



# Minutes

## PARKS AND RECREATION COMMISSION

3 August, 2016

### Regular Meeting of the Advisory Body Committee Commission

#### CALL TO ORDER

A Regular Meeting of the Parks and Recreation Commission was called to order on the 3<sup>rd</sup> day of August, 2016 at 5:32 p.m. in the City Council Chambers located at 990 Palm Street, San Luis Obispo, California, by Chair Whitener.

#### ROLL CALL

**Present:** Committee Members Douglas Single, Greg Avakian and newly sworn-in Commissioner Rodney Thurman, and Chair Jeff Whitener

**Absent:** Susan Olson, Keri Schwab, Susan Updegrove,

**Staff:** Parks and Recreation Director Shelly Stanwyck, Recreation Supervisor Devin Hyfield, Natural Resources Manager Bob Hill

#### PRESENTATIONS, INTRODUCTIONS, APPOINTMENTS

1. **Oath of Office**

The City Clerk provided the Oath of Office for new Parks and Recreation Commissioner; Rodney Thurman

#### PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

#### CONSENT AGENDA AND CONSIDERATION OF MINUTES

**ACTION:** APPROVE THE MEETING MINUTES OF JULY 6, 2016 AS AMENDED BY COMMITTEE MEMBER AVAKIAN, SECOND BY COMMITTEE MEMBER SINGLE.

2. **Consideration of Minutes**

CARRIED 4:0:0:3 to approve the minutes of the Parks and Recreation Advisory Body for the meeting of 07/06/2016.

AYES: AVAKIAN, SINGLE, THURMAN, WHITENER  
NOES:  
ABSTAIN:  
ABSENT: OLSON, SCHWAB, UPDEGROVE

## **PUBLIC HEARINGS AND BUSINESS ITEMS**

### **3. Presentation of Conceptual Designs and Proposed Park Site Plan for Froom/Il Villagio Project**

#### **ACTION: RECEIVE INFORMATION AND PROVIDE FEEDBACK**

Contract Planner, Shawna Scott, presented to the Commission the Conceptual Park Site Plan component of the Froom / Il Villagio Specific Plan (Madonna on Los Osos Valley Road Specific Plan). The proposed project would require several entitlements, which would ultimately lead to the development of the project site. The applicant is proposing a mix of land uses including a Continuing Care Retirement Community, housing, commercial, open space, and park land. The applicant has identified an additional, adjacent, 7.4-acre parcel located within the City limits as the potential site for a park. Ms. Scott added that this is the first review of the project by the Parks and Recreation Commission. She noted that the applicant is seeking early feedback from the Commission on the proposed, conceptual, park facilities identified for the Specific Plan, and for the Commission to provide preliminary input with respect to their potential consistency with policies and programs contained in the Parks and Recreation Element before preparing the Draft Specific Plan for the project.

Ms. Scott noted that the applicant team met with Parks and Recreation while developing conceptual plans to determine the character and range of improvements desired in a park for this project. The applicant has made an effort to make the character of the proposed park more “naturalistic”, celebrating the “uniqueness of the site”. In addition, parking and access to the open space have been identified as priorities at this location. Ms. Scott said that the applicant is proposing a 4.7-acre park with the following amenities:

- Parking lot area to provide approximately 26 spaces
- Historic plaza including relocated historic residence and bunkhouse (to be used as a ranger’s office and storage building) and a public restroom
- Playground area with naturalistic equipment
- Dog park area
- Wetland overlook
- Trail rest area
- Drought-tolerant landscaping

Developer Representative, Pam Ricci, RRM spoke about the park design

Commission Comments followed.

Commissioner Single asked for clarification on screening between current development (Home Depot) and Primary Park in reference to area in between park and Home Depot. Director Stanwyck responded that loading area could not be adjusted but that fencing could be required to alleviate safety concerns behind the trees. Commissioner Single expressed concern about

safety and suggested small fencing. Ms. Ricci responded that the plans at this time are conceptual.

Commissioner Thurman asked about workout equipment and the continued usage of the equipment.

Commissioner Avakian asked about access to the park with the adjacent Home Depot and Costco traffic. Ms. Ricci commented added that there has been discussion with current stores for alternate routes.

Commissioner Avakian commented on senior living and access to the trail through the new proposed neighborhood. Ms. Ricci added that there would be additional pedestrian access between residential trails with a five-minute walk. Commissioner Thurman commented about trailhead plaza being private. Commissioner Avakian asked about lighting and ADA access.

Chair Whitener asked about connectivity of the park to City. Ms. Scott responded that the park would connect to Irish hills and current development with potential additional connection.

Commissioner Single said he viewed the conceptual park design more as a pocket park and noted the need for a dog park in this area.

Chair Whitener added he was not in support of the location as there was not enough usable park space.

**Public Comments:**

Michael Parolini, San Luis resident, commented that the conceptual design does not feel like a typical park given its isolation and potential maintenance issues and suggested this located be considered as open space.

Neil Havlik, San Luis resident, agreed that this is not an ideal location for a park.

John Madonna, San Luis resident, spoke about the ease of access to the trailhead as opposed to the access from Madonna Road.

**4. Update for Laguna Lake Dredging Project Relative to Laguna Lake Park**

**ACTION: RECEIVE INFORMATION AND PROVIDE FEEDBACK**

Natural Resources Manager, Bob Hill, presented the Commission with an update on the Laguna Lake Dredging and Sediment Management Project relative to the Laguna Lake Park Area. He added that he is seeking the Commission's input about the recreational uses at Laguna Lake Park and Natural Reserve.

**Commission Comments followed.**

Commissioner Thurman commented about capturing sediment attachment into the lake. Hill explained the procedure in excavation of sediment and dewatering plans for removal.

Commissioner Single asked about the dry lake conditions and cost associated with dredging. Staff Hill explained difference between hydraulic (wet) and mechanical (dry) dredging and condition of lake during dry conditions.

Commissioner Avakian asked about the project duration and impact on other park usage. Staff Hill responded that dredging would potentially occur over several seasons to minimize construction impacts and employ a sediment management strategy that would limit amount of sediment flowing into lake, thereby minimizing future impacts to the lake. Staff Hill added that there would be minimal impacts to the public and estimated approximately 400 cubic yards per day could be removed (approximately 10 truckloads).

**Public Comments:**

Mike Parolini asked about the cost of the project and the tax incurred by the residences of Laguna Lake.

John Smeglski, San Luis resident, asked if the improvements to Vista Lago Park would be associated with the project. Staff Hill responded to provide feedback about how the improvements could be incorporated.

**5. Selection of Wes Conner Awardee for 2016**

Director Stanwyck recommended the Commission postpone this agenda item to the September meeting to allow the full Commission the opportunity to consider and select the Wes Conner awardee.

**ACTION:** MOTION BY COMMITTEE MEMBER AVAKIAN, SECOND BY COMMITTEE MEMBER SINGLE, to recommend postponing the selection of the 2016 Wes Conner Awardee to the September 7, 2016 meeting. Motion passed 4:0:3:0 on the following roll call vote:

AYES: AVAKIAN, SINGLE, THURMAN, WHITENER  
NOES:  
ABSTAIN:  
ABSENT: OLSON, SCHWAB, UPDEGROVE

**6. Discussion of Annual Park Tour Dates and Topics**

Director Stanwyck explained the itinerary of annual park tour and potential locations to visit. The Commission agreed to finalize this at its September meeting.

**COMMITTEE COMMUNICATIONS**

**Director's Report**

Director Stanwyck provided a brief overview of current Parks and Recreation programming.

- Hydro Flask Rewards for staff
- Box Art Policy – Vote for next locations to be painted by August 28<sup>th</sup>
- SLO Triathlon - a Success!
- Movies in the Mission, 8/6, 8/13, 8/20

- Family Overnight Camp Out in Laguna Lake Park will be held on August 13-14
- Skate Park Ramp n' Roll 8/20 (Fun & Educational Event)
- Volunteer Appreciation Dinner 9/22 (at Jack House)

## Commission Communications

### LIAISON REPORTS

- Adult and Senior Programming: Commissioner Single said adult softball ended last week and it was a great season. Fall softball sign-ups are starting. French Park pickleball is being played twice weekly after restriping of the basketball courts. The Ludwick Community Center hosts volleyball and table tennis – and attendance is in good numbers. Adult soccer is starting at Damon Garcia Sports Fields. Seniors are staying active with fun, well-attended, activities at senior center including bunko and bridge. Commissioner Single requested a list of Senior Center Board Meeting dates.
- Bicycle Advisory: No report. Commissioner Olson absent.
- City Facilities (Damon Garcia, Golf, Pool & Joint Use Facilities): Commissioner Avakian said that summer is busy. Damon-Garcia is open as of August 1 but still closed on Mondays for field recovery. Jack House weddings are booked through October. New tables were ordered for the Ludwick Community Center. The City/County Library conference room will be reserved for library use from October 2016 through January 2017. The Swim Center had a rise in attendance and will be closed for two weeks in August for maintenance. Golf Course had good summer with rounds up 100 from previous month and 550 rounds in one weekend. Increased youth participation at the Golf Course and increase in merchandise sale. Tournaments were held over summer months. Middle school classes held at Golf Course during school year.
- Jack House Committee: No Report. Vice Chair Updegrave was absent.
- Tree Committee: No Report. New subcommittee assignment for Commissioner Thurman.
- Youth Sports: Chair Whitener said YSA had some issues with field use due to construction at SLO High School. YSA is planning a meeting with the School District to discuss topics related to youth sports.

### ADJOURNMENT

The meeting was adjourned at 7:55 p.m. The next Regular meeting of the Parks and Recreation Commission is scheduled for 07, September, 2016 at 5:30 p.m., in the City Council Chambers, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE PARKS AND RECREATION COMMISSION: 09/07/2016

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**CITY OF SAN LUIS OBISPO  
 PARKS AND RECREATION COMMISSION AGENDA REPORT**

**SUBJECT:** Conceptual Review of the Froom / Il Villagio Specific Plan (Madonna on Los Osos Valley Road Specific Plan) Conceptual Park Site Plan, requesting feedback related to the plan development

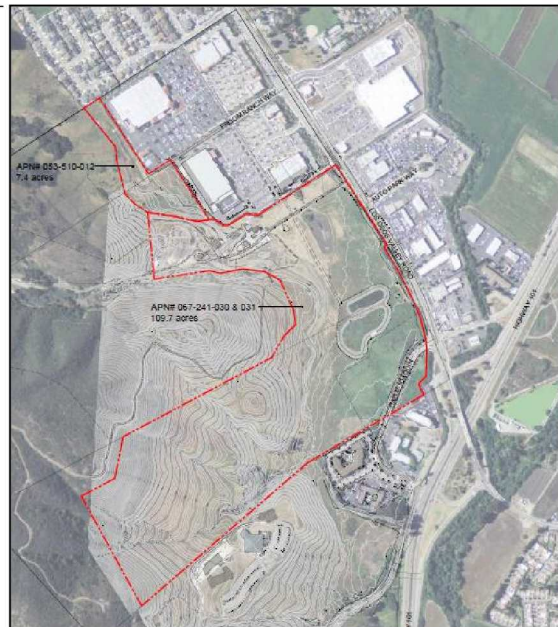
**PROJECT ADDRESSES:** 12165 Los Osos Valley Rd. **BY:** Shawna Scott, Contract Planner  
 & 1561 Froom Ranch Phone Number: 805-543-7095  
 Email: sscott@swca.com

**CITY FILE NUMBER:** PRE 1293-2015 **FROM:** Shelly Stanwyck, Parks and Recreation Director

**RECOMMENDED ACTIONS:** Receive a presentation regarding the Conceptual Park Site Plan component of the Froom / Il Villagio Specific Plan (Madonna on Los Osos Valley Road Specific Plan) and provide conceptual input to the applicant.

**SITE DATA**

<b>Applicant Representative</b>	John Madonna Victor Montgomery, RRM Design Group
<b>Zoning</b>	Park Site: Retail Commercial (City) Would require pre-zoning for Specific Plan
<b>General Plan</b>	Park Site: General Retail (City); SP-3, Madonna on LOVR Specific Plan Area
<b>Site Area</b>	117.1 acres
<b>Environmental Status</b>	An Environmental Impact Report (EIR) will be prepared to evaluate the Specific Plan.



**SUMMARY**

On April 5, 2016, the City Council authorized initiation of the Madonna on Los Osos Valley Road (LOVR) Specific Plan (currently referred to as the Froom / Il Villagio Specific Plan). The project would require several entitlements, which would ultimately lead to the development of the project site. The applicant is proposing a mix of land uses including a Continuing Care Retirement Community (CCRC), housing, commercial, open space, and park land. The applicant has identified an additional, adjacent, 7.4-acre parcel located within the City limits as the potential site for a park. This is the first review of the project by the Parks and Recreation Commission (PRC). The applicant is seeking early feedback from the PRC before preparing the Draft Specific Plan for the project.

## **1.0 COMMISSION'S PURVIEW**

The planning process for this project includes several steps, starting with a Specific Plan that would provide general guidance regarding basic land uses in the project area. Following the adoption of the Specific Plan, the project would continue through the development review process, and return to the PRC for detailed review and ultimately consideration of park, open space, and recreational amenities to be provided within the development.

For the purposes of this meeting, the Commission will review and comment on the proposed, conceptual, park facilities identified for the Specific Plan, and provide preliminary input with respect to their potential consistency with policies and programs contained in the Parks and Recreation Element (PRE). Relevant excerpts from the General Plan are included in the Project Analysis section of this report for the Commission's guidance. The guidance provided by the Commission in the form of directional items and minutes will be used for a future review of more detailed park plans.

## **2.0 PROJECT INFORMATION**

### **2.1 Site Information/Setting**

The project site consists of approximately 118 acres. The majority of the site is composed of two parcels, totaling approximately 109.7 acres, located immediately west of Los Osos Valley Road within the County of San Luis Obispo's jurisdiction, and adjacent to the City limits (APNs 067-241-030 and 067-241-031). These two parcels are identified in the Land Use Element (LUE) as the Madonna on Los Osos Valley Road (LOVR) Specific Plan Area (SP-3) (refer to LUE Figure 10 Special Focus Areas). In addition, a remnant parcel of 7.4 acres (APN 053-510-012), located within the City limits, was added to the project site by the applicant, and is proposed to include the 4.7-acre park site currently being reviewed.

The current land use and natural setting includes livestock grazing, unpaved agricultural roads, stormwater basins, the historic Froom Ranch Complex, John Madonna Construction office (within the historic complex), staging and materials storage, quarry area, wetlands, grasslands, stands of mature trees, Froom Creek and associated tributaries, and vacant land. The 7.4-acre parcel under consideration for a park site includes an existing drainage basin, wetlands, and vacant land; this area is also informally used by the public to gain access to the established Irish Hills Natural Area trail system.

Surrounding uses include the Costco/Home Depot shopping center to the north, auto dealerships and commercial uses to the east, hotels and Mountainbrook Church to the south, and the Irish Hills Natural Reserve and associated trails and open space to the west.

### **2.2 Project Description**

The project includes a Specific Plan, General Plan Amendments, Annexation, and related entitlements that would allow for the development of the property. The applicant's proposal includes a mix of commercial and residential land uses and a Continuing Care Retirement Community (CCRC). The project also includes a neighborhood park, and a minimum of 50% of the site area would be designated as open space. The configuration of land uses and types of

commercial and residential development anticipated are still being planned and the groundwork for their development will be called out in the Specific Plan.

### **3.0 DISCUSSION**

#### **3.1 Situation and General Plan Guidance**

The LUE provides guidelines for the envisioned development of the project site:

*“Section 8.1.5 SP-3, Madonna on LOVR Specific Plan Area*

*Purpose: The purpose of the specific plan is to provide design flexibility that will secure the appropriate development of the site while protecting sensitive environmental resources on the site. Development on the site should be a compact, mixed use project that provides workforce housing options and neighborhood commercial uses that support pedestrian and bicycle access. The specific plan for this area should consider and address the following land use and design issues.*

- a. Develop a design that is sensitive to environmental constraints and adjusts accordingly through design. Constraints include wetland protection, slope protection, historic structures, and open space protection.*
- b. Maintain viewshed of surrounding mountains and secure steeper hillsides as protected open space areas.*
- c. Variable height limits will be required to protect views of adjacent hills.*
- d. Provide access to trails.*
- e. Provide a plan for adequate and safe infrastructure, including appropriate points of access to Los Osos Valley Road.*
- f. Address neighborhood commercial needs of new neighborhood.*
- g. Provide connectivity to adjacent development.”*

Performance standards identified for SP-3 include Parks (acreage not specified in the LUE) and Open Space / Agriculture (minimum 50% of site) (refer to LUE Section 8.1.5 SP-3, Madonna on LOVR Specific Plan Area). The PRE provides policy guidance for park requirements for residential development; the most relevant policies include the following:

***Policy 3.13.1.*** *The City shall develop and maintain a park system at a rate of 10 acres of parkland per 1,000 residents. Five acres shall be dedicated as a neighborhood park. The remaining five acres required under the 10 acres per 1,000 residents in the residential annexation policy may be located anywhere within the City’s park system as deemed appropriate.*

***Policy 3.13.2.*** *Parks shall be maintained in such a manner that priority will be given to the preservation of the natural beauty and safe use of the land within the system.*

***Policy 3.13.3.*** *Parks shall be designed to meet a variety of needs depending on park size, location, natural features and user demands.*

***Policy 3.13.8.*** *Park site acquisition should enhance the City's recreational trails, pedestrian transportation, and open spaces in keeping with adopted policies.*



***Policy 3.13.9.** Parkways shall serve as visual linkages between park and recreation facilities, to be developed, landscaped and maintained in a manner that enhances the aesthetic quality of the City.*

***Policy 3.15.1.** San Luis Obispo residents shall have access to a neighborhood park within 0.5 to 1.0 mile walking distance of their residence.*

***Policy 3.15.3.** All residential annexation areas shall provide developed neighborhood parks at the rate of 5 acres per 1,000 residents.*

***Policy 3.19.1.** As space and funding are available and as public need is indicated, special recreation areas shall be constructed.*

***Policy 3.19.2.** Needed special facilities are identified as off-leash dog area, disc golf, lighted tennis courts, bicycle motocross, bocce ball, community garden, and sand volleyball courts.*

***Policy 3.20.2.** Public trails shall be provided where appropriate to provide public access to City-owned open space. Use of trails for hiking, mountain biking or equestrian activity shall be determined as posted.*

***Policy 3.20.6.** Open space and parks shall be connected where possible by trails or bike paths.*

The mix of residential types and associated residential and parkland acreages are still being formulated as the site plan for the Specific Plan evolves. The applicant has stated that initial population estimates for proposed residential land uses would yield a requirement of between 4-5 acres. While it is too early in the process to complete detailed policy analysis, the applicant's conceptual proposal appears to be generally consistent with the intent of the PRE policies listed above.

### **3.2 Project Parks Proposal**

The applicant's Conceptual Park Site Plan (refer to Attachment 1) includes approximately 4.7 acres of improved park space to be dedicated to the City. The remaining 2.7 acres of the 7.4-acre parcel would remain in open space, and continue to support the existing drainage basin. The applicant also proposes a trailhead plaza at the base of the Irish Hills trail system for hikers and bicyclists.

The applicant team met with Parks and Recreation while developing conceptual plans to determine the character and range of improvements desired in a park at this site. The applicant has made an effort to make the character of the park more "naturalistic", celebrating the "uniqueness of the site". In addition, parking and access to the open space have been identified as priorities at this location. The following are considerations that have been incorporated into the Conceptual Park Site Plan:

- Parking Lot: that is easily accessible and convenient to users of the open space
- Restrooms: provided amenity for hikers and bikers using the open space

- Play Area: designed to be more rustic and natural in appearance
- Landscaping: use of drought tolerant plants to conserve water and minimize maintenance

### **3.2.1 Primary Park**

The approximately 4.7-acre primary park is proposed to include the following amenities (refer to Attachment 1, Conceptual Park Site Plan and Description of Proposed Parkland for additional details):

- Parking lot area to provide approximately 26 spaces
- Historic plaza including relocated historic residence and bunkhouse (to be used as a ranger's office and storage building) and a public restroom
- Playground area with naturalistic equipment
- Dog park area
- Wetland overlook
- Trail rest area
- Drought-tolerant landscaping

### **3.2.2 Trailhead Plaza**

The applicant's proposal includes a trailhead plaza to be located along Froom Creek, which would provide trailhead facilities at the base of the Irish Hills Natural Reserve trail system (refer to Attachment 1, Conceptual Park Site Plan and Description of Proposed Parkland). The trailhead plaza is intended to be fairly minimalistic and attend to the direct needs of hikers and bicyclists. Proposed improvements include a directional kiosk, benches, bike racks, and boulders as additional seating.

## **4.0 RECOMMENDATION AND NEXT STEPS**

It is recommended that the Commission receive a presentation regarding the Conceptual Park Site Plan component of the Froom / Il Villaggio Specific Plan (Madonna on Los Osos Valley Road Specific Plan) and provide input and direction to the applicant. The Commission's input and direction would be incorporated into the applicant's Specific Plan and entitlement application.

## **5.0 ATTACHMENTS**

1. Conceptual Park Site Plan and Description of Proposed Parkland

# *Froom Ranch/ Il Villaggio Specific Plan*

## Description of Proposed Parkland

### INTRODUCTION

Two park areas are proposed to be dedicated to the City of San Luis Obispo. At this conceptual stage we have described them as the Primary Park and the Trailhead. Both areas are adjacent to existing City owned open space areas, and will provide additional linkages to the existing trail system within the Irish Hills Natural Reserve.

- The Primary Park is located at the terminus of Froom Ranch Way, and is adjacent Home Depot. The Primary Park will provide much needed trailhead parking and also conveniently link the project to surrounding commercial land uses and open space.
- The Trailhead is located along Froom Creek, at the existing trail connection into the open space areas. This area will provide trailhead facilities at the base of the Irish Hill Natural Reserve trail system.

The landscaping for the parks will primarily consist of drought-tolerant trees and shrubs. Landscaping along creeks and drainages will include native riparian and drought-tolerant plants, located in naturalistic spacing and groupings to enhance and blend with the surrounding open space. Dense evergreen vegetation is proposed to screen unsightly existing views such as the Home Depot service areas and existing basin fencing. Vegetation will also be utilized between the park and residential lots where needed to provide screening and to soften fence lines and walls.

Paving in the parks will primarily be decomposed granite, with paved plaza spaces in key gathering areas, and an asphalt parking area. Paved plaza areas are envisioned to be permeable pavers, colored decomposed granite, and/or colored and scored concrete. Pedestrian pathways will be 6-feet to 8-feet wide, and paved with stabilized decomposed granite surfacing. Trail rest areas are suggested to be paved with decomposed granite. Wooden bridges are proposed to span across existing drainages, and will only be utilized by pedestrians and bicyclists. Rail fencing is suggested to delineate the boundaries of the parks and adjacent open space areas.

Lighting is not currently proposed within any of the parks or open space areas. The park and open space areas are intended for daytime use only. If lighting is required, it is suggested to be minimal and placed within the Primary Park at the parking area and historic plaza.

### PRIMARY PARK

The Primary Park parcel is approximately 7.4 acres in size, and contains an existing fenced drainage basin, creek, and wetland. Approximately 4.7 acres will to be dedicated to the City for public parkland, and approximately 2.7 acres of the Primary Park parcel will remain in open space.

The Primary Park is proposed to include the following areas for recreation and play:

- Off-Street Parking
  - Approximately 26 spaces, which includes 1 space for ranger parking and 1 space for handicapped parking.
- Historic Plaza
  - The plaza would contain a public restroom, the relocated historic main residence, and the relocated historic bunkhouse. The main residence is envisioned to be utilized as a park ranger station, and the bunkhouse used for storage.
  - The buildings would be surrounded by a plaza containing interpretive and directional signage, drinking fountain, benches, trash cans, and bike racks.
  - The plaza could also contain decorative paving and/ or public art.
  - Picnic areas are proposed adjacent to the plaza.
- Playground Area (ages 5 to 12)
  - The playground would contain informal play features made from natural elements such as wood, rope, and boulders. The playground area would also utilize the adjacent creek and contain boulders, sand play, and wood timbers.
  - See the Conceptual Park Site Plan for examples of amenities.
- Dog Park Area
  - Two fenced areas proposed to accommodate both large and small dogs, and contain a central common entry and plaza. The dog park will contain benches, trash cans, leash and bag holders, and an area for obtaining water for dogs.
  - The dog park may also contain stepped terraces and natural play features such as tunnels, wood elements, and boulders.
  - See the Conceptual Park Site Plan for examples of amenities.
- Wetland Overlook
  - An overlook area is proposed over the wetland area. The overlook is envisioned to be a deck with benches, interpretive signs, and/ or kiosk describing the wetlands.
  - The overlook could also contain decorative paving and/ or public art.
  - See the Conceptual Park Site Plan for examples of amenities.
- Trail Rest Area
  - Two trail rest areas are proposed in key locations in the Primary Park, and will link with others proposed along the project's trail system.
  - Trail rest areas will contain benches, directional signage, trail maps, workout stations, and/ or interpretive signs about the surrounding natural environment and history of the site.

## TRAILHEAD

The Trailhead is proposed to include the following areas for recreation:

- Trailhead Plaza
  - The trailhead plaza would contain a directional kiosk, benches, bike racks, and boulders.
  - The trailhead may also include a workout station and decorative accent paving.
  - Picnic areas are proposed adjacent to the plaza.
  - See the Conceptual Park Site Plan for examples of amenities.



APN# 053-510-012  
7.4 acres

APN# 067-241-030 & 031  
109.7 acres

FROM RANCH WAY

AUTO PARK WAY  
LOS OSOS VALLEY ROAD

CALLE JOAQUIN

HIGHWAY 101

HIGHWAY 101





3 PLAYGROUND ELEMENTS

4 DOG PARK IDEAS



5 OVERLOOK & REST AREAS



7 TRAILHEAD PLAZA CONCEPTS

LEGEND

- 1 Off-street parking
- 2 Historic Plaza with Public Restroom & Relocated Residence and Bunkhouse
- 3 Playground Area
- 4 Dog Park Area
- 5 Wetland Overlook
- 6 Trail Rest Area
- 7 Trailhead Plaza

NOTE:  
Refer to Description of Proposed Parkland for additional information.

PRELIMINARY  
NOT FOR CONSTRUCTION

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FROOM/IL VILLAGIO  
SPECIFIC PLAN  
CONCEPTUAL  
PARK SITE PLAN

DATE	REVISION	DATE
PROJECT MANAGER		
DRAWN BY	CHECKED BY	
DATE	July 11, 2016	
CAD FILE	Park Exhibit - Illustrative REV2.dwg	
JOB NUMBER	1014012	
SHEET	L-2.1	



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