

WOODLAND PARK : MASTER PLAN (*DRAFT)



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Woodland Park Master Plan : Draft 1

Woodland Park Master Plan : Draft 1 does not contain all areas and elements proposed or to be proposed throughout specific or general areas throughout the entire property. All other sections of the community and there respected goals/objectives will be carried out in further draft productions until the entire scope has been fulfilled. Draft 1 proposes the renovation of the north and south lots/sections that are directly on 32nd st, as more attention and/or elements are considered in the two lots/sections. Draft 1 also highlights the renovation of the interior pool area that consists of implementing a shaded structure in the years to come. In addition, Draft 1 underlines different curbing/edging options to be selected and implemented throughout the entire community.

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The Fine Print: _____

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GOALS AND OBJECTIVES

- Remove turf that is next to structures, walls, utilities, as well as under trees and in areas where growing is limited. Regrade areas adjacent to structures or walls to improve drainage when required. Remove turf to improve structural stability and overall tree health, and to reduce the community's water consumption.
- Utilize all healthy or deemed appropriate trees and shrubs throughout the community. Remove existing plant material if there is evident health decline or is past its life expectancy, or if plant material poses as a hazard to structures and/or walls.
- Improve curb appeal by preserving grass along 32nd st. and Coolidge st, while also establishing an lighted community monument sign along 32nd st.
- Provide a curb/edge material that will be coherent throughout the community
- Provide an revised community plant list
- Provide a shaded seated option for pool area and updated landscape design





The following renders show a potential community monument sign that has been installed at the corner of 32nd st and Coolidge st (top), and at the entrance on 32nd st.

Due to existing site utilities at the corner of 32nd st and Coolidge st, we are limiting the height of the community sign to 3' tall in order to adhere to sight-visibility guidelines.

(Determining the community monument signs final location will help dictate sign construction and layout. Materials proposed in the rendering are not final and may not properly illustrate the scale, color, or texture of the finished product.)

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NOTE : As removing turf along buildings is a key objective in Woodland Parks Master Plan, a selected edging/curbing will need to be installed not only in newly proposed areas, but for existing areas that are preserved in plan as well.

EDGING / CURBING

- A goal of Woodland Park Master Plan is to determine and implement a common edging/curbing throughout all areas of the community.

- By and large, poured concrete curbing proves to be the most time and cost effective material for edging.

- Brick, or metal/steel edging proves to be efficient in defining or creating spaces, but with the added materials these options tend to be more expensive than the described concrete curbing.

(Proposed idea for existing edging/curbing removal :

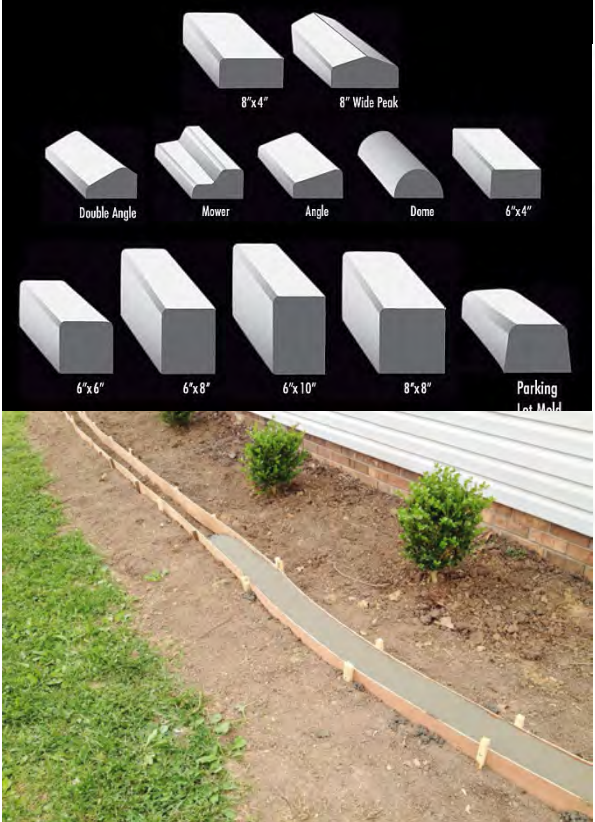
- Remove and preserve all existing red-brick curbing to be retrofitted into walkway circle outside of the pool area entrance gate see page. 14 for example)

POURED CONCRETE CURBING



BRICK

POURED CONCRETE CURBING



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COLORS FOR EXTRUDED CONCRETE CURBING

Years of experience with extruded concrete curbing has enabled us to select the top 16 colors, which will turn out the best for your curbing project. **Please Note: The color card is a printed piece and there will be a variation in your finished product.**

San Diego Buff 1.5 LBS 5237	Sunset Rose 1.5 LBS 140	Yosemite Brown 2 LBS 641	Harvest Gold 2 LBS 5084
Sangria 1.5 LBS 1117	Omaha Tan 1.5 LBS 5084	Mesa Buff 2 LBS 5407	Tile Red 3 LBS 1117
Palomino 1 LBS 5467	Baja Red 2 LBS 190	Salmon 2 LBS 10734	Graphite 2 LBS 8084
Spanish Gold 1.5 LBS 8084	Brick Red 1 LBS 190	Terra Cotta 1 LBS 190	Flagstone Brown 1 LBS 190



METAL / STEEL EDGING



NOTE : As there are gutter drains along several areas of each unit or block, providing an basin/swale for storm water to collect is important for reducing or removing the potential for water to pool or collect along structures or walls



NOTE : View from Coolidge st : By limiting turf to be along the sidewalk of Coolidge st., we are able to create a modest entryway that provides the opportunity for an entry gate to be installed. (t.b.t.)



NOTE : By creating smaller areas or portions of grass that are in key areas throughout the community, we area able to create space for suitable plants that helps to improve the aesthetic and environmental value of the property.





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NOTE : By removing and reshaping turf areas along the clubhouse structure and walls, we can improve structural integrity while simultaneously improving the functionality and environmental value of the property.



NOTE : By re-purposing the existing red-brick edging found throughout the community it not only reduces waste, but it gives the clubhouse entrance an characteristic that respects the architecture of the community.

POOL AREA UPGRADE OVERVIEW

- Provide a shaded seating option which may be incorporated in years to come

ELEMENTS :

- Determine space for pergola, gazebo, shade-sail, or other shaded structure to be placed (materials, sizing, are t.b.t.)
- Update existing landscape to improve visual impact of the pools backdrop
- Install lighting around shaded structure with bistro lights and/or hanging down-lights that utilize the branches of the adjacent olive trees

POOL AREA UPGRADE / SHADE STRUCTURE





The following renders shows one idea on how the pool area can be redefined and transformed. By removing the center olive tree it allows space to install a shade structure that users can enjoy. Adding bistro lighting to the structure itself, or hanging down-lights onto the olive tree branches will simultaneously elevate the pools comfortability as well as its visual aesthetic.

P O O L A R E A





NOTE: To compliment the existing olive trees the updated landscape consists of trailing rosemary, medicinal aloe, and an to be determined vine that will be attached to the shade structure.



NOTE: As the furniture begins to wear and is need of replacement, consider implementing new styles, materials, or colors of outdoor furniture to the pool area to improve comfortability and to greatly enhance the visual impact on the entire pool area.



