

ESPOLA ROAD

LANDSCAPE MASTER PLAN

LMD 86-1



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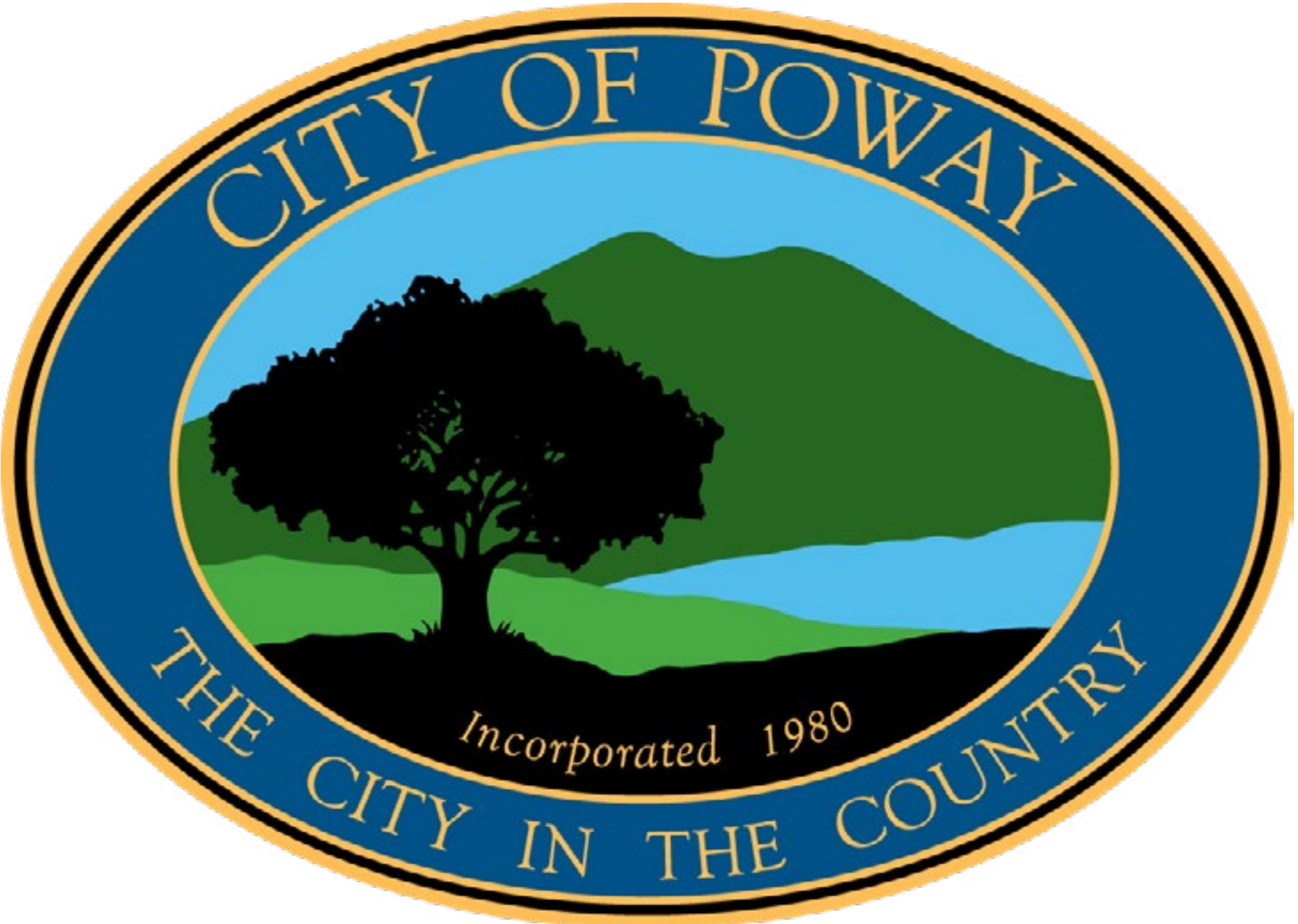
APRIL 20, 2022

OPEN HOUSE

ESPOLA ROAD WELCOME / INTRODUCTIONS



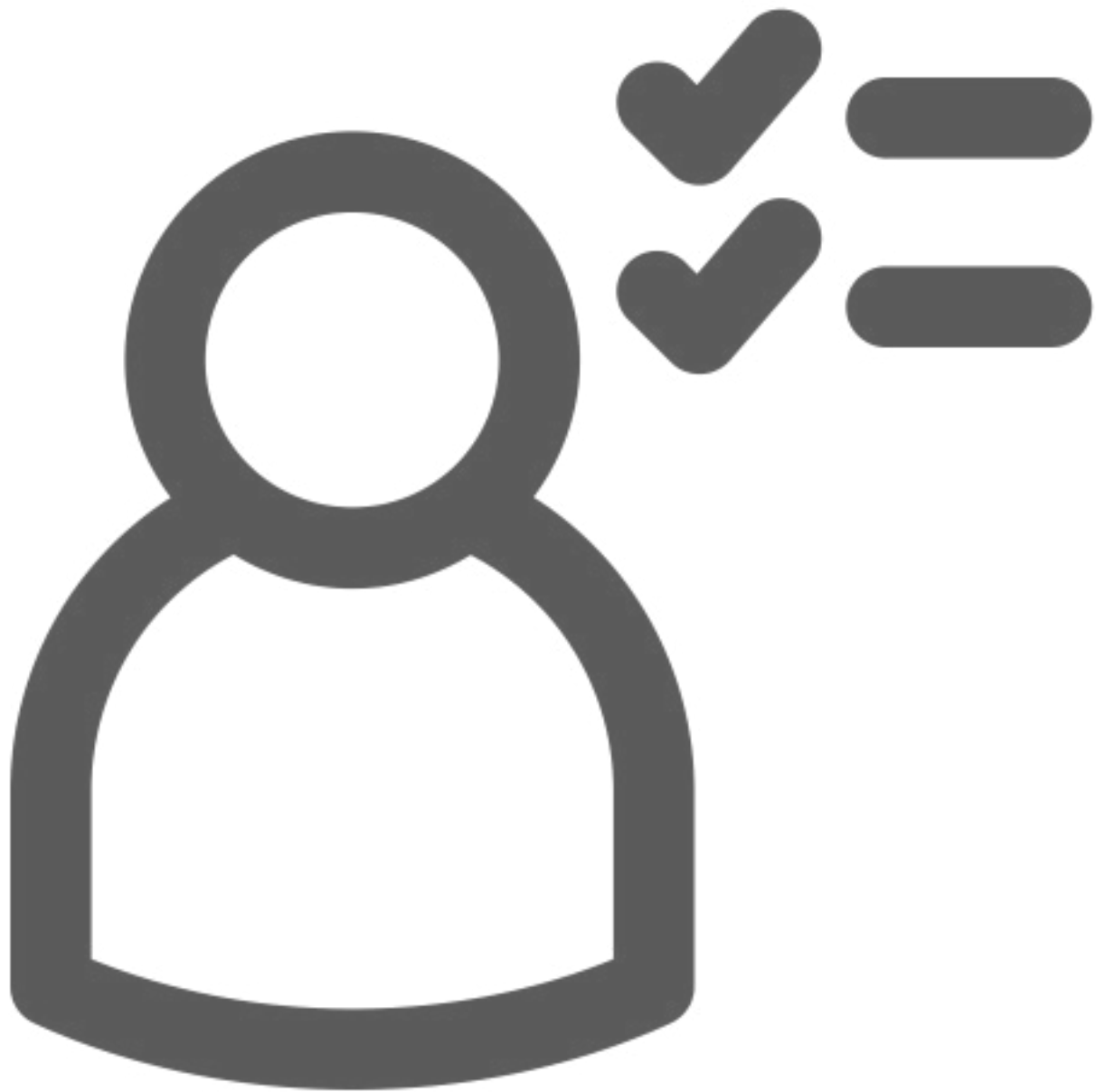
LMD ADVISORY GROUP
TONI BATES, CHAIR



PUBLIC WORKS DEPARTMENT
IZZY MURGUIA, SENIOR MANAGEMENT ANALYST
WILL WILEY, ASSISTANT DIRECTOR



LANDSCAPE ARCHITECTURE & PLANNING
CHERI BLATNER, LANDSCAPE ARCHITECT
JOSEF GUTIERREZ, LANDSCAPE ARCHITECT



OBJECTIVE FOR TODAY

Receive community input on the long term plan for LMD 86-1

ESPOLA ROAD

AGENDA



01

WELCOME / INTRODUCTIONS



02

BACKGROUND INFO



03

LANDSCAPE CONCEPTS



04

Q & A



05

VOTE

A dirt path lined with tall, slender trees with light-colored bark, leading to a road under a clear blue sky. The trees are arranged in a row, creating a sense of perspective. The ground is covered in dry leaves and mulch. The sky is a clear, bright blue.

BACKGROUND INFO

ESPOLA ROAD

OVERVIEW OF LANDSCAPE MAINTENANCE DISTRICTS



WHAT IS A LANDSCAPE MAINTENANCE DISTRICT?



WHY WERE THEY ESTABLISHED?



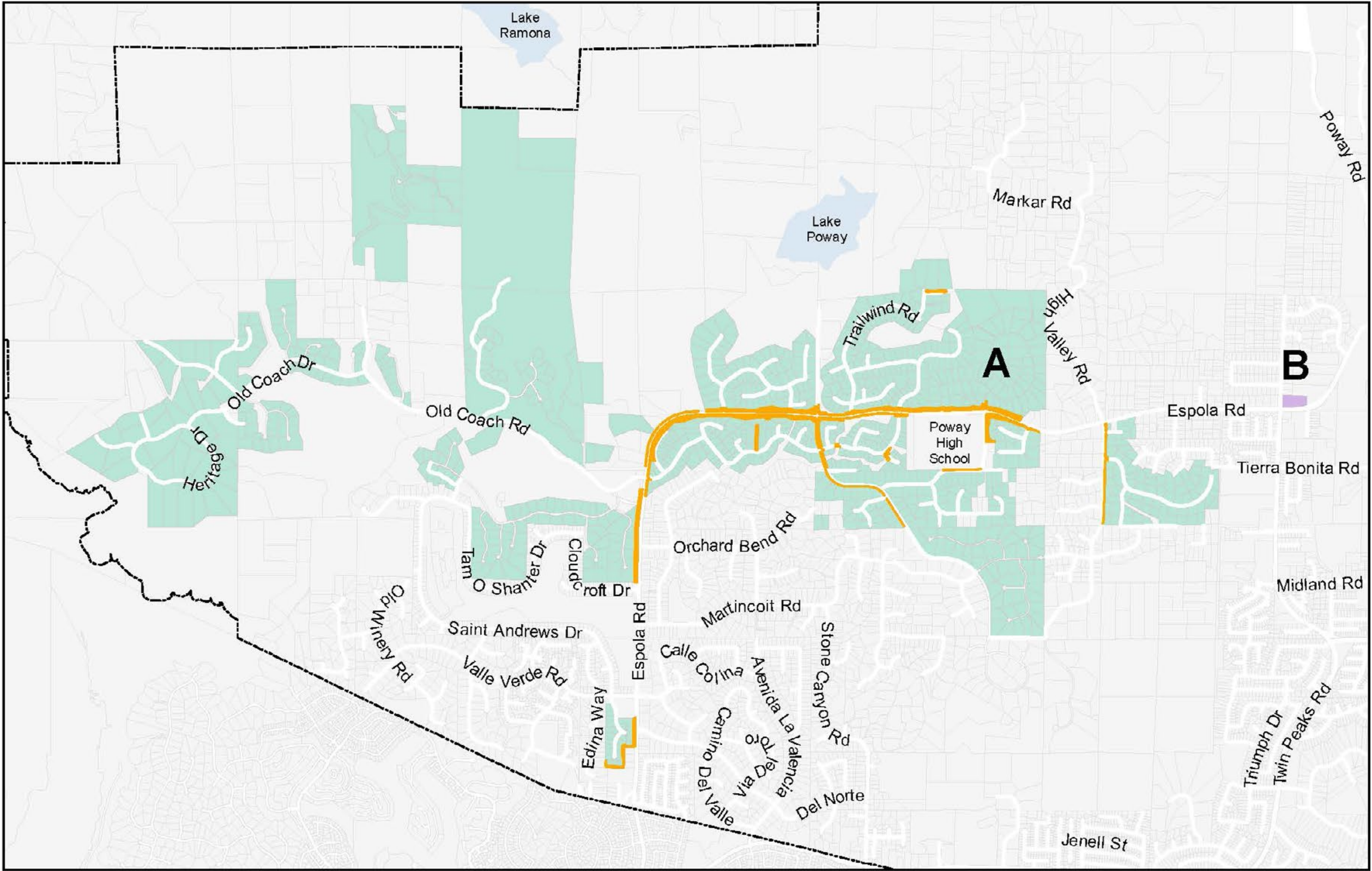
WHAT IS THEIR PURPOSE?

ESPOLA ROAD LANDSCAPE MAINTENANCE DISTRICT 86-1



LMD 86-1 Overview

- Districts**
- 86-1A
 - 86-1B
- Improvements**
- 86-1



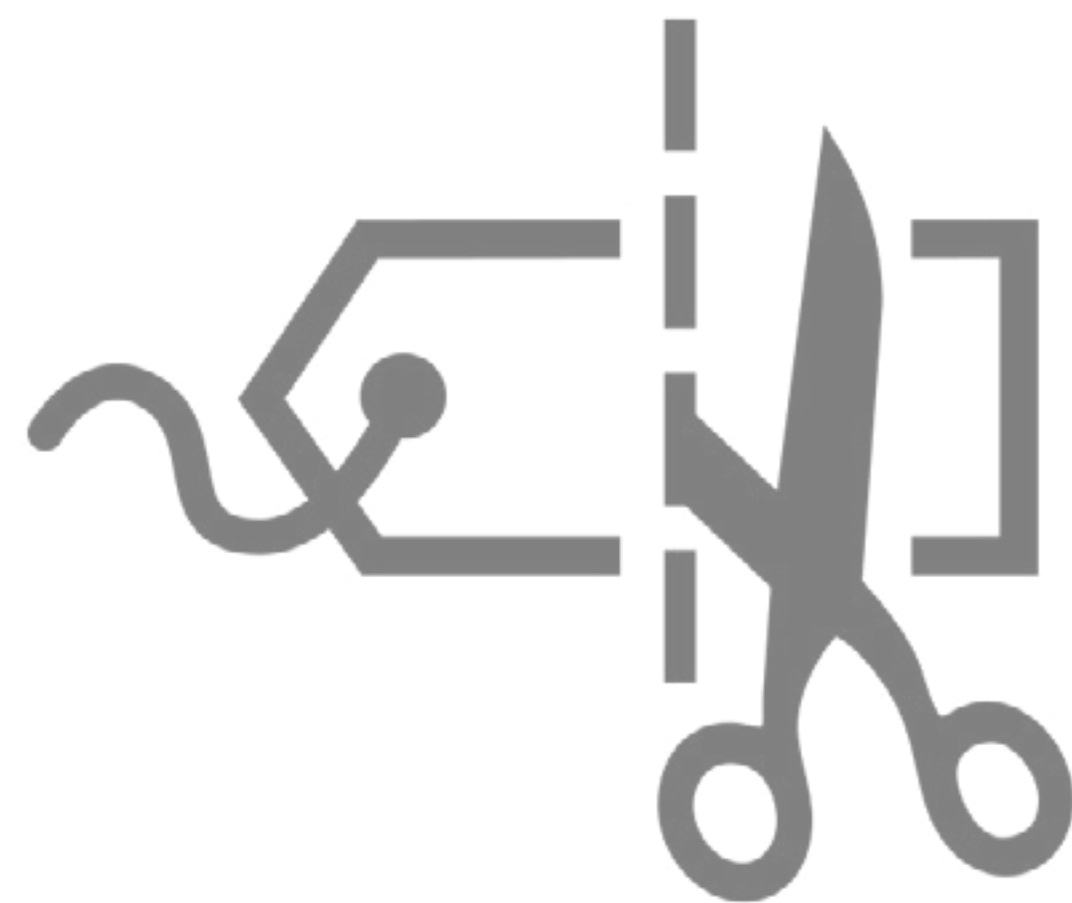
HIGHLIGHTS:

- FORMED IN 1986
- INCLUDES 954 PARCELS
- APPROX. 1.08 MILLION SQ. FT OF LANDSCAPING
- 1,900+ TREES



Expenditures rising while revenues remain static

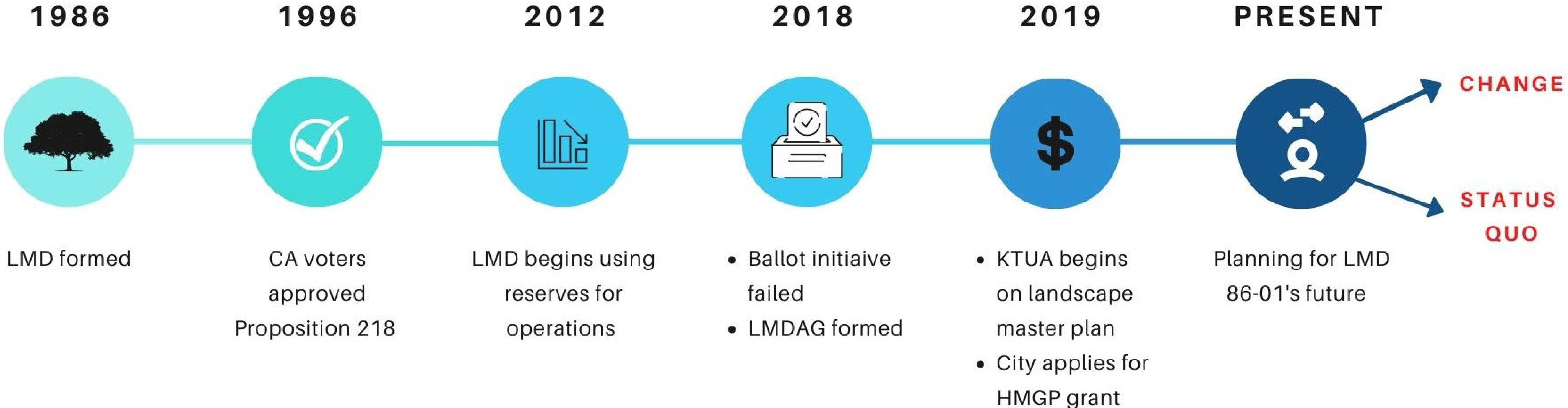
- Prevailing wage
- Drought
- Water costs
- Declining tree health



Service reductions

- Landscape maintenance
- Tree maintenance
- General maintenance (litter abatement, irrigation upgrades, etc.)
- Reduced water frequencies

ESPOLA ROAD LMD 86-1 TIMELINE



ESPOLA ROAD

LMD 86-1 OUTLOOK



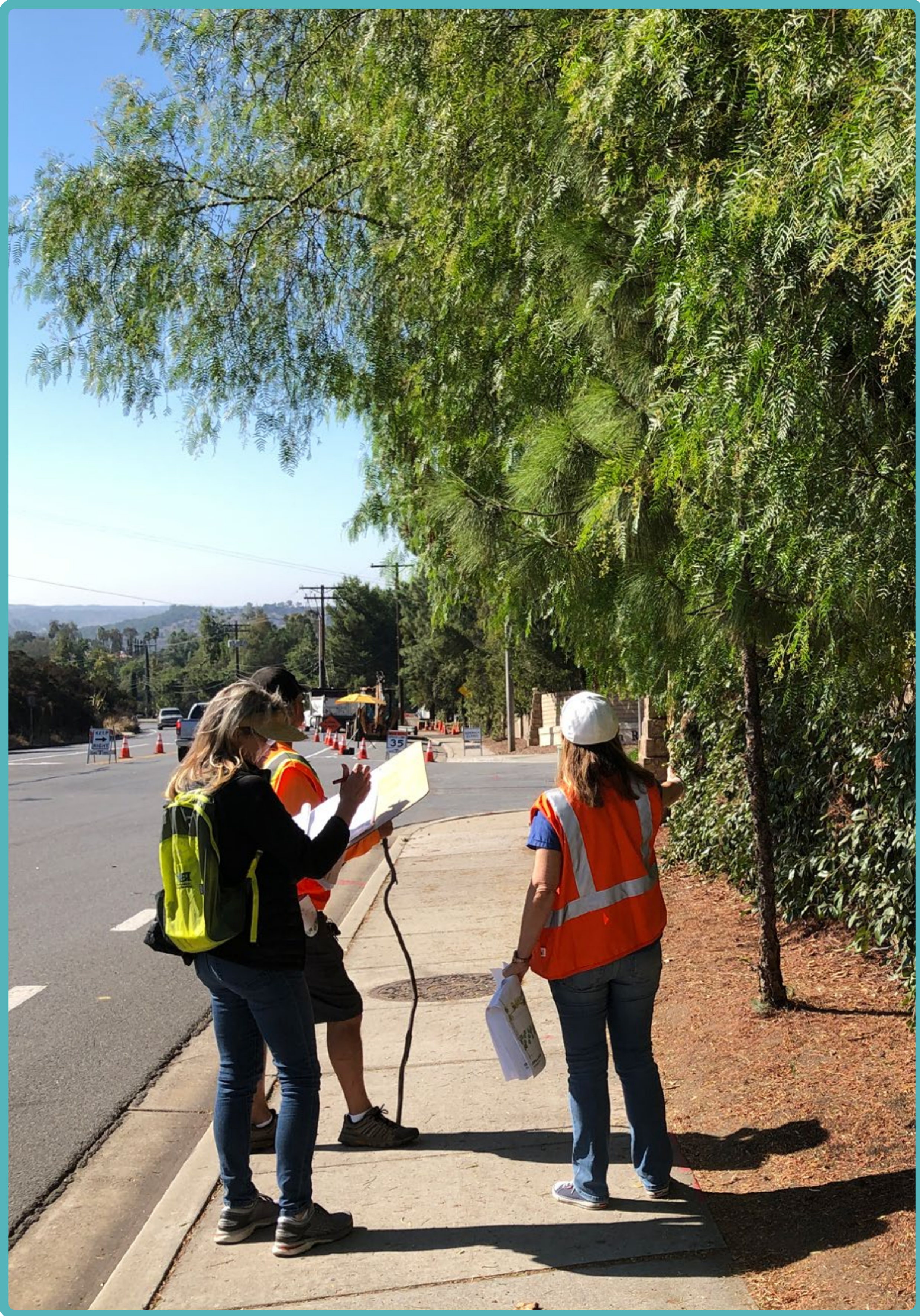
1. Public involvement
2. Define community priorities/potential improvements
3. Finalize Landscape Master Plan concept
4. Engineering analysis
5. Prioritize improvements (high, medium, low)
6. Determine assessments and phasing strategy
7. Ballot

ESPOLA ROAD LMD ADVISORY GROUP “NEIGHBORS MAKING A DIFFERENCE”



1. Volunteers made up from residents in LMD 83-1 and LMD 86-1
2. Formed to assist with rehabilitation maintenance strategies
3. Purpose is to establish lines of communication between City staff and residents

ESPOLA ROAD SITE ASSESSMENT



MASTER PLAN



WHAT IS IT?

Long term planning document that develops a conceptual blueprint for future improvements



WHAT IS IT NOT?

Not a final plan used for construction

A dirt path lined with tall, thin trees under a clear blue sky. The trees have light-colored bark and dense green foliage. The path is shaded by the trees, and there is a road visible in the distance on the right.

ONLINE SURVEY SUMMARY

ESPOLA ROAD

ONLINE COMMUNITY SURVEY - KEY TAKEAWAYS



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CONCERNED ABOUT THE CONDITION OF THE LANDSCAPING AT THE NEIGHBORHOOD ENTRANCES

- 12.75% WERE NEUTRAL
- 23.53% WERE NOT CONCERNED



CONCERNED ABOUT CONDITION OF TREES

- 19.6% WERE NEUTRAL
- 14.7% DID NOT AGREE

REMOVING ONLY DISTRESSED TREES OR ALL EUCALYPTUS TREES

- IF TREES WERE REMOVED OUTSIDE OF HAZARDOUS MITIGATION GRANT



CONCERNED ABOUT DANGER OF EUCALYPTUS TREES

- 19.8% WERE NEUTRAL
- 20.7% DID NOT AGREE

A dirt path lined with tall, slender trees, with a road visible in the distance. The trees have light-colored bark and dense green foliage. The path is shaded by the trees, and the ground is covered in dry leaves and mulch. The sky is clear and blue.

ENHANCED ENTRYWAYS

ESPOLA ROAD

EXISTING ENTRYWAY CONDITIONS



Stone Canyon Ranch Entry at Willow Ranch



Stone Canyon Ranch Entry at Willow Ranch Road

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ENHANCED ENTRYWAYS - PRECEDENT / CHARACTER

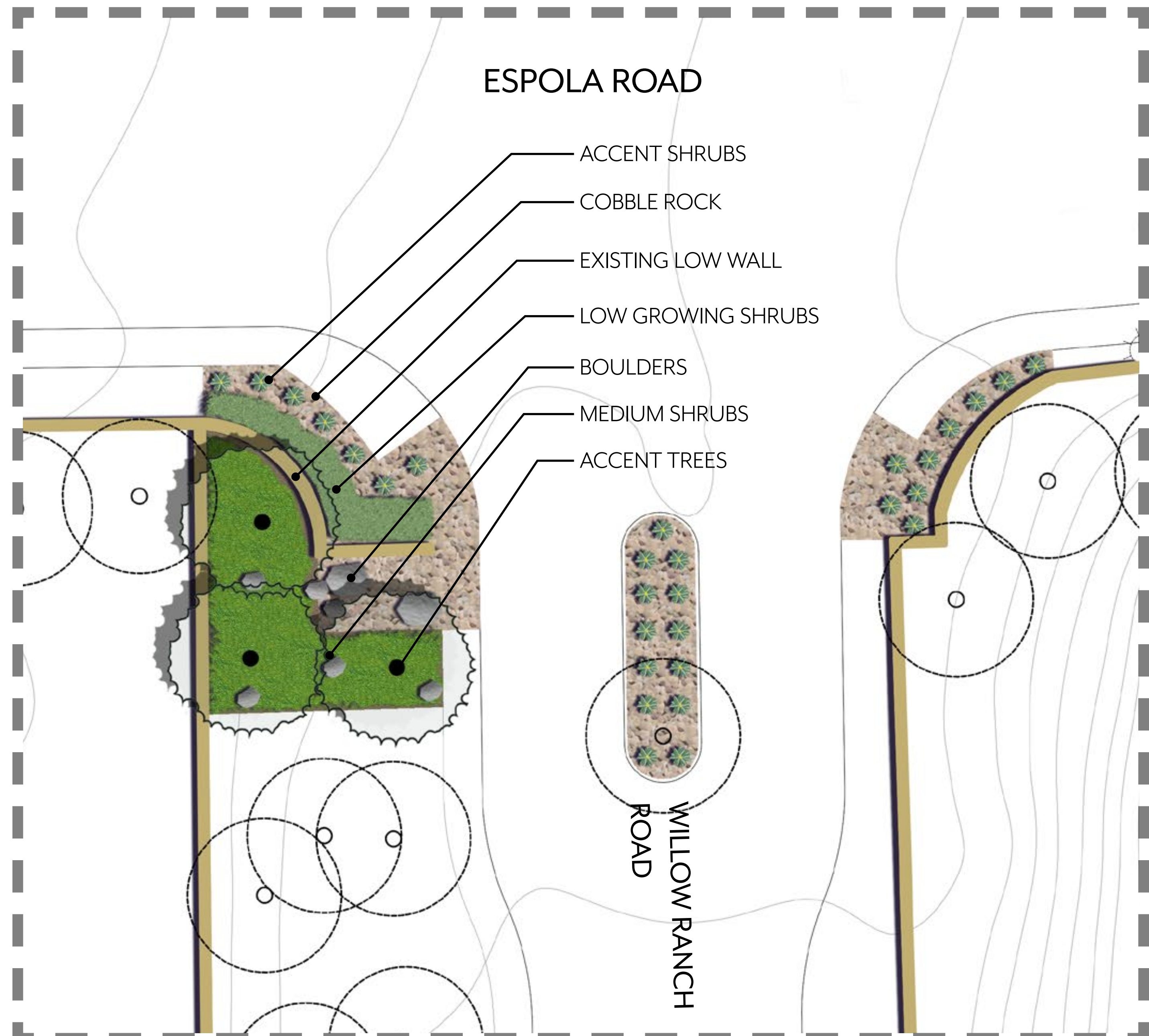


Existing Bridlewood Entry along Espola Road

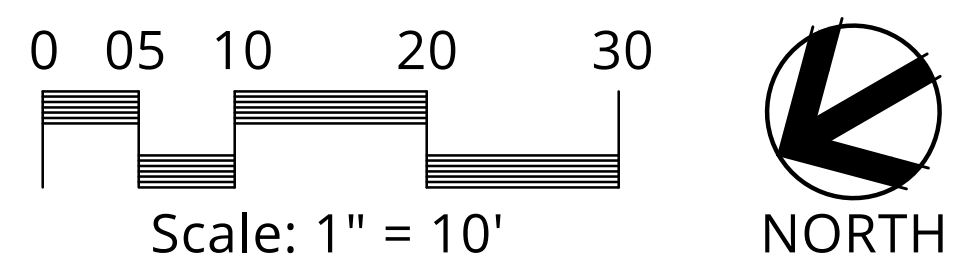


Existing Bridlewood Entry along Espola

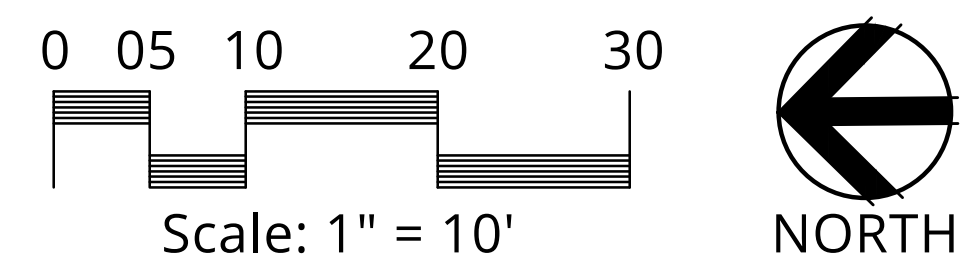
ESPOLA ROAD ENHANCED ENTRYWAYS- DESIGN CONCEPTS






WILLOW RANCH ENTRY



BOUNTY WAY ENTRY



PLANTING LEGEND

 ENTRY ACCENT TREE	 LOW GROWING SHRUBS	 ACCENT SHRUBS
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ESPOLA ROAD PLANTING PALETTE / OPTIONS



ENTRY ACCENT TREES

24" BOX SIZE

SUCH AS:



Arbutus 'Marina'
Strawberry Tree



Lagerstroemia indica
Crape Myrtle



Pistacia chinensis
Chinese Pistache

ESPOLA ROAD PLANTING PALETTE / OPTIONS



SHRUBS
1 GALLON SIZE SUCH AS:



Carex divulsa
Grey Sedge



Helictotrichon sempervirens
Blue Oat Grass



Juncus patens 'Elk Blue'
California Rush



Muhlenbergia capillaris
Pink Muhly



Sesleria autumnalis
Autumn Moor Grass

ESPOLA ROAD PLANTING PALETTE / OPTIONS




**ACCENT
SHRUBS**
1 GALLON SIZE SUCH AS:



Agave Species
Agave



Aloe Species
Aloe



Crassula falcata
Airplane Plant



Echeveria 'Afterglow'
Echeveria

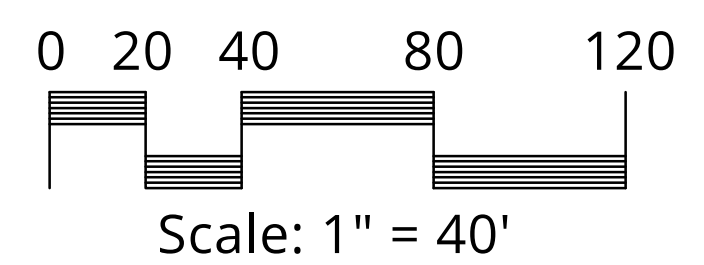


Senevio mandraliscae
Blue Finger

A landscape photograph showing a dirt path lined with tall, slender trees. The trees have light-colored, peeling bark and dense green foliage. The path is shaded by the trees, and the ground is covered with dry leaves and mulch. The sky is clear and blue. The text "LANDSCAPE CONCEPTS" is overlaid in the center in a bold, white, sans-serif font.

LANDSCAPE CONCEPTS

ESPOLA ROAD EXISTING TREE CONDITIONS



62

EXISTING TREES
WITHIN THE RIGHT-OF-WAY,
THIS SHEET





45

EXISTING TREES
OUTSIDE OF THE RIGHT-OF-WAY,
THIS SHEET

02

EXISTING TREES
(WITHIN THE RIGHT-OF-WAY)
IN POOR CONDITION,
THIS SHEET

EXISTING TREE LEGEND

-  GOOD CONDITION TREE
-  FAIR CONDITION TREE
-  POOR CONDITION TREE
-  RIGHT-OF-WAY LINE

ESPOLA ROAD

CHARACTER IMAGES - INFORMAL PLANTING DESIGN



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PLANTING DESIGN CONCEPT #1 - INFORMAL

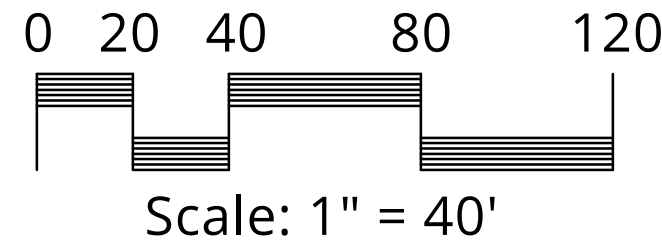


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PROPOSED TREES,
THIS SHEET



PLANTING LEGEND

	STREET TREE #1
	STREET TREE #2
	ACCENT TREE

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INFORMAL PLANTING DESIGN - AERIAL VIEW



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ESPOLA ROAD

INFORMAL PLANTING DESIGN - FLY THROUGH



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ESPOLA ROAD

CHARACTER IMAGES - FORMAL PLANTING DESIGN



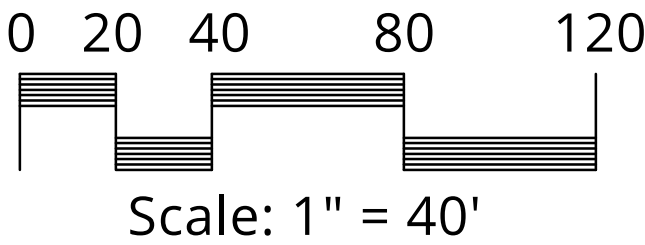
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PLANTING DESIGN CONCEPT #1 - FORMAL






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PROPOSED TREES,
THIS SHEET



PLANTING LEGEND

	STREET TREE #1
	STREET TREE #2
	ACCENT TREE

ESPOLA ROAD

FORMAL PLANTING DESIGN - AERIAL VIEW



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ESPOLA ROAD TREE PLANTING PALETTE / OPTIONS



CITY OF POWAY RECOMMENDED TREES

24" BOX SIZE

SUCH AS:



Pistacia chinensis / Chinese Pistache
Mature Height: 30' - 35'



Quercus ilex / Holly Oak
Mature Height: 40'-70'



Ulmus parvifolia / Chinese Elm
Mature Height: 40'-50'

ESPOLA ROAD TREE PLANTING PALETTE / OPTIONS



DROUGHT TOLERANT TREES

24" BOX SIZE

SUCH AS:



Cercis occidentalis / Western Redbud
Mature Height: 15'-20'



Geijera parvifolia / Australian Willow
Mature Height: 25'-35'



Lophostemon confertus / Brisbane Box
Mature Height: 40'-60'



Koelreuteria paniculata / Chinese Flame Tree
Mature Height: 30'-35'



Rhus lancea / African Sumac
Mature Height: 20'-30'

ESPOLA ROAD TREE PLANTING PALETTE / OPTIONS



NATIVE TREES

24" BOX SIZE

SUCH AS:



Arbutus 'Marina' - Strawberry Tree
Mature Height: 20'-40'



Cercidium floridum / Blue Palo Verde
Mature Height: 35'



Chilopsis linearis / Desert Willow
Mature Height: 15'-40'



Pinus torreyana / Torrey Pine
Mature Height: 40'-50'



Quercus agrifolia / Coast Live Oak
Mature Height: 50'-70'

A dirt path lined with tall, thin trees, with a road and more trees in the background. The trees have light-colored bark and dense green foliage. The path is shaded by the trees, and the ground is covered in dry leaves and mulch. A road is visible in the distance on the right side.

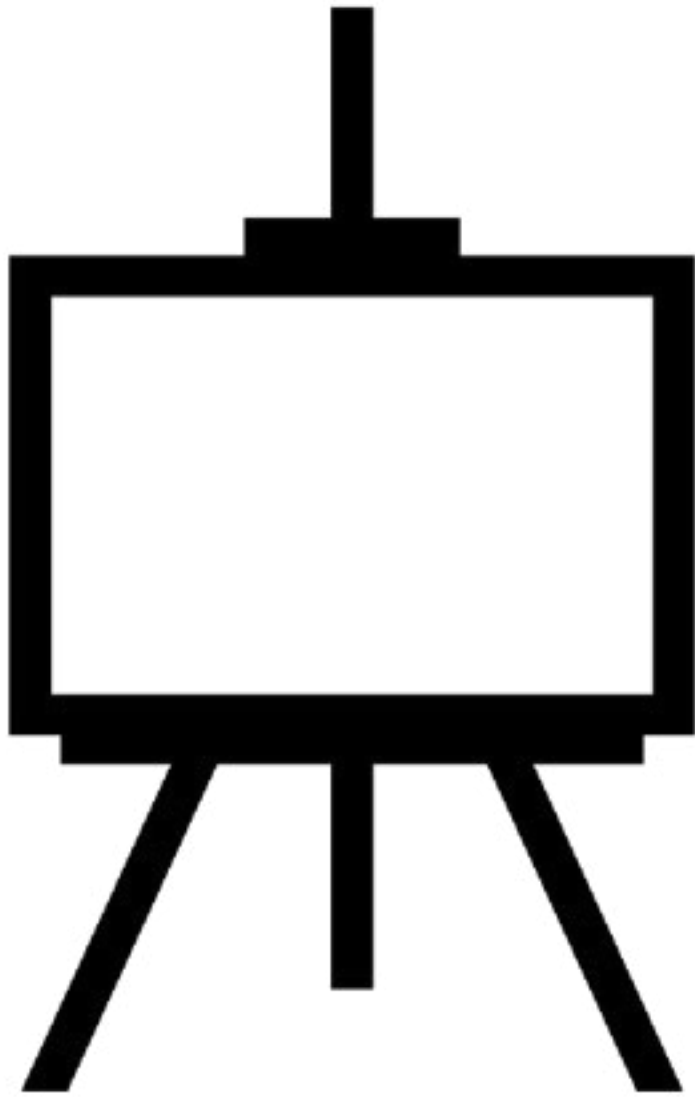
COMMENTS/QUESTIONS

A dirt path lined with tall, slender trees under a clear blue sky. The trees have light-colored bark and dense green foliage. The path is shaded by the trees, and there is a road visible in the distance on the right.

COMMUNITY VOTE

WHICH OPTION DO YOU PREFER?

1. FORMAL OR INFORMAL
2. COMMUNITY PRIORITIES



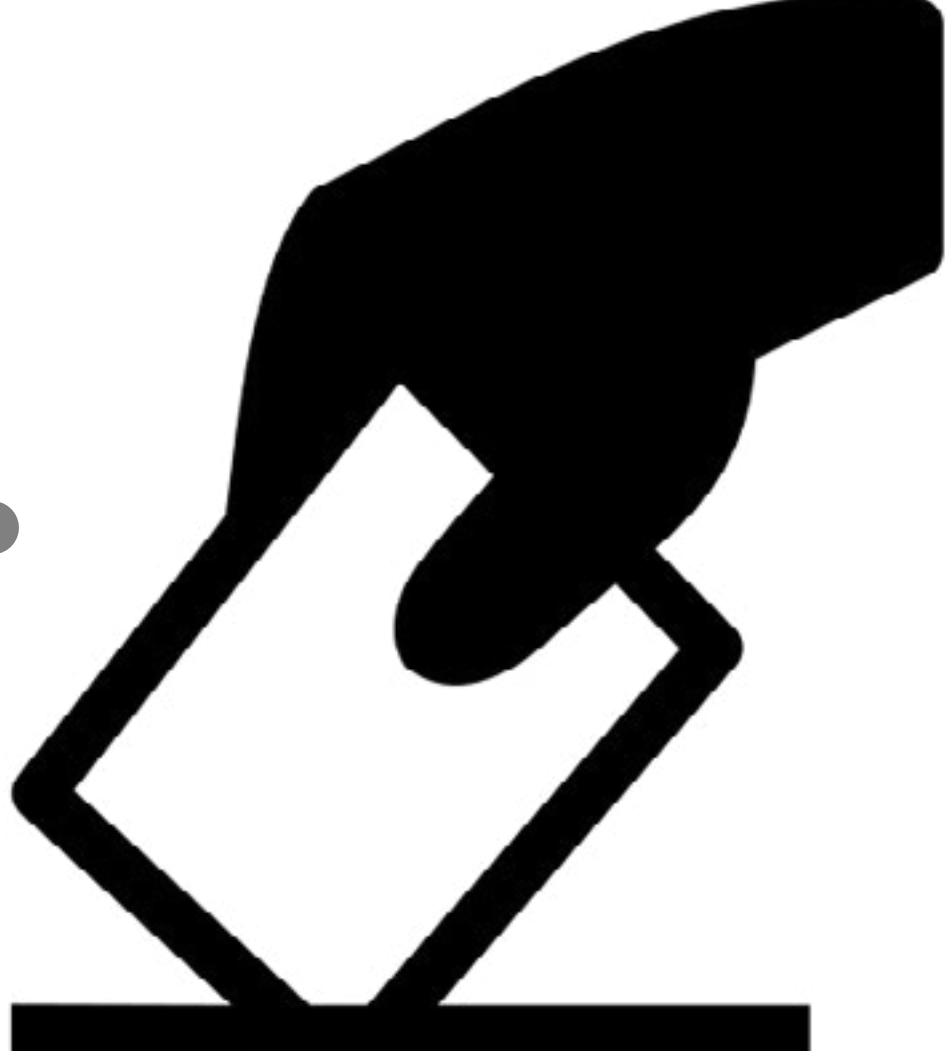
TWO STATIONS SET UP IN THE ROOM

- ONE STATION FOR EACH QUESTION ABOVE



CHOOSE A STATION

- WALK TO EITHER STATION
- FACILITATOR WILL PROVIDE STICKERS AND DIRECTIONS



PLACE YOUR VOTE!

- PLACE STICKER ON OPTION YOU PREFER