

SHORES PARK

THE CITY OF DEL MAR

DISCOVER

➔ EXPLORE

ENVISION

DEL MAR CITY COUNCIL

“EXPLORE” PHASE

May 1, 2017

SCHMIDT DESIGN GROUP, INC.

BALANCING ARTISTIC EXPRESSION IN DESIGN
WITH ENVIRONMENTAL SENSITIVITY

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AGENDA

1. RECAP OF PROJECT PROCESS
2. JOINT USE OBJECTIVES AND OPPORTUNITIES
3. JOINT USE BUBBLE DIAGRAM ALTERNATIVES
4. NEXT STEPS AND SCHEDULE

Next Steps

- SAC Meeting April 12
-  • Council Preview Meeting May 1
- Community Meeting #3 Sunday June 25
- SAC Follow Up Meeting July 12

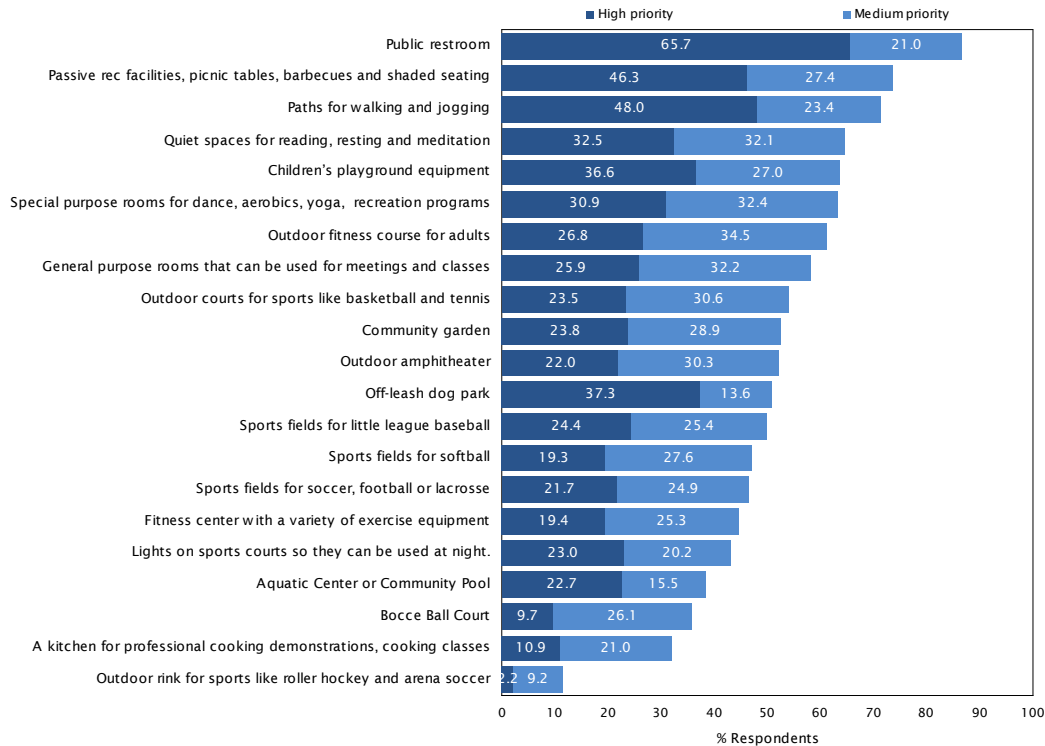
1

RECAP OF PROJECT PROCESS

Community Wide Survey

Stakeholder Interviews

Pop-up Events



1

RECAP OF PROJECT PROCESS

Community Workshops

- **Development of Guiding Principles.**
- **Establishment of program amenity “Tiers”.**
- **Collected ideas for the park design through a hands-on activities.**



1

RECAP OF PROJECT PROCESS

Guiding Principles

1. Provide a beautiful and peaceful neighborhood park environment that serves the residents of Del Mar.
2. Create an inclusive space that offers recreational opportunities for all ages.
3. Thoughtfully integrate the needs and desires of residents visiting the park with or without pets.
4. Capture the dramatic views to the Pacific Ocean.
5. Provide a gardenesque park setting that is environmentally and economically sustainable.
6. Integrate the activities, program, circulation, and recreational needs of the Winston School.
7. Create a park that reflects the rich history, unique culture, and community character of Del Mar.

Tier I Potential Amenities

- Attractive gardens and landscaping (low water use/sustainable)
- Benches for sitting, enjoying views, reading, meditating, etc.
- Fully accessible for visitors with disabilities
- Furnishings such as trash and recycling receptacles, drinking fountains, bike racks, etc.
- Grassy areas for off-leash dog activities (no obvious or rigid fences)
- Open turf for flexible play (also addresses Winston School lease requirement)
- Indoor meeting/recreational community space
- Parking to meet building code
- Accommodate children's activities
- Picnic area(s)
- Restroom
- Shade
- Walking paths

Tier II Potential Amenities

- Basketball (half court)
- Multi-purpose court (basketball/pickle ball/tennis etc.)
- Children's playground
- Outdoor fitness course

Tier III Potential Amenities

- Amphitheater
- Auditorium (potential joint-use with Winston School)
- Community garden
- Interpretive education (plant ID tags, education signage, etc.)
- Sports fields (youth baseball/softball)
- Bocce ball

INITIAL BUBBLE DIAGRAMS

Concept A



Concept B



Concept C



Lack of interface with Winston School minimized “shared use” opportunities and developable park land.

2

JOINT USE OBJECTIVES AND OPPORTUNITIES

OPPORTUNITIES

1. Opportunities for shared use amenities/tier I,II,III amenities discussion.
 - Indoor activity space/exercise rooms/auditorium
 - Teaching kitchen
 - Parking for both the school and park
 - Multi-purpose field for active play for student exercise
 - Basketball/multi-use court, full court is ideal
 - Small amphitheater
2. Using grade separation and topography to enhance views and to create privacy for the school.
3. Use efficient parking and building design to create more room for joint use open space park land.
4. Desire to maintain view corridors.

CONSTRAINTS

1. Currently the school campus is not secure. School needs to control access, especially during a “lockdown” event for student safety.
2. The site is small to accommodate all the needs of park and school.
3. The topography can make certain improvements more difficult and expensive.
4. Sensitivity of the close proximity to neighbors must be considered.
5. Accommodating buses and vehicle traffic to the school.
6. The park and campus are currently disconnected to Camino Del Mar, primarily a result of topography.
7. Parking is currently used by the public not just school.

Additional Winston School Operational Desires

1. Would like to maintain a quad-type space for school campus- all 112 students break at the same time/outdoor tables and benches.
2. Quad needs to be adjacent to auditorium and office to be able to be supervised.
3. Would like to accommodate a school education garden related to kitchen (edible garden). Maintained by students, not a public community garden.
4. Would prefer adequate parking for staff and students so as not to impact neighborhood parking.

3

JOINT USE BUBBLE DIAGRAM ALTERNATIVES



New Concept A



New Concept B



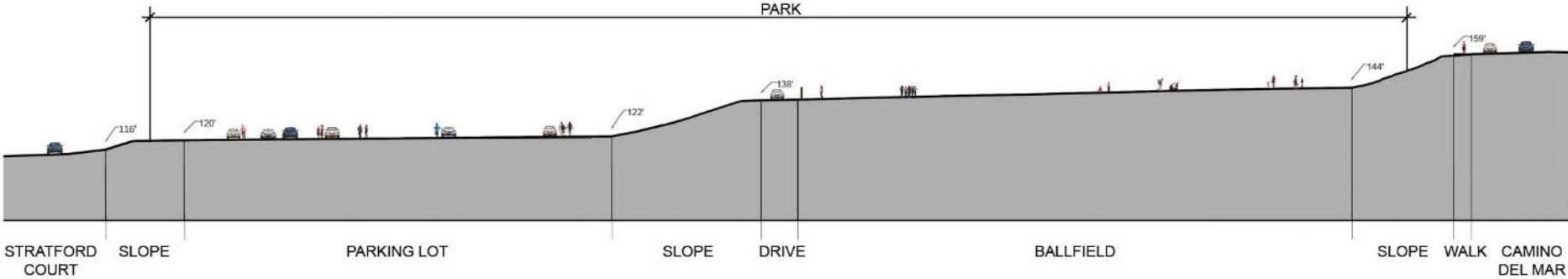
New Concept C

JOINT USE BUBBLE DIAGRAM ALTERNATIVES

3 new bubble diagrams have been created as a result of a close collaboration with the Winston School and OBR, their architectural consultant. Each concept includes the following:

1. All include structured parking to accommodate 80 parking spaces with park amenities above.
2. All remove the existing community building and replace it with a new joint use multi-use community building improving upon existing facilities.
3. All include a joint use auditorium/assembly/multi-use building.
4. All include a separate off-leash dog park as well as an open turf area for athletic play.
5. 2 include vehicle access to parking off of Stratford Court and 1 includes vehicle access off 9th Street.
6. All include Tier I, II, and III amenities desired by the community while reducing the footprint of the school. A net gain of park land was accomplished over previous schemes.

45 - 50 Foot Elevation Change Stratford Court up to Camino Del Mar



Section Looking North

Bird's-eye View Looking South

REFINED PARK PROGRAM



Bird's-eye View Looking North-West

REFINED PARK PROGRAM



REFINED PARK PROGRAM



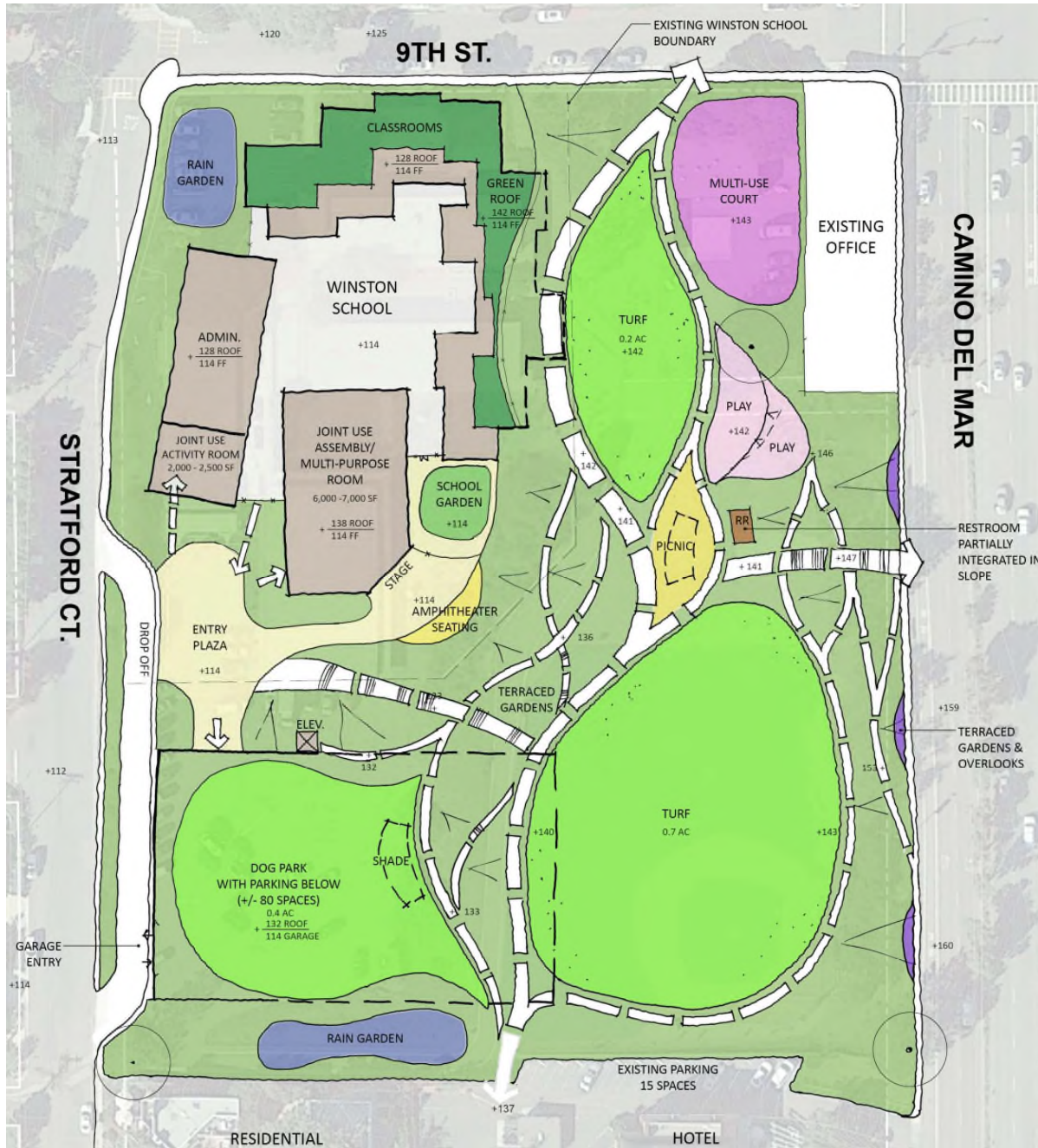
New Concept A

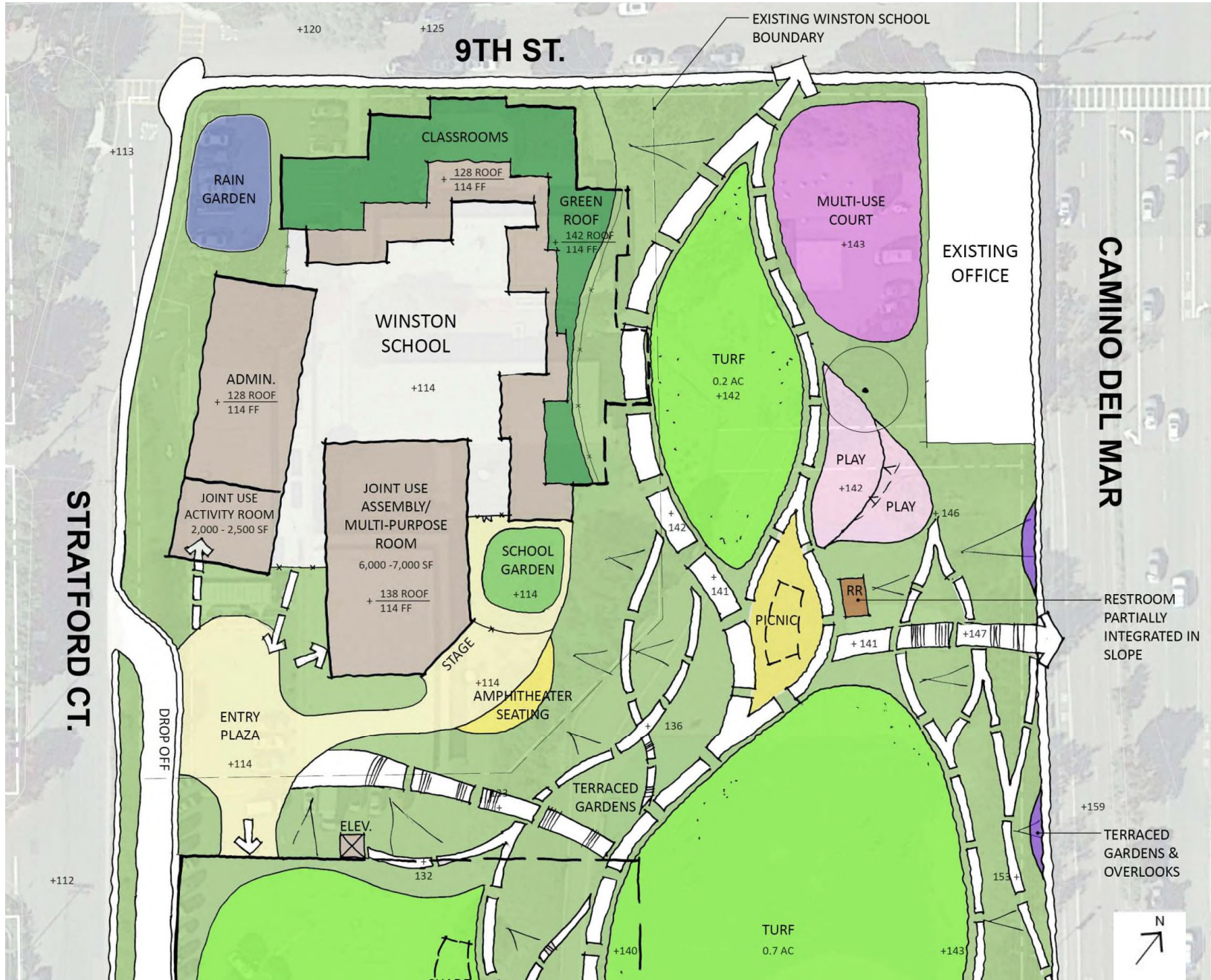


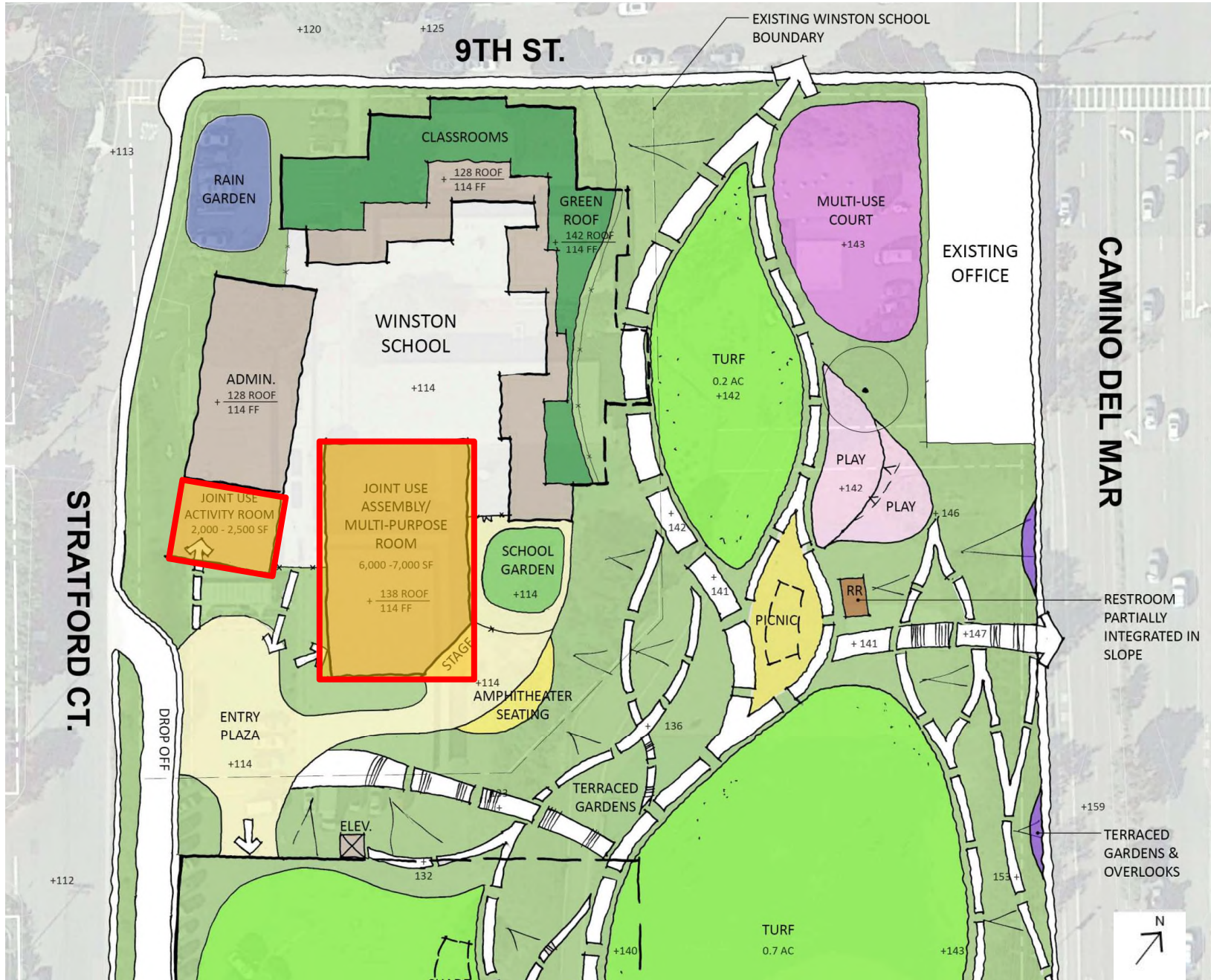
New Concept B

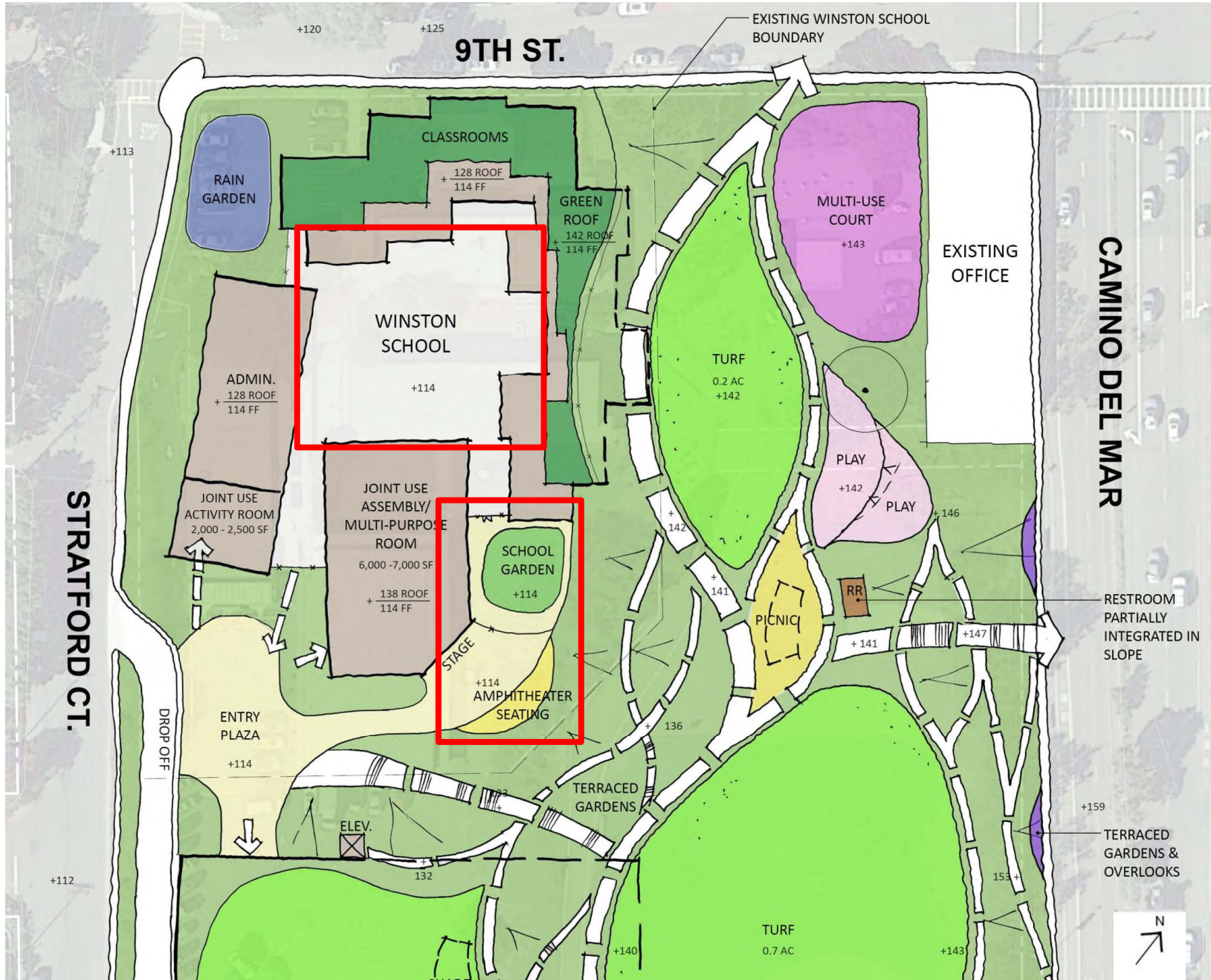


New Concept C







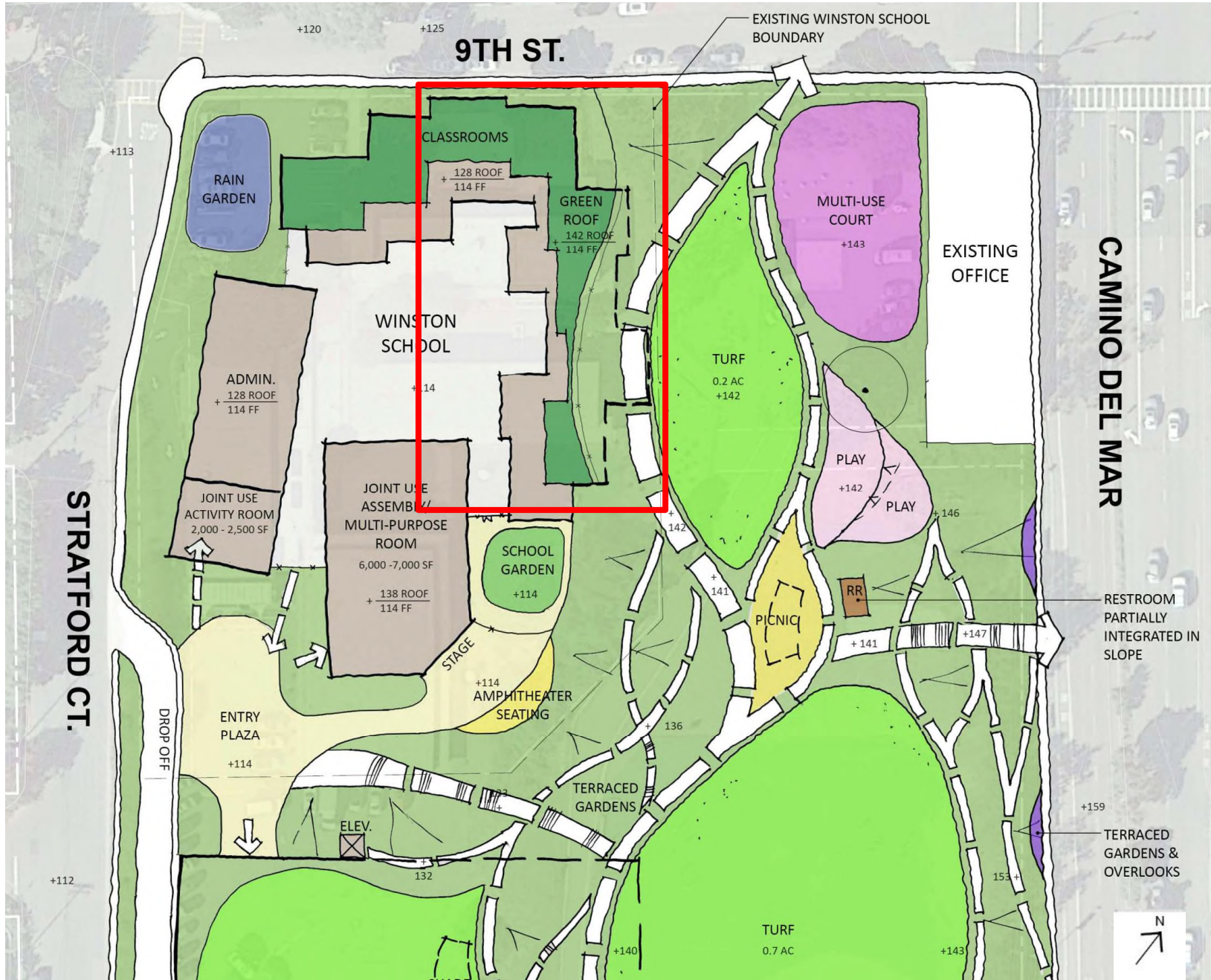




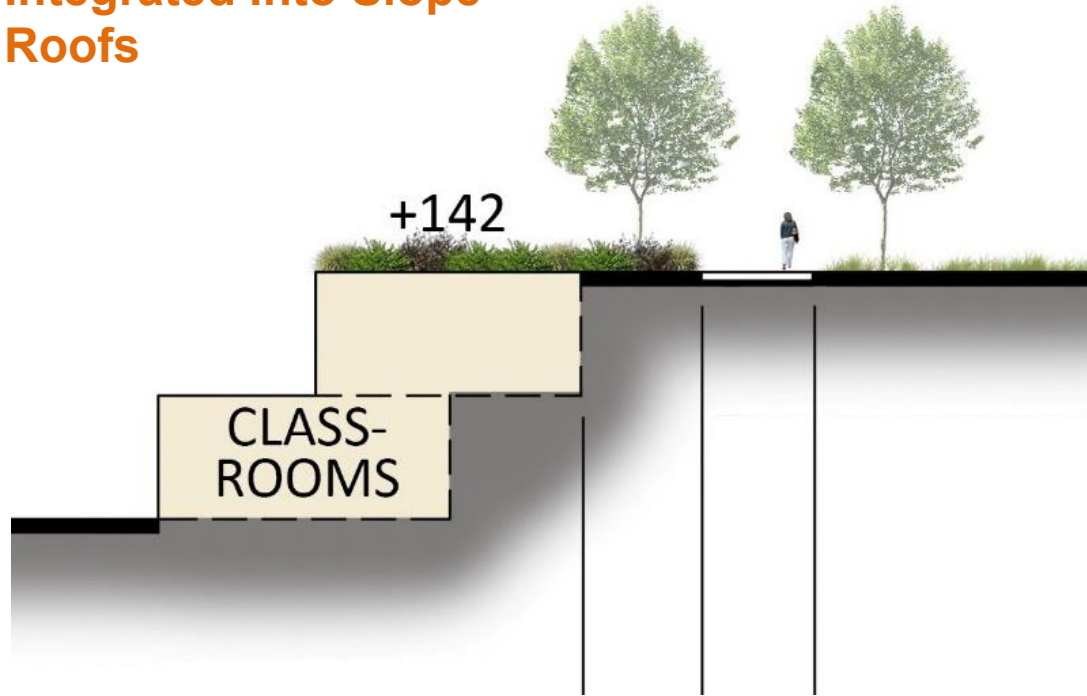
School Garden

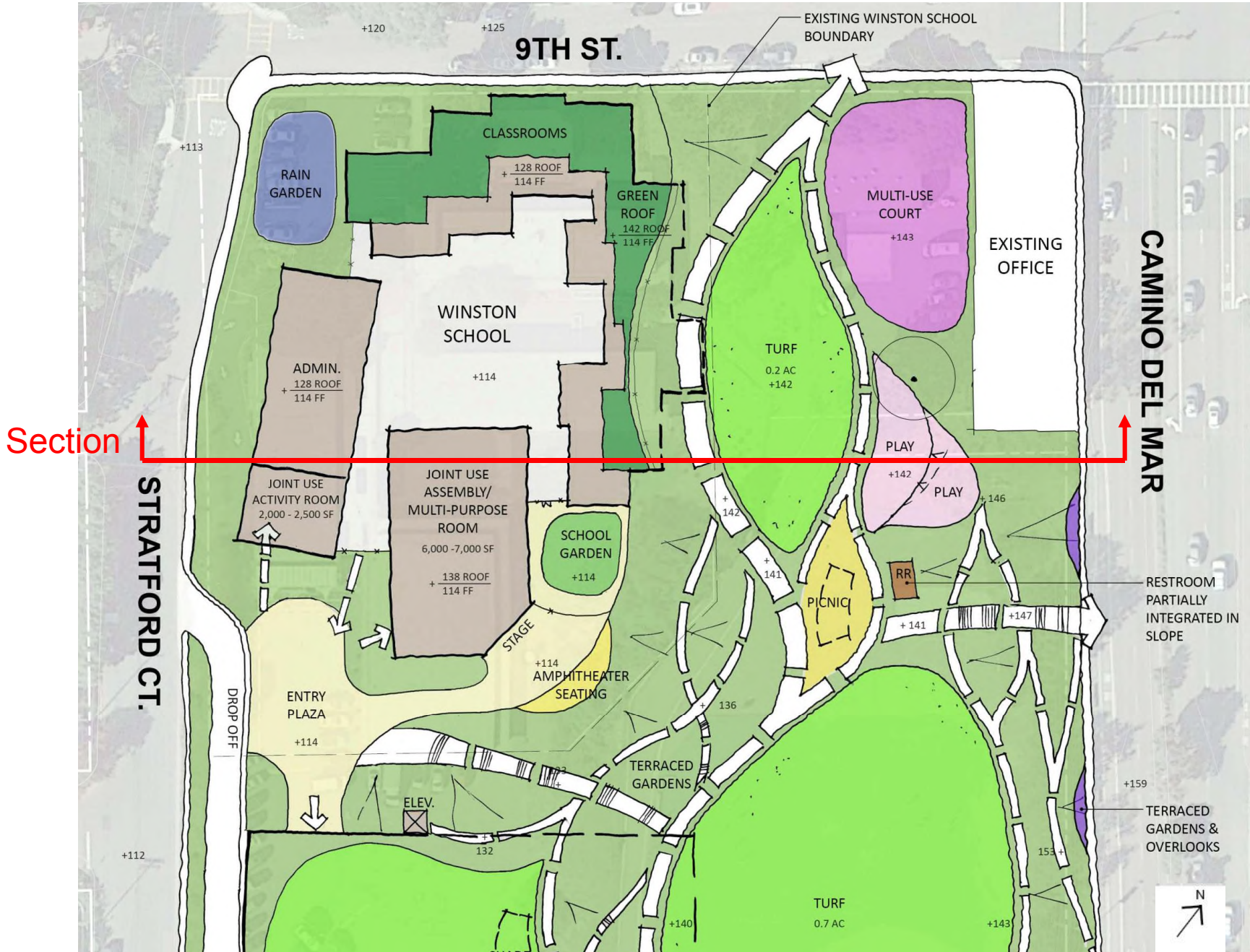


Small Amphitheater Seating



New Concept A – School Classroom Integrated Into Slope with Green Roofs



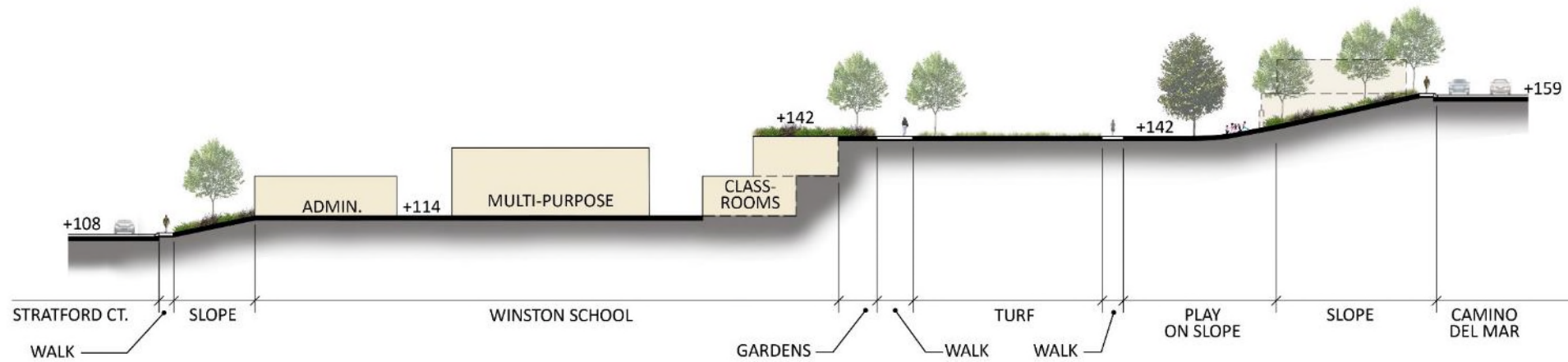


Section

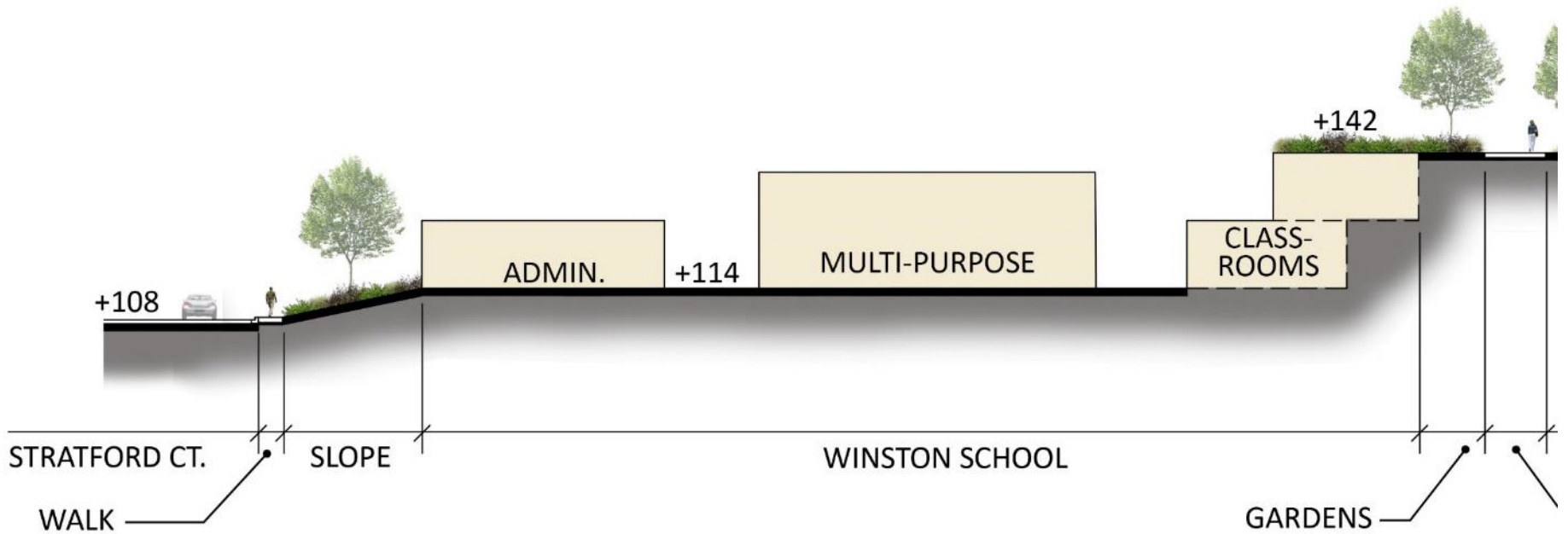


STRATFORD CT.

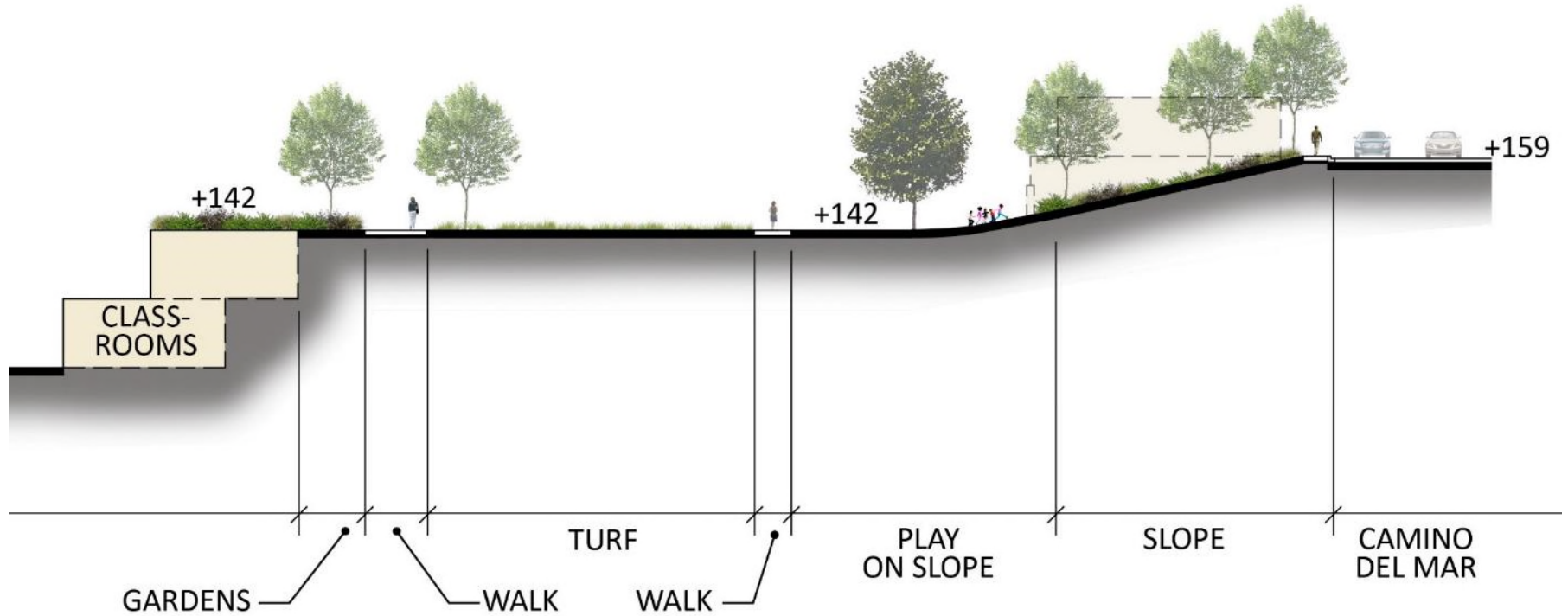
CAMINO DEL MAR



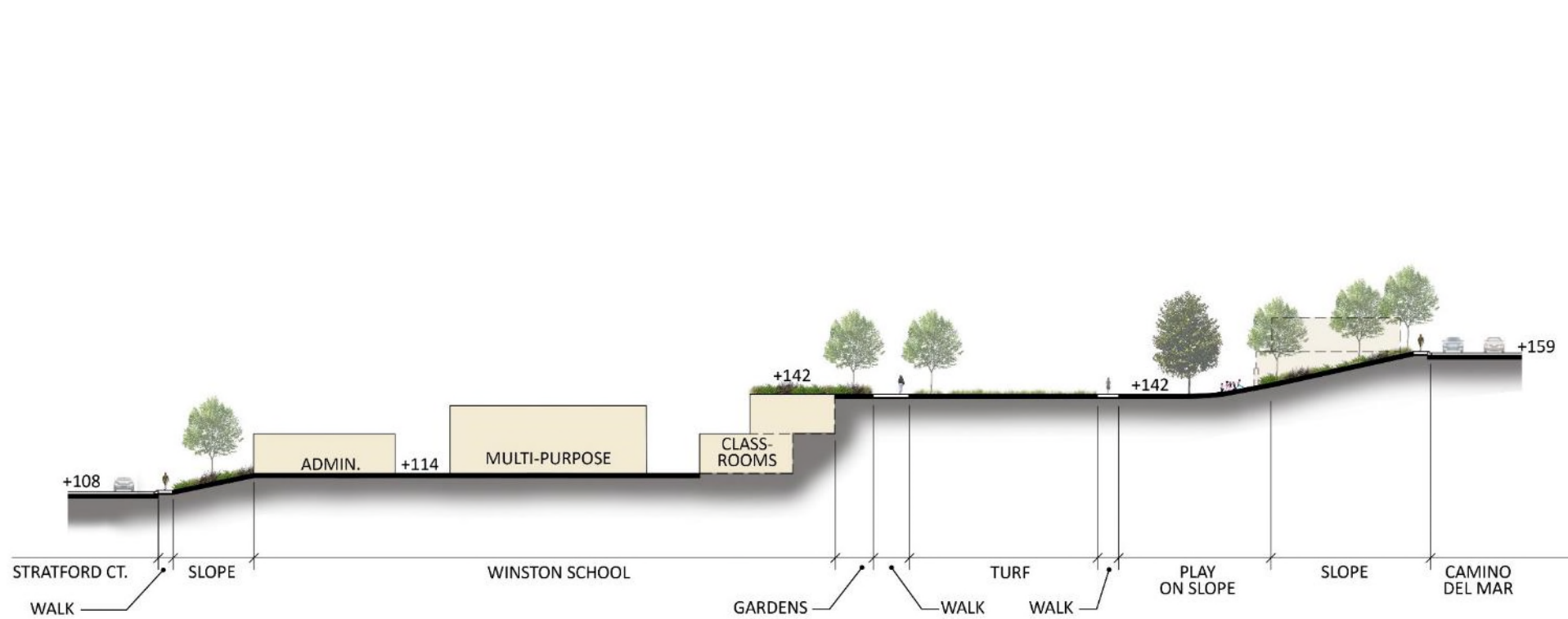
Section Looking North



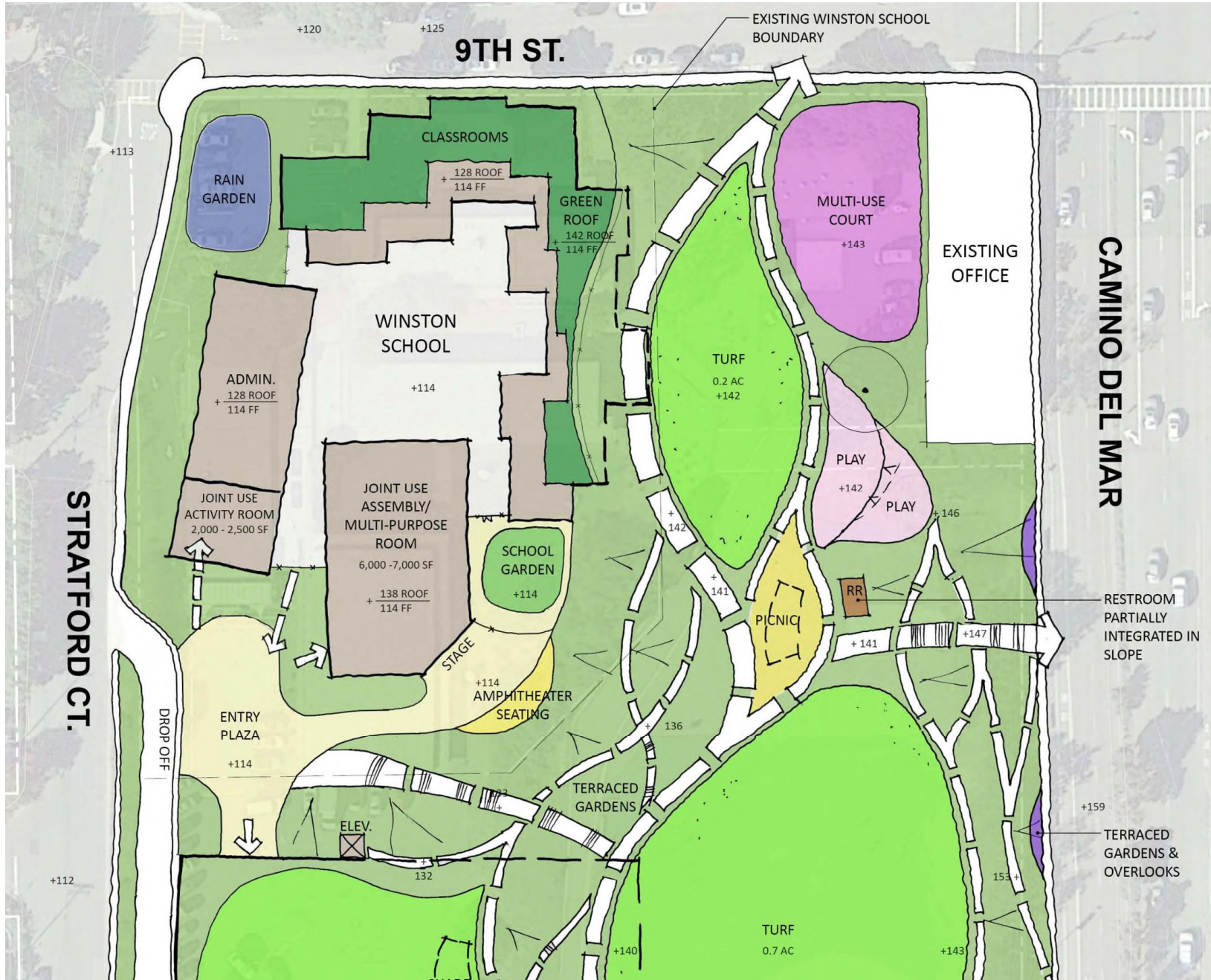
Partial Section, West Side

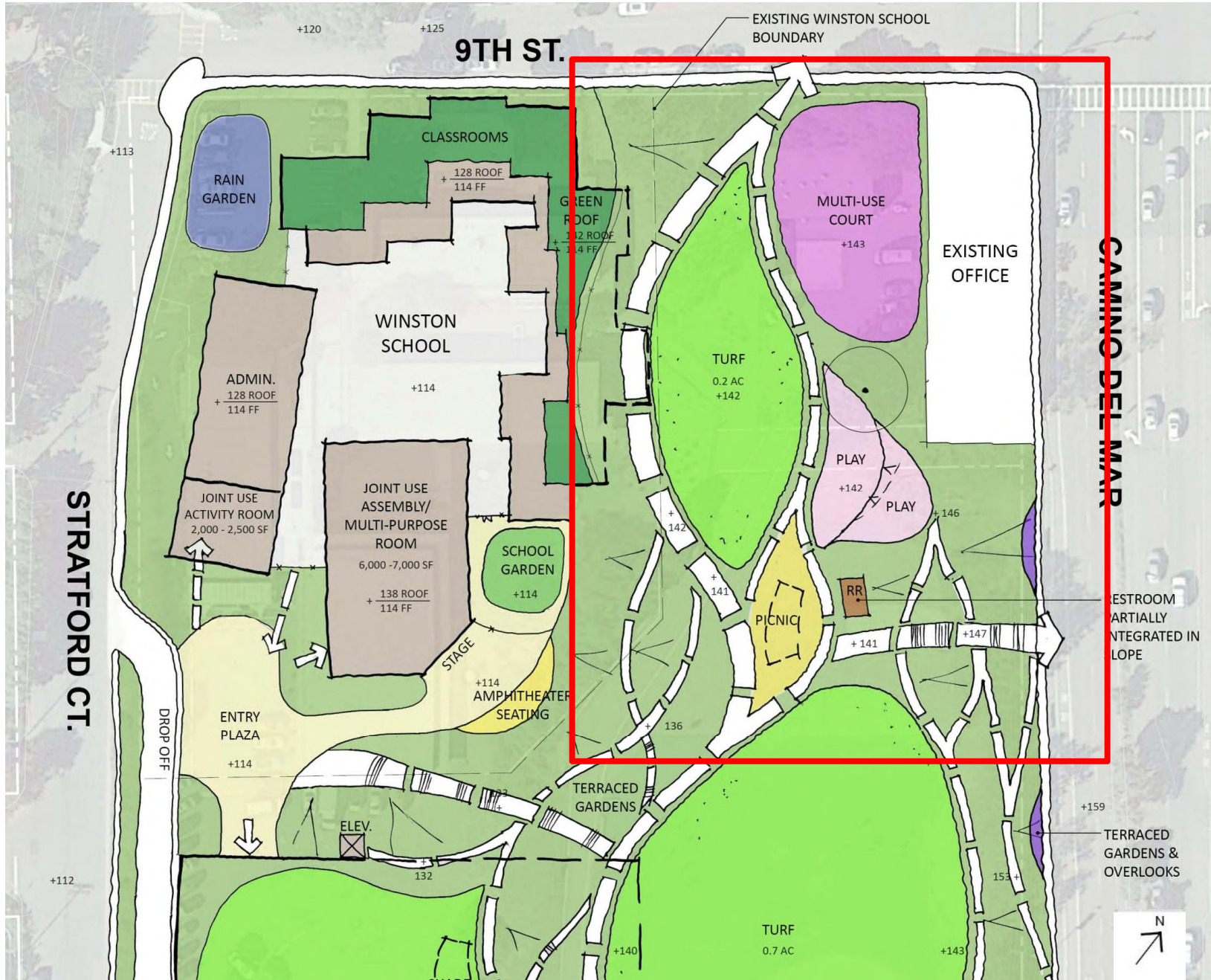


Partial Section, East Side



Section Looking North







Sculptural Shade Structure for Picnicking



Full Basketball/Multi-use Court



View Overlooks/Seating



Playground on Slope With Natural Play Features



Restroom Integrated Into Slope



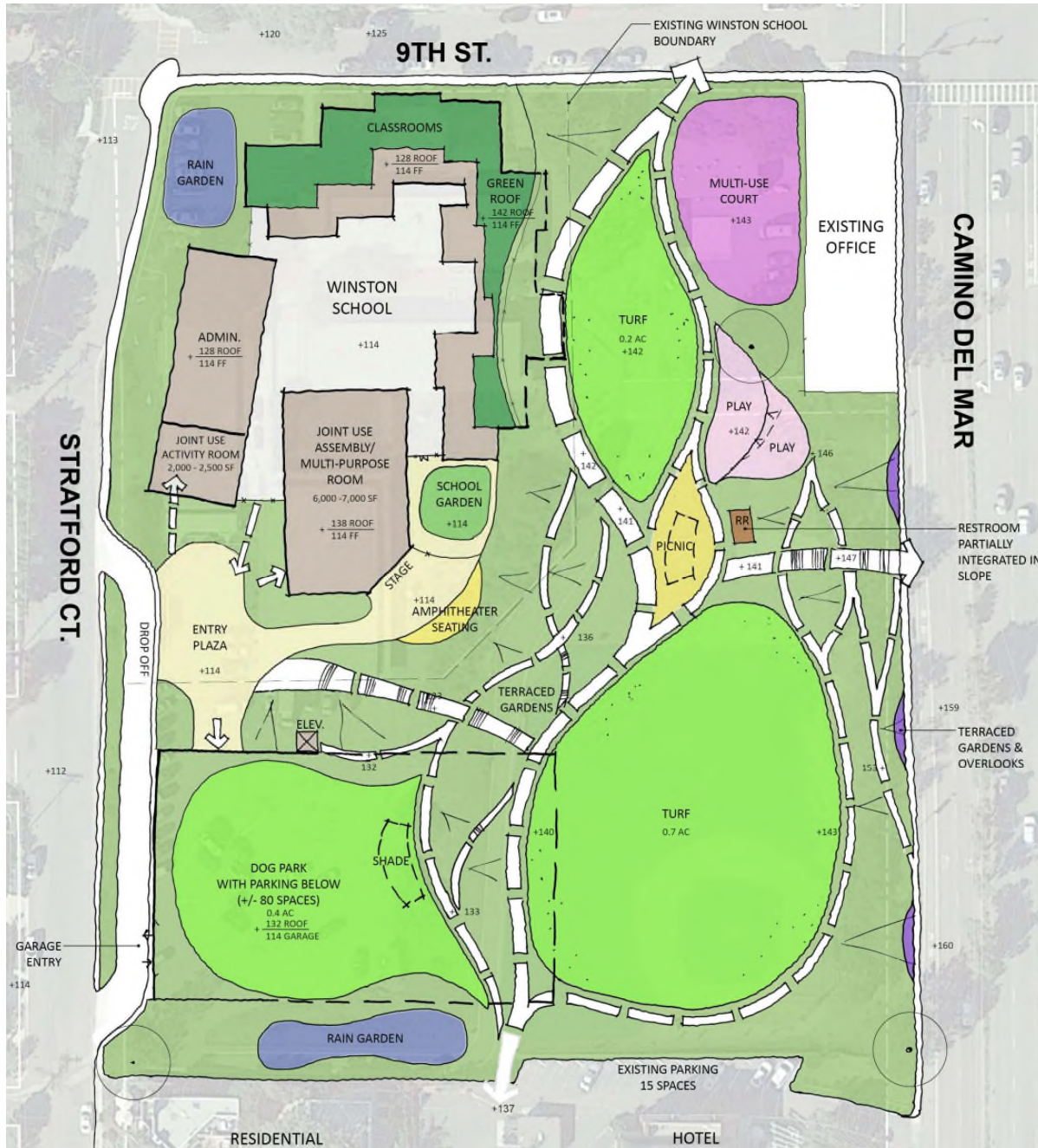
Flexible Passive Turf



Garden Environments

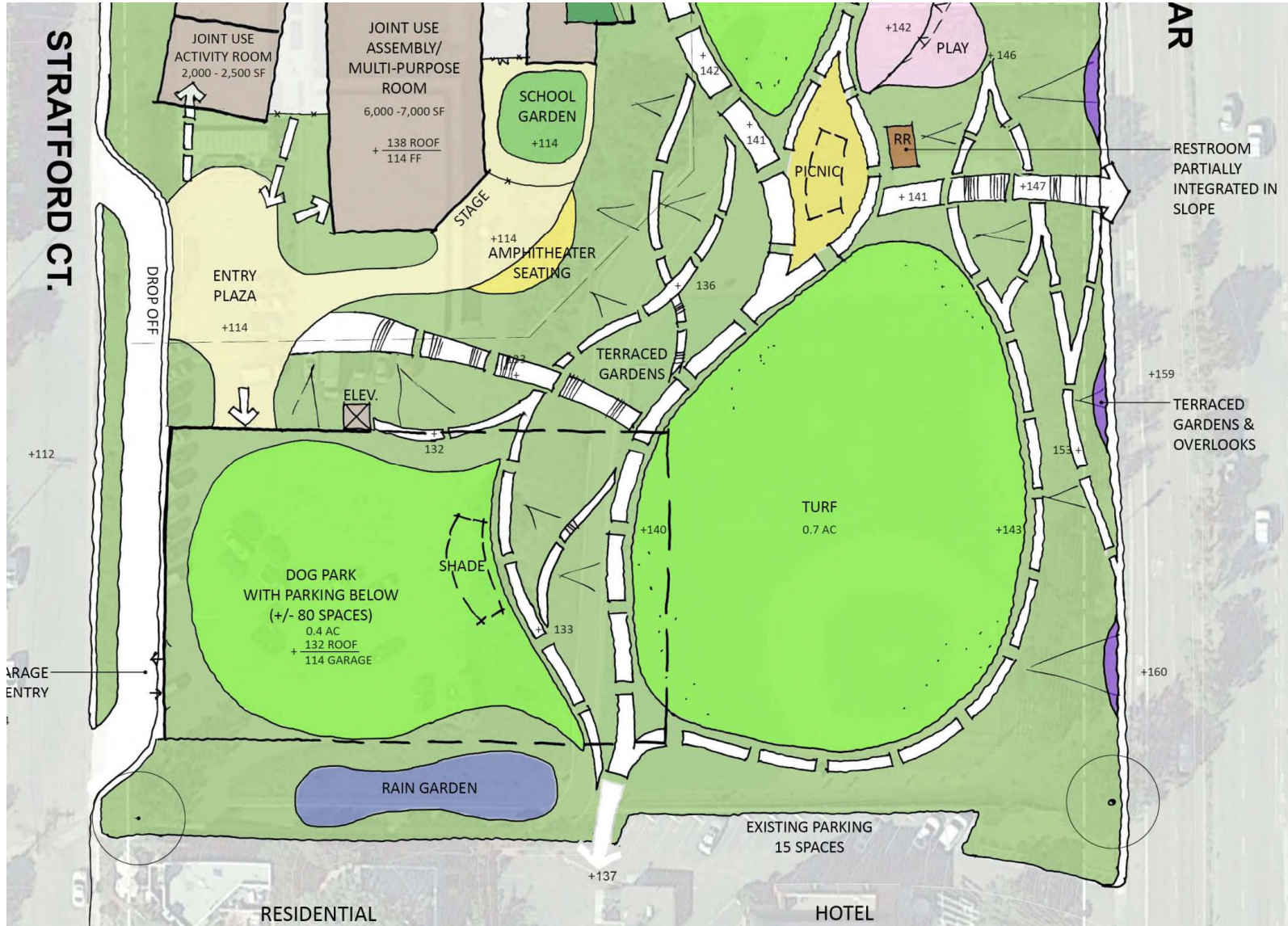


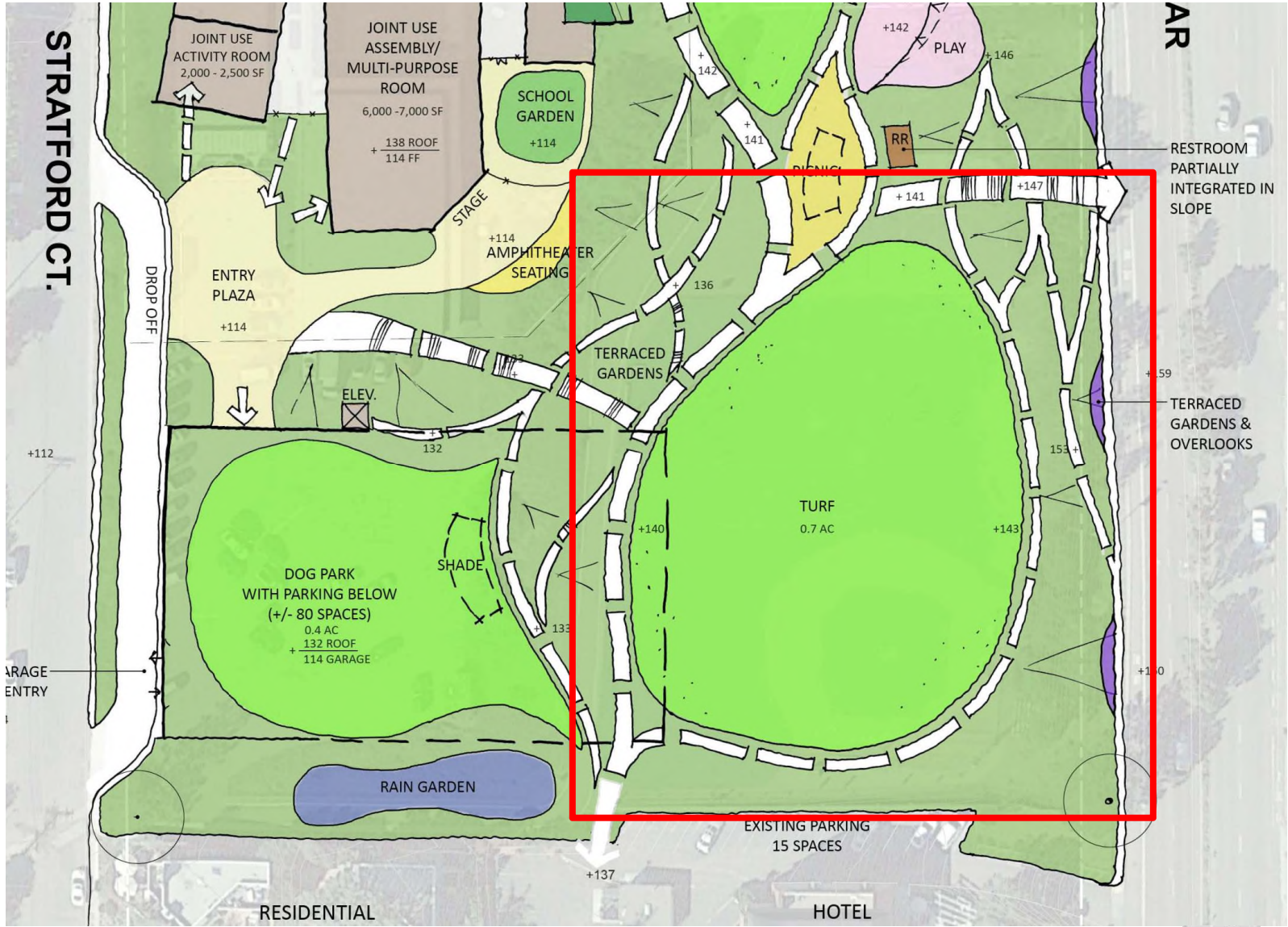
Walking Trails and Fitness Stations



New Concept A

REFINED PARK PROGRAM







EXISTING SITE



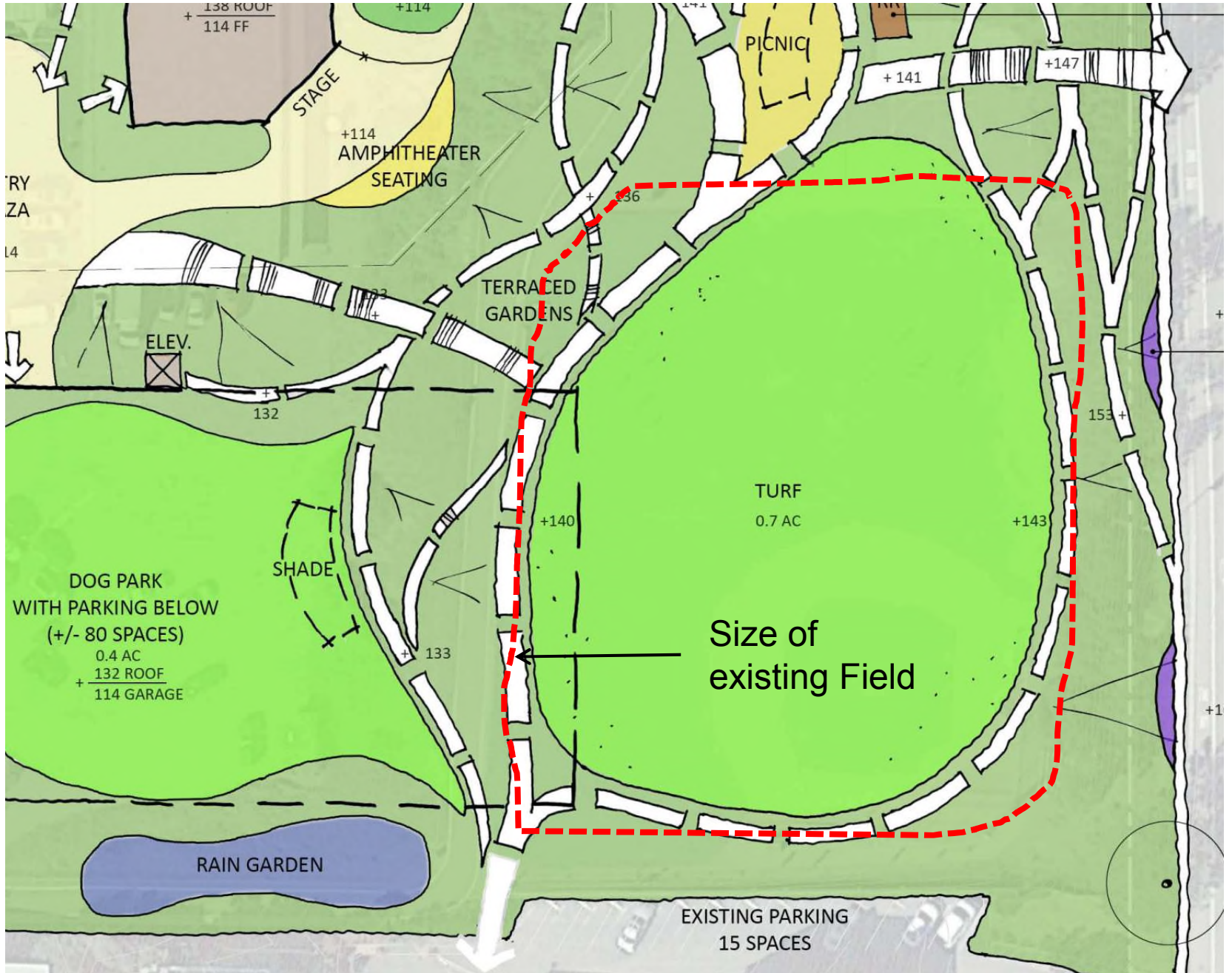
Existing Field, .9-Acre

EXISTING SITE



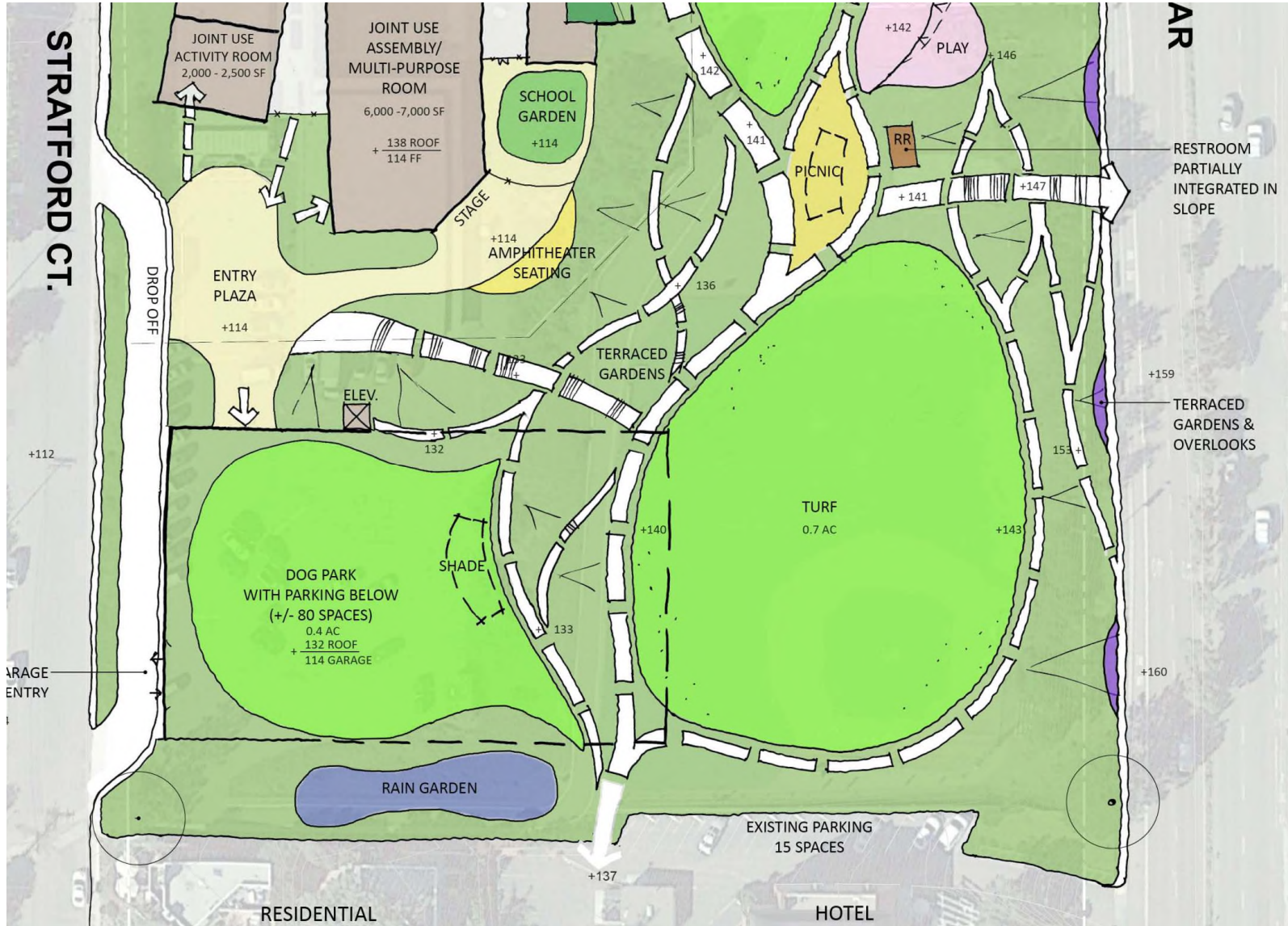
New Concept A, Field .7-Acre

REFINED PARK PROGRAM



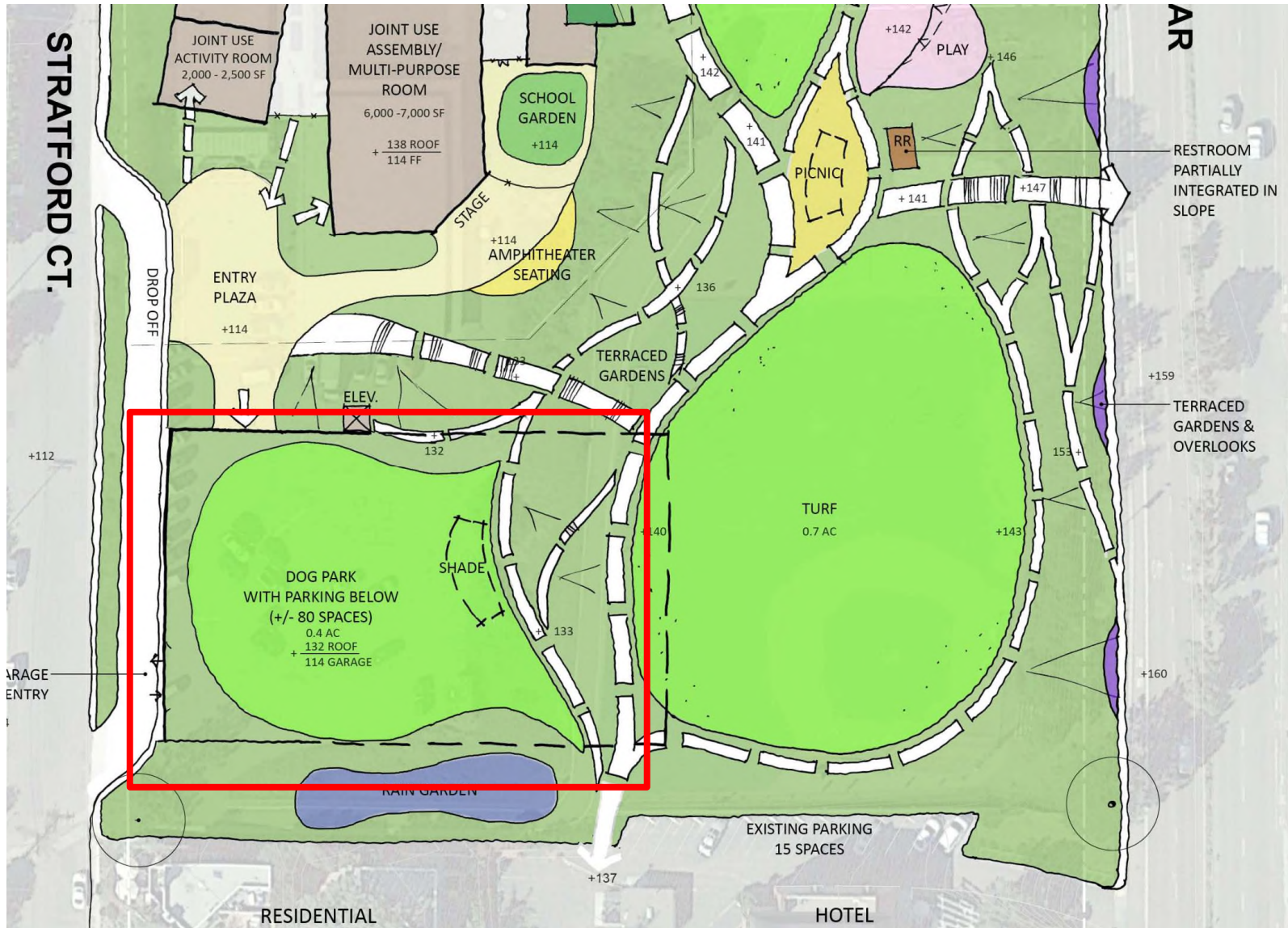
New Concept A

REFINED PARK PROGRAM



New Concept A – Off-leash Dog Park, .4-Acre

REFINED PARK PROGRAM



New Concept A – Off-leash Dog Park Above Parking Structure

REFINED PARK PROGRAM

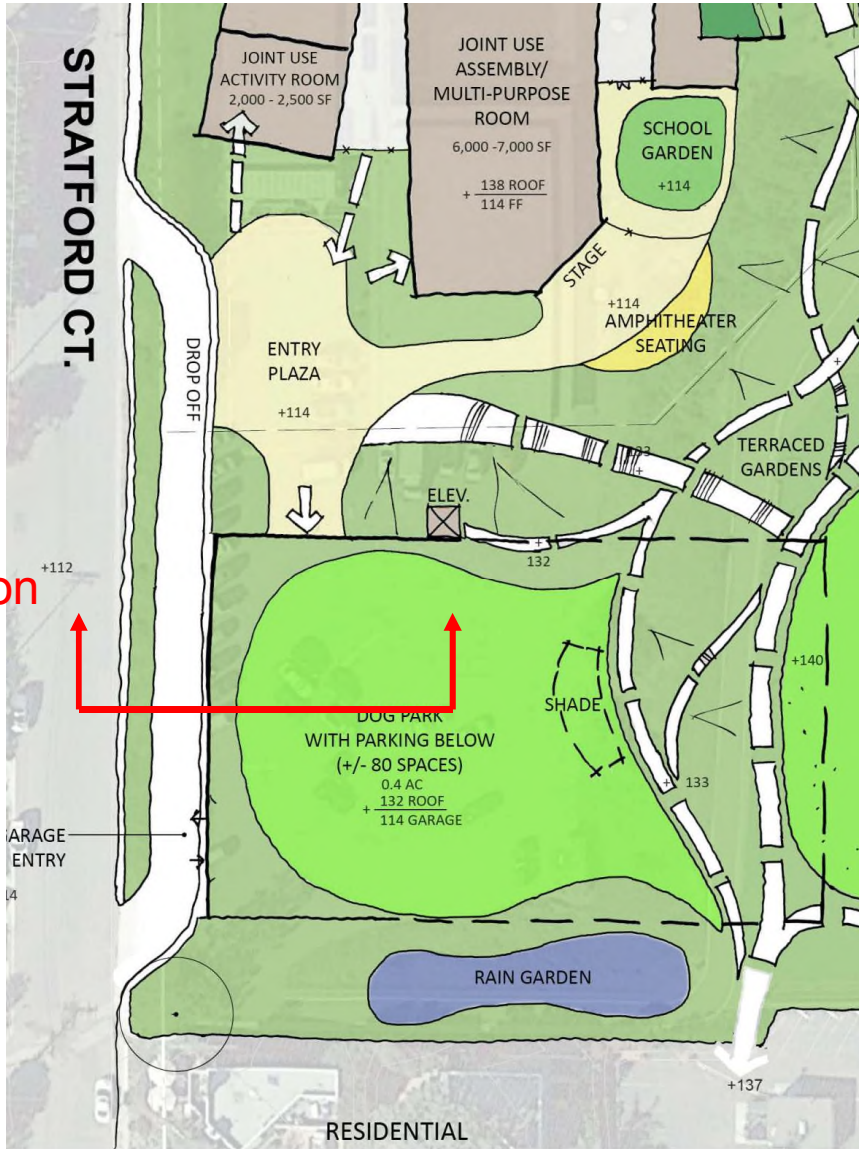


New Concept A – Off-leash Dog Park Above Parking Structure

REFINED PARK PROGRAM



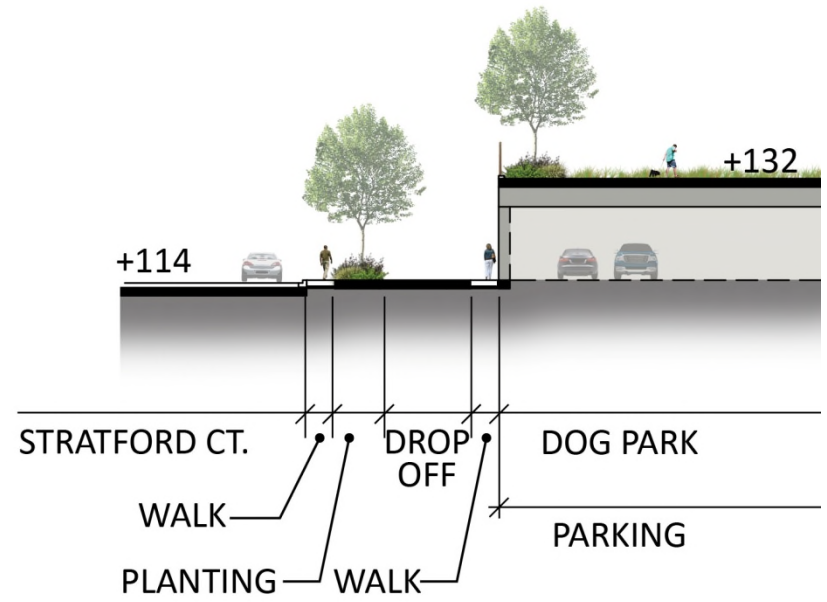
New Concept A



Section



REFINED PARK PROGRAM

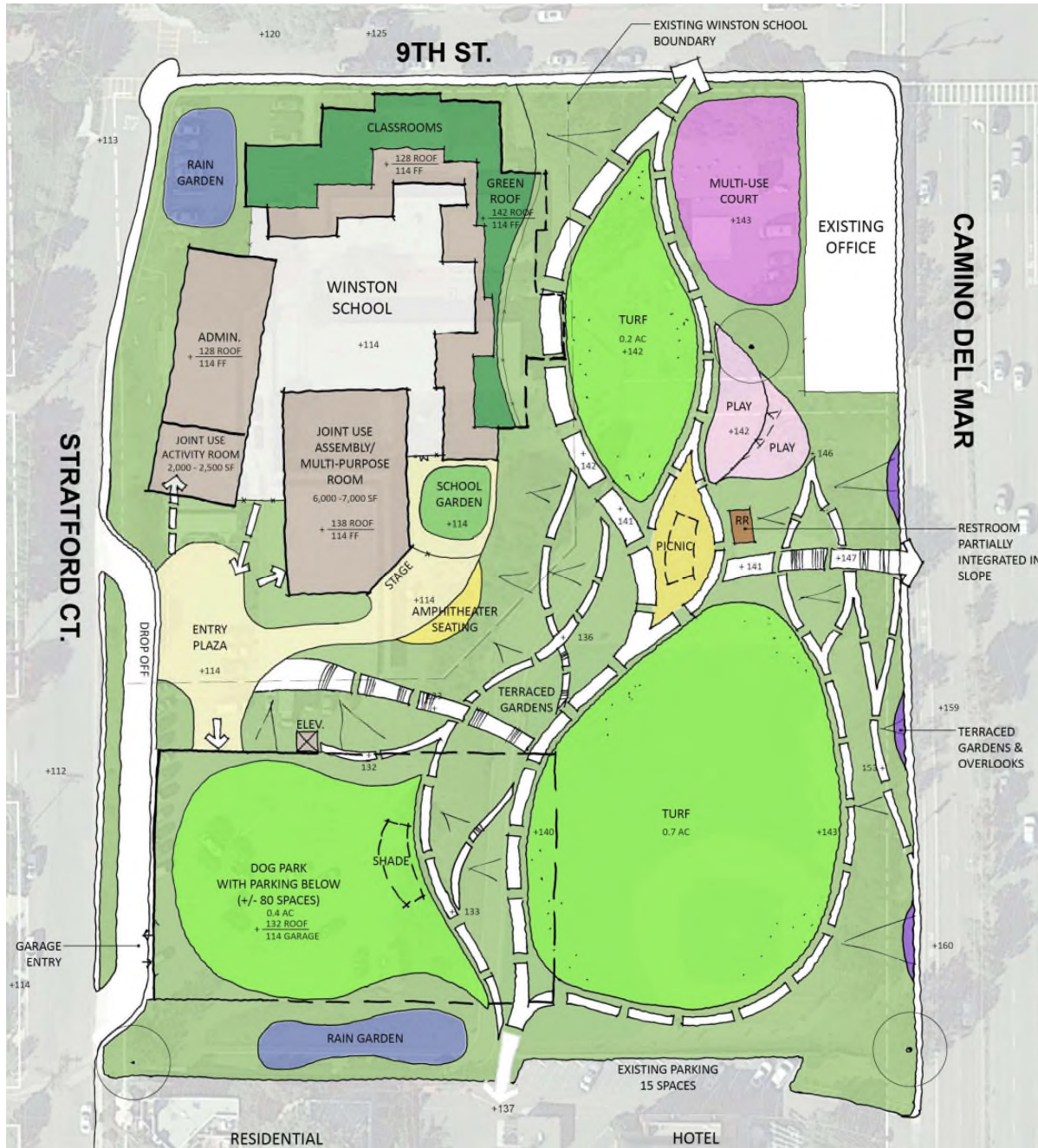


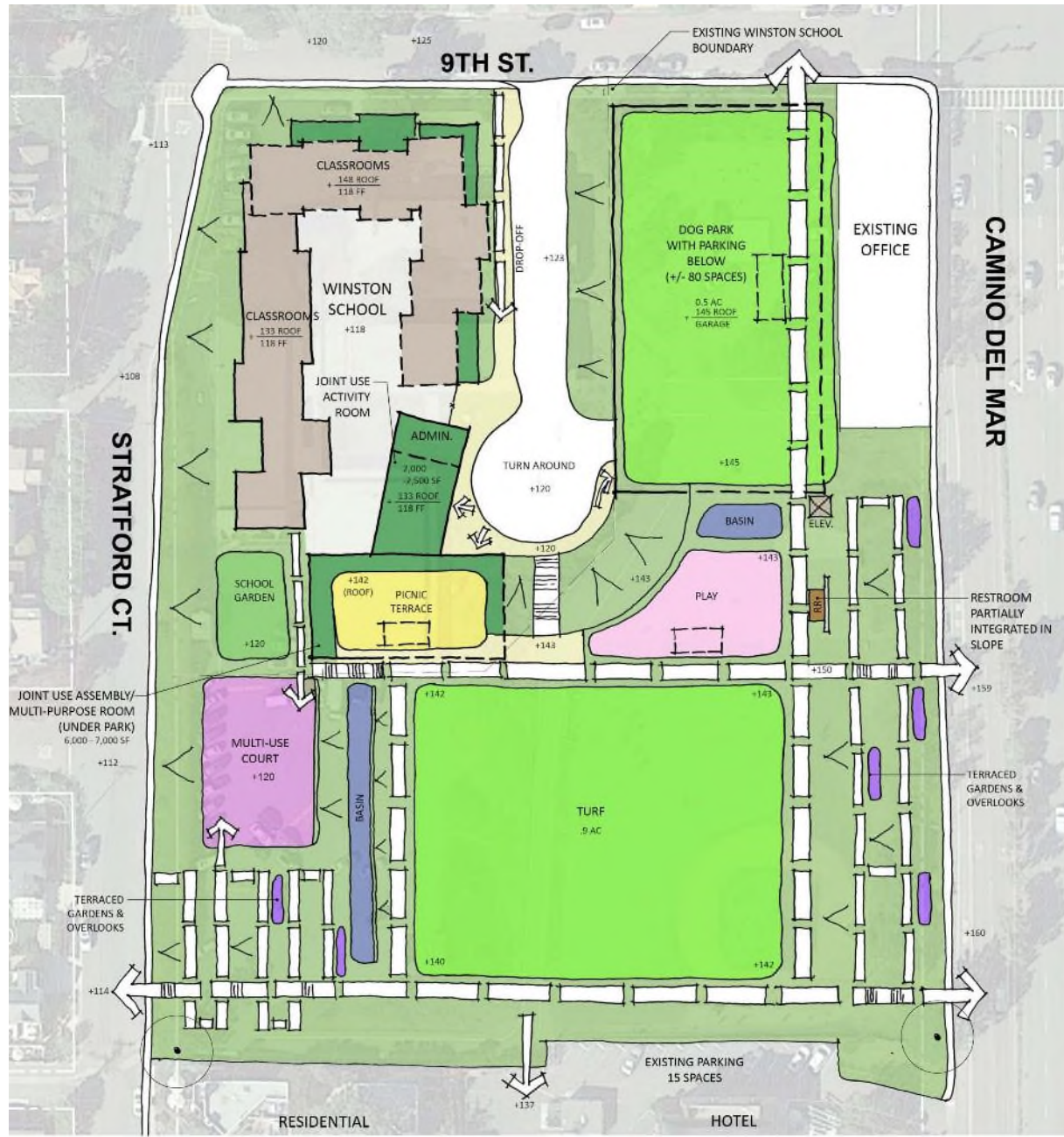
Partial Section Looking North

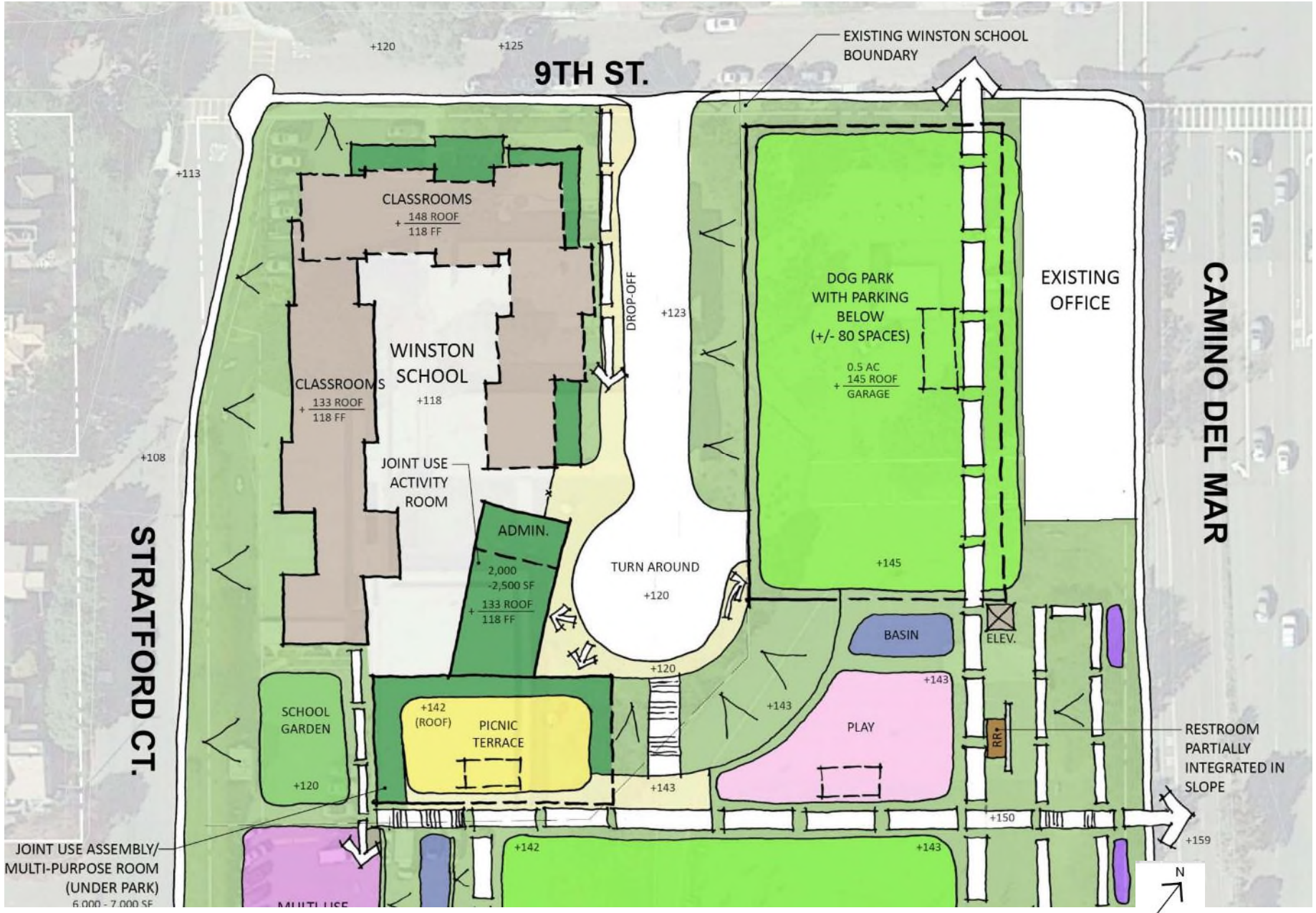


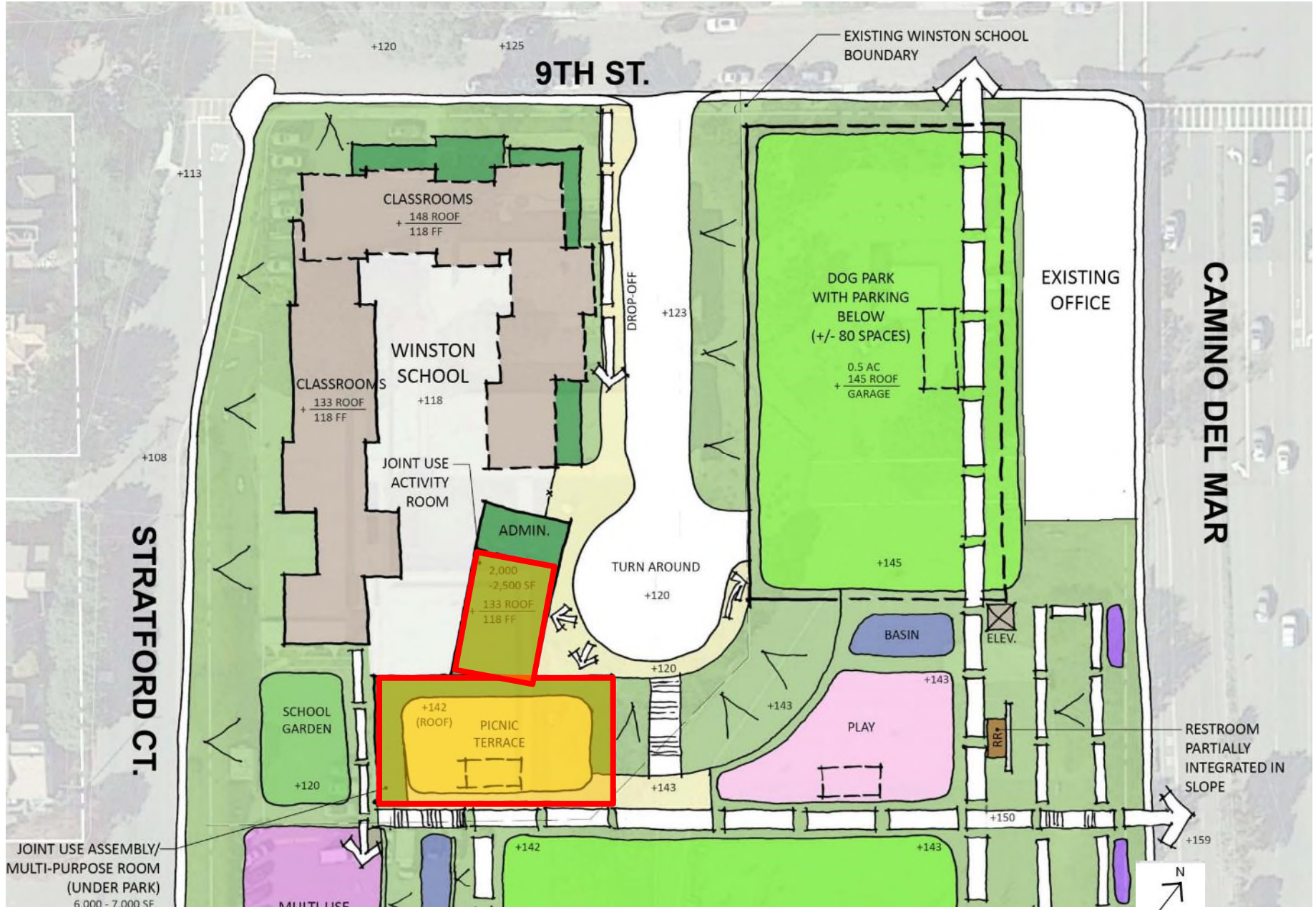
New Concept A

REFINED PARK PROGRAM



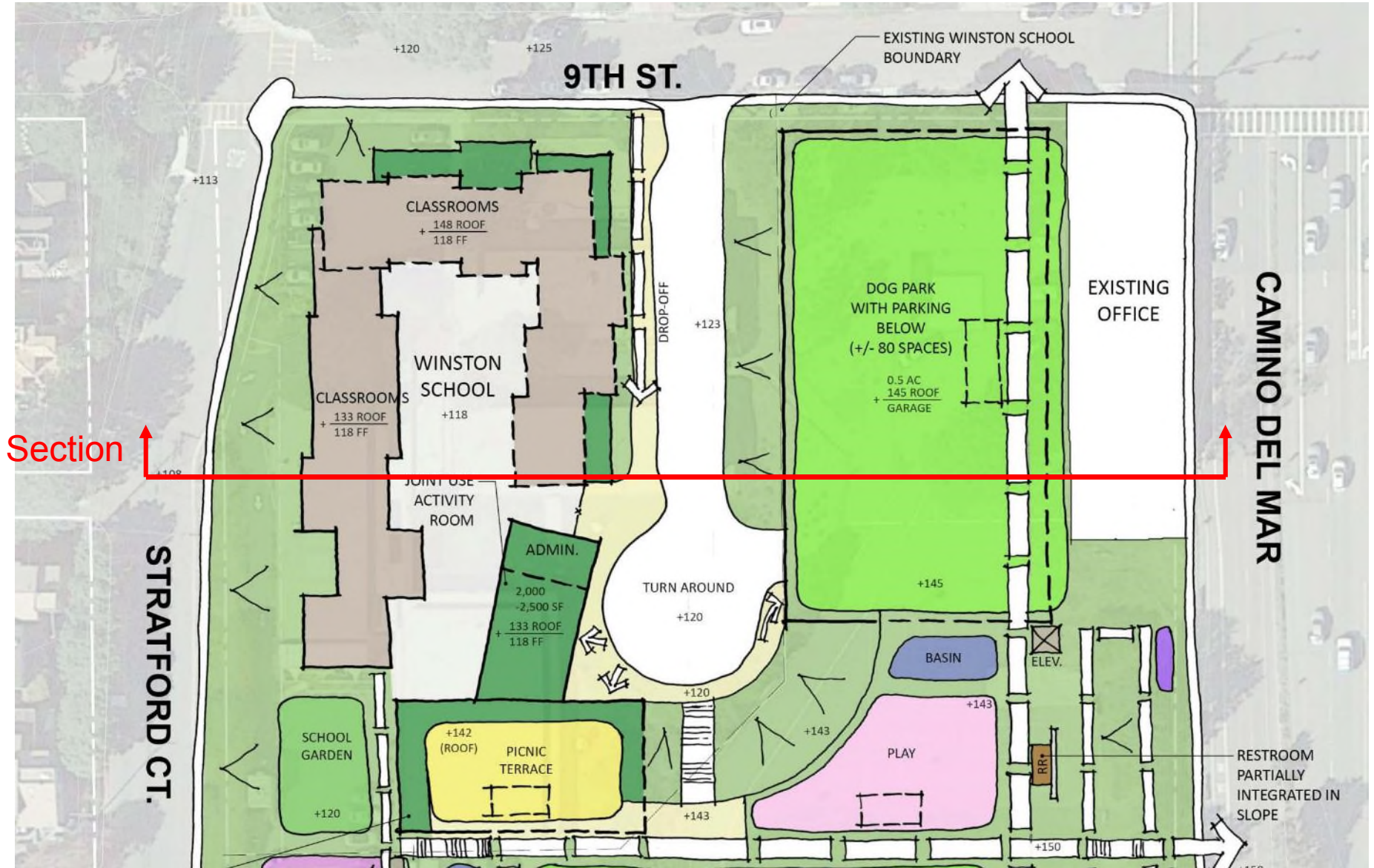






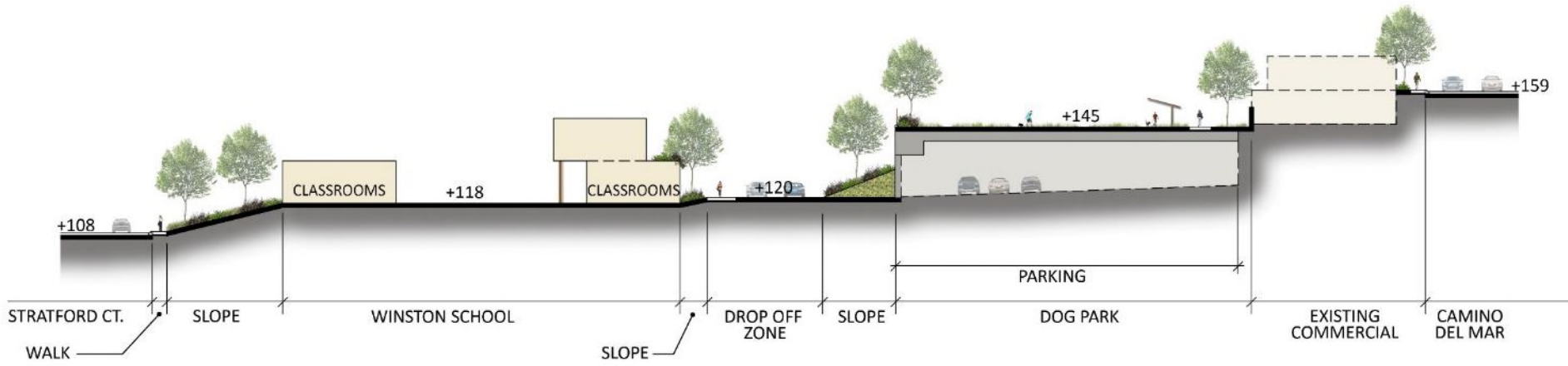
New Concept B – School Multi-use Buildings and Admin With Green Roofs.



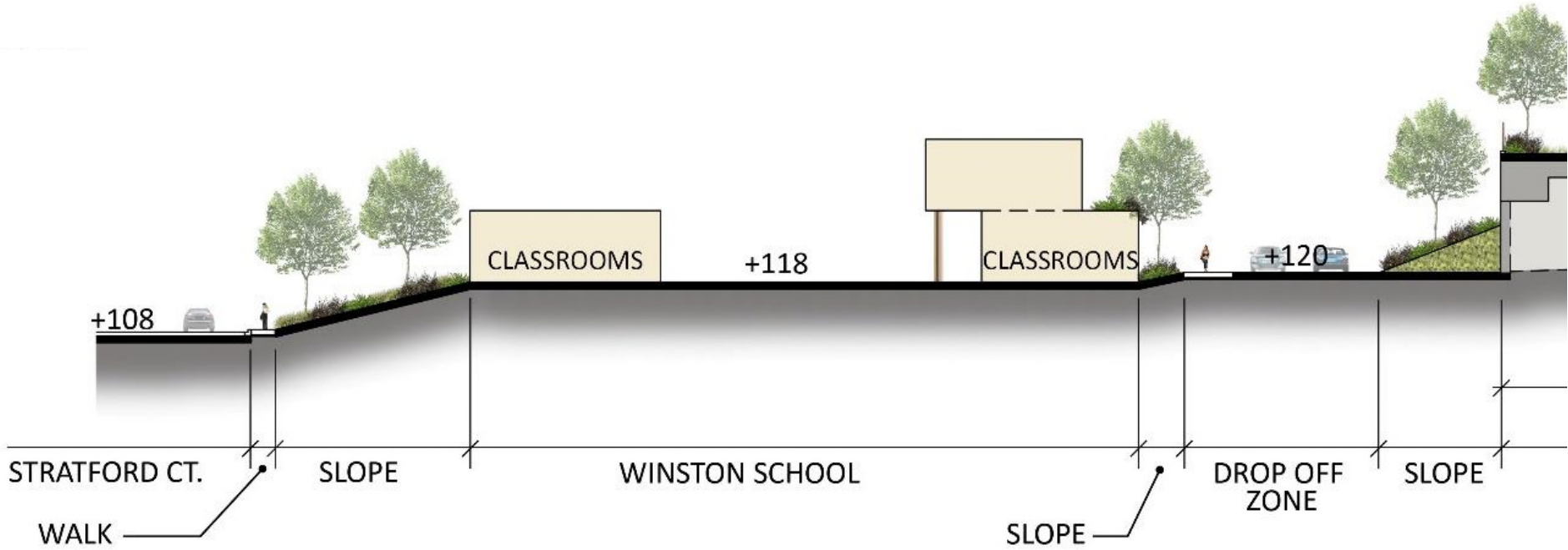


Section

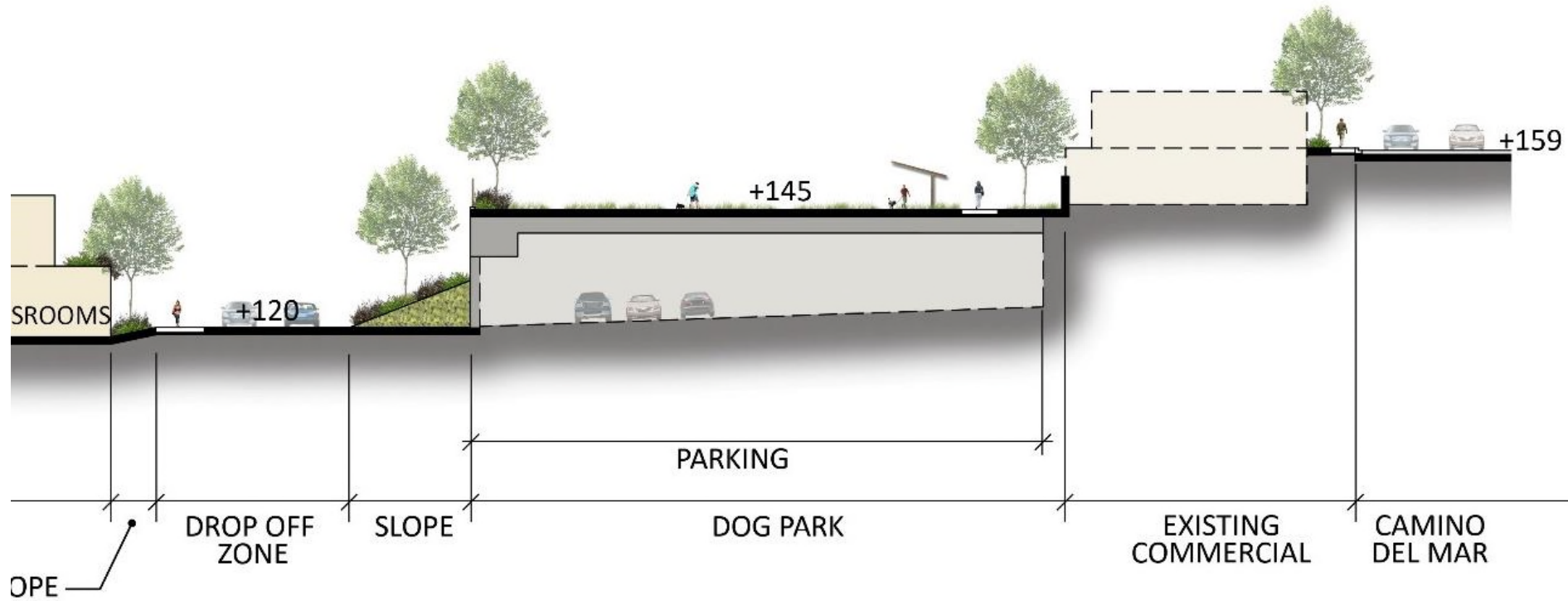




Section Looking North



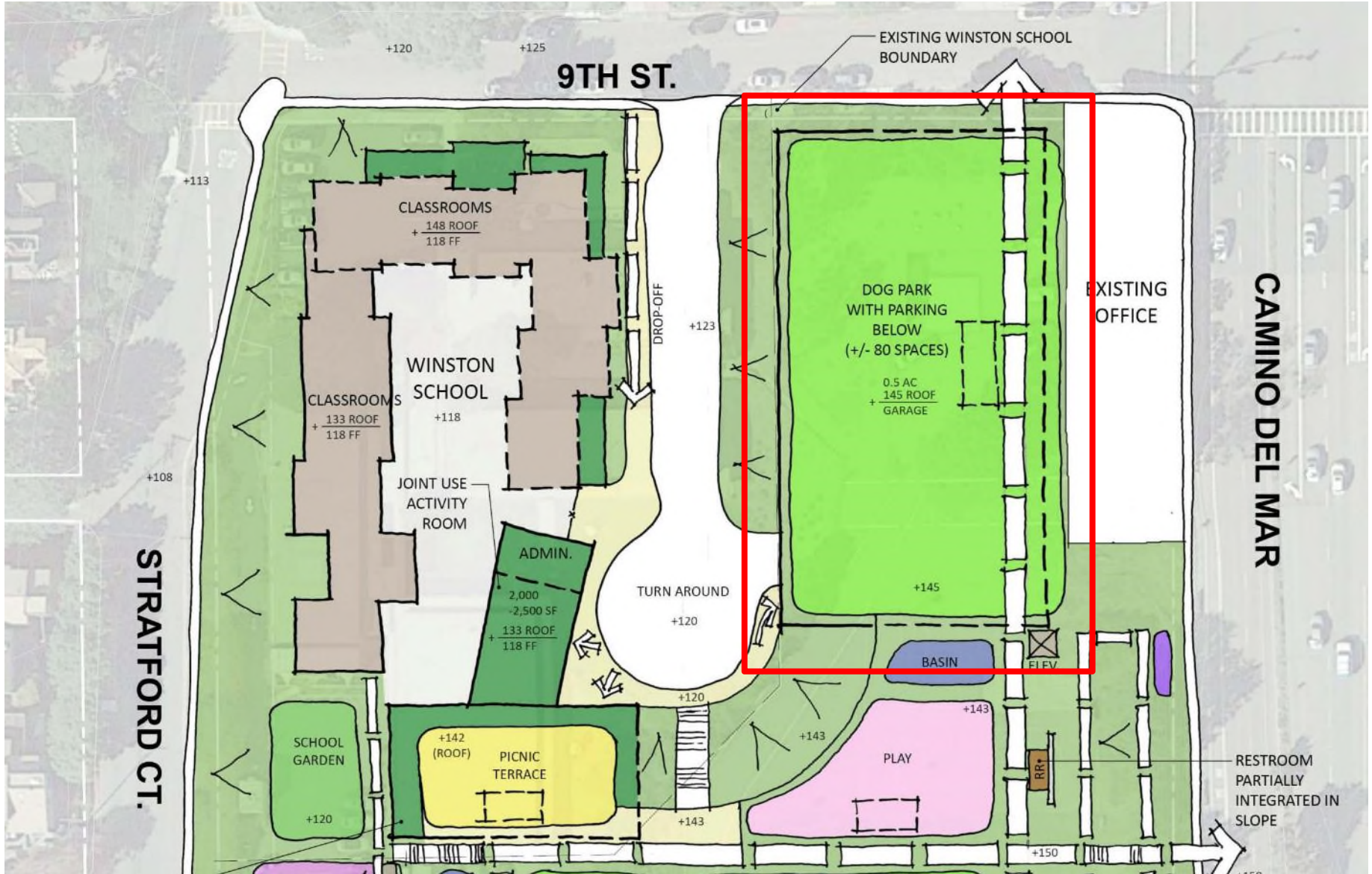
Partial Section, West Side



Partial Section, East Side

New Concept B – Off-leash Dog Park, .5-Acre

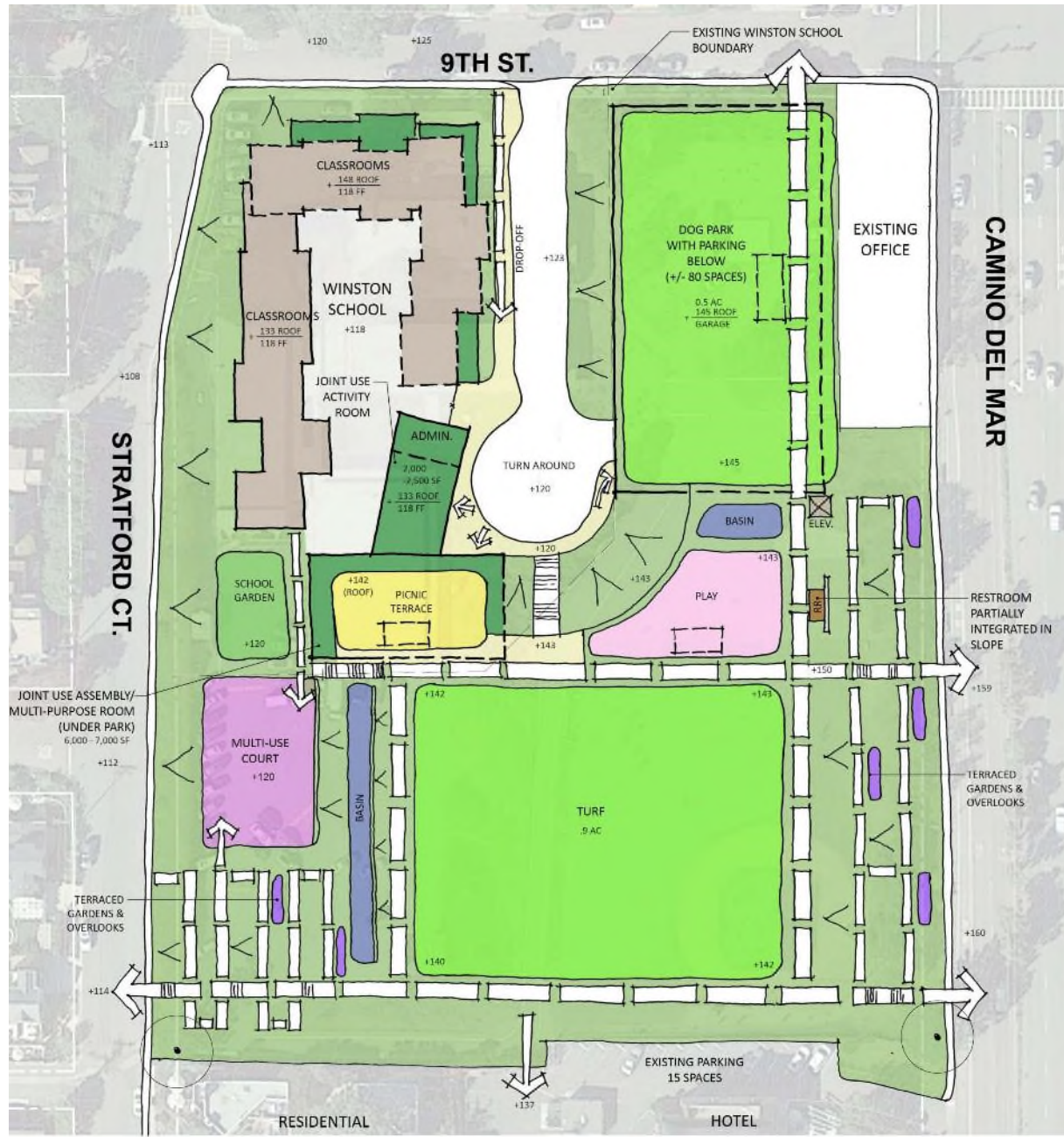
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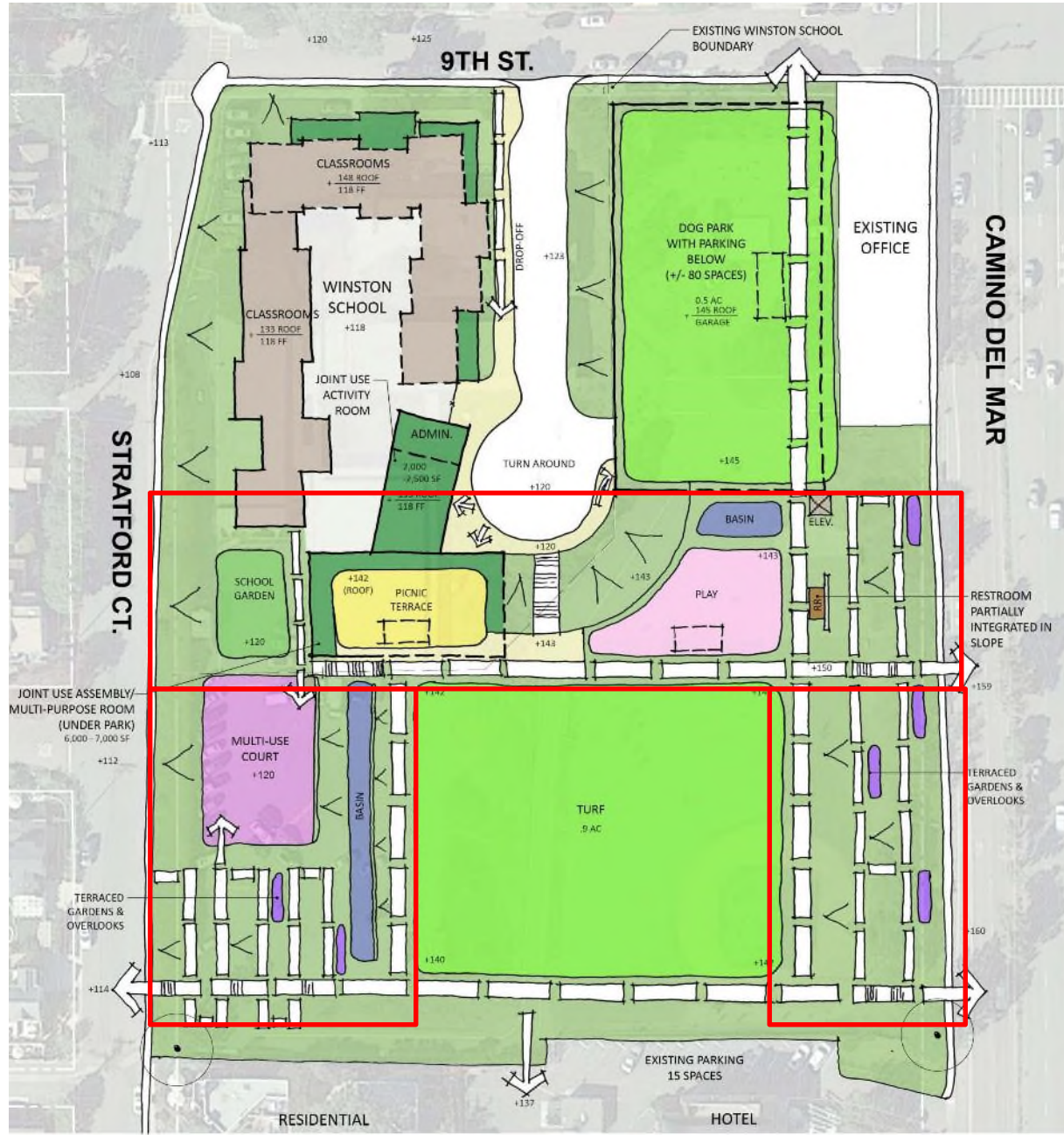


New Concept B – Off-leash Dog Park Above Parking Structure

REFINED PARK PROGRAM









Sculptural Shade Structure for Picnicking



Full Basketball/Multi-use Court



View Overlooks/Seating



Playground on Slope With Natural Play Features



Restroom Integrated Into Slope



School Garden



Garden Environments



Walking Trails and Fitness Stations



Precedence Image - Stairway With Terraced Gardens and Accessible Pathways

New Concept B

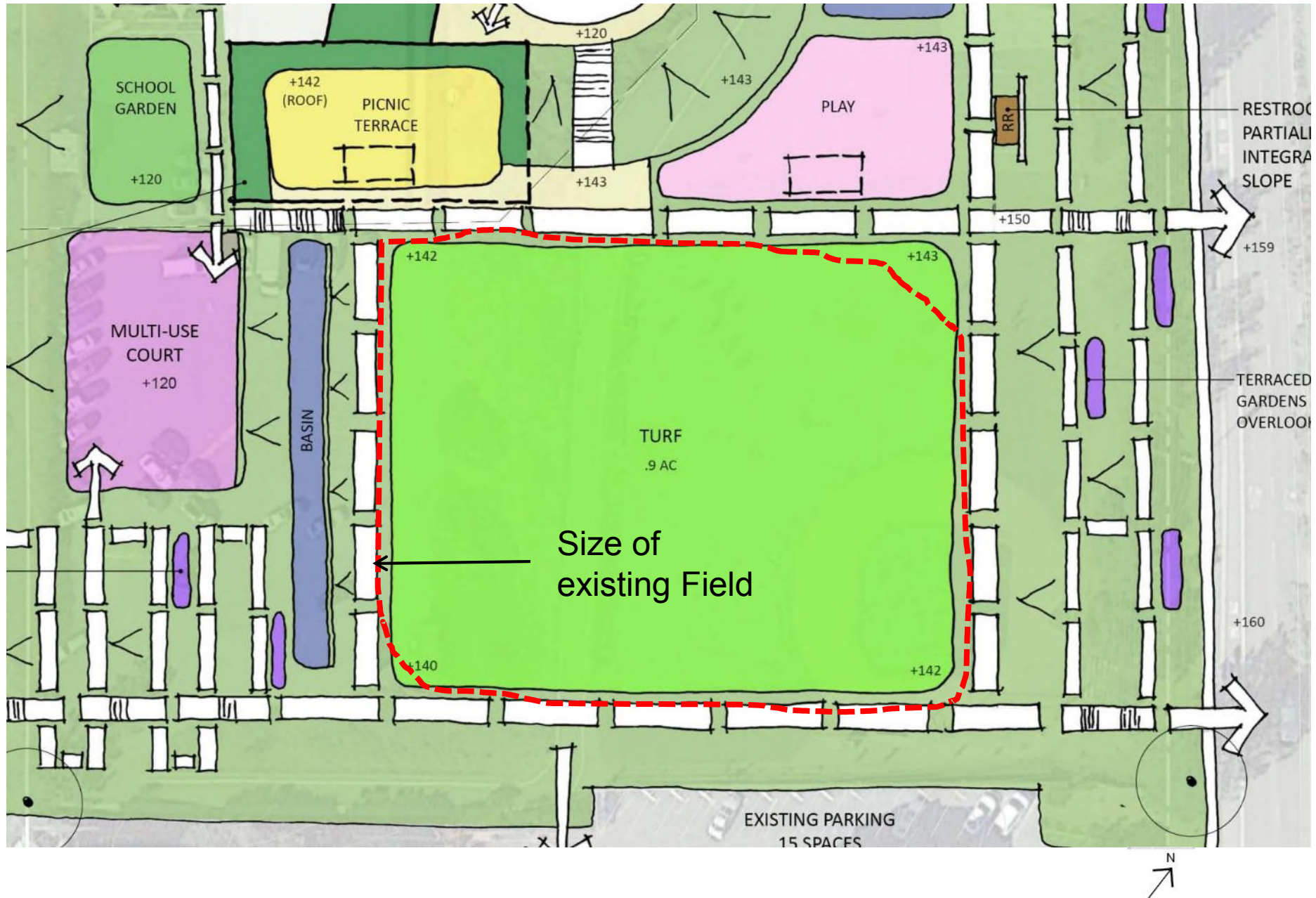
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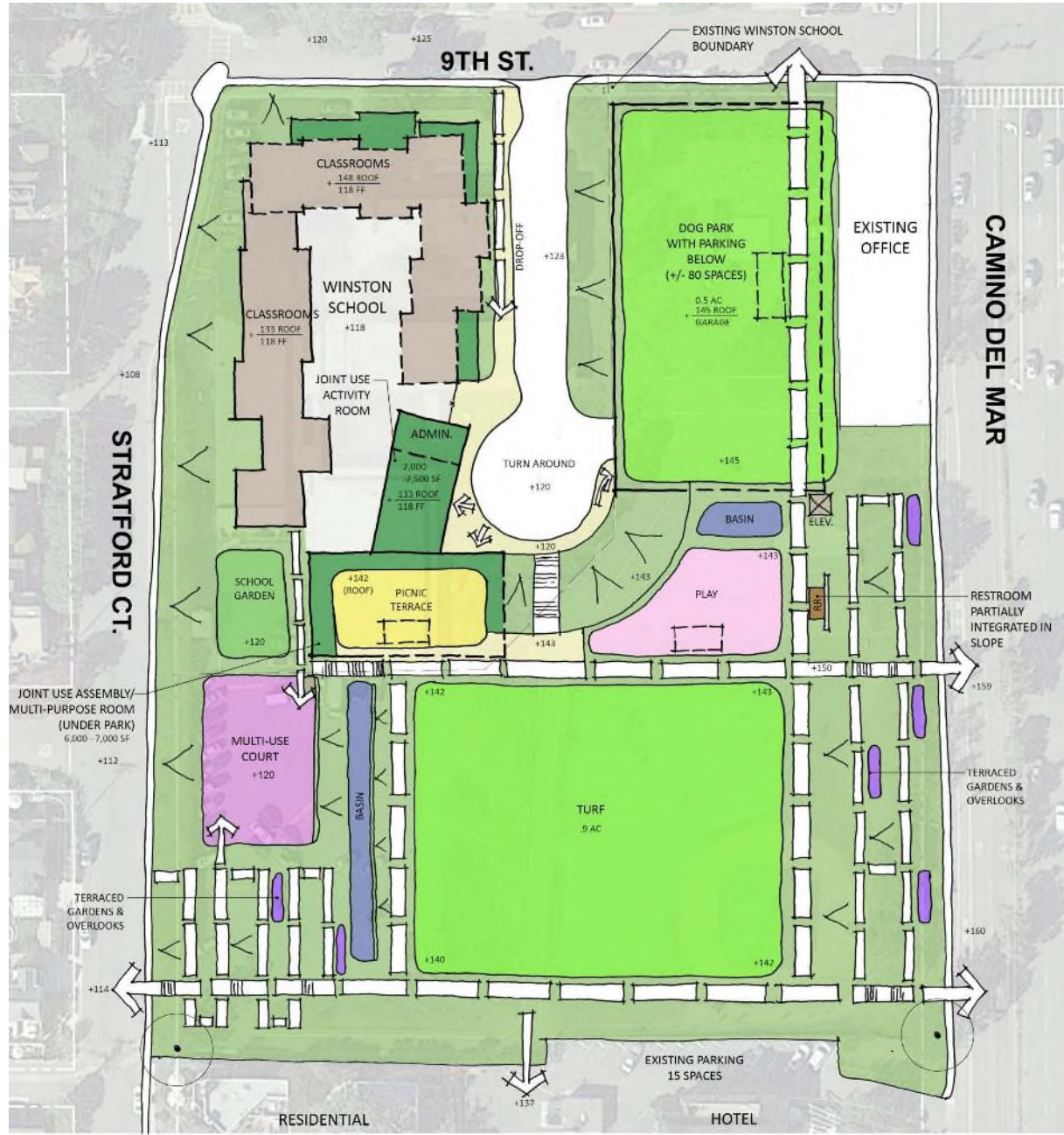




New Concept B, Field .9-Acre

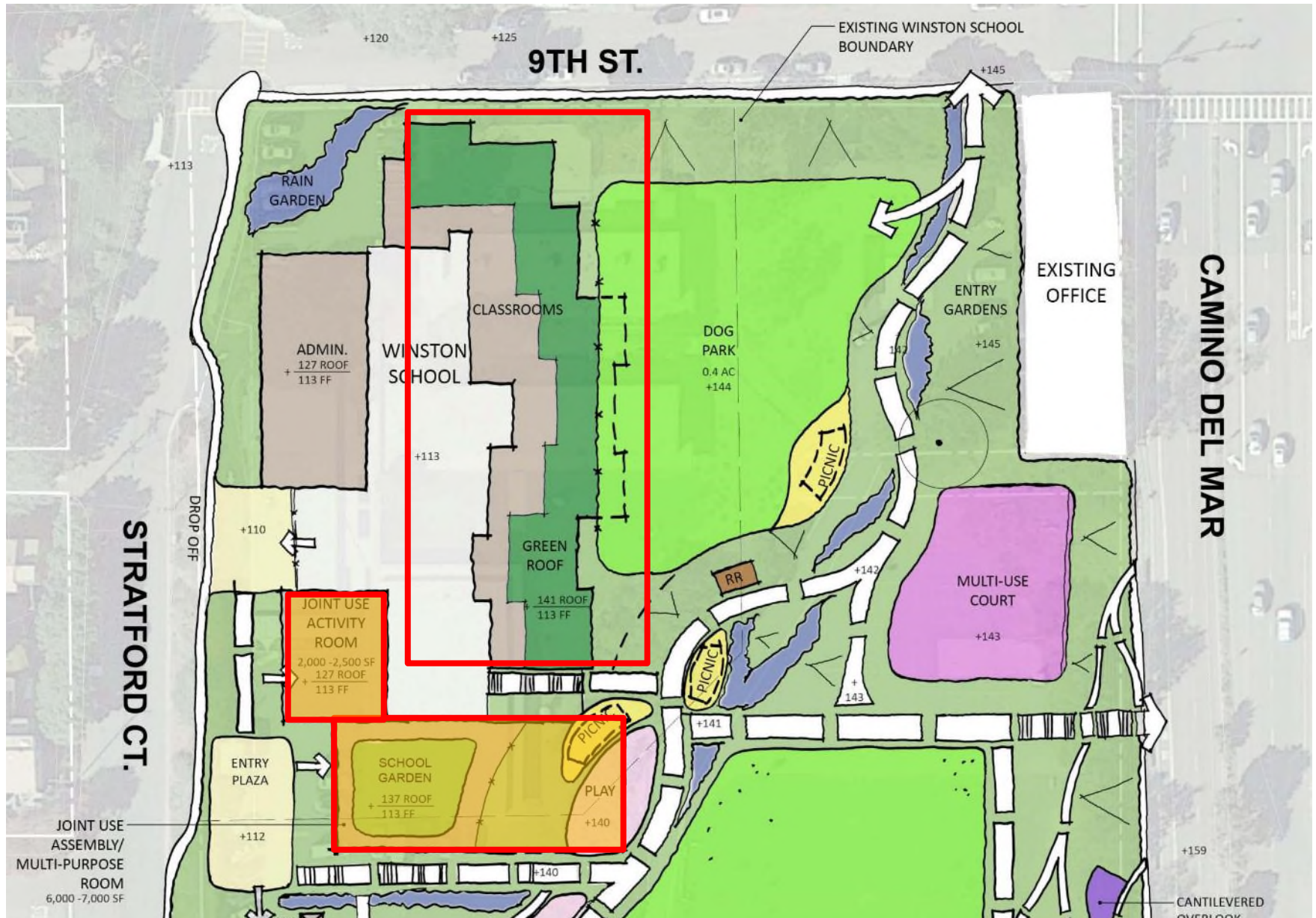
REFINED PARK PROGRAM











New Concept C – School Multi-use Building & Classrooms With Green Roof & School Garden

REFINED PARK PROGRAM





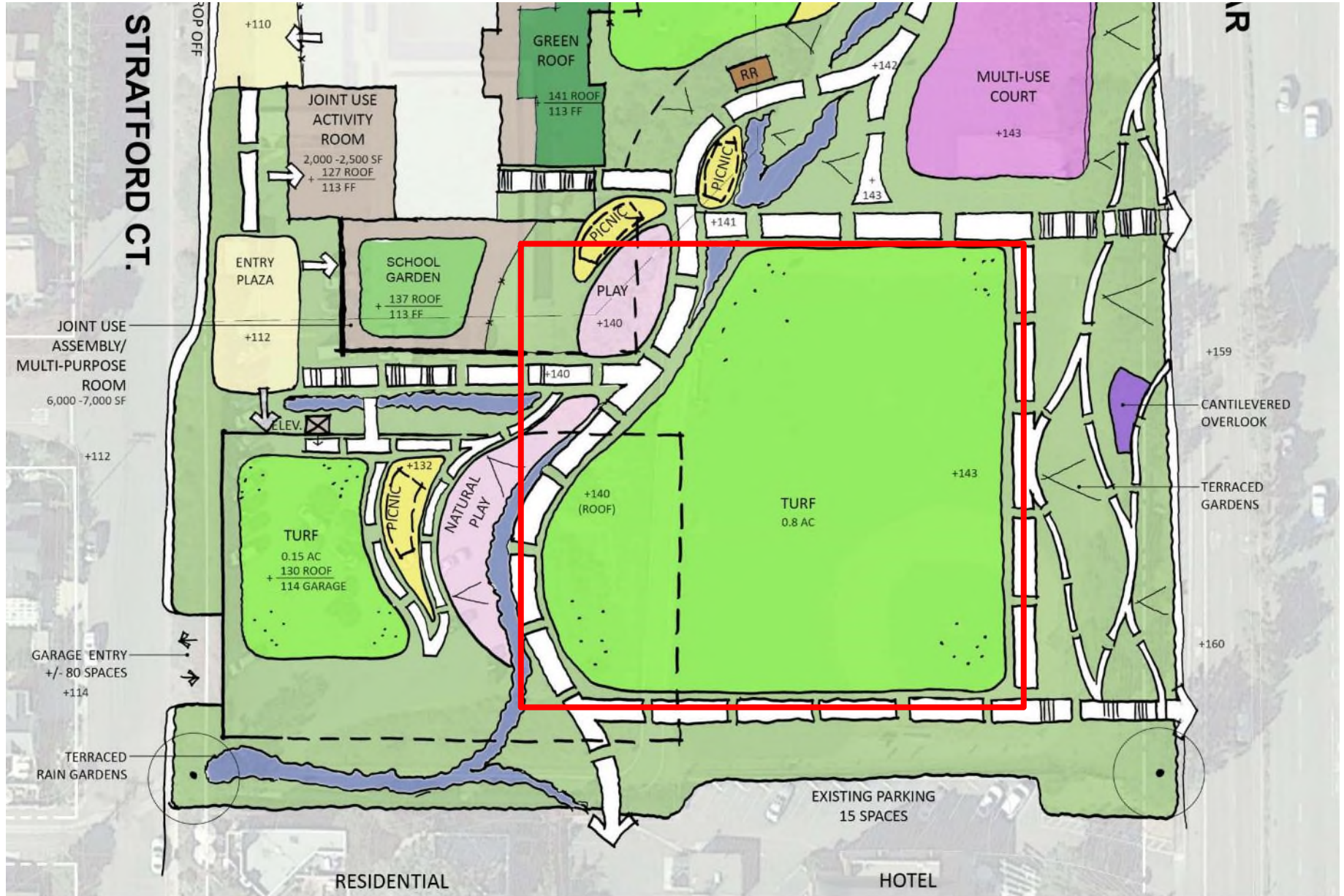
New Concept C – Off-leash Dog Park, .4-Acre

REFINED PARK PROGRAM





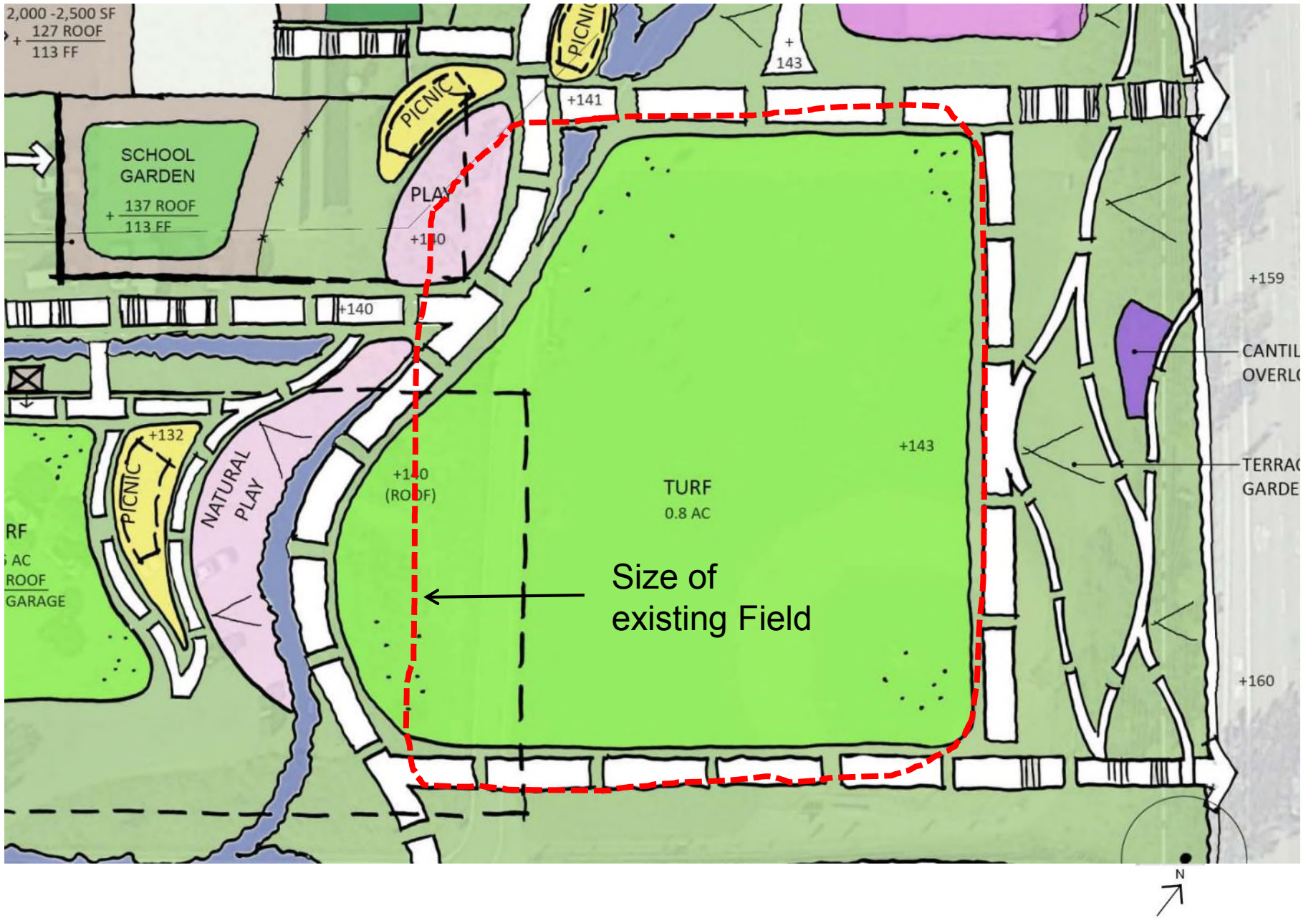






New Concept C, Field .8-Acre

REFINED PARK PROGRAM







Sculptural Shade Structure for Picnicking



Full Basketball/Multi-use Court



View Overlooks/Seating



Playground on Slope With Natural Play Features



Restroom Integrated Into Slope



Flexible Passive Turf



Garden Environments



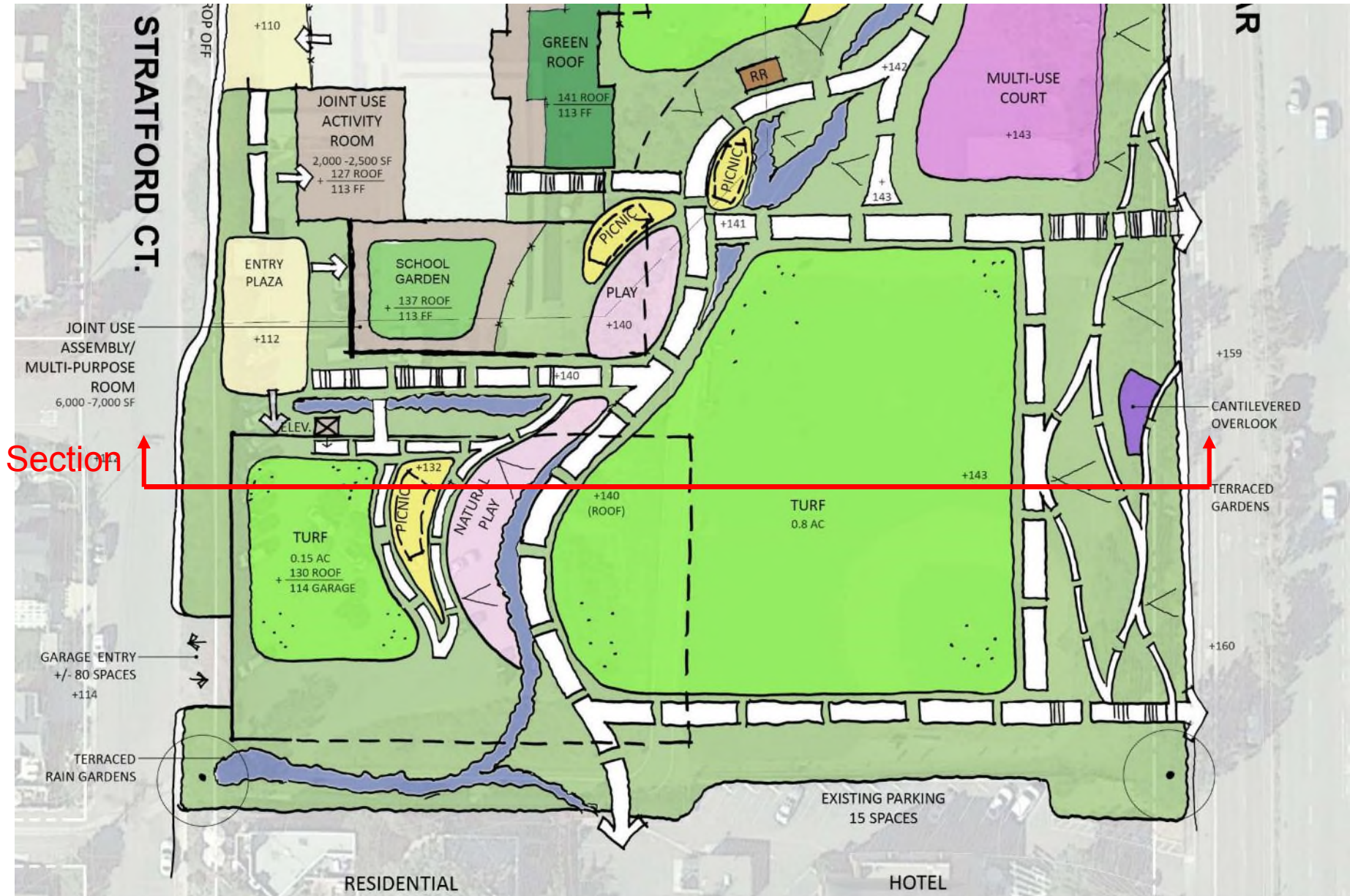
Walking Trails and Fitness Stations

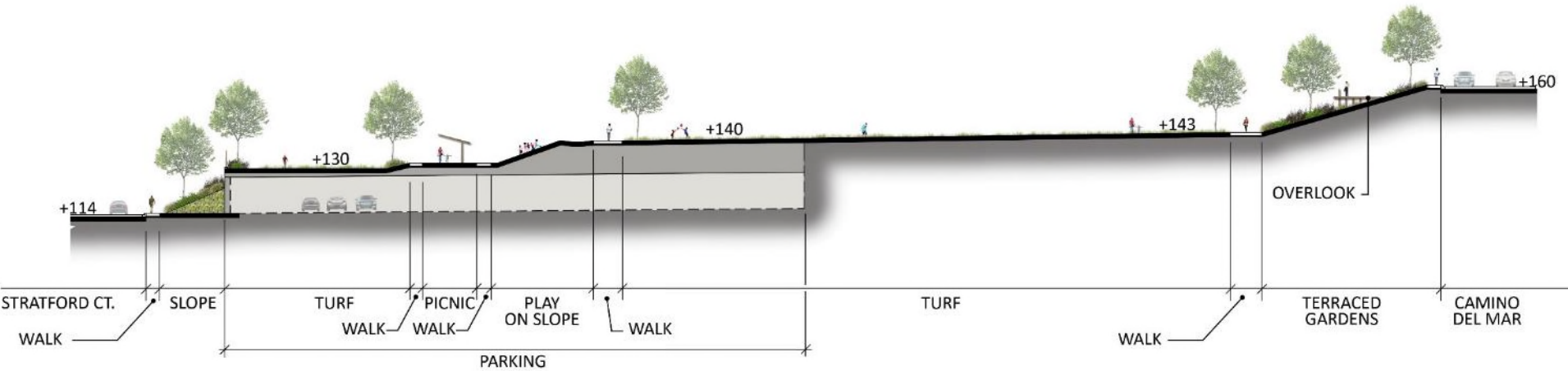
New Concept C – Potential Park Features

REFINED PARK PROGRAM

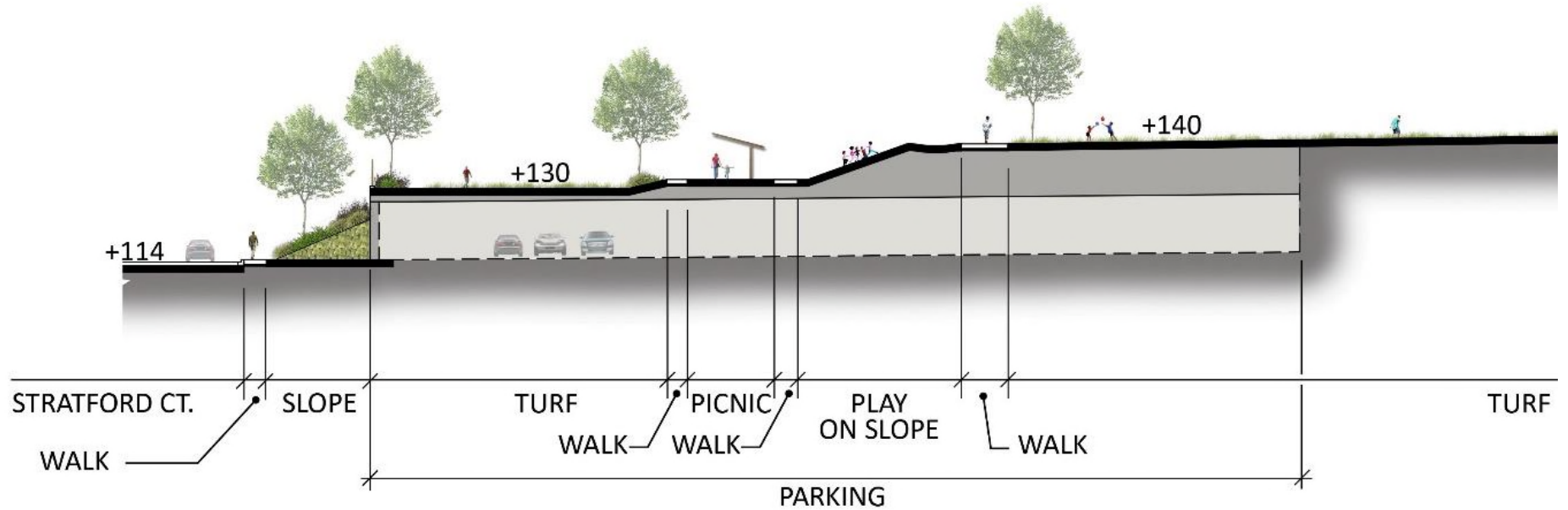


Precedent Images – Tongva Park Santa Monica, Organic-Shaped Terraces

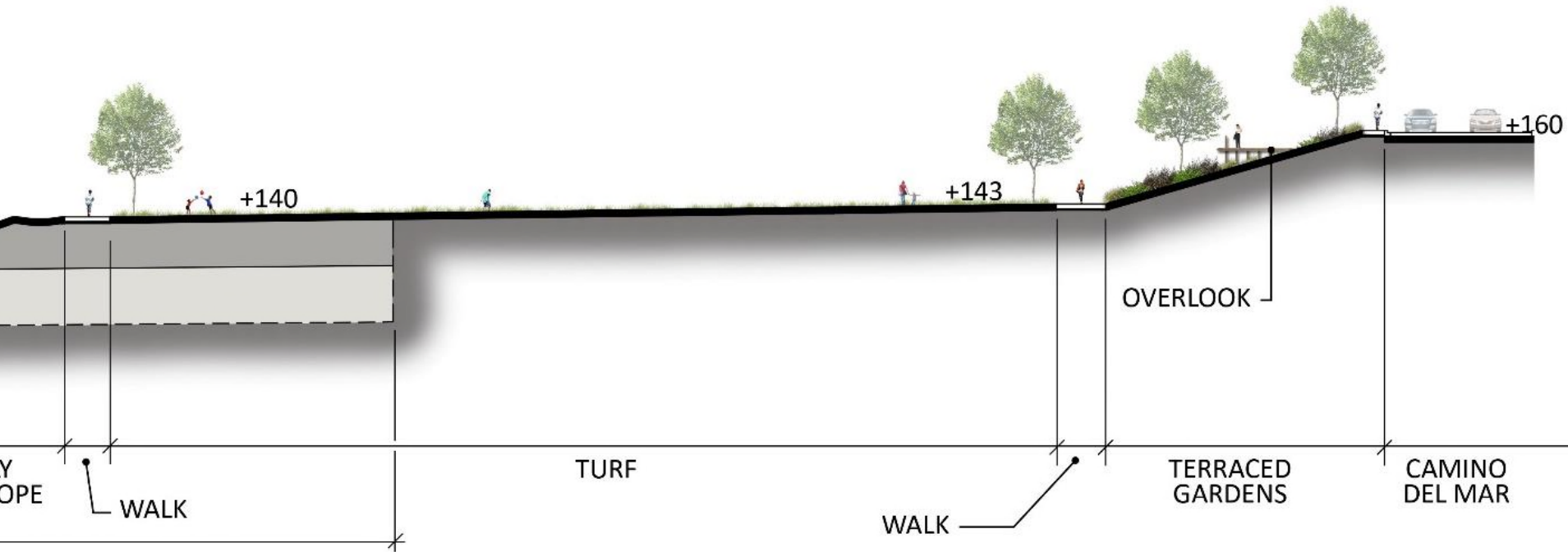




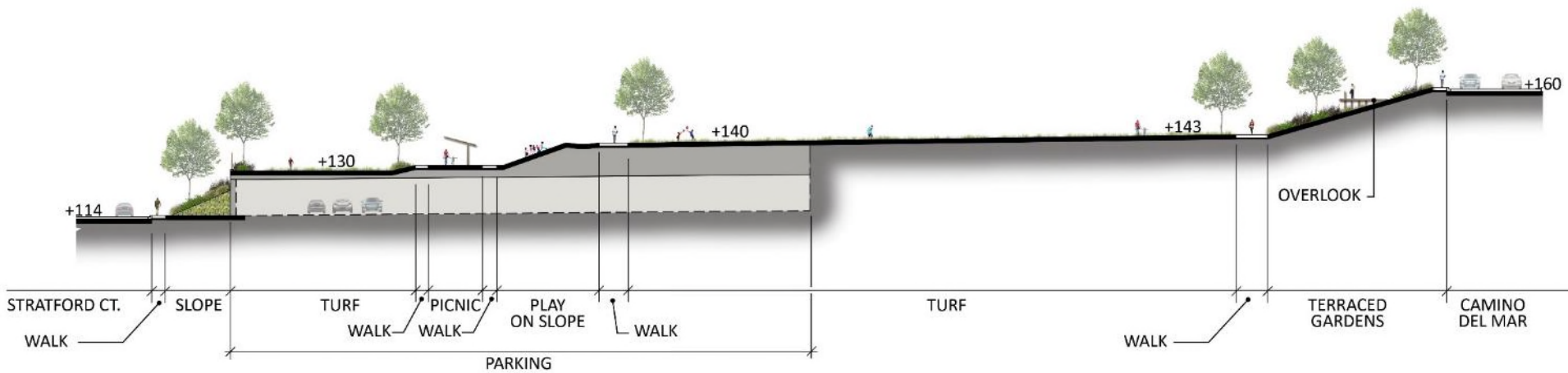
Section Looking North



Partial Section, West side



Partial Section, East side



Section Looking North



REFINED PARK PROGRAM



New Concept A



New Concept B



New Concept C

Tier I Potential Amenities on New Concepts

- Attractive gardens and landscaping (low water use/sustainable)
- Benches for sitting, enjoying views, reading, meditating, etc.
- Fully accessible for visitors with disabilities
- Furnishings such as trash and recycling receptacles, drinking fountains, bike racks, etc.
- Grassy areas for off-leash dog activities (no obvious or rigid fences)

New Concepts A,B,C

New Concepts A,B,C

New Concepts A,B,C

New Concepts A,B,C

New Concepts A,B,C

Tier I Potential Amenities on New Concepts

- Open turf for flexible play (also addresses Winston School lease requirement) New Concepts A,B,C
- Indoor meeting/recreational community space New Concepts A,B,C
- Parking to meet building code New Concepts A,B,C
- Accommodate children's activities New Concepts A,B,C
- Picnic area(s) New Concepts A,B,C
- Restroom New Concepts A,B,C
- Shade New Concepts A,B,C
- Walking paths New Concepts A,B,C

Tier II Potential Amenities

- Basketball (half court)
- Multi-purpose court (basketball/pickle ball/tennis etc.)
- Children's playground
- Outdoor fitness course

All include full court
New Concepts A,B,C

Full court included in New
Concepts A,B,C

New Concepts A,B,C

New Concepts A,B,C

Tier III Potential Amenities

- Amphitheater
Small one in New Concept A only
- Auditorium (potential joint use with Winston School)
New Concepts A,B,C
- Community garden
Not included in New Concepts
- Interpretive education (plant ID tags, education signage, etc.)
New Concepts A,B,C
- Sports fields (youth baseball/softball)
Included but not as formal fields in New Concepts
- Bocce ball
Not included in New Concepts

4 CONCLUSION



New Concept A



New Concept B



New Concept C

Next Steps

- SAC Meeting April 12
- ➔ • Council Preview Meeting May 1
- Community Meeting #3 Sunday June 25
- SAC Follow Up Meeting July 12

REFINED PARK PROGRAM



New Concept A



New Concept B



New Concept C