

# TWIN PEAKS ROAD

LANDSCAPE MASTER PLAN

LMD 83-1

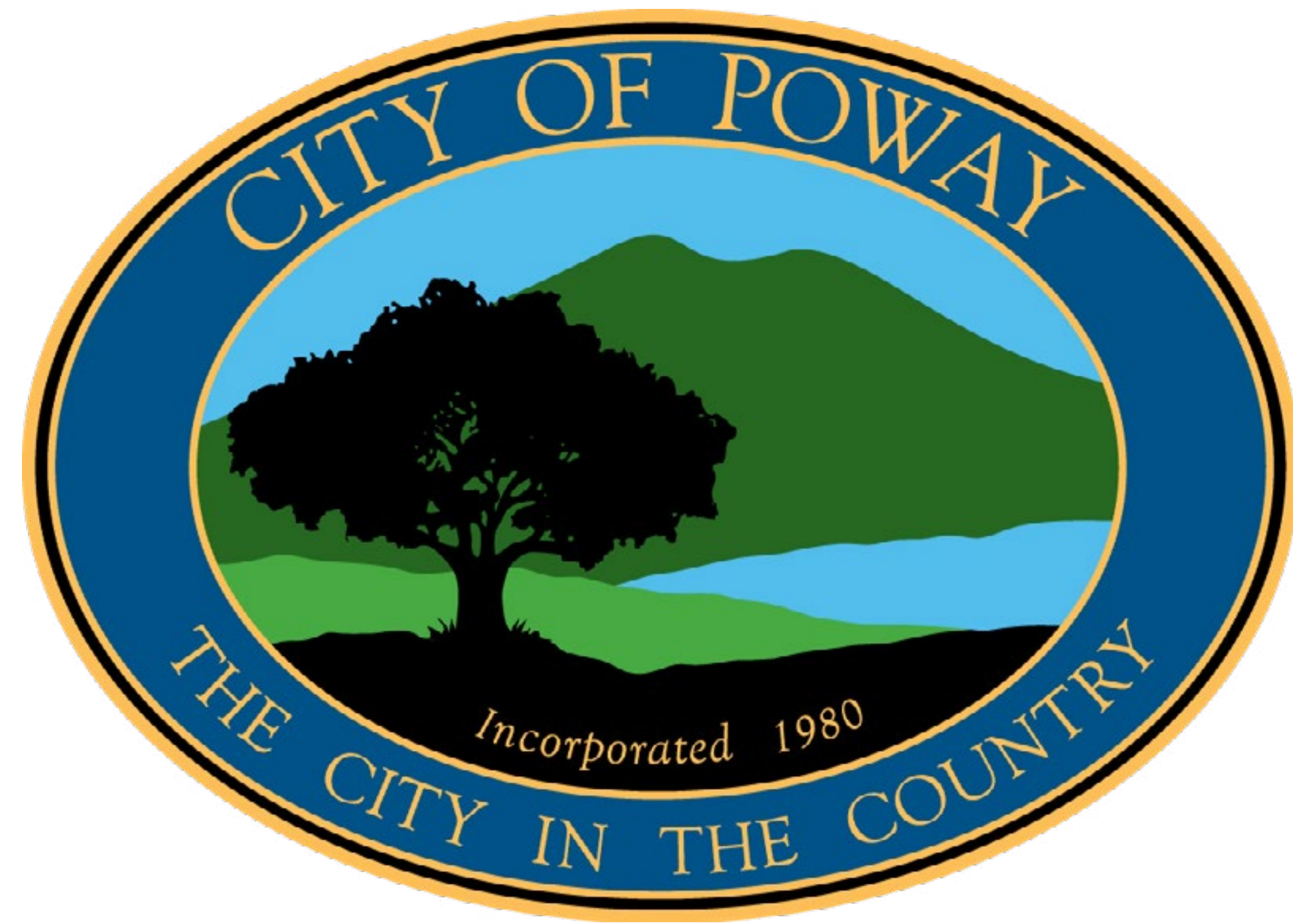


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APRIL 13, 2022  
OPEN HOUSE

# TWIN PEAKS ROAD

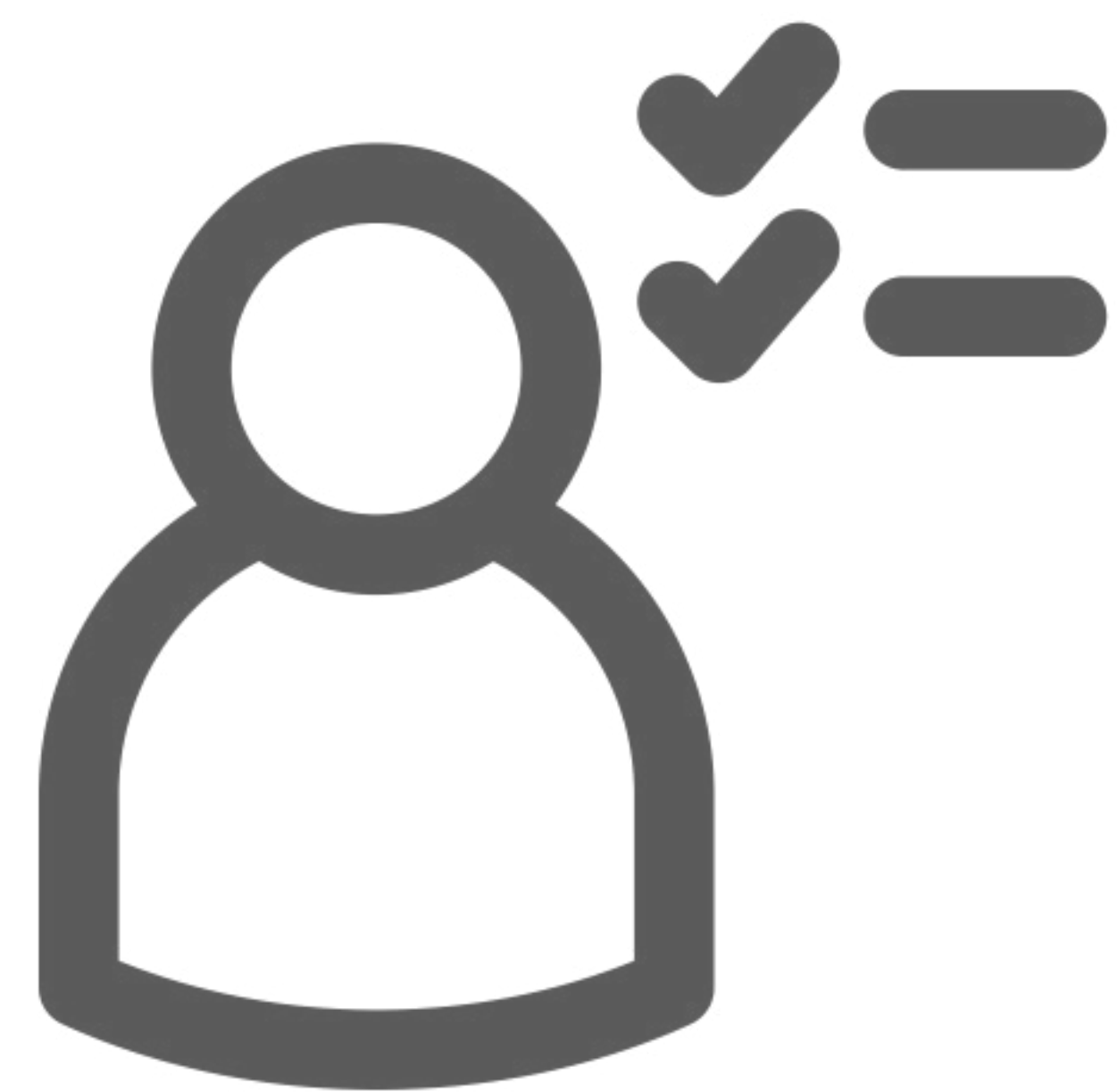
WELCOME / INTRODUCTIONS



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WILL WILEY, ASSISTANT DIRECTOR

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**LANDSCAPE ARCHITECTURE & PLANNING**  
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## OBJECTIVE FOR TODAY

Receive community input on the long term plan for LMD 83-1

# TWIN PEAKS ROAD AGENDA



**01**

**WELCOME / INTRODUCTIONS**



**02**

**BACKGROUND INFO**



**03**

**LANDSCAPE CONCEPTS**



**04**

**Q & A**



**05**

**VOTE**

A photograph of a street lined with trees. A concrete sidewalk runs along the right side of the road. Several cars are visible on the road to the left. The scene is captured during the day, with shadows cast by the trees. The text 'BACKGROUND INFO' is overlaid in large, white, bold, sans-serif font across the center of the image.

# ▶ BACKGROUND INFO

# TWIN PEAKS ROAD

## OVERVIEW OF LANDSCAPE MAINTENANCE DISTRICTS



WHAT IS A LANDSCAPE MAINTENANCE DISTRICT?



WHY WERE THEY ESTABLISHED?



WHAT IS THEIR PURPOSE?

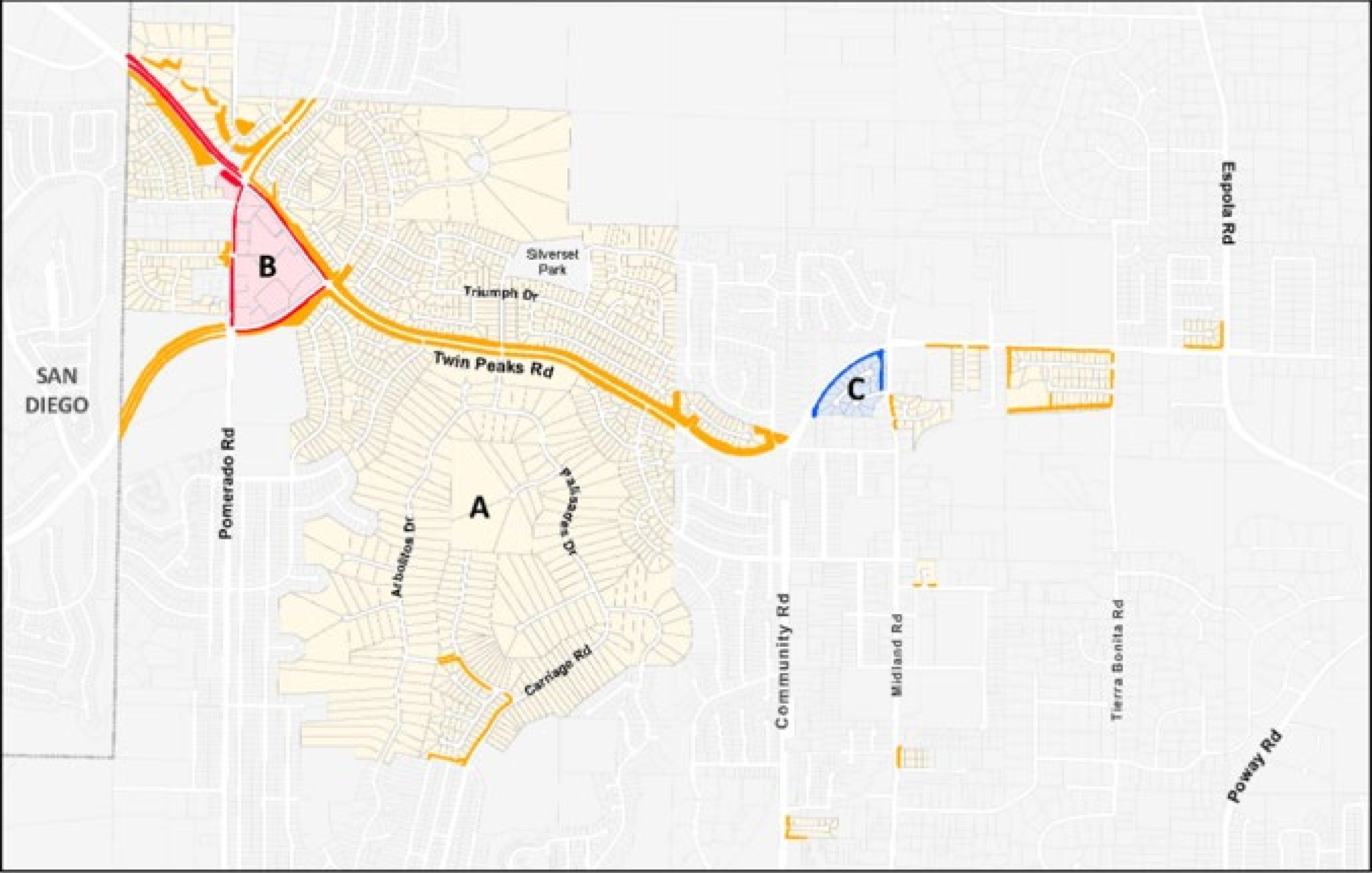
# TWIN PEAKS ROAD

## LANDSCAPE MAINTENANCE DISTRICT 83-1



### LMD 83-1 Overview

- Districts**
- 83-1A
  - 83-1B
  - 83-1C
- Improvements**
- 83-1A
  - 83-1B
  - 83-1C



### HIGHLIGHTS:

- FORMED IN 1983
- INCLUDES 1,432 PARCELS
- APPROX. 1.26 MILLION SQ. FT OF LANDSCAPING
- 3,000+ TREES

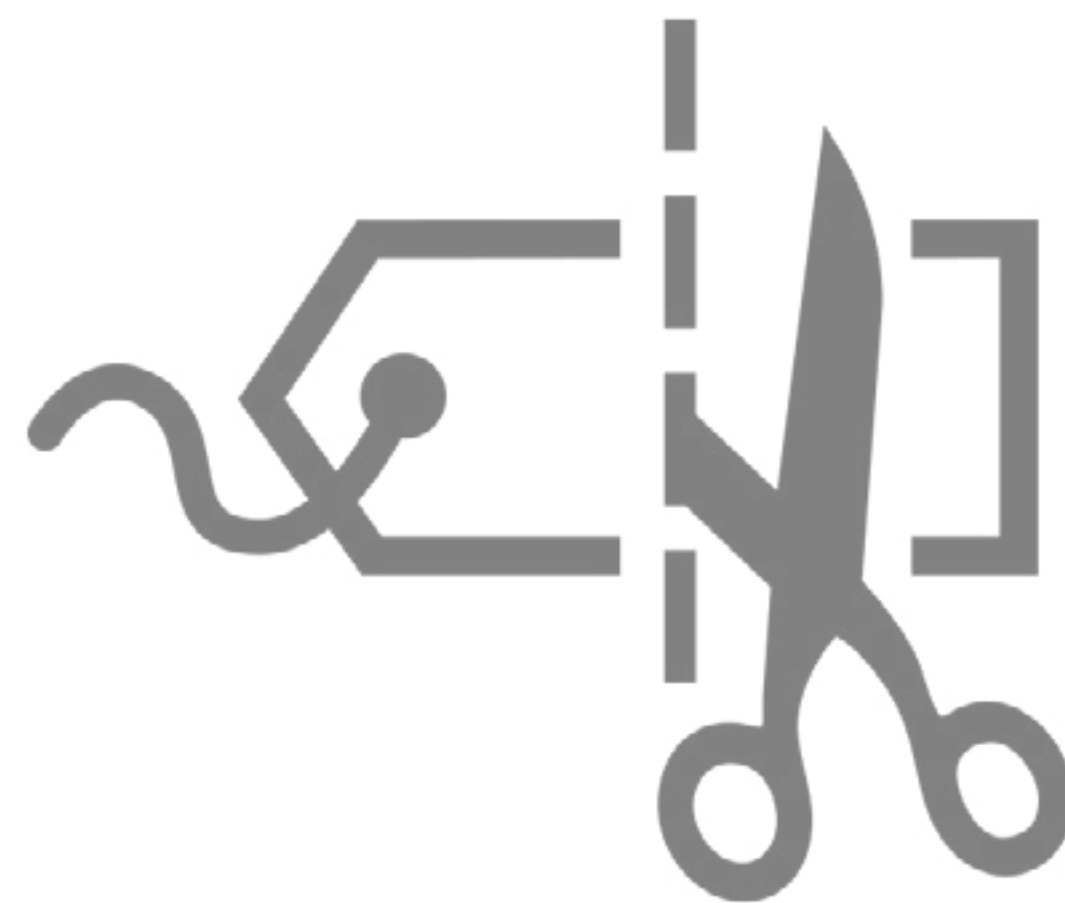
# TWIN PEAKS ROAD

## CURRENT STATE OF LMD 83-1



## 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

# TWIN PEAKS ROAD

## LMD 83-1 PROGRESS TO DATE



**2018** LMD Advisory Group formed to assist with rehabilitation strategies

**2019** KTUA hired to prepare a conceptual landscape plan

- Neighborhood entrances
- Tree removals
- Maintenance priorities
- Aging irrigation systems

**2020** City awarded a \$1.4m FEMA grant to remove hazardous trees along Twin Peaks, Espola, and Green Valley Open Space

**2021** City re-bid landscape maintenance contract to help stabilize expenditures

# TWIN PEAKS ROAD

## SITE ASSESSMENT



## MASTER PLAN



### WHAT IS IT?

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



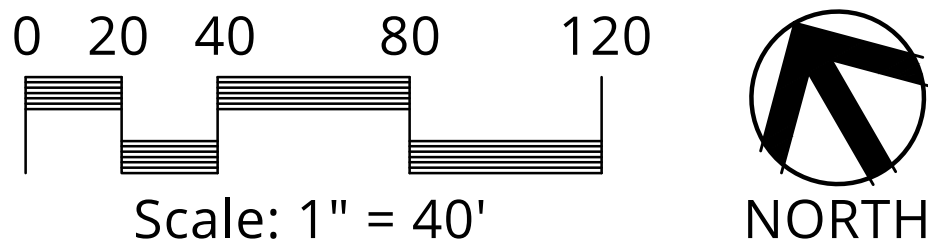
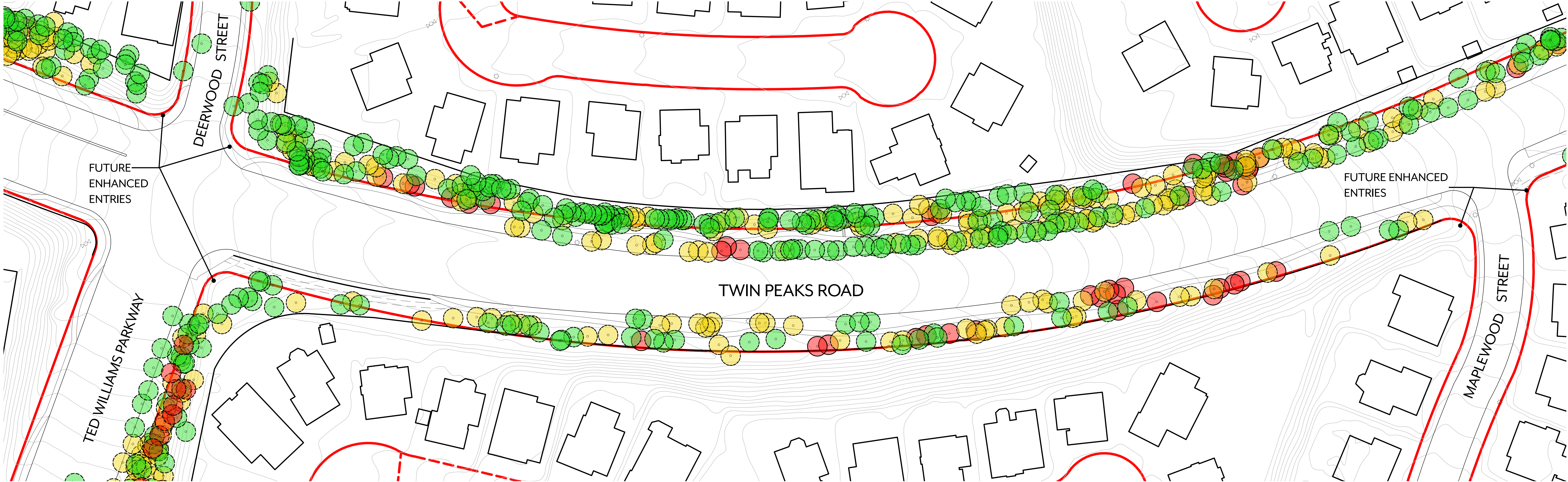
### WHAT IS IT NOT?

Not a final plan used for construction

A photograph of a street scene featuring a concrete sidewalk lined with young trees. The trees have thin trunks and are supported by white plastic sleeves. To the left of the sidewalk is a road with several cars. To the right is a grassy embankment. The scene is captured in the late afternoon, with long shadows cast across the sidewalk. The text "LANDSCAPE CONCEPTS" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

# LANDSCAPE CONCEPTS

# TWIN PEAKS ROAD EXISTING TREE CONDITIONS



**419**

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





**333**

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

**67**

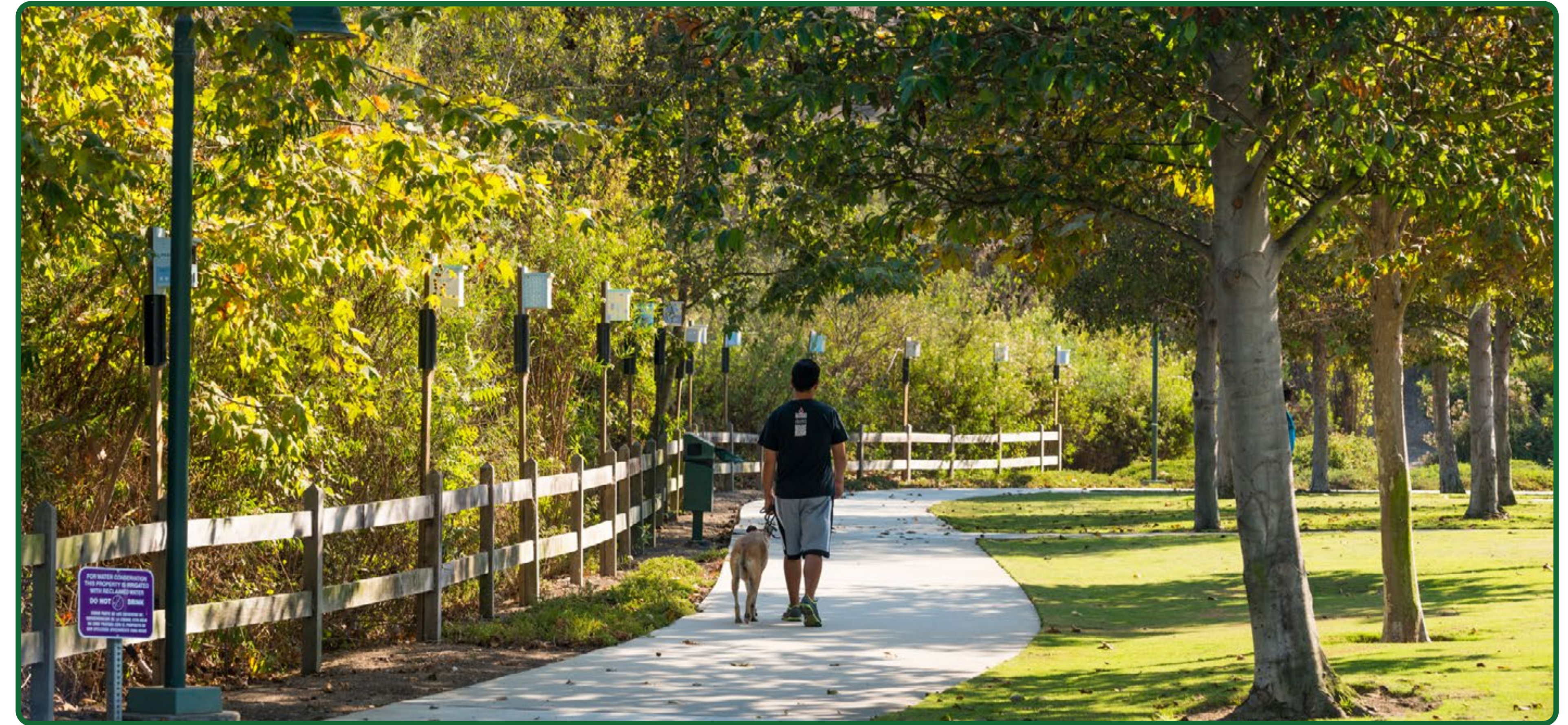
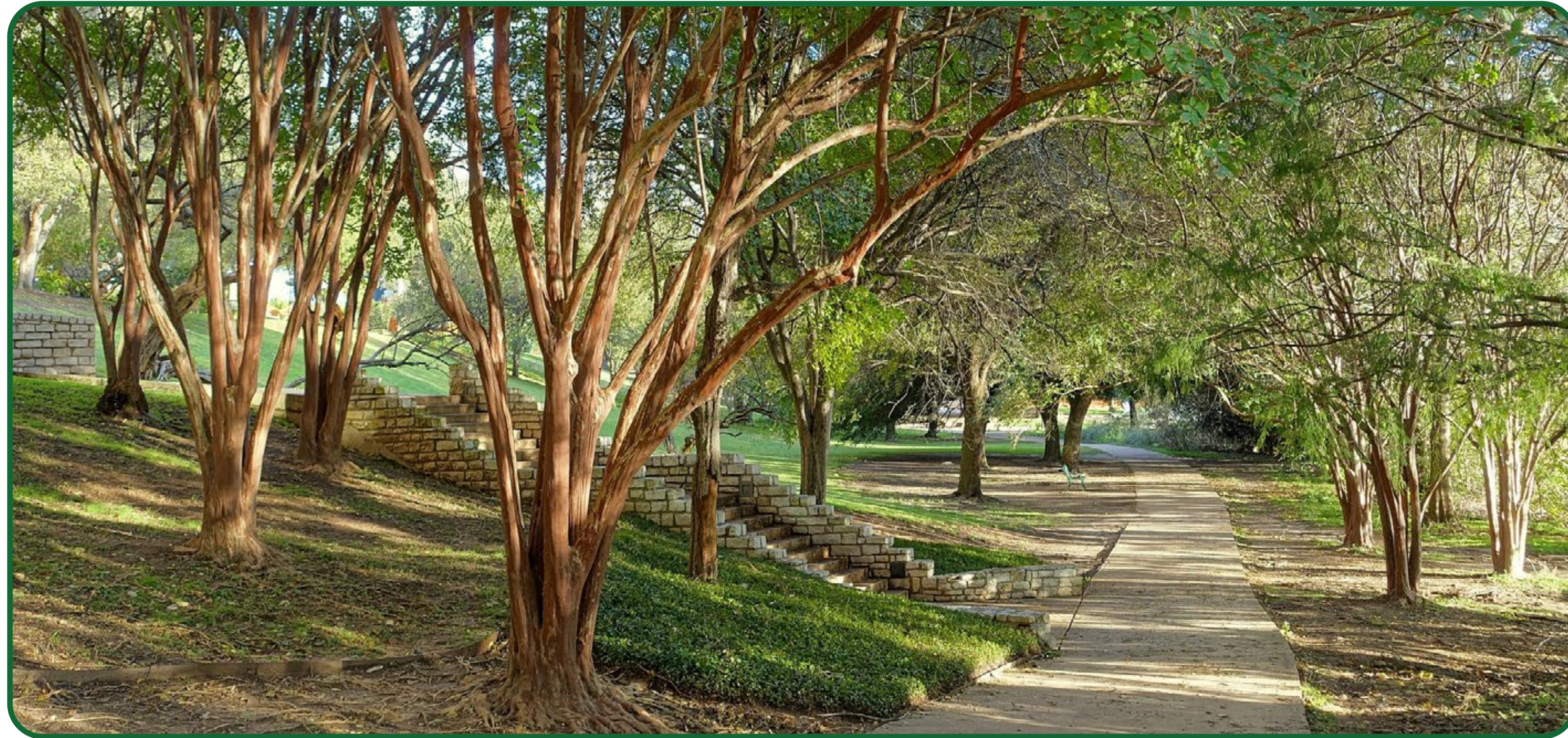
EXISTING TREES  
(WITHIN THE RIGHT-OF-WAY)  
IN POOR CONDITION,  
THIS SHEET

**EXISTING TREE LEGEND**

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

# TWIN PEAKS ROAD

## CHARACTER IMAGES - INFORMAL PLANTING DESIGN



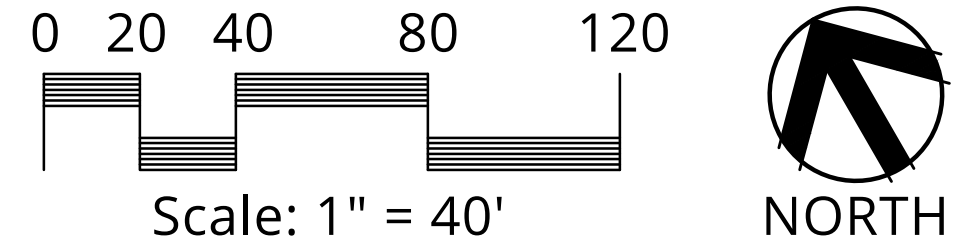
# TWIN PEAKS ROAD

## PLANTING DESIGN CONCEPT #1 - INFORMAL






# 116

PROPOSED TREES,  
THIS SHEET

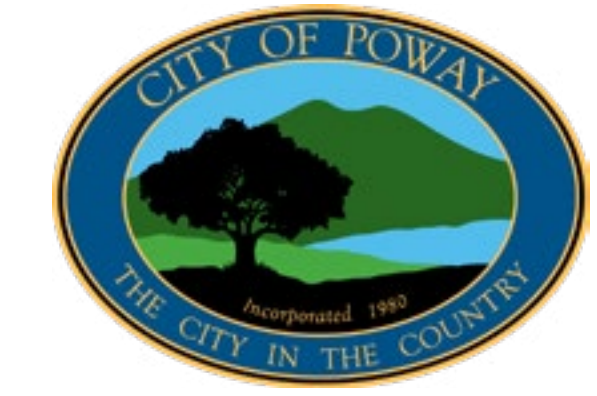


**PLANTING LEGEND**

	STREET TREE #1
	STREET TREE #2
	ACCENT TREE

# TWIN PEAKS ROAD

INFORMAL PLANTING DESIGN - AERIAL VIEW



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# TWIN PEAKS ROAD

INFORMAL PLANTING DESIGN - FLY THROUGH



# TWIN PEAKS ROAD

CHARACTER IMAGES - FORMAL PLANTING DESIGN



# TWIN PEAKS ROAD

## PLANTING DESIGN CONCEPT #1 - FORMAL

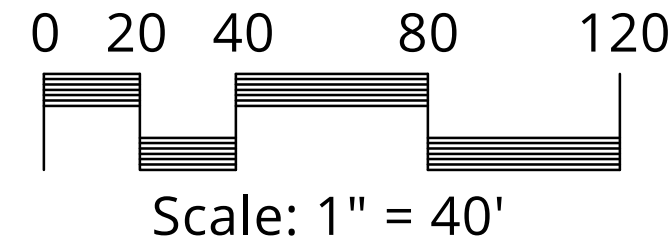


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# 123

PROPOSED TREES,  
THIS SHEET

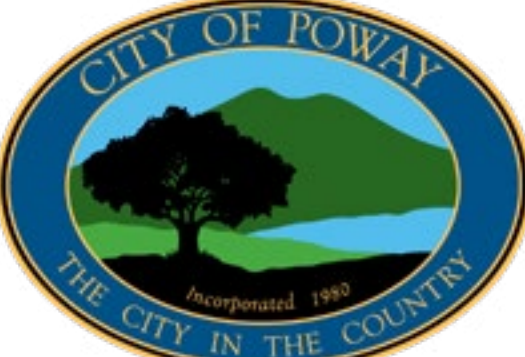


**PLANTING LEGEND**

	STREET TREE #1
	STREET TREE #2
	ACCENT TREE

# TWIN PEAKS ROAD

FORMAL PLANTING DESIGN - AERIAL VIEW



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# TWIN PEAKS ROAD

## TREE PLANTING PALETTE / OPTIONS



### CITY OF POWAY RECOMMENDED TREES

24" BOX SIZE SUCH AS:



*Pinus canariensis* / Canary Island Pine  
Mature Height: 50' - 80'



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



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

### 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'

### 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'

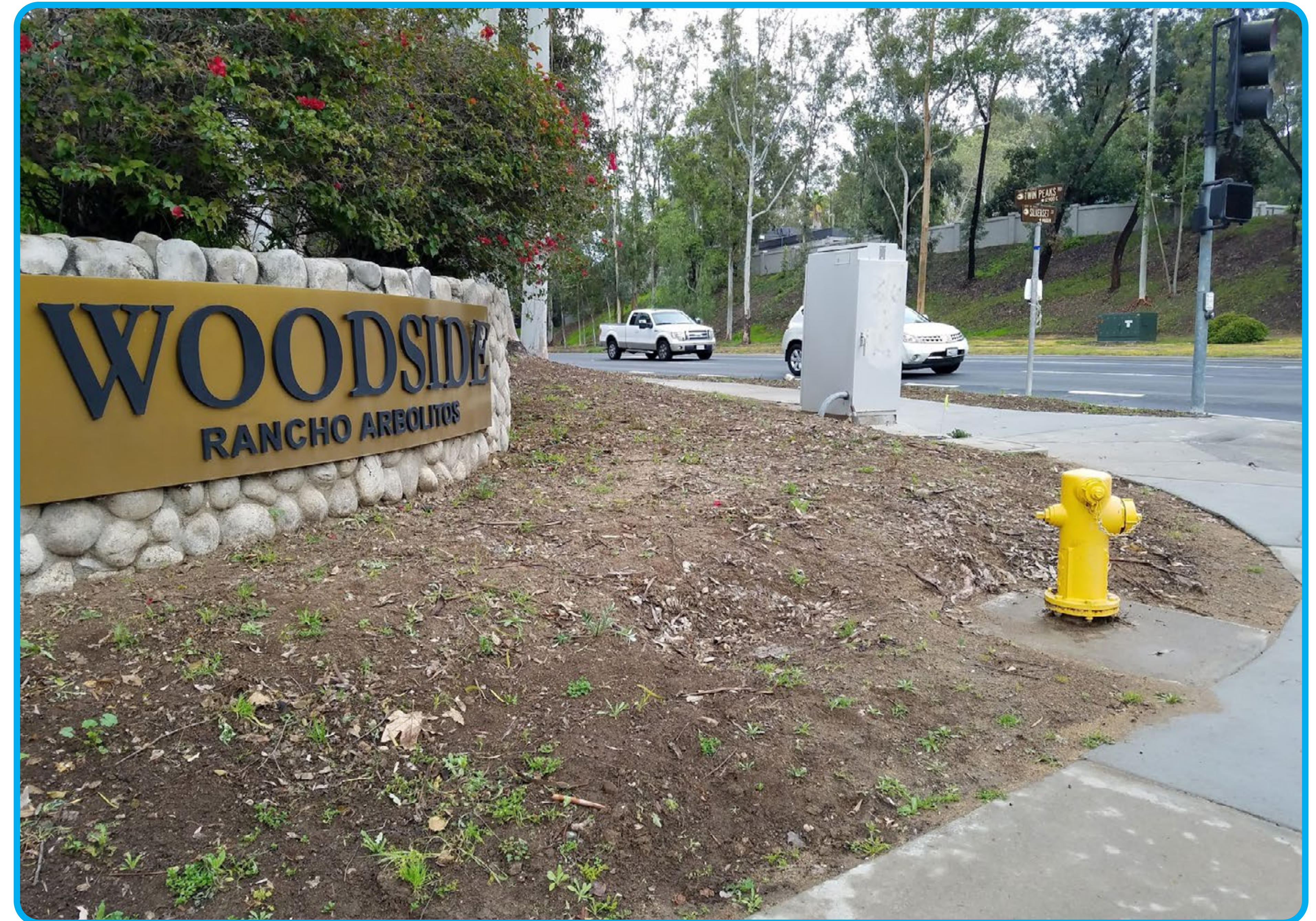
# ENHANCED ENTRYWAYS



# TWIN PEAKS ROAD EXISTING ENTRYWAY CONDITIONS



Parkside Entry at Deerwood Street



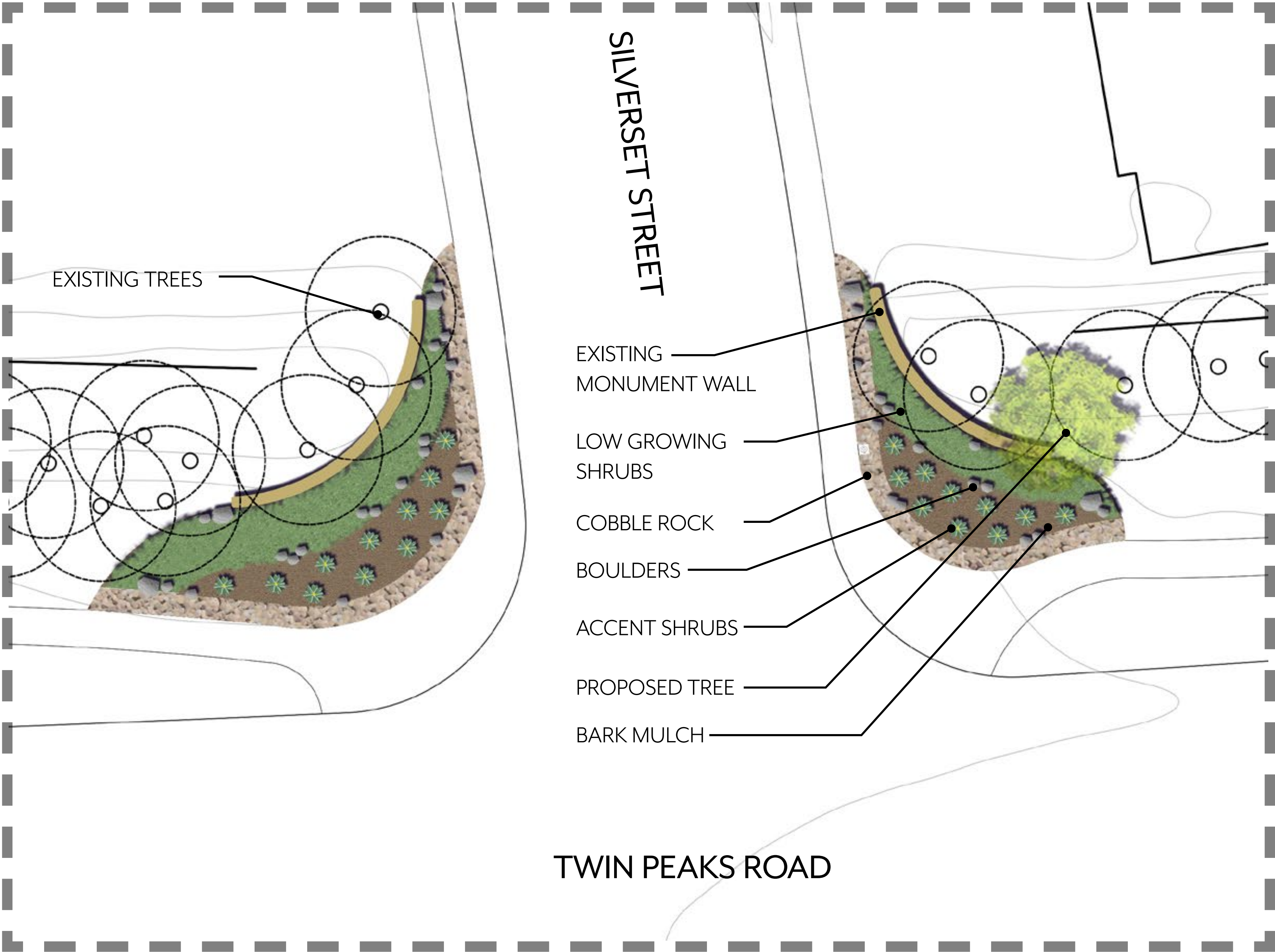
Woodside Entry at Silverset Street

# TWIN PEAKS ROAD

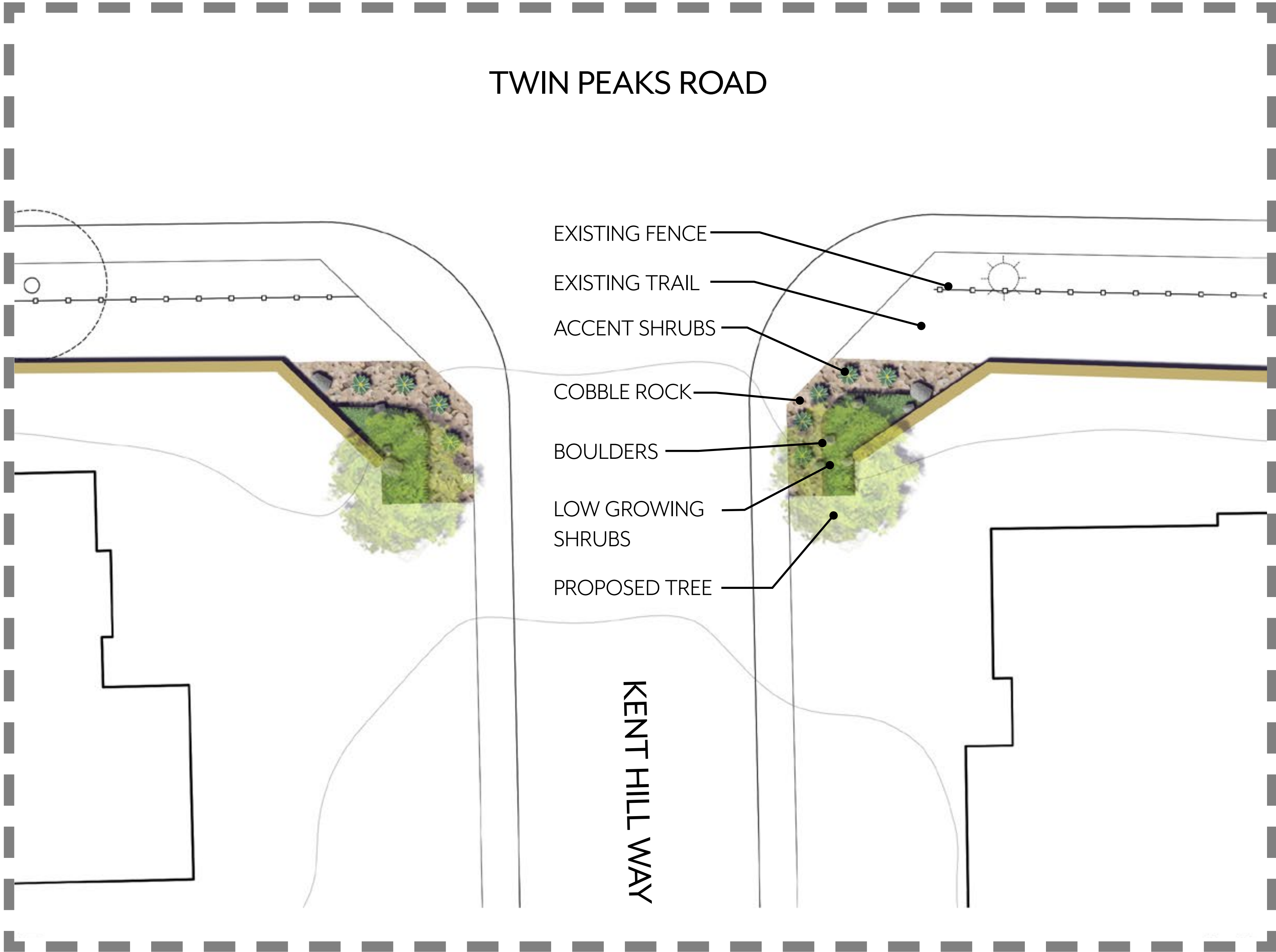
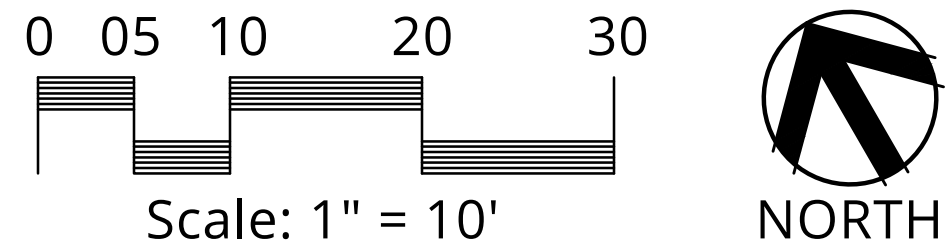
## ENHANCED ENTRYWAYS - DESIGN CONCEPTS



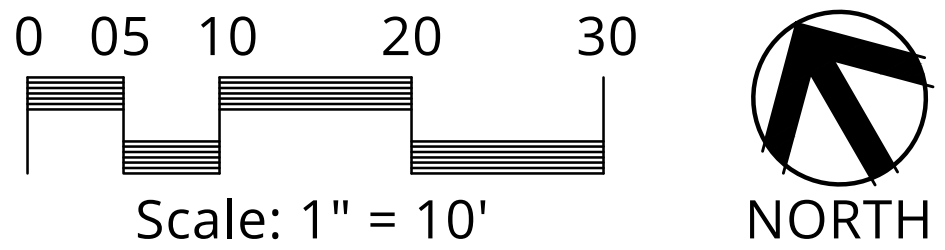
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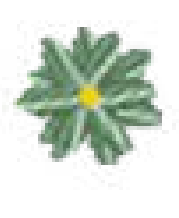
SILVERSET STREET ENTRY



KENT HILL WAY ENTRY



### PLANTING LEGEND

-  ENTRY ACCENT TREE
-  LOW GROWING SHRUBS
-  ACCENT SHRUBS

# TWIN PEAKS ROAD

## ENHANCED ENTRYWAYS - PRECEDENT / CHARACTER IMAGES



Existing Bridlewood Entry along Espola Road



Existing Bridlewood Entry along Espola

# TWIN PEAKS ROAD

## ENHANCED ENTRYWAYS - PLANTING OPTIONS



### ENTRY ACCENT TREES

24" BOX SIZE

SUCH AS:



*Arbutus 'Marina'*  
Strawberry Tree



*Koelreuteria bipinnata*  
Chinese Flame Tree



*Pistacia chinensis*  
Chinese Pistache



### LOW GROWING SHRUBS

1 GALLON SIZE

SUCH AS:



*Carissa macrocarpa*  
Natal Plum



*Helictotrichon sempervirens*  
Blue Oat Grass



*Juncus patens 'Elk Blue'*  
California Rush



*Rosmarinus officinalis 'Huntington Carpet'*  
Rosemary



*Sesleria autumnalis*  
Autumn Moor Grass



### ACCENT SHRUBS

1 GALLON SIZE

SUCH AS:



Agave Species  
Agave



Aloe Species  
Aloe



*Bulbine frutescens*  
Stalked Bulbine



*Echeveria 'Afterglow'*  
Echeveria



*Senecio mandraliscae*  
Blue Finger

# ONLINE SURVEY SUMMARY

A photograph of a tree-lined sidewalk next to a road with cars, overlaid with the text 'ONLINE SURVEY SUMMARY'. The scene is captured from a low angle, looking down the sidewalk. The sidewalk is made of concrete and is bordered by a dense line of trees on the right. The trees have green leaves and are casting long shadows across the sidewalk. To the left of the sidewalk is a road with several cars driving. The sky is clear and blue. The text 'ONLINE SURVEY SUMMARY' is written in large, white, bold, sans-serif capital letters across the center of the image.

# TWIN PEAKS ROAD

## ONLINE COMMUNITY SURVEY - KEY TAKEAWAYS



### CONCERNED ABOUT THE CONDITION OF THE LANDSCAPING AT THE NEIGHBORHOOD ENTRANCES

- 14.15% WERE NEUTRAL
- 14.53% WERE NOT CONCERNED

### REMOVING ONLY DISTRESSED TREES OR ALL EUCALYPTUS TREES

- IF TREES WERE REMOVED OUTSIDE OF HAZARDOUS MITIGATION GRANT



### CONCERNED ABOUT CONDITION OF TREES

- 10.4% WERE NEUTRAL
- 9.4% DID NOT AGREE

### CONCERNED ABOUT DANGER OF EUCALYPTUS TREES

- 10.9% WERE NEUTRAL
- 15.1% DID NOT AGREE

A photograph of a residential street scene. In the foreground, a concrete sidewalk runs along a row of trees with light-colored trunks. To the left of the sidewalk is a road with several cars, including a dark SUV. The background shows more trees and a building. The text "COMMENTS/QUESTIONS" is overlaid in large, white, bold, sans-serif font across the center of the image.

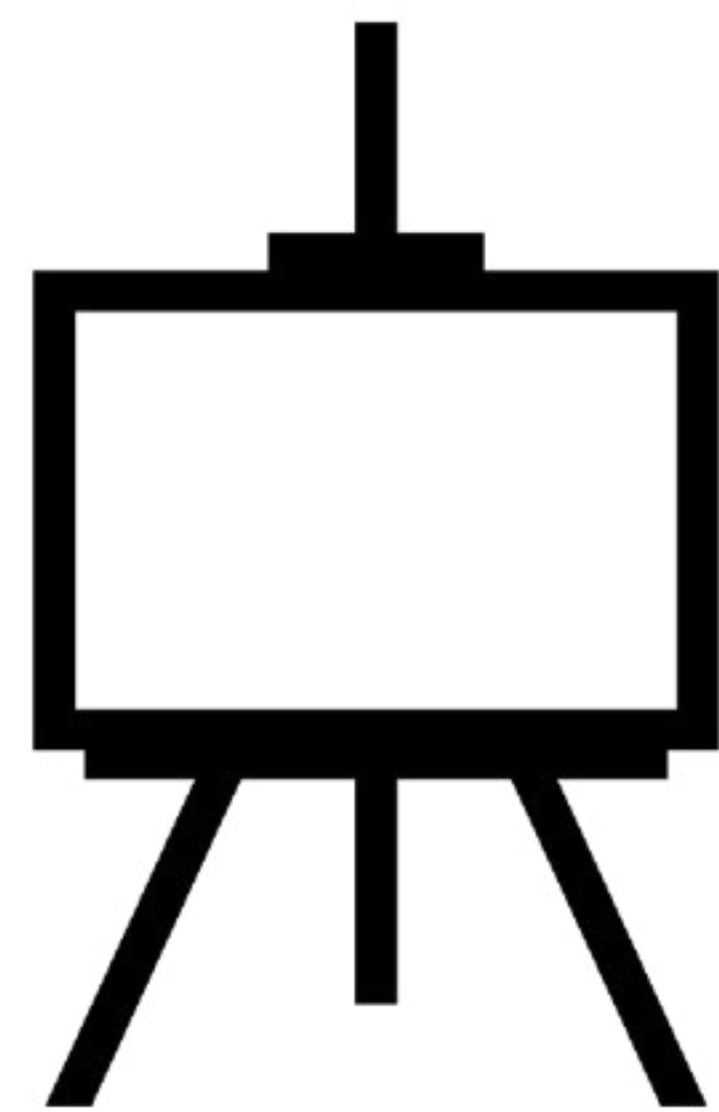
**COMMENTS/QUESTIONS**

A photograph of a residential street lined with trees. A concrete sidewalk runs along the right side of the road. Several cars are visible on the road to the left. The scene is captured during the day, with shadows cast by the trees. The text 'COMMUNITY VOTE' is overlaid in large, white, bold, sans-serif capital letters across the center of the image. A small white arrow points to the left, positioned just before the first letter of the text.

# COMMUNITY VOTE

## WHICH OPTION DO YOU PREFER?

1. FORMAL OR INFORMAL
2. COMMUNITY PRIORITIES



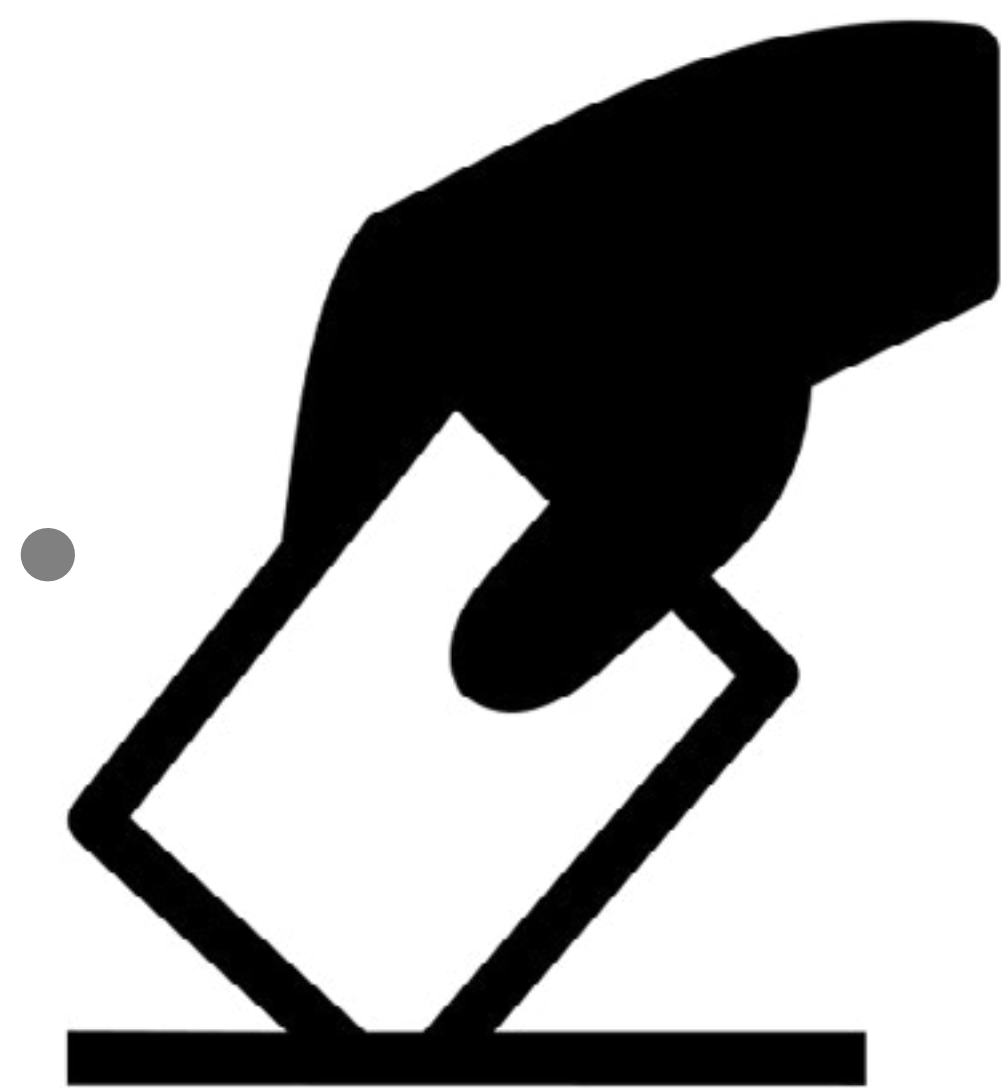
### TWO STATIONS SET UP IN THE ROOM

- 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