptable levels, in accordance with the City's noise standards.

  Sound attenuation walls and fences, if additionally required to reduce noise levels, should be constructed of a textured solid surface material that is compatible with the architecture of the project. A wide variety of materials, including concrete block, wood, stone and other materials, may be used for constructing sound attenuation walls. Tempered glass may be used where views are to be maintained, provided it is of ample thickness to attenuate noise levels.

8.10 OUTDOOR LIGHTING

The design issue of lighting includes street lighting and lighting for open space and park areas, as well as building and landscape accent light and sign illumination. The following principles should be considered in the provision of lighting:

- Street lights should provide a safe and desirable level of illumination for motorists, pedestrians, and bicyclists.
- Lighting should not intrude into residential areas; where feasible, all lighting should be comprised of full cut-off fixtures to minimize light pollution and glare.
- Lighting fixtures should relate to the human scale, especially in pedestrian areas.
- Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.
- Enhanced lighting should be utilized in areas designed as primary connections between the residential and commercial districts as well as to public transit facilities.

In order to promote an inviting and safe night-time environment that encourages walkability, the American National Standard Practice for Roadway Lighting RP-8-00 may serve as a guide to supplement the minimum City standards for street lighting. To further the design goals of the various districts, individual theme lighting programs may also be considered and shall be approved by the City Engineer. Security lighting fixtures should not project above the face of the building and are to be shielded and painted to match the surface to which they are attached. The security lighting fixtures are not substitutes for parking lot and/or walkway lighting fixtures. Illuminated entries should direct lighting low to the ground and be limited to only the immediate vicinity of the entry. Lighted entries should not be distracting and should not create visual hot spots or glare. Lighting along trails and walkways should combine pedestrian scale lighting compatible with

adjacent residential development with low-scale lighting that primarily illuminates the walkway.

Parking lot lighting shall coordinate with streetlights to provide a uniform lighting character for the project. Light standards located within each site, including parking lots, should match the street light standards. Lighting of parking lots and adjacent buildings shall be coordinated with regard to illumination levels and materials. All outdoor lighting shall comply with the Land Development Code Section 142.0740.

8.11 Sustainable and Green Features

The Quarry Falls project has been carefully planned to include a mix of development and project features on site that will help to achieve the broad goals of smart growth and sustainable development. To address the creation and maintenance of a quality environment, sustainability has been considered in the overall land use, transportation and landscape designs, and will be integral to the management of water, energy and solid materials on site.

The establishment of a "green" ethic on-site will first take form when civic buildings, such as schools and museums or interpretive centers, are constructed. The Leadership in Energy and Environmental Design program for new construction (LEED-NC) sets tangible benchmarks for green building, and each of these buildings will be designed to achieve a minimum of a "Certified" LEED-NC rating.

Sustainable design for the Quarry Falls project is based on several aspects which are addressed in other chapters of this Specific Plan. The Quarry Falls project will improve the water quality of site run-off through sustainable design features, such as a natural bioswale. Provided below is a discussion of the project's general attributes that ensure environmentally sustainable design is implemented.

8.11.1 Land Use Design

The Quarry Falls development is an efficient use of available land, well connected to regional transit systems and designed in a way that offers alternatives to the use of the personal automobile. Quarry Falls will be developed with net residential density of more than 30 dwellings per acre on a site that is located in one of the three designated "urban centers" in the City of San Diego, concentrating planned development on an "infill" site in order to conserve regional habitat, farmland and "greenfield" resources. Furthermore, Quarry Falls results in the development of a site previously disturbed by mining activities, adding a new community to Mission Valley without a loss of quality biological habitat or open space. As described in Chapter 2.0 of this Specific Plan, the project also connects Serra Mesa to Mission Valley, providing an important pedestrian link between two communities currently separated by very steep terrain.

To help establish a distinct and sustainable community character, Quarry Falls provides a diverse range of offices, neighborhood and community shops and services including convenience and specialty stores, and entertainment and restaurant establishments located proximate to residential buildings set along streetscapes that are engaging, inviting and safe. Opportunities for small, local, and family-owned businesses further enhance the diversity of the services provided to the community. The offering of "green" products and services and the establishment of sustainable business ethics and practices will be encouraged.

8.11.2 Transportation

Green, sustainable and multi-modal transportation alternatives will be available to those living, working and visiting Quarry Falls. With its easy and convenient connection to regional bus and light rail transportation systems, Quarry Falls' highest residential densities and all of the commercial and office development - which account for approximately three fourths of Quarry Falls' average daily trips - are within a ten-minute walk from the Rio Vista trolley station, providing a convenient transportation option via a pedestrian bridge over Friars Road (see Figure 4-12, *Walkable Radius Map*). Multiple bus routes will provide service to the project and bus stops within the project will feature photo-voltaic covered bus shelters; street furniture, including benches; and transit information with route timetables and fares (see Figure 4-13, *Quarry Falls Bus Shelter Concept*).

To further encourage the use of public transit services, shuttle services provide connections through Quarry Falls to the Rio Vista and Hazard Center trolley stations, as well as the adjacent shopping areas. Additionally, incentives (such as the MTS transit passes, which provide a way to purchase annual transit passes for employees and residents at below-cost) will be available to residents. Transit information kiosks will be located strategically throughout the project to provide information regarding transit service and commuter programs, such as regional carpooling and vanpooling that will be promoted within the project.

Quarry Falls has been designed to help to decrease reliance on automobile use for local transportation needs by providing commercial, community and civic amenities in close and walkable proximity to residential development. Neighborhood streets and walks are designed to be pedestrian-oriented and properly illuminated, provide connections to the open space and park network and to adjoining neighborhoods. Roads and intersections are designed to minimum widths to calm traffic and reduce the amount of paved surface within the project (see Figure 4-15, *Examples of Intersection Calming Techniques*).

Bike lanes will be provided on all public streets within Quarry Falls and will connect to the regional San Diego bike trail system to provide bicycle commuting and recreational use opportunities. Bicycle racks and storage will be distributed throughout the retail and office zones, and shower facilities will be provided at employment centers for cyclists.

To reduce the overall land area dedicated to paved parking facilities and to encourage public transit use, cooperative parking agreements will be fostered and encouraged. Parking facilities will be provided at strategic locations. This will enable implementation of a "car sharing" program to promote the common use of vehicles. Alternative-fuel refueling stations for personal vehicles may also be installed where appropriate.

8.11.3 Landscape and Open Space

Landscape and open space areas within Quarry Falls include sustainable features and techniques to provide residents with access to, and interaction with, natural resources and amenities. The Quarry Falls Park is within walking distance for all residents. Trails within Finger Parks extend east and west and integrate natural landscape features into residential districts. Development of a community garden will encourage the production of food resources on site.

Native, non-invasive and drought-resistant plants that require little or no irrigation once established will be used throughout the Specific Plan area. Trees and other plants will be installed at varying maturities to help establish and encourage ecological succession and growth of an urban forest. All planted areas will receive two inches of mulch to prevent evaporation and promote healthy plant growth.

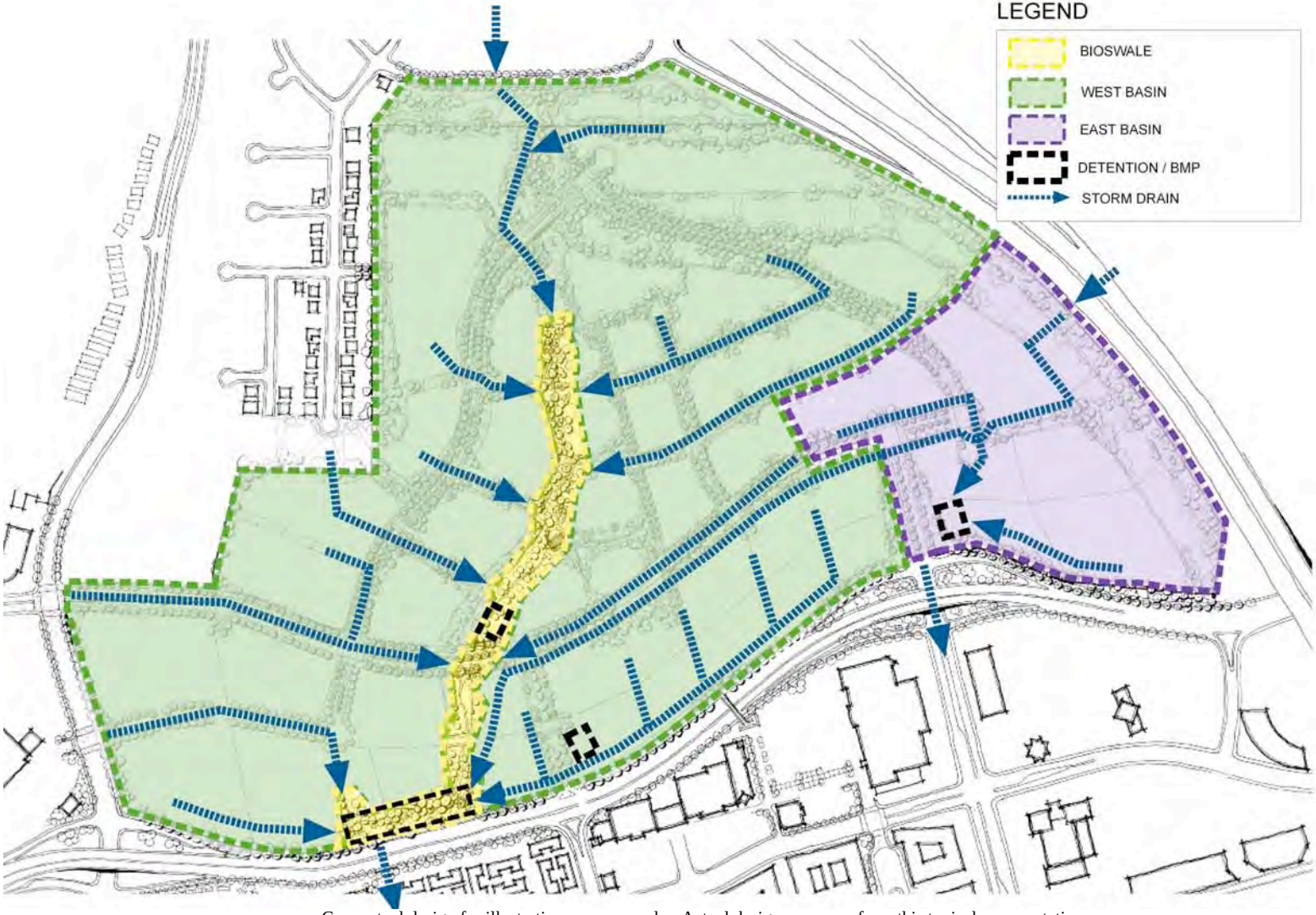
A number of steps will be taken to protect and preserve soil and nutrient resources. Best Management Practices will be employed during construction to control sediment and protect slopes from erosion to prevent these materials from polluting waterways. Healthy topsoil within areas of construction will be preserved, protected, and reapplied to the site when landscape elements are installed. All disturbed areas and slopes will be revegtated upon the completion of building construction. Unnecessary soil compaction will be avoided to promote infiltration of storm water and to provide a healthy medium for tree and shrub plantings.

Stringent standards for landscape and site maintenance will be enacted to promote the health and vitality of common spaces and features. The use of organic fertilizers and pest controls and fuel-efficient and quieter maintenance equipment will be encouraged.

8.11.4 Water Management

The water management plan for Quarry Falls addresses both the use and disposal of water on-site. A large majority of storm water on-site will be directed to landscape areas to dissipate and filter pollutants through the use of select planting material in bioswales, infiltration basins and detention ponds (Figure 8-8, *Water Quality Management Design*) before the water reaches the San Diego River.

Figure 8-8. Water Quality Management Design



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

The most visible feature of the stormwater treatment system is a bioswale (Figure 8-9, *Bioswale Cross Section*) designed as a natural dry creek which will run along the western edge of Quarry Falls Park. The bioswale will treat and filter the "first flush" of polluted water during rain events. Mechanical storm water pollutant removal devices will be provided where necessary to handle water and pollutants that are not naturally cleansed.

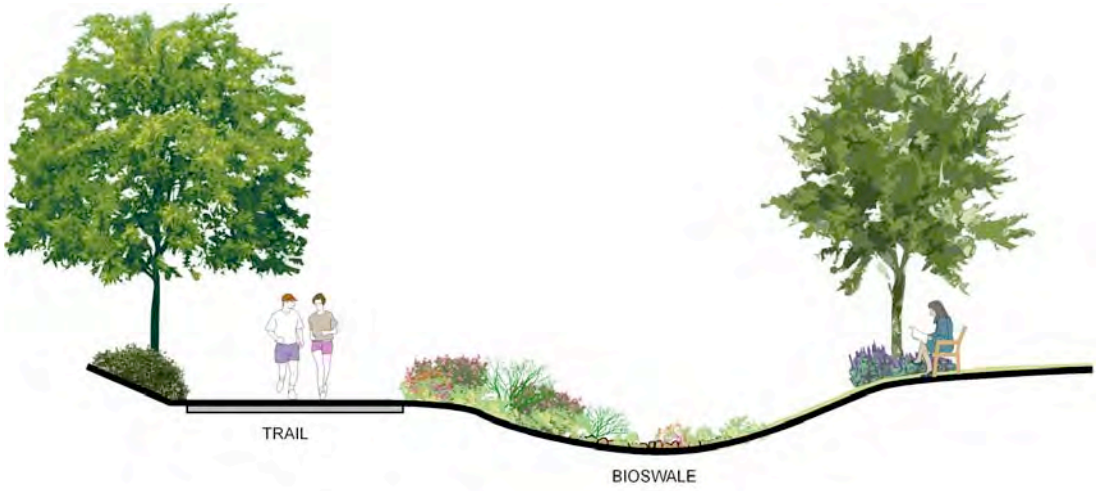
Impervious paving treatments are minimized by designing streets to minimum widths promoting infiltration of storm water and the natural recharge of groundwater and underground aquifers. Also, all storm water inlets will be labeled to inform residents about the negative downstream effects of illegal dumping and littering. The following additional measures will be implemented to help reduce the overall amount of water used on site for domestic, commercial and irrigation uses.

- To reduce the demand for indoor water uses, products which carry the Environmental Protection Agency's (EPA) WaterSense certification shall be preferred, including high-efficiency toilets (HETs), low-flow faucet aerators and water-efficient showerheads. The installation of automatic bathroom sink features shall be encouraged in public facilities.

- High-efficiency irrigation equipment such as evapotranspiration controllers, soil moisture sensors and drip emitters will be utilized to minimize outdoor water use. Irrigation will take place during the coolest parts of the day to minimize water loss due to evaporation. Flow sensors will be utilized to detect leaks in or damage to irrigation infrastructure.

- To maintain a consistently low level of potable water use, all fixtures and water lines will be monitored and maintained to reduce the occurrence of water leaks and loss and education programs which involve residents, employees and students will be developed.

Figure 8-9. Bioswale Cross Section



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

8.11.5 Energy Management

Buildings account for approximately 36 percent of energy use in the U.S. annually, and the production of this electricity accounts for 30 percent of our country's greenhouse gas emissions. The careful selection and design of appliances and building systems, as well as architectural and site design features, will all help to reduce the energy demands of the Quarry Falls development.

The use of products which carry the EPA's ENERGYSTAR® certification, including high efficiency lighting fixtures, windows, and appliances, will be encouraged. Alternative renewable energy sources, such as solar, wind and geothermal energy, will be considered for use and/or purchase as they become available and economically feasible for purchase.

Sound architectural and site design will help to reduce the project's overall energy use. The site's solar exposure provides a unique opportunity to passively light indoor spaces through the liberal use of window glazing along the southern facades of buildings. Site layout and building orientation shall be designed to promote direct solar access to maximize the potential use of photovoltaic panels for energy generation.

To reduce energy use for heating and cooling of structures, residential buildings will include operable windows oriented to take advantage of the prevailing winds to naturally ventilate indoor spaces. Also, careful selection of vertical landscape elements such as trees, large shrubs and climbing vines will be encouraged to shade southern and western building façades to reduce heating in summer (Figure 8-10, *Summer Shading*) and increase solar heat gain in winter months (Figure 8-11, *Winter Shading*).

Figure 8-10. Summer Shading

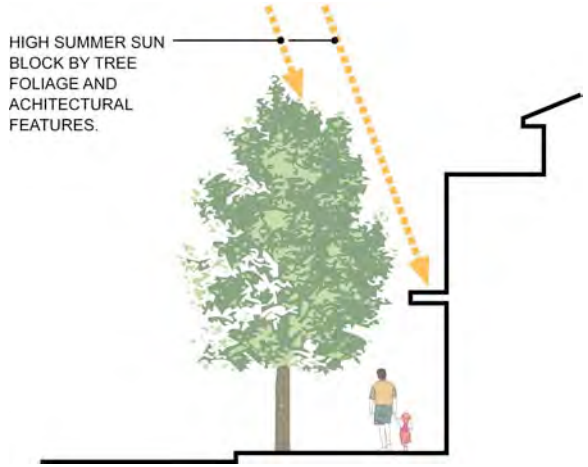
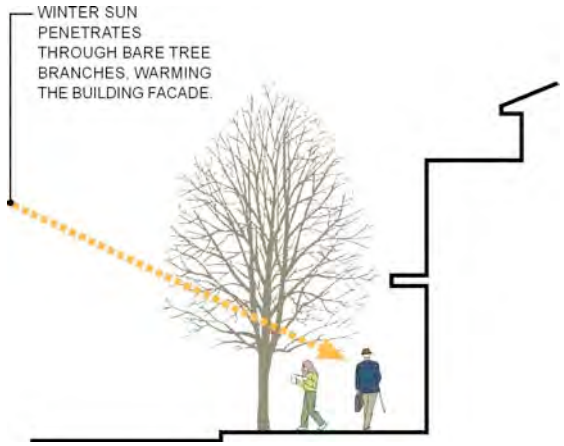
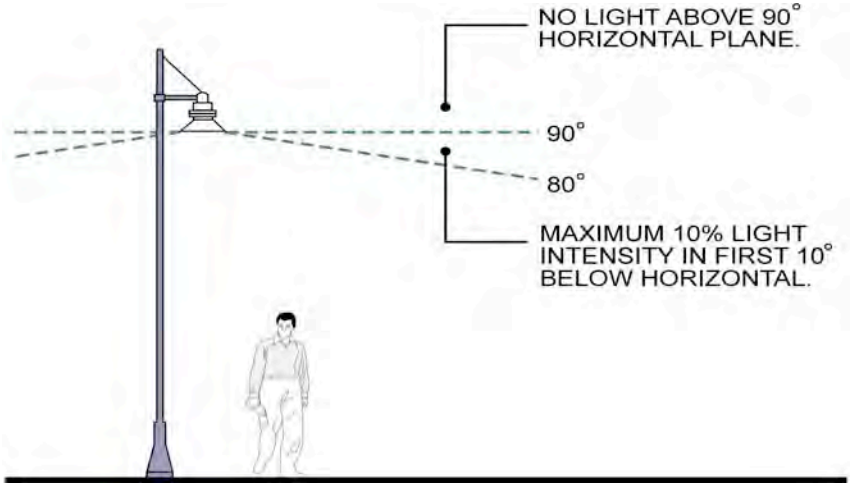


Figure 8-11. Winter Shading



In exterior spaces, fully shielded luminaries, which emit no light above the horizontal plane except by incidental reflections from supporting poles, brackets, or arms, are included as a lighting option to minimize the amount of energy required for site lighting and to reduce light pollution and glare (Figure 8-12, *Full Cut-Off Light Fixture*).

Figure 8-12. Full Cut-Off Light Fixture



8.11.6 Material Management

The use and disposal of domestic, commercial and construction materials accounts for a large portion of the built environment's ecological footprint. To reduce this impact, to promote healthy indoor environments, and to reduce the "heat island effect" of the site, materials used for the construction of Quarry Falls will be carefully selected and installed. The waste stream leaving the site will be managed through the development of recycling, composting and material re-use programs.

To reduce the demand for raw materials required for building construction, the use of recycled-content, salvaged, refurbished, reusable, durable and rapidly-renewable materials will be encouraged for building and landscape construction. Materials with low occurrence of toxic or volatile organic compounds will be preferred for building and landscape construction in order to maintain healthy living and community spaces. A construction waste management plan shall be developed and implemented to divert at least 75 percent of construction and demolition waste from landfills which exceeds current City requirements of 50 percent diversion.

The storage and collection of recyclables is an important step in reducing the amount of waste that is sent to area landfills. Domestic recycling shall be promoted through the installation of a two-bin waste in each residential kitchen drawer for recyclables and landfill garbage. Businesses will be required to separate and recycle wastes appropriately. An overall recycling waste program will be developed in accordance with City guidelines, and additional educational programs will be instituted to promote the benefits of recycling and to encourage reuse of durable materials.

To decrease the project's heat island effect, high albedo pedestrian paving and reflective roof materials on flat roofs will be preferred to reflect, rather than absorb, solar heat energy. Trees will be planted in and around paved areas on site to shade the ground plane to further reduce heat gain on site.

8.11.7 Community Resources

A continuing commitment to sustainability will be one of the main facets of the Quarry Falls community. The availability of helpful information, the establishment of regular community events, and the development of working partnerships with area non-profit environmental groups will be important components to a long-term sustainability plan to help residents and businesses maintain this commitment to green values. Interpretive and educational spaces and displays will be provided throughout the site and encouraged within indoor spaces to demonstrate environmentally-friendly features of the site and individual buildings.

Promoting the practice of sustainability will be one of the goals of the Quarry Falls Civic Center that will be constructed at the heart of the site. This building will be designed to achieve a minimum of a "Certified" LEED-NC rating and will incorporate educational exhibits highlighting sustainable components of the structure and site. One of the Center's activities will be the regular publishing of a community-wide newsletter and other educational information that will, in part, encourage involvement in stewardship and sustainability programs. One such program might be a weekly farmer's market that would provide residents the option of purchasing local produce and other goods.

Partnerships will be fostered and encouraged between the environmental non-profit groups (such as the San Diego River Foundation) and future educational institutions, such as a Charter School, on-site to provide additional ecological education programs for students. These organizations may also conduct educational programs and seminars on-site for adults and families.

8.12 Universal Design

Healthier lifestyles, better medicine, and improved living conditions have contributed to increases in life span and more of the population living productive lives with disability. With approximately 20% of the total population experiencing some level of disability and almost half of that faced with a severe disability, it is essential for new development to ensure access for all of the population.

Universal Design strives to be a broad-spectrum solution that helps everyone, including those people with disabilities. Defined as "inclusive design" and "design for all," it is an approach to the design of products, services and environments to be usable by as many people as possible regardless of age, ability or circumstance. Using the Center for Universal Design's guiding principles as a basis for designing the physical environment; Quarry Falls will seek opportunities to include the following examples of universal design:

- Smooth and level ground surfaces of entranceways as an alternative to stairs
- Wide interior doors and hallways
- Lever handles for opening doors rather than twisting knobs
- Bright and appropriate lighting, particularly task lighting
- Auditory output to reiterate information on visual displays
- Visual output to reiterate information in auditory output
- Clear lines of sight (to reduce dependence on sound)
- Ramp access to recreational facilities

Quarry Falls is designed as a complete community with a diverse choice of public amenities and housing types. As each phase of development progresses, the physical design of the public and private improvements will address issues of accessibly and wayfinding to comply with al FHA, ADA, and State of California accessibility requirements. The following guidelines provide direction in the implementation of the Specific Plan.

- **Pedestrian Linkages** – Guidelines for public sidewalks shall be the United States Access Board Final Report: Public Rights-of-Way Access Advisory Committee, January 2001. This includes the provision of a Pedestrian Access Route (PAR), Accessible Pedestrian Signals (audible signals), reduced vibration zones and wayfinding features for people with visual impairments.

- **Recreational Facilities** – All facilities shall be designed to achieve accessibility. Swimming pools, wading pools and spas within private recreation complexes shall be accessible by means of a lift, wet ramp or zero depth entry.

- **Transit Facilities and other Rest Areas** – Where a roof is included to provide shade and protection from the elements, a minimum of one (1) 33-inch by 48-inch clear level floor space should be provided. The clear space should preferably allow a wheelchair user to sit shoulder-to-shoulder with an ambulatory companion. Seating with arm rests is also desirable to assist seniors and people with mobility impairments to stand up and sit down.

- **Wayfinding Signage and Elements** – A well-designed, integrated directional signage system will be implemented for the entire site. Directional and informational signage at trail segments will alert users of the difficulty rating of each trail segment. Other audible features, such as fountains, are encouraged to provide wayfinding for people with vision impairments.

- **Public Street Parking** – Where feasible, on-street handicap accessible parking shall be provided per CalTrans standards at a rate of one accessible parking space with a minimum a five-foot-wide access aisle at the same level as the street for each 25 parking spaces provided on each block. For each eight handicap accessible parking spaces, at least one space shall be provided that includes an eight-foot-wide access aisle.

- **Housing** – The master developer shall provide all residential projects with information on the City of San Diego's development incentive programs for Universal Design. For-sale residential projects shall comply with Assembly Bill 1400 that allows home buyers to select universal accessibility features to be included in the final construction.

9.0 IMPLEMENTATION

9.1 DEVELOPMENT INTENSITY

The maximum development intensity allowed in Quarry Falls is based on the amount of traffic generated by the "target development intensity" allowed in this Specific Plan. This overall maximum driveway ADT has been developed based on the overall land use concept and vision for the project, as presented in a Traffic Impact Study prepared for Quarry Falls by Katz, Okitsu & Associates (September 2007). The project-specific Traffic Impact Study further limits the maximum amount of development in Quarry Falls by peak hour trips in order to minimize or avoid impacts to intersections in the project area. Based on the Traffic Impact Study, build-out development within Quarry Falls shall not generate more than 2,008 ADT "in" and 2,181 ADT "out" AM peak-hour trips, and not more than 3,452 ADT "in" and 2,998 ADT "out" PM peak-hour trips, unless it can be demonstrated through a traffic analysis that additional peak hour trips: 1) will not cause any study area intersection which is operating at an acceptable level of service to fall below LOS "D"; and 2) for those study area intersections that operate at below LOS "D" at the time the Traffic Impact Study for Quarry Falls was prepared, will not result in a greater impact than assumed for buildout of the Specific Plan in the original Traffic Impact Study prepared for Quarry Falls.

The Traffic Impact Study is based on one conceptual development scenario for the Specific Plan, which results in a target development intensity as shown in Table 9-1, *Quarry Falls Zones and Development Intensity*. This development scenario and intensity would result in a total of 62,169 driveway average daily trips (ADT). However, other development scenarios and land use mixes may result in more or less than the target development intensity and still meet the ADT and AM/PM peaks. Section 9.7, *Density Transfer*, of this Specific Plan includes a mechanism for reviewing and monitoring development of Quarry Falls as it builds out.

9.2 ZONING

Approval of the Quarry Falls Specific Plan, concurrent with approval of the Vesting Tentative Map, results in rezoning of the 225.0-acre Specific Plan area from the existing MVPD-MV-M (Mission Valley Planned District Multiple Use) and RS-1-7 Zones to the City-based zones shown in Table 9-1, *Quarry Falls Zones and Development Intensity*. The zones for Quarry Falls are depicted in Figure 9-1, *Zoning Map*. These Citywide base zones are established by Chapter 13 of the San Diego Municipal Code (City Land Development Code) as modified by this Specific Plan and the Quarry Falls Master PDP. The Land Development Code (effective May 17, 2005) shall be the governing regulatory document for development in Quarry Falls. Permitted uses and development regulations of the designated zone will govern development of the lot or group of lots, unless as modified by this Specific Plan and the Master PDP. Private open space and slope lots may be included in the calculation of overall project density.

Table 9-1. Quarry Falls Zones and Development Intensity

Planning District	Land Use	Net Area	Subdistrict	LDC Zone	Intensity Range (du/ac)	Development Intensity Range	Target Density
Park District	Parks, Open Space, Civic, Community	12.4	Park	OP-2-1	N/A	N/A	N/A[1]
		2.1	Community Recreation Center	RM-1-1		0 sq. ft. -10,000 sq. ft.	4,000 sq. ft.
		4.6	Civic Center	RM-1-1		0 sq. ft. – 15,000 sq. ft.	0 sq. ft.[1]
Ridgetop District	Residential	4.0	Ridgetop West	RM-1-1	6 – 14.5	24 du – 58 du	41 units
		6.3	Ridgetop East	RM-2-4	6 – 24.9	37 du – 156 du	59 units
Foothills District	Residential	15.4	Foothills North	RM-3-7	10 – 43.5	154 du – 670 du	363 units
		9.4	Foothills Southwest	RM-3-8	20 – 54.5	187 du – 510 du	376 units
		6.3	Foothills Southeast	RM-4-10	20 – 108.9	126 du – 688 du	383 units
Terrace District	Residential	11.2	Terrace North	RM-3-8	20 – 54.5	223 du – 608 du	470 units
		4.7	Terrace West	RM-3-7	10 – 43.5	48 du – 209 du	154 units
		10.5	Terrace South	RM-4-10	20 – 108.9	211 du – 1,147 du	812 units
Creekside District	Residential Urban Village	20.5	Creekside West	RM-3-9	20 – 72.6	410 du – 1,490 du	1,353 units
		5.4	Creekside Central	RM-4-10	40 – 108.9	215 du – 586 du	358 units
		5.0	Creekside East	CC-3-5	0 – 29.0	0 du – 145 du 50,000 sq. ft. – 130,000 sq. ft.	84 units 80,000 sq. ft.
Village Walk District	Urban Village	19.5	N/A	CC-3-5	0 – 29.0	0 du – 567 du 250,000 sq. ft. – 650,000 sq. ft.	327 units 430,000 sq. ft.
Quarry District	Multiple Use	12.9	N/A	IL-3-1	N/A	245,000 sq. ft. – 750,000 sq. ft.	390,000 sq. ft.
						Maximum Allowable Development Intensity	4,780 units 900,000 sq. ft. Commercial Retail and Office[2]

LDC – Land Development Code
du – dwelling units
du/ac – dwelling units per acre
sq. ft. – square feet

[1] Traffic generation for the Park District on a per acre basis has been included in the Traffic Impact Study (TIS) prepared by Katz, Okitsu & Associates (September 2007).

[2] A maximum of 1,680 driveway ADT (equivalent to 280 residential units) may be transferred from residential land use to commercial land use to increase the maximum development intensity in excess of 900,000 square feet, subject to the Density Transfer provisions of this Specific Plan.

Figure 9-1. Zoning Map

Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

9.3 Land Use Types and Intensities

In response to changing market and planning conditions, the Quarry Falls Specific Plan allows for flexibility in the selection of the land use types and intensities that may occur within each planning district and subdistrict, provided that land uses are in accordance with the zone of the district or subdistrict and meets the design requirements of this Specific Plan. Permitted uses under the Quarry Falls Specific Plan may include, but not be limited to, parks and open space, community and civic uses, residential, retail commercial and business park/office as specified in this document and regulated by the City's Land Development Code.

The selection of permitted land uses that may occur within a planning district and subdistricts shall be governed by the development regulations presented in the City's Land Development Code (effective May 17, 2005). Grading and access shall be appropriate to accommodate the selected land use type and intensity. The selected land use type and intensity must not result in exceeding the overall traffic generation assumed in the Quarry Falls Specific Plan and will not result in affecting the level of service at study area intersections to greater degree than anticipated in the original Traffic Impact Study prepared for Quarry Falls by Katz, Okitsu & Associates.

In estimating the traffic generated by a selected land use type, trip generation rates set forth in the Quarry Falls Traffic Impact Study (September 2007) and presented in Table 9-2, *Quarry Falls Driveway Trip Generation Rates*, below, shall be used unless otherwise modified by further analysis acceptable to the City.

Table 9-2. Quarry Falls Driveway Trip Generation Rates

Land Use	Units	Rate/ (ADT)	AM % (IN:OUT)	PM % (IN:OUT)
Single Family	DU	9	8% (2:8)	10% (7:3)
Multi Family < 20 du/acre	DU	8	8% (2:8)	10% (7:3)
Multi Family > 20 du/acre	DU	6	8% (2:8)	9% (7:3)
Senior Housing	DU	4	5% (4:6)	7% (6:4)
Neighborhood Commercial	1,000 sq. ft.	120	4% (6:4)	11% (5:5)
Community Commercial	1,000 sq. ft.	70	3% (6:4)	10% (5:5)
Regional Commercial	1,000 sq. ft.	Ln(T)=0.756 *Ln(x)+5.25	2% (7:3)	9% (5:5)
Commercial Office	1,000 sq. ft.	Ln(T)=0.756 *Ln(x)+ 3.95	13% (9:1)	14% (2:8)
Active Park (Civic Center)	Acre	50	4% (5:5)	8% (5:5)
Passive Park (Quarry Falls Park)	Acre	5	4% (5:5)	8% (5:5)
Health Club (Community Recreation Center)	1,000 sq. ft.	40	4% (6:4)	9% (6:4)

9.4 Phasing

Quarry Falls will develop as an integrated complex of land uses tied together by a network of parks, trails, and vehicular and pedestrian circulation. Implementation of Quarry Falls will require construction of new infrastructure and facilities, as well as improvements to existing infrastructure and facilities, as part of project implementation. Improvements will be necessary to the circulation network, drainage facilities, utilities (e.g., water, sewer, etc.) and other infrastructure. In addition, this document includes provisions for streetscape enhancement, pedestrian elements and overall design guidelines.

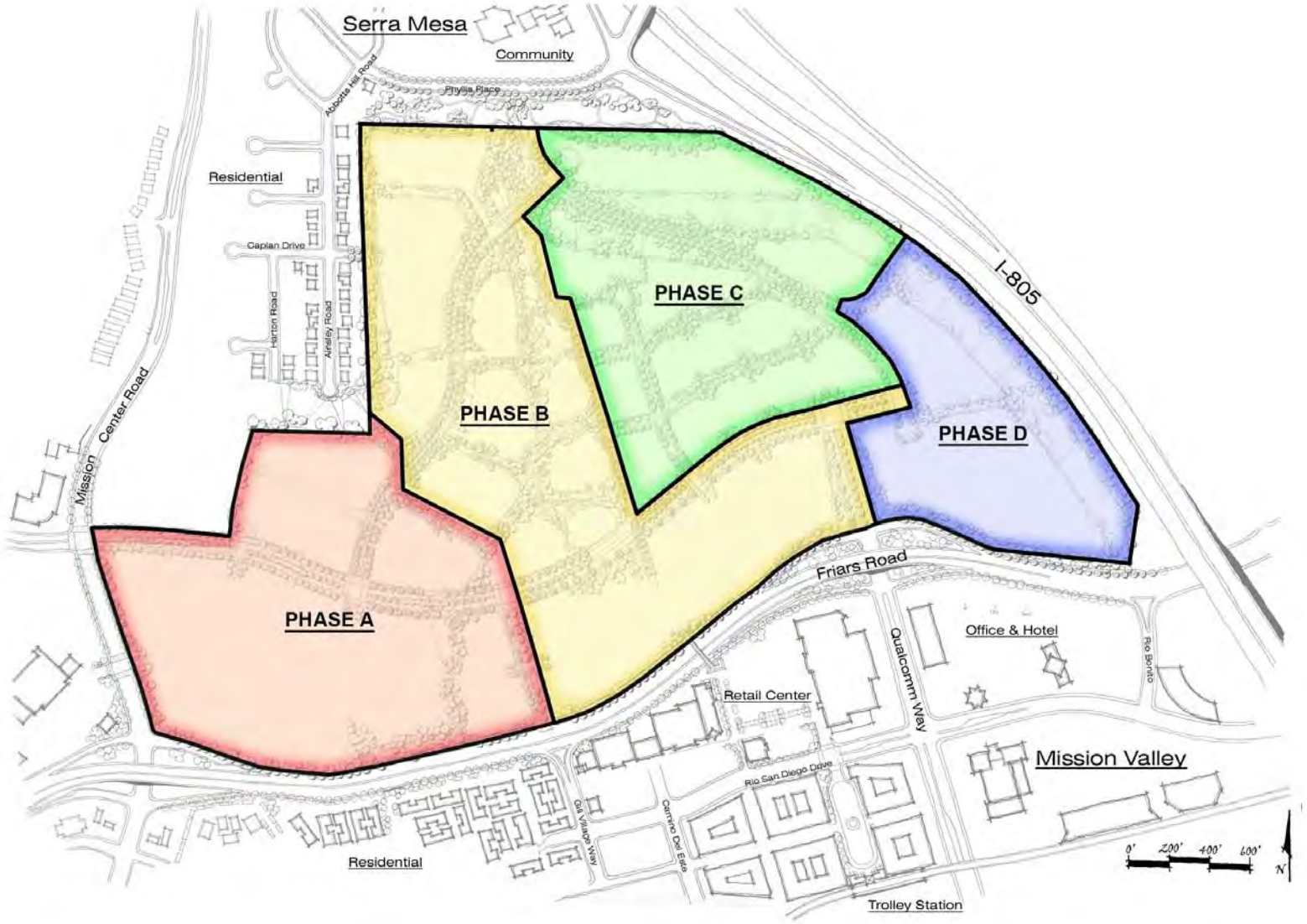
Major roads associated with each phase of development will be constructed in accordance with demand and phasing of improvements as discussed in the Quarry Falls Traffic Impact Study prepared by Katz, Okitsu & Associates (September 2007) and the Quarry Falls EIR (Project No. 49068; SCH No. 2005081018). This will ensure that a safe and efficient circulation system is provided as the project builds out over an extended period of time. Infrastructure improvements, including water, sewer, drainage, and dry utilities, also will be phased in logical progression to meet the development needs associated with each phase. This phasing includes development thresholds that cannot be exceeded until the respective infrastructure has been constructed and/or assured to the satisfaction of the City of San Diego.

Table 9-3, *Quarry Falls Phasing Summary Table*, summarizes each of the phases of development. This Specific Plan does not require that phases occur in any special order. Phasing may occur in any order, and more than one phase may occur at one time, provided that the necessary infrastructure is in place or occurs concurrently as specified in each phase(s) of development. Quarry Falls envisions a balanced mixed use community. The development of retail and offices uses to support residents is achieved by a commitment to begin development of a minimum of 50,000 square feet of commercial space once residential development has reached a threshold exceeding that described as Phase A of the Specific Plan.

To ensure public parks and affordable housing are constructed commensurate with the development of residential units, agreements for the construction of parks and affordable housing units shall be entered into prior to the approval of the first final map for Quarry Falls.

The Quarry Falls Environmental Impact Report (Project No. 49068; SCH No. 2005081018) also analyses the concurrent build-out of the Specific Plan with the phase out of existing mining and related operations. The environmental analysis considered the potential impacts for air quality, noise, traffic, drainage, and sensitive receptors and identified appropriate mitigation and monitoring programs to ensure that public health and safety is fully protected.

Figure 9-2. Quarry Falls Phasing Plan



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

Table 9-3. Quarry Falls Phasing Summary

Phase/ Target Land Use Assumptions	On-site Improvements	Off-site Improvements
Phase A		
2,171 Multifamily Residential (>20 du/acre) units 306 Senior Residential (>20 du/acre) units 80,000 sq. ft. Commercial Retail / Office Optional School Site	▪ Creekside District ▪ Foothills District (Southwest and portions of Southeast Subdistricts) ▪ Creekside District Park ▪ Quarry Falls Boulevard (Mission Center Road to Russell Park Way) ▪ Mission Center Road / Quarry Falls Boulevard Intersection ▪ Creekside Park Lane ▪ Mission Center Road / Creekside Park Lane Intersection ▪ Via Alta (south of Quarry Falls Boulevard) ▪ Russell Park Way ▪ Friars Road / Russell Park Way Rt-in/Rt-out Intersection	▪ Additional Northbound lane along Mission Center Road ▪ Construct Phyllis Place Park in Serra Mesa ▪ Enhance Pedestrian crossing at Mission Center Road and Quarry Falls Boulevard ▪ Enhance Pedestrian crossing at Mission Center Road and Creekside Park Lane ▪ Gas and electric connection at Mission Center Road and Quarry Falls Boulevard ▪ Gas main connection at Gill Village Drive and Friars Road ▪ New gas line and main connection at Qualcomm Way from Rio San Diego to Friars Road ▪ Clean drainage channel south of seven-foot by seven-foot box culvert ▪ New Sewer on Gill Village Drive ▪ New Sewer on Rio San Diego ▪ Upgrade sewer line on Camino del Este ▪ Connect to Water Main on Mission Center Road at Quarry Falls Boulevard ▪ Connect to Water Main on Mission Center Road at Creekside Park Lane ▪ Connect to Water Main on Friars at Russell Park Way ▪ Add Auxiliary Westbound lane along Friars Road
Phase B		
41 Single Family Residential (<10 du/acre) units 602 Multifamily Residential (>20 du/acre) units 165 Multifamily Residential (<20 du/acre) units 400,000 sq. ft. Commercial Retail 30,000 sq. ft. Commercial Office	▪ Ridgetop District (West Subdistrict) ▪ Foothills District (North and portions of Southeast Subdistricts) ▪ Quarry Falls Park ▪ Civic Center ▪ Quarry Falls Boulevard (Russell Park Way to Franklin Ridge Road) ▪ Qualcomm Way (Friars Road to Quarry Falls Blvd) ▪ Via Alta ▪ Western Finger Trails	▪ Extend pedestrian trail to Phyllis Place ▪ Extend sidewalk easterly along north side of Friars Road ▪ Enhance Qualcomm Way sidewalk under Friars Road ▪ Construct pedestrian bridge over Friars Road ▪ Underground utilities along Friars Road – West of Qualcomm Way ▪ Upgrade Sewer on Camino del Este to Point Loma Trunk Sewer ▪ Connect to water main on Rio Bonito/Rio San Diego Drive ▪ Connect to water main on Kaplan Drive ▪ Connect to water main at Ainsley Court

Phase/ Target Land Use Assumptions	On-site Improvements	Off-site Improvements
		▪ Install 12-inch interconnection on Encino Avenue ▪ Construct sidewalk and parkway along Friars Road from Qualcomm Way to Russell Park Way
Phase C		
59 Single Family Residential (<10 du/acre) units 1,194 Multifamily Residential (>20 du/acre) units	▪ Ridgetop District (East Subdistrict) ▪ Terrace District (North, West, and portions of South Subdistricts) ▪ Community Recreation Center ▪ Franklin Ridge Road ▪ Community Lane ▪ Franklin Ridge Road Pocket Park ▪ Eastern Finger Trails ▪ Finger Court Parks (see Figure 7-5)	
Phase D		
242 Multifamily Residential (>20 du/acre) units 390,000 sq. ft. Commercial Office	▪ Terrace District (portions of the South Subdistrict) ▪ Quarry District	

9.5 CONSTRUCTION AND DEVELOPMENT PERMITS PROCESSING REQUIREMENTS

Application for construction and development permits, as defined by the San Diego Municipal Code, shall be acted upon in accordance with one of five decision processes established in Division 5, Article II, Chapter 11 of the Land Development Code. Table 9-4, *Development Project Review Process*, provides the typical development scenarios that may occur with development proposals in Quarry Falls along with the specific City review process associated with each scenario.

Table 9-4. Development Project Review Process

Project Category	Development Project	City Review
1	✓ Consistent with Base Zone use designation and development intensity ✓ Consistent with Base Zone development regulations ✓ ADT transfer is intra-district and between same land use ✓ Consistent with the allowable deviations from setbacks established by this Specific Plan	Process One Substantial Conformance Review
2	✓ Meets the requirements for a Project Category 1 approval ✓ Consistent with additional Specific Plan Land Use Designations ✓ ADT transfer is inter-district or between different land uses ✓ Consistent with the allowable deviations to height requirements established by this Specific Plan	Process Two Substantial Conformance Review
3	✓ Consistent with Specific Plan and Master PDP ✓ Defined as a separately regulated use in the LDC	Process Three
4	✓ Requires Master PDP Amendment	Process Four
5	✓ Requires change to Land Use Designation development intensity ✓ Requires Rezone ✓ Requires Specific Plan Amendment	Process Five

- **Project Review Category 1.** Applications for construction permits, which are consistent with the Land Development Code Base Zone Use categories and development regulations applied to the district or subdistrict shall be processed pursuant to Process One, *Substantial Conformance Review*. This process shall include projects that are consistent with the setback regulation deviations identified in the Specific Plan and Master PDP. Transfer of ADT within the same district and between the same land use shall also be processed pursuant to this process which shall be ministerial and as such is not appealable. Individual site plans and building elevations showing architecture shall be provided to the Mission Valley Planning Group for review and comment in concert with review by the City.

- **Project Review Category 2.** Projects that are consistent with the additional Land Use designations included in the Specific Plan and/or require an ADT transfer between districts or land uses shall be processed pursuant to Process Two, *Substantial Conformance Review*. This process shall include projects that are consistent with the development regulation height deviations identified in the Specific Plan and Master PDP. This process provides for an administrative review of building and site design by City staff to determine consistency with the general design guidelines presented in the Specific Plan.

- **Project Review Category 3.** Separately regulated uses as defined in the Land Development Code (effective May 17, 2005) and identified in the Specific Plan shall be processed as a Process Three discretionary approval. This shall include private and vocational schools, however, public and charter schools (established pursuant to State Law) shall be permitted in accordance to Process One. Process Three discretionary approvals require CEQA review.

- **Project Review Category 4.** Applications which are not consistent with the Master PDP approved in concert with this Specific Plan due to design variations that are not minor in nature and that have not been anticipated by this Specific Plan but would meet the intent of the design guidelines presented in Chapter 8.0 of this Specific Plan will require processing of a separate Site Development Permit (SDP), PDP, or amendment to the Master PDP, and shall be processed pursuant to Process Four.
- **Project Review Category 5.** For projects which require a subsequent rezone or which are not consistent with the Specific Plan Land Use designation and/or development intensity, an amendment to this Specific Plan and/or Rezone shall be required. Additionally, for projects which result in exceeding the maximum development intensity as established by this Specific Plan, an amendment to the Specific Plan and Master Planned Development Permit will be required. A Specific Plan Amendment and Rezone are actions processed in accordance with Process Five.

Temporary and interim uses shall be processed in accordance with Section 8.2.8, *Interim/Temporary Uses*, and the applicable approval process defined in the Land Development Code. In the event a discretionary permit is required, the permit shall be processed in accordance with the applicable approval process as defined in the City's Land Development Code. In approving or conditionally approving an amendment to this Specific Plan and/or the Master PDP, the "applicable land use plan" referenced in San Diego Municipal Code Section 126.0604(a)(1) shall be the Quarry Falls Specific Plan.

9.6 AFFORDABLE HOUSING

Affordable housing shall be provided within Quarry Falls in accordance with the City of San Diego Affordable Housing Ordinance (LDC Section 142.1300). The Master Planned Development Permit includes conditions requiring the processing prior to the first final map of appropriate agreements acceptable to the San Diego Housing Commission that address the type, location and phasing of affordable units.

9.7 DENSITY TRANSFER

This Specific Plan provides for the ability to transfer development intensity between various planning districts within Quarry Falls to allow flexibility in response to changing market trends. The Traffic Impact Study prepared for Quarry Falls [Katz, Okitsu & Associates (September 2007)] assigns traffic to the anticipated land uses and development intensity based on a "target" development intensity such that the maximum number of driveway trips associated with build-out of Quarry Falls does not exceed 62,169 ADT (average daily traffic), will not generate more than 2,008 ADT "in" and 2,181 ADT "out" AM peak-hour trips, and not more than 3,452 ADT "in" and 2,998 ADT "out" PM peak-hour trips. This target development intensity represents a typical development scenario which can occur within Quarry Falls and not exceed the cumulative traffic and peak hour traffic assumptions of the Quarry Falls Traffic Impact Study. Depending on the actual land uses and intensity selected with each development action, more or less traffic than that anticipated with the target development intensity may result. Therefore, the selection of product types and land uses, as well as development intensity, within each planning district may result in excess ADT or the need to transfer ADT.

The transfer of development intensity from residential to commercial (retail and/or office) uses shall be limited to 280 residential units (at a density > 20 dwelling units per acre) which equates to a maximum of 1,680 driveway ADT. Such a transfer shall not be allowed until the application for the 3,500th residential building permit has been deemed complete and the developer has demonstrated that it will not be feasible to develop the 4,780 residential units allowed under the existing planning documents. An increase to the maximum development intensity of 900,000 square feet for such transfer is allowed and consistent with the Quarry Falls Specific Plan, subject to the provisions of the Specific Plan, Chapter 9 – Implementation and the Quarry Falls Traffic Impact Study.

If a development application results in intensity that generates more traffic than the traffic associated with the target development intensity assumed in the Traffic Impact Study, then development intensity based on trips can be "transferred" from another planning district or subdistrict. Similarly, if a development application results in less traffic than associated with the target

development intensity in any given planning district or subdistrict, then the "unused" development intensity based on trips will be available to another planning district or subdistrict in Quarry Falls, which then may develop at a greater level than the target development intensity assumed in the Traffic Impact Study. This giving and receiving of development intensity based on trips is permitted without application of a discretionary permit provided that a) the project is consistent with the Specific Plan and Master PDP and b) the overall traffic associated with build-out of the Specific Plan is as presented in the Quarry Falls Traffic Impact Study prepared by Katz, Okitsu & Associates (September 2007). City staff shall review and approve ADT and density transfers based upon the methodology discussed below.

9.7.1 Development Intensity Less Than Target Intensity

If a development proposal for a planning district or subdistrict results in generating traffic which is less than the traffic generation associated with the target development intensity for the planning district in review, then the unused development intensity based on trips shall be transferred into a "pool" of unused trips for that district subject to the limitations of Total, AM, and PM trip generation and City approval.

The master developer or its successor shall manage the pool of unused trips. Unused trips transferred into the pool will no longer be available to the development from which the unused trips were transferred out of unless a request is made to subsequently transfer trips from the pool to the proposed development in the manner described in Section 9.7.2. Additionally, a "notice of density transfer" shall be recorded against the development to ensure that, should the development proposal not be implemented, a potential future buyer is aware that the amount of trips for that particular development area has been reduced.

Trip transfers of this type shall be Process One for trips that remain within the respective planning district and Process Two for trips that are transferred between planning districts or between land uses. Such transfers are consistent with this Specific Plan and permitted through the SCR review process for each development approval. No amendment to this Specific Plan shall be required.

9.7.2 Development Intensity More Than Target Intensity

If a development proposal for a planning district or subdistrict in Quarry Falls results in a total development intensity that generates more traffic than that assumed for the target development intensity for the planning district or subdistrict, then trips associated with the unused residential dwelling units and/or commercial square footage may be transferred out of the pool of unused trips into the planning district or subdistrict to make up the difference. A letter request to the master developer or its successor must be submitted and approved by the master developer or its successor for a development application to receive trips from the pool. Such a transfer of trips is permitted by this Specific Plan if a sufficient amount of unused trips is available in the pool to make up the difference in the ADT total between what is proposed and what is permitted. A transfer under this circumstance is consistent with this Specific Plan, is permitted through Process One for trips that remain within the respective planning district and Process Two for trips that are transferred between planning districts or between land uses and does not require a Specific Plan Amendment.

9.7.3 Insufficient Development Intensity and/or ADT in Pool

If subsequent development plans for a planning district or subdistrict in Quarry Falls propose a development intensity that results in more trips than associated with the total targeted for that planning district or subdistrict, and if the amount of trips left in the unused pool is insufficient to make up the difference, development intensity based on ADT may be transferred out of a planning district(s) or subdistrict(s) that has (have) not been developed.

Any such transfer under these situations must leave the "donor" planning district or subdistrict with at least enough dwelling units or development intensity to allow development of the donor planning district or subdistrict at the lowest density permitted by the density ranges established in this Specific Plan and presented in Table 9-1. For this Specific Plan, this is referred to as the "minimum development intensity" and is shown as the lower range of Development Intensity Range in Table 9-1. A transfer under this circumstance requires written approval from the owner of the donor planning district or subdistrict and the recording of a "notice of density transfer" against the donor property. With such approval, this circumstance is consistent with this Specific Plan, is permitted through

Process One for trips that remain within the respective planning district and Process Two for trips that are transferred between planning districts or between land uses and does not require a Specific Plan Amendment.

If no trips are available in the respective pools and the intended development intensity for a given planning district or subdistrict would leave a donor planning district(s) or subdistrict(s) with development potential below the minimum development intensity, then a Specific Plan Amendment (Process Five) is required to increase the maximum allowable density and resultant number of trips in the planning district or subdistrict. A Traffic Impact Study will be required to identify any circulation impacts that would result from the Specific Plan Amendment.

9.7.4 Monitoring Dwelling Unit/ADT Transfers

In order to maintain administrative control of the transfer procedures, an applicant proposing development within Quarry Falls is required to identify the required trip transfer (if any) with each development plan submittal subsequent to approval of this Specific Plan. Any such transfer necessitated by development greater than the target densities requires the designation of a donor planning district or lot, as well as written approval of the owner(s) of the donor planning district, subdistrict or lot. This will also include submittal of the necessary update to the density monitoring worksheet, noting any revised development intensity and trip totals by planning district.

A *Traffic Worksheet* is included in Appendix B of this Specific Plan. The Traffic Worksheet, printed as a single page, shall be completed and submitted with applications for construction permits and development permits. Once the Traffic Worksheet has been stamped as received and accepted as part of the application, a copy of the updated Traffic Worksheet shall also be submitted to the City to be kept with the Quarry Falls Specific Plan file. Properly monitored by City staff, the current approved development ADT for each planning district and the available number of trips contained in the respective unused pools at any given time during build-out of Quarry Falls can be determined based on review of the worksheets.

In addition to the submittal of the Traffic Worksheet, if an applicant that is proposing development within Quarry Falls is also requesting the transfer of trips from a donor planning district, subdistrict or lot, proof of written approval from the donor planning district, subdistrict or lot shall also be submitted.

9.8 Lot Reconfiguration/Consolidation

Lots within the project may be reconfigured through lot consolidation and/or boundary adjustment if the resultant lot configuration does not conflict with the intent of this Specific Plan and the Subdivision Map Act and is in compliance with the selected base zone, as modified by this Specific Plan and the Quarry Falls Master PDP. The construction of buildings over lot lines for property under the same ownership is also allowed by this Specific Plan. Further subdivision of existing lots is allowed by this Specific Plan and does not require and an amendment to the Specific Plan. Subdivisions will require adherence to City regulations and the Subdivision Map Act. Lot line adjustments and lot consolidations will not require an amendment to this Specific Plan, the Vesting Tentative Map, or the Master PDP.

9.9 Financing Strategies

Section 65451 of the California Government Code requires that a Specific Plan include financing measures necessary to implement a proposed project. Typically, a variety of financing measures can be used to finance construction of the project and include, but are not limited to, special assessment districts, general obligation bonds, City and County General Fund money, various types of exactions and other private financing methods. All other improvements within Quarry Falls are the financial responsibility of future builders.

9.10 MAINTENANCE REQUIREMENTS

Maintenance areas and responsibilities are shown in Figure 9-3, *Maintenance Requirements*. Maintenance shall be the responsibility of the City and property owners within Quarry Falls as described below.

9.10.1 Parkways and Public Areas

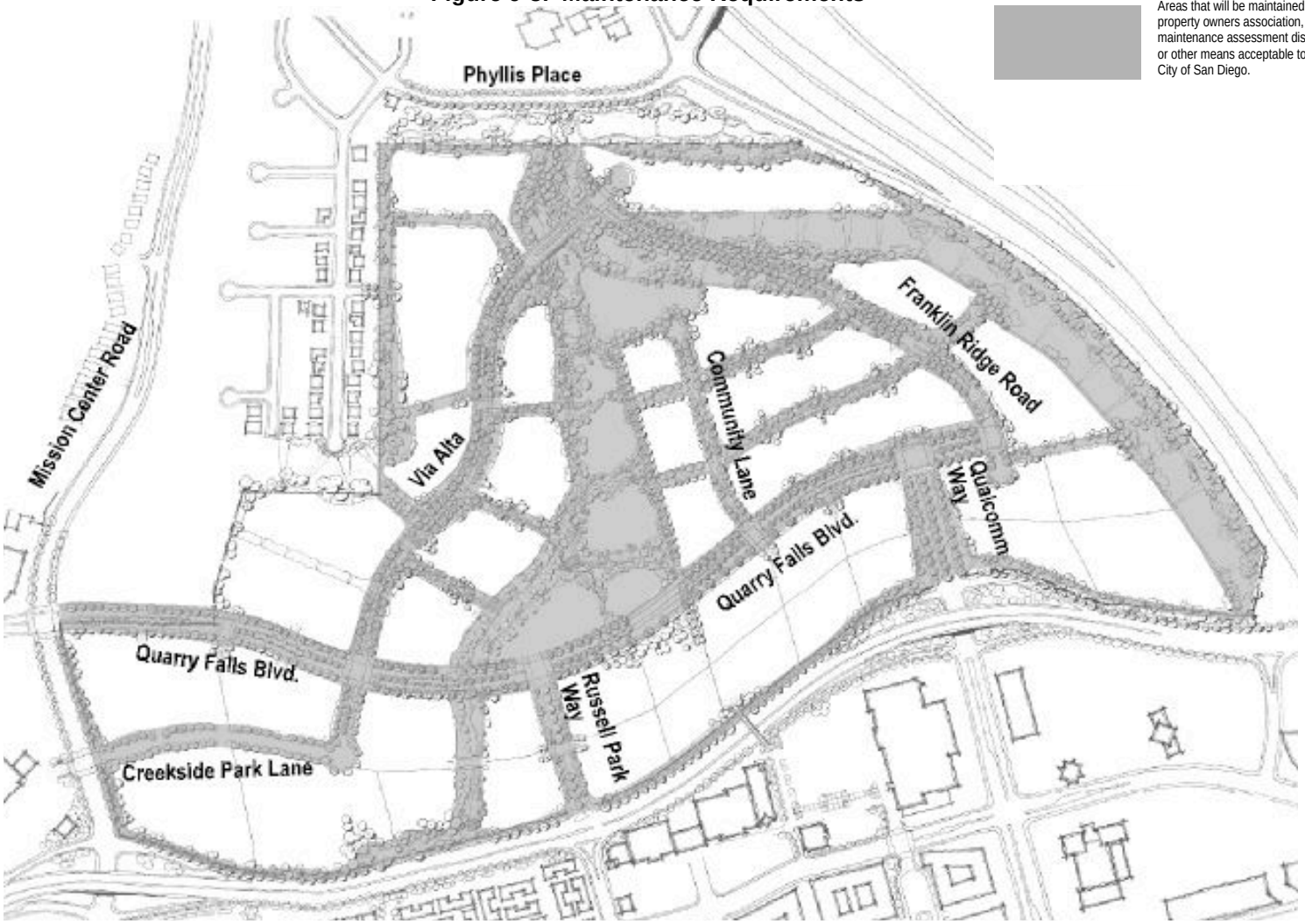
Quarry Falls includes development of public common space, public areas and landscape parkways that propose pedestrian activities and provide an aesthetic backdrop to development. The maintenance of these common areas shall be the responsibility of the City, developer(s), a Property Owners Association, or Maintenance Assessment District established for Quarry Falls.

For public areas with enhanced improvements, the developer shall enter into a bonded maintenance agreement assuring maintenance of all landscaping and appurtenances within the right-of-way until such time a Maintenance Assessment District, Homeowners Association, Property Owners Association, or other such mechanism is established for maintenance of all landscaping and appurtenances.

9.10.2 Private Development Landscaped Areas

Landscaping, private recreational amenities and open areas will also be developed in conjunction with private development proposals. The maintenance of these areas will be the responsibility of individual property owners or a Property Owners Association.

Figure 9-3. Maintenance Requirements



Conceptual design for illustrative purposes only. Actual design may vary from this typical representation.

APPENDICES

Appendix A: PLANT LISTS

Appendix A. PLANT LISTS

A.1 Quarry Falls Plants Sorted by Location

Qualcomm Way

Botanical Name	Common Name	Plant Type
Tristania conferta	Brisbane Box	Tree
Ulmus parvifolia	Chinese Evergreen Elm	Tree
Jacaranda mimosifolia	Jacaranda	Flowering Tree
Magnolia grandiflora	Southern Magnolia	Flowering Tree
Phoenix canariensis	Canary Island Date Palm	Palm
Phoenix dactylifera	Date Palm	Palm
Acanthus mollis	Bear's Breech	Shrubs
Dietes variegeta	African Iris	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Clivia miniata	Kaffir Lily	Groundcover
Plumbago auriculata	Cape Plumbago	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Russell Park Way

Botanical Name	Common Name	Plant Type
Fraxinus oxycarpa	Raywood Ash	Tree
Liriodendron tulipifera	Tulip Tree	Tree
Jacaranda mimosifolia	Jacaranda	Flowering Tree
Magnolia grandiflora	Southern Magnolia	Flowering Tree
Phoenix canariensis	Canary Island Date Palm	Palm
Phoenix dactylifera	Date Palm	Palm
Acanthus mollis	Bear's Breech	Shrubs
Dietes variegeta	African Iris	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Lantana montevidensis	Spreading Sunshine	Groundcover
Liriope muscari	Lily Turf	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Quarry Falls Blvd. – East of Community Lane

Botanical Name	Common Name	Plant Type
Tristania conferta	Brisbane Box	Tree
Ulmus parvifolia	Chinese Evergreen Elm	Tree
Jacaranda mimosifolia	Jacaranda	Flowering Tree
Tipu tipuana	Tipu Tree	Flowering Tree
Cotoneaster congestus	Cotoneaster	Shrubs
Dietes variegeta	African Iris	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Jasminum nitidum	Wing Jasmine	Groundcover
Liriope muscari	Lily Turf	Groundcover
Sisyrinchium bellum	Blue-Eyed Grass	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Quarry Falls Blvd. – Between Community Lane and Via Alta

Botanical Name	Common Name	Plant Type
Fraxinus oxycarpa	Raywood Ash	Tree
Tristania conferta	Brisbane Box	Tree
Jacaranda mimosifolia	Jacaranda	Flowering Tree
Tabeuia avellanedae	Pink Trumpet Tree	Flowering Tree
Cotoneaster congestus	Cotoneaster	Shrubs
Dietes variegeta	African Iris	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Jasminum nitidum	Wing Jasmine	Groundcover
Liriope muscari	Lily Turf	Groundcover
Sisyrinchium bellum	Blue-Eyed Grass	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Quarry Falls Blvd. – West of Via Alta

Botanical Name	Common Name	Plant Type
Cercidium floridum	Blue Palo Verde	Tree
Pistacia chinensis	Chinese Pistache	Tree
Tristania conferta	Brisbane Box	Tree
Cassia excelsa	Crown of Gold Tree	Flowering Tree
Jacaranda mimosifolia	Jacaranda	Flowering Tree
Cotoneaster congestus	Cotoneaster	Shrubs
Dietes variegeta	African Iris	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Jasminum nitidum	Wing Jasmine	Groundcover
Liriope muscari	Lily Turf	Groundcover
Sisyrinchium bellum	Blue-Eyed Grass	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Community Lane

Botanical Name	Common Name	Plant Type
Cercidium floridum	Blue Palo Verde	Tree
Pistacia chinensis	Chinese Pistache	Tree
Dietes variegeta	African Iris	Shrubs
Liriope muscari	Lily Turf	Groundcover
Plumbago auriculata	Cape Plumbago	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover

Creekside Park Lane

Botanical Name	Common Name	Plant Type
Fraxinus oxycarpa	Raywood Ash	Tree
Tristania conferta	Brisbane Box	Tree
Dietes variegeta	African Iris	Shrubs
Tristania conferta	Spanish Lavender	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Liriope muscari	Lily Turf	Groundcover
Plumbago auriculata	Cape Plumbago	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Via Alta – Creekside District

Botanical Name	Common Name	Plant Type
Fraxinus oxycarpa	Raywood Ash	Tree
Tristania conferta	Brisbane Box	Tree
Cassia excelsa	Crown of Gold Tree	Flowering Tree
Tipu tipuana	Western Redbud	Flowering Tree
Dietes variegeta	African Iris	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Liriope muscari	Lily Turf	Groundcover
Plumbago auriculata	Cape Plumbago	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Via Alta – South

Botanical Name	Common Name	Plant Type
Tristania conferta	Brisbane Box	Tree
Cassia excelsa	Crown of Gold Tree	Flowering Tree
Tipu tipuana	Tipu Tree	Flowering Tree
Dietes variegeta	African Iris	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Crassula falcata	Sickle Plant	Groundcover
Juniperus conferta	Shore Juniper	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Via Alta – North

Botanical Name	Common Name	Plant Type
Fraxinus oxycarpa	Raywood Ash	Tree
Ginkgo biloba	Maidenhair Tree	Tree
Cercis occidentalis	Western Redbud	Flowering Tree
Lagerstroemia indica	Crape Myrtle	Flowering Tree
Tabeuia avellanedae	Pink Trumpet Tree	Flowering Tree
Dietes variegeta	African Iris	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Mahonia aquifolium	Oregon Grape	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Franklin Ridge Road - South

Botanical Name	Common Name	Plant Type
Liriodendron tulipifera	Tulip Tree	Tree
Tristania conferta	Brisbane Box	Tree
Cercis occidentalis	Western Redbud	Flowering Tree
Tipu tipuana	Tipu Tree	Flowering Tree
Dietes variegeta	African Iris	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Clivia miniata	Kaffir Lily	Groundcover
Mahonia aquifolium	Oregon Grape	Groundcover
Pyracantha 'Santa Cruz'	Santa Cruz Firethorn	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Franklin Ridge Road - North

Botanical Name	Common Name	Plant Type
Pistacia chinensis	Chinese Pistache	Tree
Pittosporum undulatum	Victorian Box	Tree
Cercis occidentalis	Western Redbud	Flowering Tree
Lagerstroemia indica	Crape Myrtle	Flowering Tree
Tabeuia avellanedae	Pink Trumpet Tree	Flowering Tree
Pinus canariensis	Canary Island Pine	Conifer
Pinus halepensis	Aleppo Pine	Conifer
Dietes variegeta	African Iris	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Jasminum nitidum	Wing Jasmine	Groundcover
Liriope muscari	Lily Turf	Groundcover
Sisyrinchium bellum	Blue-Eyed Grass	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Friars Road – North Side

Botanical Name	Common Name	Plant Type
Plantanus wrightii	Arizona Sycamore	Tree
Populus nigra.	Lombardy Poplar	Tree
Pinus canariensis	Canary Island Pine	Conifer
Pinus halepensis	Aleppo Pine	Conifer
Rhus integrifolia	Lemonadeberry	Shrubs
Rhus ovata	Sugar Bush	Shrubs
Ribes speciosum	Gooseberry	Shrubs
Tagetes lemonii	Bush Marigold	Shrubs
Westringia fruticosa	Coast Rosemary	Shrubs
Juniperus conferta	Shore Juniper	Groundcover
Pyracantha 'Santa Cruz'	Santa Cruz Firethorn	Groundcover

Mission Center Road – East Side

Botanical Name	Common Name	Plant Type
Platanus wrightii	Arizona Sycamore	Tree
Rhus integrifolia	Lemonadeberry	Shrubs
Rhus ovata	Sugar Bush	Shrubs
Ribes speciosum	Gooseberry	Shrubs
Tagetes lemonii	Bush Marigold	Shrubs
Westringia fruticosa	Coast Rosemary	Shrubs
Mahonia aquifolium	Oregon Grape	Groundcover
Plumbago auriculata	Cape Plumbago	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass

Open Space Slopes

Botanical Name	Common Name	Plant Type
Populus nigra	Lombardy Poplar	Tree
Platanus wrightii	Arizona Sycamore	Tree
Quercus agrifolia	Coast Live Oak	Tree
Quercus ilex	Holly Oak	Tree
Quercus suber	Cork Oak	Tree
Bauhinia variegata	Purple Orchid Tree	Flowering Tree
Cupressus sempervirens	Italian Cypress	Conifer
Pinus canariensis	Canary Island Pine	Conifer
Pinus halepensis	Aleppo Pine	Conifer
Cotoneaster congestus	Cotoneaster	Shrubs
Echium fastuosum	Pride Of Madeira	Shrubs
Euphorbia milli	Crown Of Thorns	Shrubs
Lupinus albifrons	Lupine	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rhus integrifolia	Lemonadeberry	Shrubs
Romneya coulteri	Matilija Poppy	Shrubs
Rosa banksiae 'Lutea'	'Lady Banks' Rose	Shrubs
Tagetes lemonii	Bush Marigold	Shrubs
Westringia fruticosa	Coast Rosemary	Shrubs
Jasminum nitidum	Wing Jasmine	Groundcover
Juniperus conferta	Shore Juniper	Groundcover
Pyracantha 'Santa Cruz'	Santa Cruz Firethorn	Groundcover
Bougainvillea	Bougainvillea	Vine
Arctostaphylos edmundsii	Little Sur Manzanita	Slope groundcover
Arctostaphylos edmundsii	'Emerald Carpet' Manzanita	Slope groundcover
Artemesia californica 'Canyon Grey'	California Sagebrush	Slope groundcover
Baccharis pilularis	Dwarf Coyote Bush	Slope groundcover
Ceanothus 'Concha'	'Concha' Wild Lilac	Slope groundcover
Ceanothus 'Joyce Coulter'	'Joyce Coulter' Wild Lilac	Slope groundcover
Ceanothus griseus var. Horizantalis	Carmel Creeper	Slope groundcover
Eriogonum grande ssp. Rubescens	Red Buckwheat	Slope groundcover
Rhus ovata	Sugar Bush	Slope groundcover
Ribes speciosum	Gooseberry	Slope groundcover
Salvia greggii	Autumn Sage	Slope groundcover
Salvia leucantha	Mexican Bush Sage	Slope groundcover
Salvia leucophylla	Purple Sage	Slope groundcover
Salvia sonomensis	Creeping Sage	Slope groundcover

Quarry Falls Park - General

Botanical Name	Common Name	Plant Type
Geijera parviflora	Australian Willow	Tree
Ginkgo biloba	Maidenhair Tree	Tree
Liriodendron tulipifera	Tulip Tree	Tree
Populus nigra	Lombardy Poplar	Tree
Platanus wrightii	Arizona Sycamore	Tree
Quercus agrifolia	Coast Live Oak	Tree
Quercus ilex	Holly Oak	Tree
Quercus suber	Cork Oak	Tree
Albizia julibrissin	Silk Tree	Flowering Tree
Chorisia speciosa	Floss Silk Tree	Flowering Tree
Erythrina caffra	Coral Tree	Flowering Tree
Metrosideros excelsus	New Zealand Christmas Tree	Flowering Tree
Archontophoenix alexandrae	King Palm	Palm
Cupressus sempervirens	Italian Cypress	Conifer
Pinus canariensis	Canary Island Pine	Conifer
Pinus halepensis	Aleppo Pine	Conifer
Cotoneaster congestus	Cotoneaster	Shrubs
Echium fastuosum	Pride Of Madeira	Shrubs
Euphorbia milli	Crown Of Thorns	Shrubs
Lupinus albifrons	Lupine	Shrubs
Rhus integrifolia	Lemonadeberry	Shrubs
Rhus ovata	Sugar Bush	Shrubs
Ribes speciosum	Gooseberry	Shrubs
Romneya coulteri	Matilija Poppy	Shrubs
Rosa banksiae 'Lutea'	'Lady Banks' Rose	Shrubs
Tagetes lemonii	Bush Marigold	Shrubs
Westringia fruticosa	Coast Rosemary	Shrubs
Juniperus conferta	Shore Juniper	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Sisyrinchium bellum	Blue-Eyed Grass	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass
Bougainvillea	Bougainvillea	Vine
Distictis buccinatoria	Blood Red Trumpet Vine	Vine
Ficus pumila	Creeping Fig	Vine
Parthenocissus tricuspidata	Boston Ivy	Vine
Solandra maxima	Cup Of Gold Vine	Vine
Wisteria sinensis	Chinese Wisteria	Vine

Botanical Name	Common Name	Plant Type
Arctostaphylos edmundsii	Little Sur Manzanita	Slope groundcover
Arctostaphylos edmundsii	'Emerald Carpet' Manzanita	Slope groundcover
Artemesia californica 'Canyon Grey'	California Sagebrush	Slope groundcover
Baccharis pilularis	Dwarf Coyote Bush	Slope groundcover
Ceanothus 'Concha'	'Concha' Wild Lilac	Slope groundcover
Ceanothus 'Joyce Coulter'	'Joyce Coulter' Wild Lilac	Slope groundcover
Ceanothus griseus var. Horizantalis	Carmel Creeper	Slope groundcover
Eriogonum grande ssp. Rubescens	Red Buckwheat	Slope groundcover
Rhus ovata	Sugar Bush	Slope groundcover
Ribes speciosum	Gooseberry	Slope groundcover
Salvia greggii	Autumn Sage	Slope groundcover
Salvia leucantha	Mexican Bush Sage	Slope groundcover
Salvia leucophylla	Purple Sage	Slope groundcover
Salvia sonomensis	Creeping Sage	Slope groundcover

Quarry Falls Park - Slopes

Botanical Name	Common Name	Plant Type
Populus nigra	Lombardy Poplar	Tree
Platanus wrightii	Arizona Sycamore	Tree
Quercus agrifolia	Coast Live Oak	Tree
Quercus ilex	Holly Oak	Tree
Quercus suber	Cork Oak	Tree
Cupressus sempervirens	Italian Cypress	Conifer
Pinus canariensis	Canary Island Pine	Conifer
Pinus halepensis	Aleppo Pine	Conifer
Acanthus mollis	Bear's Breech	Shrubs
Buxus microphylla japonica	Japanese Boxwood	Shrubs
Cordia boissieri	Texas Olive	Shrubs
Cotoneaster congestus	Cotoneaster	Shrubs
Dietes variegeta	African Iris	Shrubs
Echium fastuosum	Pride Of Madeira	Shrubs
Euonymus japonicus	Evergreen Euonymus	Shrubs
Euphorbia milli	Crown Of Thorns	Shrubs
Gaillardia grandiflora	Blanket Flower	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Ligustrum texanum	Texas Privet	Shrubs
Lupinus albifrons	Lupine	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Pittosporum tobira "Wheeler's Dwarf"	Wheeler's Dwarf Pittosporum	Shrubs
Rhus integrifolia	Lemonadeberry	Shrubs
Rhus ovata	Sugar Bush	Shrubs
Ribes speciosum	Gooseberry	Shrubs
Romneya coulteri	Matilija Poppy	Shrubs
Rosa banksiae 'Lutea'	'Lady Banks' Rose	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Santolina chamaecyparissus	Lavender Cotton	Shrubs
Sedum 'Autumn Joy'	Stone Crop Sedum	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Tagetes lemonii	Bush Marigold	Shrubs
Viburnum tinus	Laurestinas	Shrubs
Westringia fruticosa	Coast Rosemary	Shrubs
Jasminum nitidum	Wing Jasmine	Groundcover
Juniperus conferta	Shore Juniper	Groundcover

Botanical Name	Common Name	Plant Type
Pyracantha 'Santa Cruz'	Santa Cruz Firethorn	Groundcover
Sisyrinchium bellum	Blue-Eyed Grass	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass
Bougainvillea	Bougainvillea	Vine
Arctostaphylos edmundsii	Little Sur Manzanita	Slope groundcover
Arctostaphylos edmundsii	'Emerald Carpet' Manzanita	Slope groundcover
Artemesia californica 'Canyon Grey'	California Sagebrush	Slope groundcover
Baccharis pilularis	Dwarf Coyote Bush	Slope groundcover
Ceanothus 'Concha'	'Concha' Wild Lilac	Slope groundcover
Ceanothus 'Joyce Coulter'	'Joyce Coulter' Wild Lilac	Slope groundcover
Ceanothus griseus var. Horizantalis	Carmel Creeper	Slope groundcover
Eriogonum grande ssp. Rubescens	Red Buckwheat	Slope groundcover
Rhus ovata	Sugar Bush	Slope groundcover
Ribes speciosum	Gooseberry	Slope groundcover
Salvia greggii	Autumn Sage	Slope groundcover
Salvia leucantha	Mexican Bush Sage	Slope groundcover
Salvia leucophylla	Purple Sage	Slope groundcover
Salvia sonomensis	Creeping Sage	Slope groundcover

Quarry Falls Park – Grand Steps

Botanical Name	Common Name	Plant Type
Cercidium floridum	Blue Palo Verde	Tree
Pistacia chinensis	Chinese Pistache	Tree
Ulmus parvifolia	Chinese Evergreen Elm	Tree
Albizia julibrissin	Silk Tree	Flowering Tree
Buxus microphylla japonica	Japanese Boxwood	Shrubs
Gaillardia grandiflora	Blanket Flower	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Santolina chamaecyparissus	Lavender Cotton	Shrubs
Lantana montevidensis	Spreading Sunshine	Groundcover
Liriope muscari	Lily Turf	Groundcover
Distictis buccinatoria	Blood Red Trumpet Vine	Vine
Solandra maxima	Cup Of Gold Vine	Vine
Wisteria sinensis	Chinese Wisteria	Vine

Finger Parks

Botanical Name	Common Name	Plant Type
Cercidium floridum	Blue Palo Verde	Tree
Ulmus parvifolia	Chinese Evergreen Elm	Tree
Chorisia speciosa	Floss Silk Tree	Flowering Tree
Lagerstroemia indica	Crape Myrtle	Flowering Tree
Metrosideros excelsus	New Zealand Christmas Tree	Flowering Tree
Archontophoenix alexandrae	King Palm	Palm
Cupressus sempervirens	Italian Cypress	Conifer
Acanthus mollis	Bear's Breech	Shrubs
Buxus microphylla japonica	Japanese Boxwood	Shrubs
Dietes variegeta	African Iris	Shrubs
Echium fastuosum	Pride Of Madeira	Shrubs
Euonymus japonicus	Evergreen Euonymus	Shrubs
Euphorbia milli	Crown Of Thorns	Shrubs
Gaillardia grandiflora	Blanket Flower	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Lupinus albifrons	Lupine	Shrubs
Rhus integrifolia	Lemonadeberry	Shrubs
Rhus ovata	Sugar Bush	Shrubs
Ribes speciosum	Gooseberry	Shrubs
Romneya coulteri	Matilija Poppy	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Santolina chamaecyparissus	Lavender Cotton	Shrubs
Sedum 'Autumn Joy'	Stone Crop Sedum	Shrubs
Tagetes lemonii	Bush Marigold	Shrubs
Viburnum tinus	Laurestinas	Shrubs
Mahonia aquifolium	Oregon Grape	Groundcover
Nandina domestica	Sacred Bamboo	Groundcover
Pyracantha 'Santa Cruz'	Santa Cruz Firethorn	Groundcover
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Sisyrinchium bellum	Blue-Eyed Grass	Groundcover
Ficus pumila	Creeping Fig	Vine
Parthenocissus tricuspidata	Boston Ivy	Vine
Solandra maxima	Cup Of Gold Vine	Vine
Wisteria sinensis	Chinese Wisteria	Vine

Entry Monuments

Botanical Name	Common Name	Plant Type
Ginkgo biloba	Maidenhair Tree	Tree
Populus nigra	Lombardy poplar	Tree
Quercus agrifolia	Coast Live Oak	Tree
Quercus ilex	Holly Oak	Tree
Quercus suber	Cork Oak	Tree
Bauhinia variegata	Purple Orchid Tree	Flowering Tree
Erythrina caffra	Coral Tree	Flowering Tree
Tipu tipuana	Tipu Tree	Flowering Tree
Dietes variegeta	African Iris	Shrubs
Echium fastuosum	Pride Of Madeira	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rosa banksiae 'Lutea'	'Lady Banks' Rose	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Santolina chamaecyparissus	Lavender Cotton	Groundcover
Miscanthis sinensis 'Variegatus'	Japanese Silver Grass	Grass
Muhlenbergia rigens	Deer Grass	Grass
Bougainvillea	Bougainvillea	Vines
Ficus pumila	Creeping Fig	Vines
Parthenocissus tricuspidata	Boston Ivy	Vines
Wisteria sinensis	Chinese Wisteria	Vines

Parking Lots

Botanical Name	Common Name	Plant Type
Fraxinus oxycarpa	Raywood Ash	Tree
Geijera parviflora	Australian Willow	Tree
Pistacia chinensis	Chinese Pistache	Tree
Platanus wrightii	Arizona Sycamore	Tree
Tristania conferta	Brisbane Box	Tree
Ulmus parvifolia	Chinese Evergreen Elm	Tree
Cassia excelsa	Crown of Gold Tree	Flowering Tree
Lagerstroemia indica	Crape Myrtle	Flowering Tree
Magnolia grandiflora	Southern Magnolia	Flowering Tree
Tipu tipuana	Tipu Tree	Flowering Tree
Cotoneaster congestus	Cotoneaster	Shrubs
Dietes variegeta	African Iris	Shrubs
Euonymus japonicus	Evergreen Euonymus	Shrubs
Lavendula stoechas	Spanish Lavender	Shrubs
Phormium tenax 'Purpureum'	New Zealand Flax Spp.	Shrubs
Rosmarinus officinalis	'Tuscan Blue' Rosemary	Shrubs
Strelitzia reginae	Bird Of Paradise	Shrubs
Westringia fruticosa	Coast Rosemary	Shrubs
Jasminum nitidum	Wing Jasmine	Groundcover
Lantana montevidensis	Spreading Sunshine	Groundcover
Mahonia aquifolium	Oregon Grape	Groundcover
Muhlenbergia rigens	Deer Grass	Grasses

A.2 Quarry Falls Plants Sorted by Plant Type

Shade Trees

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
				■	■												■	■			*Cercidium floridum*	Blue Palo Verde
						■	■		■											■	*Fraxinus oxycarpa*	Raywood Ash
															■					■	*Geijera parviflora*	Australian Willow
									■						■				■		*Ginkgo biloba*	Maidenhair Tree
	■									■					■						*Liriodendron tulipifera*	Tulip Tree
												■							■		*Populus nigra*	Lombardy Poplar
				■	■						■						■			■	*Pistacia chinensis*	Chinese Pistache
											■										*Pittosporum undulatum*	Victorian Box
												■	■	■	■	■				■	*Platanus wrightii*	Arizona Sycamore
														■	■	■			■		*Quercus agrifolia*	Coast Live Oak
														■	■	■			■		*Quercus ilex*	Holly Oak
														■	■	■			■		*Quercus suber*	Cork Oak
													■							■	*Tristania conferta*	Brisbane Box
■		■															■	■		■	*Ulmus parvifolia*	Chinese Evergreen Elm

Flowering Trees

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - west of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
															■		■				*Albizia julibrissin*	Silk Tree
														■					■		*Bauhinia variegata*	Purple Orchid Tree
				■		■	■	■		■										■	*Cassia excelsa*	Crown of Gold Tree
						■	■		■		■										*Cercis occidentalis*	Western Redbud
															■			■			*Chorisia speciosa*	Floss Silk Tree
															■				■		*Erythrina caffra*	Coral Tree
■	■	■	■	■																	*Jacaranda mimosifolia*	Jacaranda
									■		■							■		■	*Lagerstroemia indica*	Crape Myrtle
■	■																			■	*Magnolia grandiflora*	Southern Magnolia
															■			■			*Metrosideros excelsus*	New Zealand Christmas Tree
			■						■		■										*Tabeuia avellanedae*	Pink Trumpet Tree
								■		■									■	■	*Tipu tipuana*	Tipu Tree

Palms

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - west of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
															■			■			*Archontophoenix alexandrae*	King Palm
■	■																				*Phoenix canariensis*	Canary Island Date Palm
■	■																				*Phoenix dactylifera*	Date Palm

Conifers

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
														■	■	■		■			*Cupressus sempervirens*	Italian Cypress
												■		■							*Pinus canariensis*	Canary Island Pine
												■		■	■	■					*Pinus halepensis*	Aleppo Pine
															■	■		■			*Pinus torreyana*	Torrey Pine

Shrubs

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
■	■															■		■			*Acanthus mollis*	Bear's Breech
																■	■	■			*Buxus microphylla japonica*	Japanese Boxwood
																■					*Cordia boissieri*	Texas Olive
		■	■	■										■	■	■				■	*Cotoneaster congestus*	Cotoneaster
■	■	■	■	■	■	■	■	■	■	■	■					■		■	■	■	*Dietes variegeta*	African Iris
														■	■	■		■	■		*Echium fastuosum*	Pride Of Madeira
																■		■		■	*Euonymus japonicus*	Evergreen Euonymus
														■	■	■		■			*Euphorbia milli*	Crown Of Thorns
																■	■	■			*Gaillardia grandiflora*	Blanket Flower
						■	■	■	■	■	■					■	■	■		■	*Lavendula stoechas*	Spanish Lavender
																■					*Ligustrum texanum*	Texas Privet
														■	■	■		■			*Lupinus albifrons*	Lupine
							■	■	■	■	■			■		■			■	■	*Phormium tenax 'Purpureum'*	New Zealand Flax Spp.
																■					*Pittosporum tobira "Wheeler's Dwarf"*	Wheeler's Dwarf Pittosporum
												■	■	■	■	■		■			*Rhus integrifolia*	Lemonadeberry
												■	■	■	■	■		■			*Rhus ovata*	Sugar Bush
												■	■	■	■	■		■			*Ribes speciosum*	Gooseberry
														■	■	■		■			*Romneya coulteri*	Matilija Poppy
														■	■	■			■		*Rosa banksiae 'Lutea'*	'Lady Banks' Rose
							■	■	■	■	■					■	■	■		■	*Rosmarinus officinalis*	'Tuscan Blue' Rosemary
																■	■	■			*Santolina chamaecyparissus*	Lavender Cotton

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
																■		■			*Sedum 'Autumn Joy'*	Stone Crop Sedum
■	■	■	■	■		■	■	■	■	■	■					■			■	■	*Strelitzia reginae*	Bird Of Paradise
												■	■	■	■	■		■			*Tagetes lemonii*	Bush Marigold
																■		■			*Viburnum tinus*	Laurestinas
												■	■	■	■	■				■	*Westringia fruticosa*	Coast Rosemary

Groundcover

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
■										■											*Clivia miniata*	Kaffir Lily
								■													*Crassula falcata*	Sickle Plant
											■			■		■				■	*Jasminum nitidum*	Wing Jasmine
								■				■		■	■	■					*Juniperus conferta*	Shore Juniper
	■																■			■	*Lantana montevidensis*	Spreading Sunshine
						■	■				■						■				*Liriope muscari*	Lily Turf
									■	■			■					■		■	*Mahonia aquifolium*	Oregon Grape
																		■			*Nandina domestica*	Sacred Bamboo
						■	■						■								*Plumbago auriculata*	Cape Plumbago
										■		■		■		■		■			*Pyracantha 'Santa Cruz'*	Santa Cruz Firethorn
						■	■	■	■						■			■	■		*Santolina chamaecyparissus*	Lavender Cotton
																					Sarcococca hookerana humilis	Sweet Box
		■	■	■							■				■	■		■			*Sisyrinchium bellum*	Blue-Eyed Grass

Grasses

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
■	■	■	■	■		■	■	■	■	■	■		■		■	■			■		*Miscanthis sinensis 'Variegatus'*	Japanese Silver Grass
■	■	■	■	■		■	■	■	■	■	■		■		■	■			■	■	*Muhlenbergia rigens*	Deer Grass

Vines

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Creekside Park Lane	Via Alta – Creekside District	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
														■	■	■			■		*Bougainvillea*	Bougainvillea
															■		■				*Distictis buccinatoria*	Blood Red Trumpet Vine
															■			■	■		*Ficus pumila*	Creeping Fig
															■			■	■		*Parthenocissus tricuspidata*	Boston Ivy
															■		■	■			*Solandra maxima*	Cup Of Gold Vine
															■		■	■	■		*Wisteria sinensis*	Chinese Wisteria

Slope Groundcover

Qualcomm Way	Russell Park Way	Quarry Falls Blvd - East of Community Lane	Quarry Falls Blvd - Between Community Lane & Via Alta	Quarry Falls Blvd - West of Via Alta	Community Lane	Via Alta - South	Via Alta - North	Franklin Ridge Road - South	Franklin Ridge Road - North	Friars Road - North Side	Mission Center Road - East Side	Open Space Slopes	Quarry Falls Park - General	Quarry Falls Park - Slopes	Quarry Falls Park - Grand Steps	Finger Parks	Entry Monuments	Parking Lots	Botanical Name	Common Name
																			Arctostaphylos edmundsii	Little Sur Manzanita
																			Arctostaphylos edmundsii	'Emerald Carpet' Manzanita
																			Artemesia californica 'Canyon Grey'	California Sagebrush
																			Baccharis pilularis	Dwarf Coyote Bush
																			Ceanothus 'Concha'	'Concha' Wild Lilac
																			Ceanothus 'Joyce Coulter'	'Joyce Coulter' Wild Lilac
																			Ceanothus griseus var. Horizantalis	Carmel Creeper
																			Eriogonum grande ssp. Rubescens	Red Buckwheat
																			Rhus ovata	Sugar Bush
																			Ribes speciosum	Gooseberry
																			Salvia greggii	Autumn Sage
																			Salvia leucantha	Mexican Bush Sage
																			Salvia leucophylla	Purple Sage
																			Salvia sonomensis	Creeping Sage

Appendix B: DENSITY MONITORING PROCESS

Appendix B. DENSITY MONITORING PROCESS

The density transfer process for Quarry Falls will ensure that: 1) the maximum traffic assigned to the Specific Plan (i.e., 62,169 driveway ADT) is not exceeded for the total project and 31,173 driveway ADT is not exceeded for the combined commercial retail/office development (unless offset by a transfer of residential ADT up to a total of 33,173 driveway ADT); and 2) any deviation from morning and/or afternoon peak hour trips does not result in lowering of the level of service for intersections within the study area evaluated in the Quarry Falls Traffic Study (September 2007).

The density transfer process involves identifying the amount of traffic associated with a development proposal and determining if a transfer of density, and therefore trips, from other development areas will be required. The process establishes a pool of trips. From this pool, development intensity, based on trips associated with that intensity, can be transferred to a development area, as needed. A target development intensity has been assigned to each planning district, representing a typical development scenario that can occur within Quarry Falls and not exceed the cumulative traffic and peak hour traffic assumptions of the Quarry Falls Traffic Report. Table B-1, *Quarry Falls Zones and Development Intensity*, provided below establishes the minimum development intensity assigned to each planning district within Quarry Falls and also identifies the target development intensity.

In order to monitor density transfers, a completed "traffic worksheet" must be submitted with each development proposal within Quarry Falls. The completed traffic worksheet shall include the traffic associated with the development proposal, as well as the traffic associated with approved projects in Quarry Falls and projects within Quarry Falls that are under review but not yet approved. For areas where no development has occurred or development is in process, the traffic worksheet shall include the target densities for those areas, as well as traffic associated with development of those areas at the target densities.

Table B-2, *Traffic Worksheet*, provides the worksheet which must be submitted as part of the development review process or subsequent discretionary actions. Once the density transfer worksheet has been stamped as received and accepted as part of the development application process, a copy of the updated worksheet shall also be submitted to the City planner assigned to Mission Valley to be kept with the Quarry Falls Specific Plan file.

Where a proposed development application requests a transfer of trips from a donor planning district, subdistrict or lot, as described in Chapter 9.0 of the Specific Plan, a letter of written approval from the owner of the donor planning district, subdistrict or lot is also required. The approval letter shall be submitted in concert with the completed Traffic Worksheet.

The master developer or its successor shall manage the pool of unused trips. Unused trips transferred into the pool will no longer be available to the development from which the unused trips were transferred out of unless a request is made to subsequently transfer trips from the pool to the proposed development in the manner described in Section 9.7.2. Additionally, a "notice of density transfer" shall be recorded against the development to ensure that, should the development proposal not be implemented, a potential future buyer is aware that the amount of trips for that particular development area has been reduced.

Table B-1. Quarry Falls Zones and Development Intensity

Planning District	Land Use	Net Area	Subdistrict	LDC Zone	Intensity Range (du/ac)	Development Intensity Range	Target Density
Park District	Parks, Open Space, Civic, Community	12.4	Park	OP-2-1	N/A	N/A	N/A[1]
		2.1	Community Recreation Center	RM-1-1		0 sq. ft. -10,000 sq. ft.	4,000 sq. ft.
		4.6	Civic Center	RM-1-1		0 sq. ft. – 15,000 sq. ft.	0 sq. ft.[1]
Ridgetop District	Residential	4.0	Ridgetop West	RM-1-1	6 – 14.5	24 du – 58 du	41 units
		6.3	Ridgetop East	RM-2-4	6 – 24.9	37 du – 156 du	59 units
Foothills District	Residential	15.4	Foothills North	RM-3-7	10 – 43.5	154 du – 670 du	363 units
		9.4	Foothills Southwest	RM-3-8	20 – 54.5	187 du – 510 du	376 units
		6.3	Foothills Southeast	RM-4-10	20 – 108.9	126 du – 688 du	383 units
Terrace District	Residential	11.2	Terrace North	RM-3-8	20 – 54.5	223 du – 608 du	470 units
		4.7	Terrace West	RM-3-7	10 – 43.5	48 du – 209 du	154 units
		10.5	Terrace South	RM-4-10	20 – 108.9	211 du – 1,147 du	812 units
Creekside District	Residential Urban Village	20.5	Creekside West	RM-3-9	20 – 72.6	410 du – 1,490 du	1,353 units
		5.4	Creekside Central	RM-4-10	40 – 108.9	215 du – 586 du	358 units
		5.0	Creekside East	CC-3-5	0 – 29.0	0 du – 145 du 50,000 sq. ft. – 130,000 sq. ft.	84 units 80,000 sq. ft.
Village Walk District	Urban Village	19.5	N/A	CC-3-5	0 – 29.0	0 du – 567 du 250,000 sq. ft. – 650,000 sq. ft.	327 units 430,000 sq. ft.
Quarry District	Multiple Use	12.9	N/A	IL-3-1	N/A	245,000 sq. ft. – 750,000 sq. ft.	390,000 sq. ft.
						Maximum Allowable Development Intensity	4,780 units 900,000 sq. ft. Commercial Retail and Office[2]

LDC – Land Development Code
du – dwelling units
du/ac – dwelling units per acre
sq. ft. – square feet

[1] Traffic generation for the Park District on a per acre basis has been included in the Traffic Impact Study (TIS) prepared by Katz, Okitsu & Associates (September 2007).

[2] A maximum of 1,680 driveway ADT (equivalent to 280 residential units) may be transferred from residential land use to commercial land use to increase the maximum development intensity in excess of 900,000 square feet, subject to the Density Transfer provisions of this Specific Plan.

Table B-1. Traffic Worksheet

Planning District	Subdistrict	Development Proposal								
		Intensity of Development	Trips Generated by Development					Amount Available	Amount Borrowed	Amount Remaining
			Total Trips	AM Peak*		PM Peak*				
				Inbound	Outbound	Inbound	Outbound			
Park	Park									
	Community Recreation Center									
	Civic Center									
Ridgetop	Ridgetop West									
	Ridgetop East									
Foothills	Foothills North									
	Foothills Southwest									
	Foothills Southeast									
Terrace	Terrace North									
	Terrace West									
	Terrace South									
Creekside	Creekside West									
	Creekside Central									
	Creekside East									
Village Walk	N/A									
Quarry	N/A									
Totals Before Transfer										
Totals After Transfer										

* Deviation from AM and PM Peak Hour trips requires preparation of a traffic study by a registered traffic engineer which demonstrates that proposed traffic generation will not lower the level of service at study area intersections below that anticipated in the Quarry Falls Specific Plan Traffic study, dated September 2007.

Prepared By: _____ *Date* _____

Appendix C: MASTER PLANNED DEVELOPMENT PERMIT DEVIATION TABLE

Appendix C. MASTER PLANNED DEVELOPMENT PERMIT DEVIATION TABLE

PARK DISTRICT						
Zoning & Development Regulations	**Park**		**Civic Center**		**Community Recreation Center**	
LDC Zone	**OP-2-1**		**RM-1-1**		**RM-1-1**	
Front Setback	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Minimum	--	--	15 ft	5 ft	15 ft	5 ft
Standard	--	--	20 ft	10 ft	20 ft	10 ft
Rear Setback	--	--	15 ft	5 ft	15 ft	5 ft
Height	--	--	30 ft	70 ft	30 ft	70 ft
Retaining Wall Height	12 ft	30 ft	--	--	--	--
Justification	**Heights:** An exception to the retaining wall height limit is necessary in the upper Park District to accommodate a waterfall as a signature feature of the project. Retaining walls are necessary for structural stability to create the effect of falling water on a scale visible from on and off the site. The walls are shielded by the water fall itself and an engineering rock face to represent a natural environment.		**Setbacks:** Flexibility in setbacks provides greater opportunity for the location of buildings in relation to slopes and the public park space. Buildings proposed for this area are designed as an architectural statement for the site. Flexibility in setbacks enables the private buildings to be designed and located as to complement the public park space. The additional height will allow for a landmark, such as a clock tower or campanile, visible from beyond the project boundaries to designate the public civic and park areas for the community.			
Additional Uses Permitted by the Specific Plan	Amphitheater.		All uses permitted in the OP(Open Space - Park) Zone and CC-3-5 Zone, Outdoor and Sidewalk Cafés[1], Schools.		--	

[1] On-site outdoor and sidewalk cafes not located within the public right-of-way are permitted by right. Outdoor and sidewalk cafes that occur within the public right-of-way require a Neighborhood Use Permit in coordance with the City's Land Development Code Section 126.0200.

RIDGETOP DISTRICT				
Zoning & Development Regulations	**West**		**East**	
LDC Zone	**RM-1-1**		**RM-2-4**	
Front Setback	Allowed	Proposed	Allowed	Proposed
Minimum	--	--	--	--
Standard	--	--	--	--
Rear Setback	--	--	--	--
Height	--	--	--	--
Justification	No deviations are requested for the Ridgetop District.			
Additional Uses Permitted by the Specific Plan	--		--	

FOOTHILLS DISTRICT						
Zoning & Development Regulations	**North**		**Southwest**		**Southeast**	
LDC Zone	**RM-3-7**		**RM-3-8**		**RM-4-10**	
Front Setback Quarry Falls Boulevard	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Minimum	--	--	10 ft	5 ft	--	--
Standard	--	--	20 ft	10 ft	--	--
North/East Setback	--	--	--	--	--	--
Height	40 ft	70 ft	50 ft	70 ft	--	--
Justification			**Setbacks:** The reduced front setback edge treatment along Quarry Falls Boulevard allows the buildings to address the street in an urban manner. Use of entries from sidewalks will increase pedestrian activities.			
	Heights: Increased height allows greater architectural flexibility for building articulation and roofline variation to achieve high quality design. Increased height provides greater options for site design and increasing open space with the higher density proposed for this area. Increased heights also allow for a transition from lower density/height projects to higher density/height projects and expose views from southern off-site vantage points, avoiding a "walling off" affect associated with projects built at all one height.					
Additional Uses Permitted by the Specific Plan	--		--		--	

TERRACE DISTRICT						
Zoning & Development Regulations	**North**		**West**		**South**	
LDC Zone	**RM-3-8**		**RM-3-7**		**RM-4-10**	
Front Setback Quarry Falls Boulevard	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Minimum	--	--	10 ft	5 ft	--	--
Standard	--	--	20 ft	10 ft	--	--
Front Setback Community Lane						
Minimum	10 ft	5 ft	10 ft	5 ft	--	--
Standard	20 ft	10 ft	20 ft	10 ft	--	--
Height	50 ft	70 ft	40 ft	70 ft	--	--
Justification	**Setbacks:** The reduced setback along Community Lane allows structures to address the street in an urban manner and provide entryways from the sidewalks to increase pedestrian activity.		**Setbacks:** The reduced front setback edge treatment along Quarry Falls Boulevard allows the buildings to address the street in an urban manner. A five-foot reduction in the standard setback along the Grand Steps provides a strong formal edge of residential development to front the park.			
	Heights: Increased height allows greater architectural flexibility for building articulation and roofline variation to achieve high quality design. Increased heights also allow for a transition from lower density/height projects to higher density/height.		**Heights:** Increased height allows greater architectural flexibility for building articulation and roofline variation to achieve high quality design. Increased height provides greater options for site design and increasing open space with the higher density proposed for this area. Increased heights also allow for a transition from lower density/height projects to higher density/height projects and expose views from southern off-site vantage points, avoiding a "walling off" affect associated with projects built at all one height.			
Additional Uses Permitted by the Specific Plan	--		--		--	

CREEKSIDE DISTRICT						
Zoning & Development Regulations	**West**		**Central**		**East**	
LDC Zone	**RM-3-9**		**RM-4-10**		**CC-3-5**	
Front Setback Quarry Falls Boulevard Via Alta Russell Park Way Creekside Park Lane	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Minimum	10 ft	5 ft	--	--	--	--
Standard	20 ft	10 ft	--	--	--	--
Maximum	--	--	--	--	10 ft	30 ft
Street Side Setback						
Minimum	--	--	--	--	--	--
Maximum	--	--	--	--	10 ft	30 ft
Street Frontage Setback					Applies to 70%	Applies to 30%
North/East/Rear Setback	--	--	--	--	10 ft	5 ft
Height	60 ft	70 ft	--	--	--	--
Justification	**Setbacks:** The reduced front setback edge treatment along Quarry Falls Boulevard allows the residential development to address the street in an urban manner, better defining and enlivening the District. Increased height allows greater architectural flexibility for building articulation and roofline variation to achieve high quality design.				**Setbacks:** An increased maximum setback (applies to at least 30% of street frontage) provides a transition from the residential district to the west into the "main street" of an activated mixed use village, providing articulation for increasing the public realm. This theme is continued along Russell Park Way. A reduced setback on the southerly boundary along Friars Road provides consistency with the adjacent Districts to achieve variations in massing and visual impact.	
	Heights: Increased height provides greater options for site design and increasing open space with the higher density proposed for this area.					
Additional Uses Permitted by the Specific Plan	--		Interpretive Centers, all ground floor Retail Sales, Commercial Services and Office Uses as permitted in the CC-3-5 Zone.		Colleges/Universities, Vocational/Trade Schools, and Community Identification Signs.	

VILLAGE WALK DISTRICT		
Zoning & Development Regulations	**Village Walk District**	
LDC Zone	**CC-3-5**	
Front Setback Quarry Falls Boulevard Russell Park Way	Allowed	Allowed
Minimum	--	--
Maximum	10 ft	30 ft
Street Side Setback		
Minimum	--	--
Maximum	10 ft	30 ft
Street Frontage Setback	Applies to 70%	Applies to 30%
Rear Setback	10 ft	5 ft
Justification	**Setbacks:** An increased maximum setback (applies to at least 30% of street frontage) along Quarry Falls Boulevard continues the "main street" of an activated mixed use village from the west to create the Village Core of the community and allows the creation of greater opportunities to expand the public realm. This flexibility emphasizes pedestrian connections and linkages, especially in relationship to the Park District and Civic Center, as well as useable space for pedestrians (such as mini-plazas and shared outdoor dining). An increased maximum setback (applies to at least 30% of street frontage) along Russell Park Way continues the theme on the west setback and Quarry Falls Boulevard. This extends along Qualcomm Way to provide continuity for the planning and design for the entire district. A reduced setback on the southerly boundary along Friars Road provides consistency with the adjacent districts to achieve variations in massing and visual impact.	
Additional Uses Permitted by the Specific Plan	Colleges/Universities, Vocational/Trade Schools, and Community Identification Signs.	

QUARRY DISTRICT		
Zoning & Development Regulations	**Quarry District**	
LDC Zone	**IL-3-1**	
Front Setback	Allowed	Proposed
Minimum	--	--
Standard	--	--
Rear Setback	--	--
Height	--	--
Additional Permitted Uses		
Justification	No deviations are requested for the Quarry District	
Additional Uses Permitted by the Specific Plan	--