

SUN VALLEY



Recreation Master Plan

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INTRODUCTION

The city of Sun Valley is known for its industries, manufacturing zones, and environmentally unfriendly businesses. The site we have chosen to enhance and develop contains 1,500 acres. It is bounded to the North by the golf course, the south by the 5 Freeway, Bradford, and Montague Street on the west/northwest, and Sunland Boulevard on the east.

We propose to develop a Recreational Master Plan, which enforces Sun Valley's community plan to create a "healthful and pleasant environment." Amenities within the plan include recreational gathering centers with sports fields, parks, and playgrounds, a combination dirt bike facility and skateboard park, a dog park, zoo, small lake, and picnic areas. A designated mile pedestrian/bike path will link these community uses throughout the city.

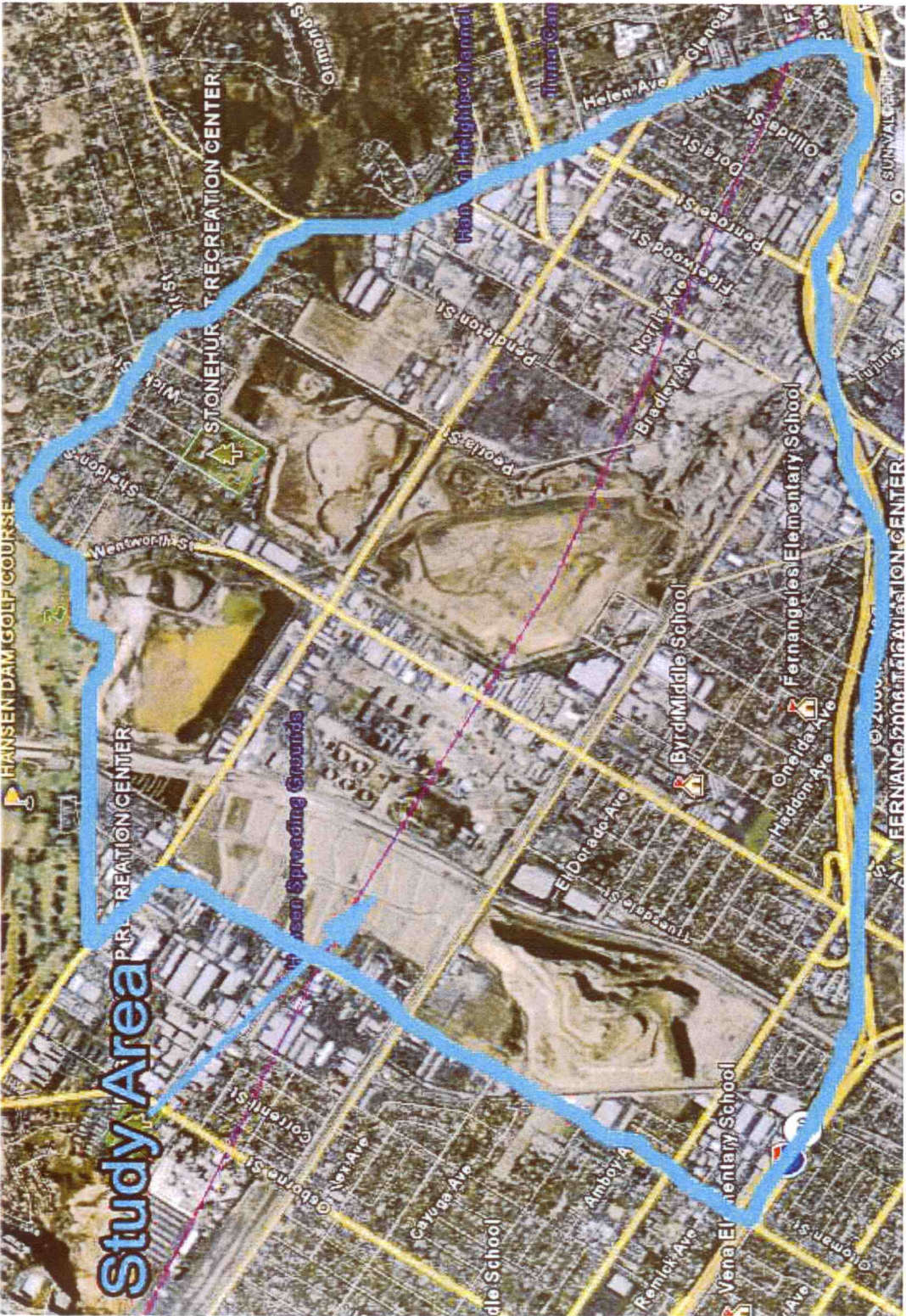
Goals

- Improve quality of life for residents
- Improve land use applications and encourage quality urban design to create a sense of place.
- Create a balance of housing close to activities.
- Present more options for travel.

Objectives

- Encourage an interlinking network of pedestrian/bike path trail systems, which connects to all recreational facilities and experiences.
- Maximize the enjoyment of users through a variety of recreational facilities and experiences.
- Improve aesthetics and make the trail an amenity
- Increase native landscape and open space.

SUN VALLEY—Study Area



SITE ANALYSIS

Quantitative

Topography

- elevation measures between 100 to 1,000 feet.

Tujunga Wash

- runs to the northwest of the study area. Usually dry, significant flows during and after storms, between November and April. The wash connects with the LA River in Studio City.

Sun Valley Watershed

- northeast section of community, drains into Los Angeles River.

Seismicity

- San Fernando-Sierra Madre Fault
- Verdugo Fault.

Groundwater

- encountered at a depth of approximately 250 feet to 280 feet on east side of Verdugo fault



Project Area

- 1,500 acres total
- 190 acres zoned for residential
- 120 acres for open space
- 42 acres of commercial
- 1,200 acres for industrial.

Land Use Application

- Industrial land uses include active and closed landfills, auto salvage yards, manufacturing and assembly activities, warehouses and distributions facilities
- Five aggregate processing plants separately measure between 200-400 acres.

Weather

- Mediterranean climate, temperatures between 55 – 78 degrees Fahrenheit year round

Recreational Facilities

- Stonehurst Recreational Center

SITE ANALYSIS (con't)

Qualitative

Circulation:

- The Golden State Freeway (I-5)
- The Foothill Freeway (I-210)



Major streets or roads

- San Fernando Road
- Glenoaks Boulevard
- Tuxford Street
- Bradley Avenue

Metro Bus and Metro Rail System

- Red line 92 (Glenoaks Blvd.)
- Blue line 166 (Glenoaks Blvd.)
- Red line 96 (San Fernando Rd.)
- Blue line 169 (San Fernando Rd.)
- Metrolink Antelope Valley Line (San Fernando Rd.)



Hansen Dam

- 9-acre recreational lake
- 1.5-acre swim lake
- beach and picnic areas
- parking lots
- roadways.

Noise

- children at school
- industrial use
- automobile use

CONCEPTUAL DESIGN

Site Plans

There are four gravel pits that are the centerpieces of the Sun Valley Recreation Master Plan. Gravel Pit 1 is approximately 215 acres, Gravel Pit 2 is approximately 150 acres, and Gravel Pit 3 is approximately 398 acres. By changing the gravel pits into recreational areas, this proposal has the potential to provide an additional 763 acres of recreation and open space to the Sun Valley area.

Gravel Pit 1 will be a proposed “green” park with native, drought tolerant plants, trees, and a riparian pond. This park will cater to those residents more interested in a natural park. A network of hiking trails will crisscross the park and great care will be taken to create interesting elevational and grade changes, so as to create a more natural terrain for the hikers.

Gravel Pit 2 is proposed to be a more family-oriented park similar to the parks surrounding the Los Angeles Zoo. This area will also contain a small zoo that will house a small, yet diverse selection of native Californian animals. It is hoped that the zoo can be used to educate the people about the types of animals that existed in California prior to its urbanization.

Gravel Pit 3 is proposed to be the main recreation park and facility for the Sun Valley area. The portion of the site north of Glenoaks Boulevard will contain the master facility area with offices for the newly created Sun Valley Parks and Recreation District, two large indoor gymnasiums for basketball and volleyball, outdoor tennis courts, and a variety of other park activities. The portion of the site south of Glenoaks is proposed to have a paddle boat lake and fishing pond. We are also proposing a motocross track and skateboard park. The location of the site lends itself to these types of uses as it is the furthest site from any residential areas and will provide a much needed area for an underserved part of the recreation community. This part of the park will also generate revenue in both day use fees and facility rental fees. It will also help attract people from outside the community who come to view competitions that may be held at the site

Trail System

An extensive trail system has been devised as a way to connect each of the proposed parks to each other, Hansen Dam, and the surrounding neighborhood parks, schools, and neighborhoods. It is primarily modeled after the Paseo System in Santa Clarita and Valencia

Zoning

The current zoning on Gravel Pit 1 is Open Space (OS) and M-2 which is heavy industrial. We would propose to change the zoning on the entire parcel to OS. Gravel Pits 2 and 3 are zoned M-3. Typical uses in the M-3 zone include M-2 uses (light industrial, storage yards, animal keeping etc.), industrial I uses, and nuisance type uses. Gravel Pit 2 could remain under the same zoning, as the use proposed at this site falls within the approved uses of the M-3 zone, primarily as it relates to animal keeping.

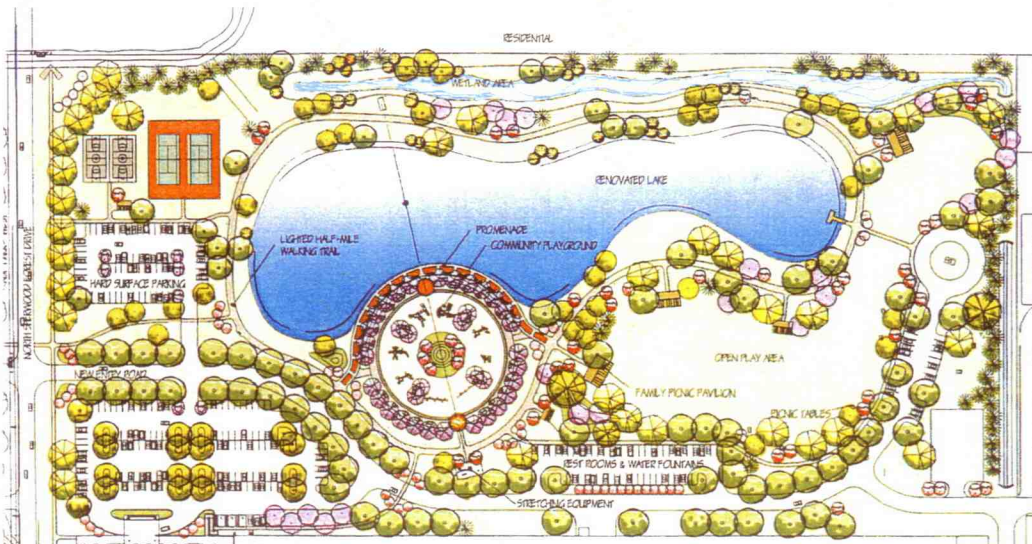
Gravel Pit 3 would need to be rezoned. The best rezoning recommendation would be open space (OS) given the fact that this site would become the main recreation facility for the Sun Valley Parks and Recreation District.

PROJECT SITE PICTURES

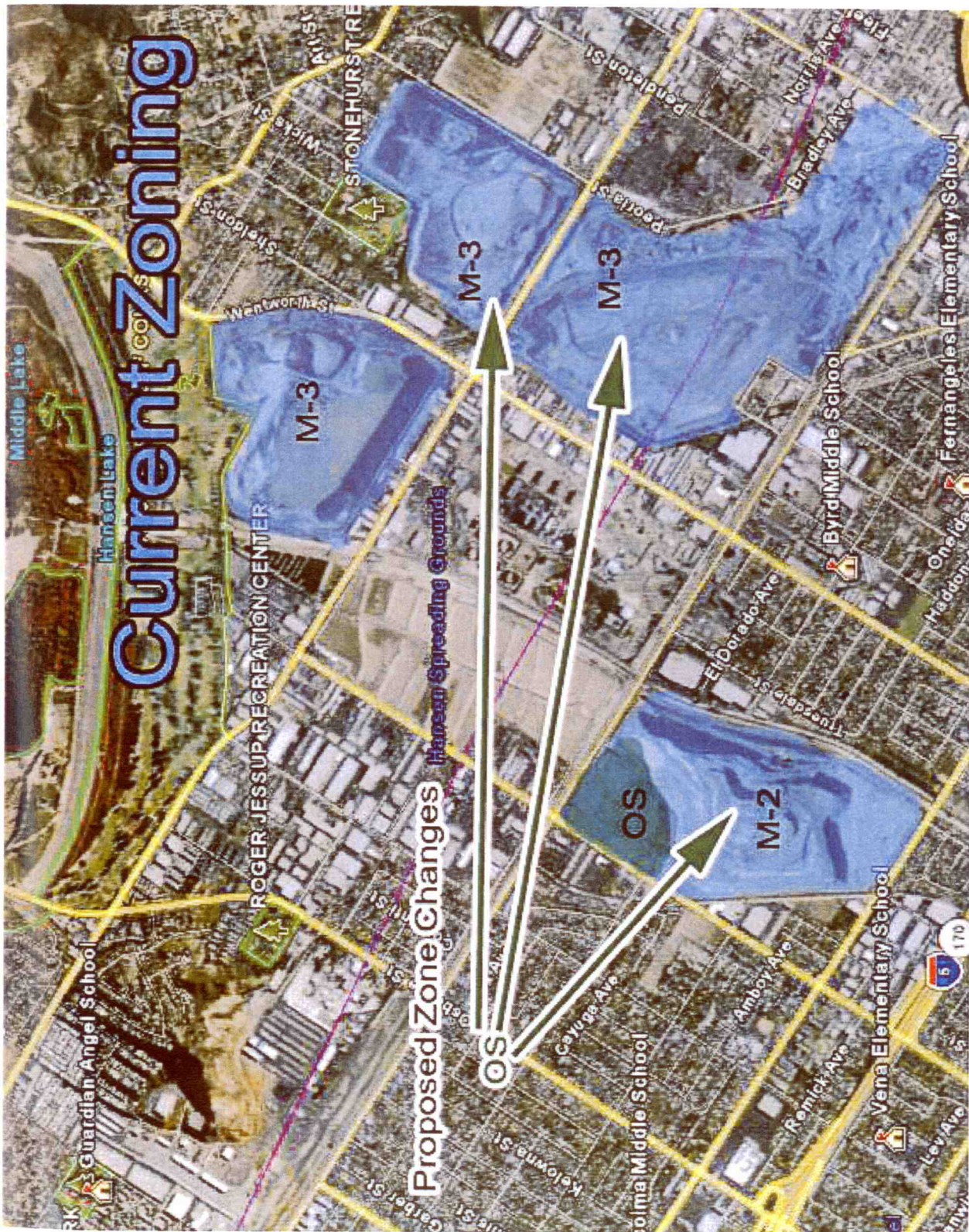
Project Goal
From this....



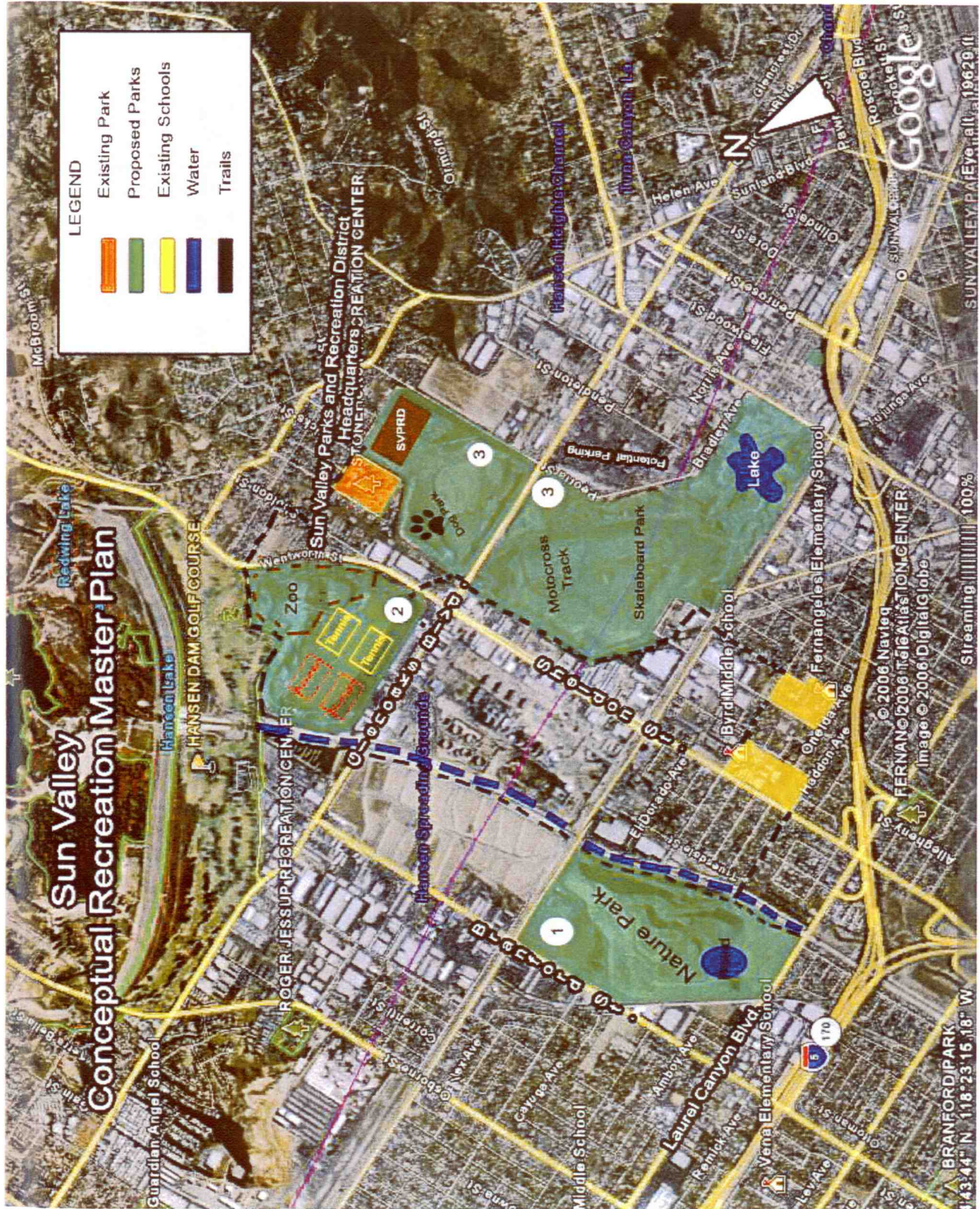
To something like this....



CURRENT ZONING AND PROPOSED CHANGES



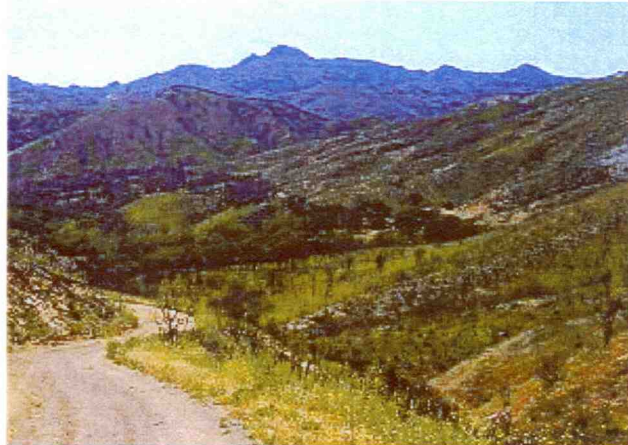
CONCEPTUAL RECREATION MASTER PLAN



RECREATION AREAS

Gravel Pit 1 = Recreation Area 1

Potential Name: Sun Valley Nature Park



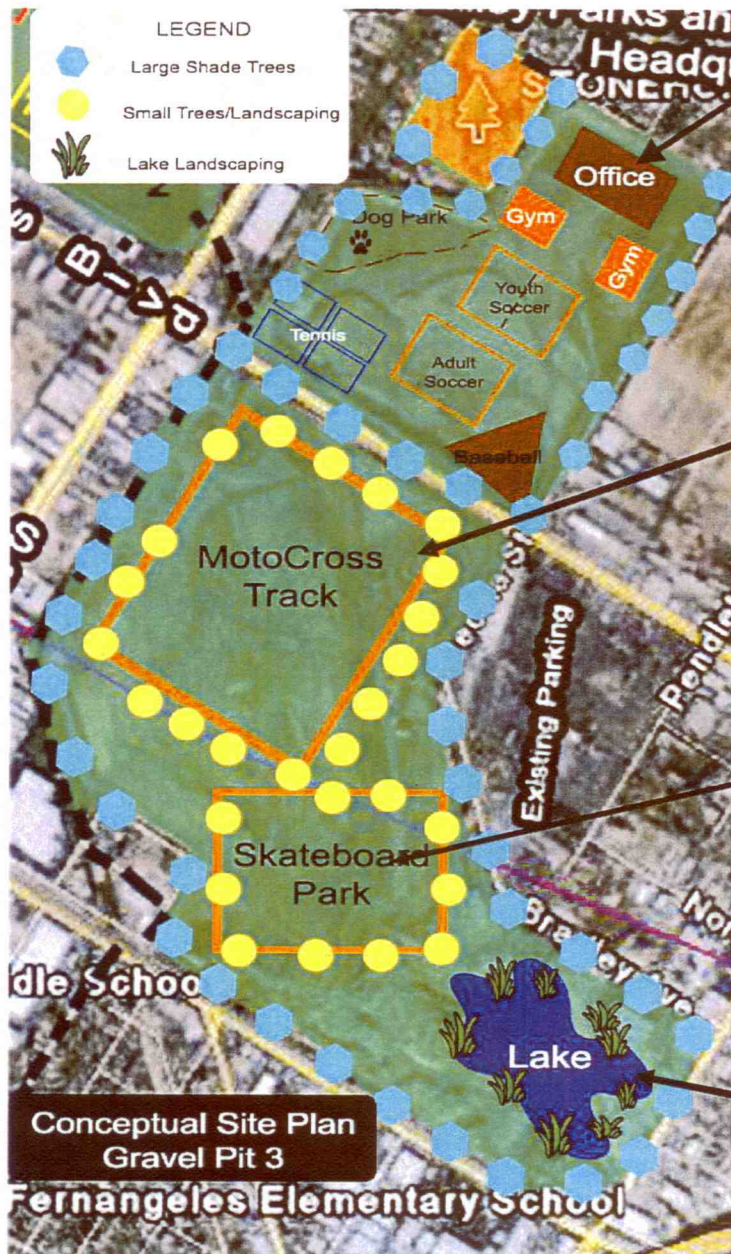
Gravel Pit 2 = Recreation Area 2

Potential Name: Sun Valley Zoo and Sports Park

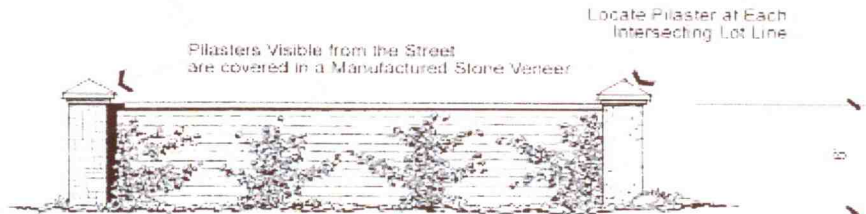


Conceptual Site Plan—Gravel Pit 3

Gravel Pit 3 is the proposed main park for the Sun Valley Recreation and Park District. The District offices will be here, along with the majority of revenue generating amenities.

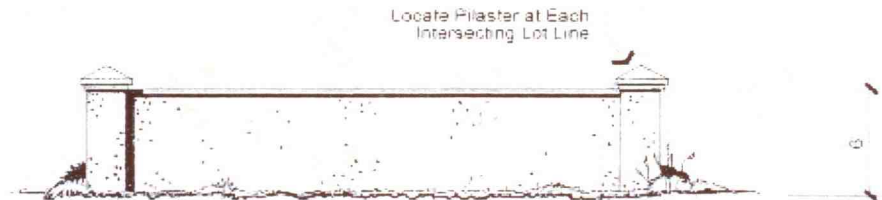


FENCES FOR PARKS AND TRAIL SYSTEM



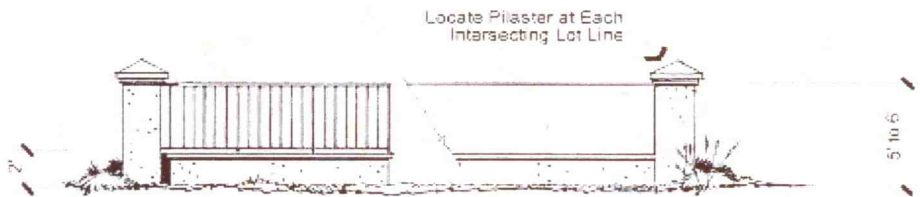
Community Wall (Solid Wall)

Split-faced concrete block, both sides. Street side can be used as a vegetation anchor. Split-faced block pilaster with beveled concrete cap.



Solid / Sound Wall

Split-faced concrete block, both sides. Split-faced concrete block pilaster with beveled concrete cap.



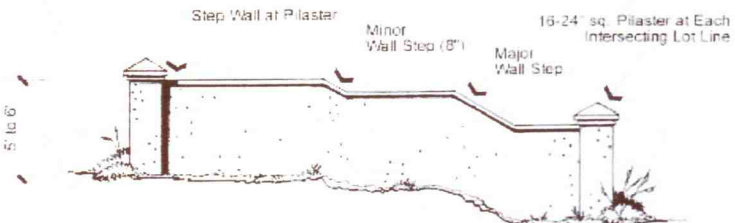
Open Theme View Wall

Wrought iron fence, or clear non-glare "Lexon" type panel with split-faced block pilaster and split-faced block low wall, both sides.



Rural "Equestrian Style" Theme Fence

Wood or approved alternative material.



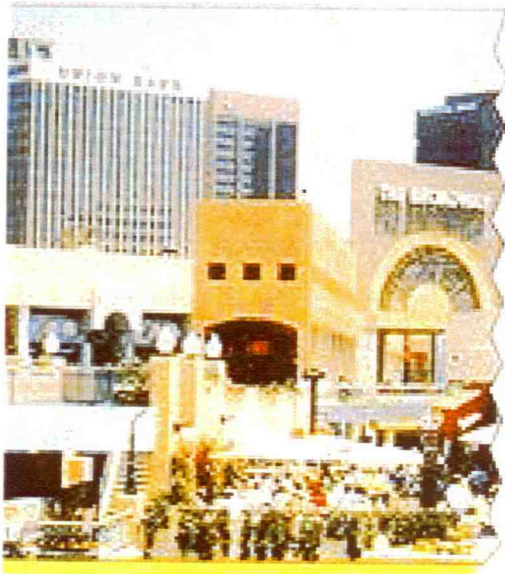
Solid Slope Wall

Split faced concrete block, both sides with split faced concrete block pilaster

PRELIMINARY ENVIRONMENTAL REVIEW

Smart Growth Principles

This project was specifically designed to adhere to several ‘Smart Growth’ principles. In order to create a ‘walkable community’ the trail system has been designed to encourage residents to walk or ride their bicycles to the proposed facilities. The second principle is ‘to foster distinctive, attractive communities with a strong sense of place.’ We aim to improve the aesthetics of Sun Valley with a cohesive, yet unique trail system with beautifully landscaped recreational zones. The third principle is to ‘preserve open space, farmland, natural beauty and critical environmental area.’ Not only will this project preserve the land currently there, it will bring to life the attractive natural land it once was. And lastly, our design ‘encourages community stakeholder collaboration.’ We want this plan to be embraced and cared about by the community. The involvement of the communities and its residents is very important to its success.



Horton Plaza –
Where the mall was sited downtown.
City of San Diego



Pedestrian-oriented street
in Santa Monica
ROMA Design Group

Potential Environmental Impacts & Mitigation Measures

Aesthetics

- restrict nighttime lighting at sports fields

Air Quality

- tracks are regularly watered down
- dirt bikes have mandatory emission controls

Hydrology and Water Quality

- use drought tolerant landscaping
- treated waste water

Land Use Planning

- decrease intensity of uses on sites from manufacturing to recreational

Noise

- create significant barriers be decorative walls, tall trees, and landscaping at all critical points of possible noise interference
- all users of the motocross facility will be required to adhere to California state law and maintain a noise emission level of 96 dBA or less
- Construction hours will be limited to conventional 8-hour work days.

Transportation/Traffic

- mitigations include possibilities of limited parking, shared use parking with adjacent businesses, or charge a nominal day use fee
- provide adequate emergency access
- encourage alternative transportation

Trail Safety

- appropriate surfacing, widths, fencing where needed, lighting, proper access of trails, parking, trail markers, destination points, rest stops, and trail connections throughout the trail.

Utility and Service Systems

- possible expansion of wastewater facility
- use recycled water

N/A Environmental Impacts

Agricultural Resources

Cultural Resources

Geology and Soils

Population and Housing

Public Services

Recreation

Biological Resources