

# THE FARM

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IN POWAY



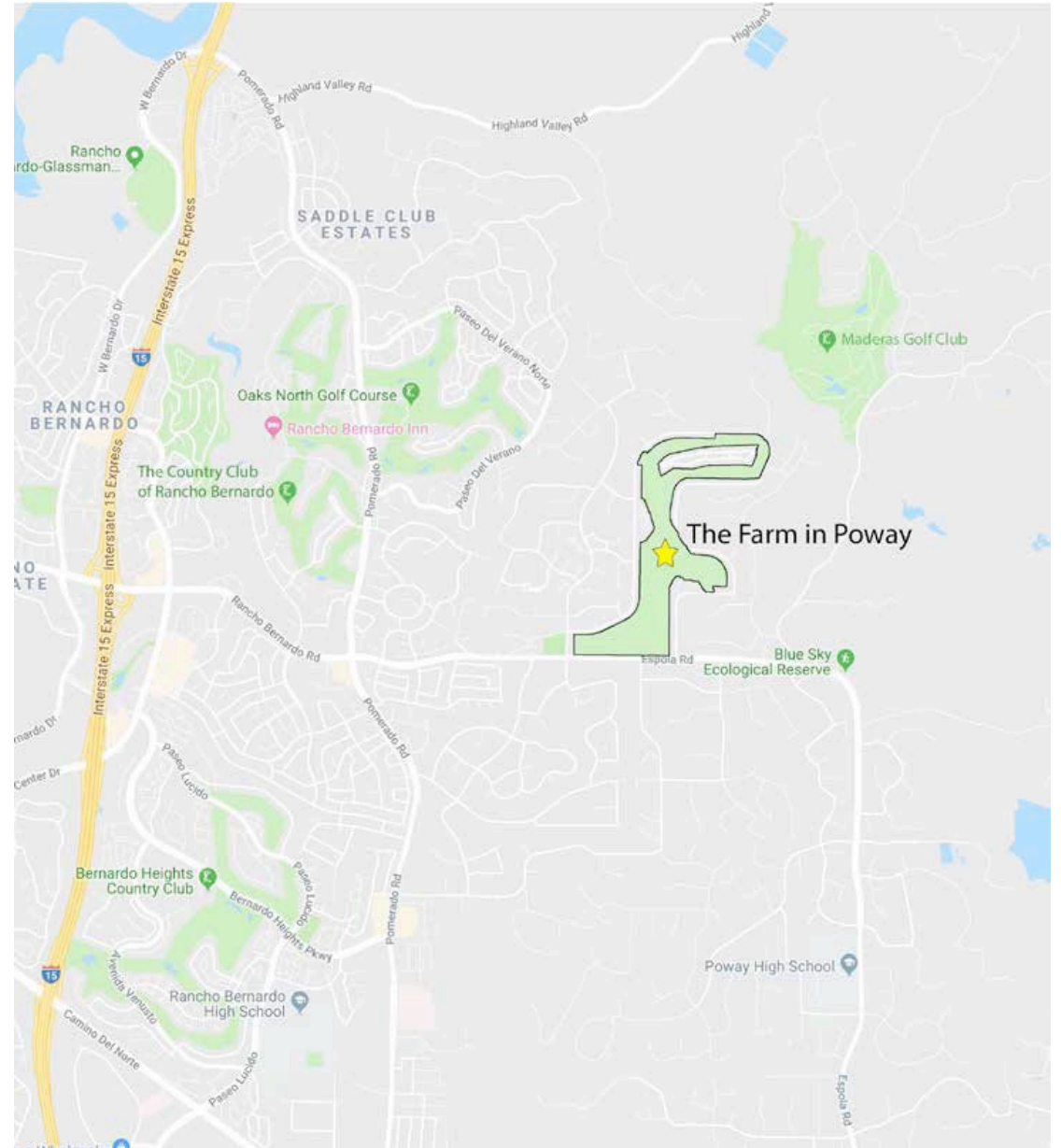
# EVENING SCHEDULE

- Presentation and overview of project
- Information on topic (architecture / engineering / transportation / landscape)
- Project team available at topic tables to address any additional community questions





A proposed new bucolic residential neighborhood in north Poway off Espola Rd. with amenities serving all Poway residents.





# Project Overview / Community Features

- Community Barn
- Social Café
- Butterfly Farm
- Athletic Club
  
- Tot Lot
- Community Gardens
- Trails
- Dog Park
- Grass Hill Amphitheater
- Agricultural Fields
- Meadow Open Space
  
- 160 Residential Homes



**117.19 Acres**





# Residential

- 20 Homestead Lots (110' x 100') on 8 acres (2.5 du/acre)
- 13 Garden Home Lots (70' x 100') on 2.78 acres (4.7 du/acre)
- 22 Twin Home Lots (32-38' x 100') on 2.05 acres (10.7 du/acre)
- 15 Meadow Lots (90' x 100') on 4.31 acres (3.48 du/acre)
- 90 Cottage Lots (90' x 90') on 16.71 acres (5.38 du/acre)

**160 Total Homes on 33.86 acres (average 4.7 du/acre)**





# AMENITIES





# The Social Gathering Spots

- Community Barn  
0.87 acres  
community gathering
- Social Café  
1.78 acres  
café, coffee, wine & beer garden
- Butterfly Farm  
2.03 acres  
vivarium, greenhouse, garden, picnic area
- Athletic Club  
6.85 acres  
family pool, tennis & pickle ball courts





# Amenities in the sunshine

- Tot Lot
- Community Gardens – 5.73 acres
- Trails – 3.56 Miles of trails
- Dog Park
- Grass Hill Amphitheater
- Agricultural Fields – 15.79 acres
- Meadows & Open Space – 17.51 acres  
(plus 2.92 acres landscaped sloped areas)



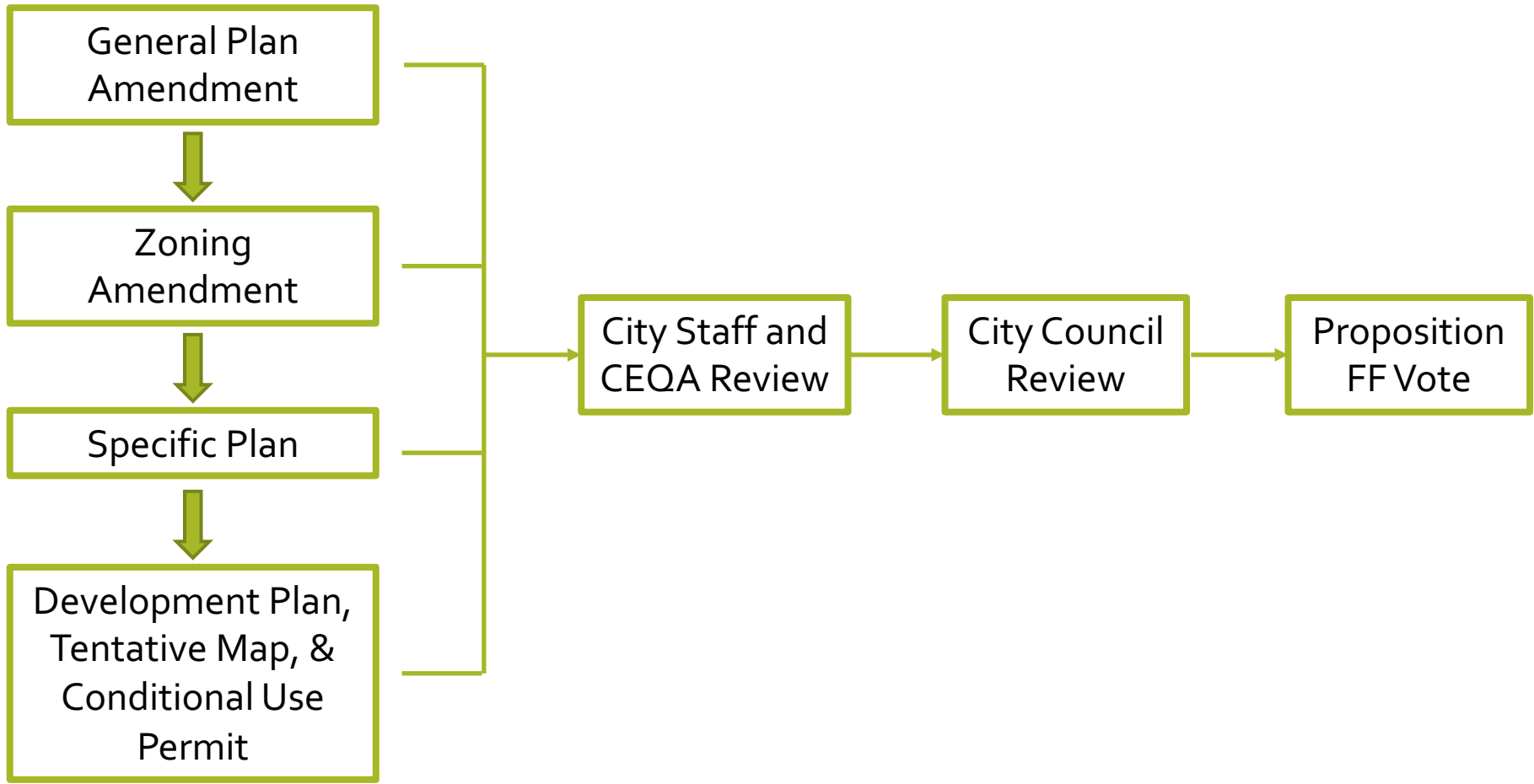
# ENTITLEMENT PROCESS

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The Farm in Poway



# THE PROCESS





# THE SPECIFIC PLAN

- Establishes and limits the type and intensity of development, uses, and activities permitted within the specific plan area.
- Defines development standards such as minimum building setbacks, maximum heights, and more with consideration for neighboring properties.
- Sets a maximum limit on the amount of traffic.
  - Provides design guidelines to ensure high quality architecture and landscaping that complements the surrounding neighborhood.
  - Includes provisions to prevent any future amendments that would increase development intensity.



# ARCHITECTURE

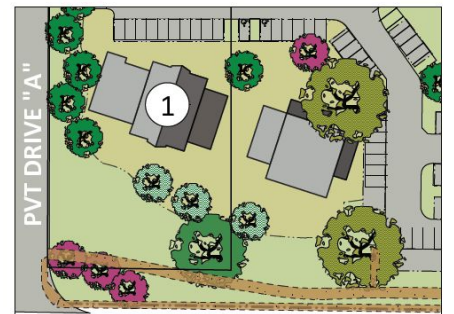
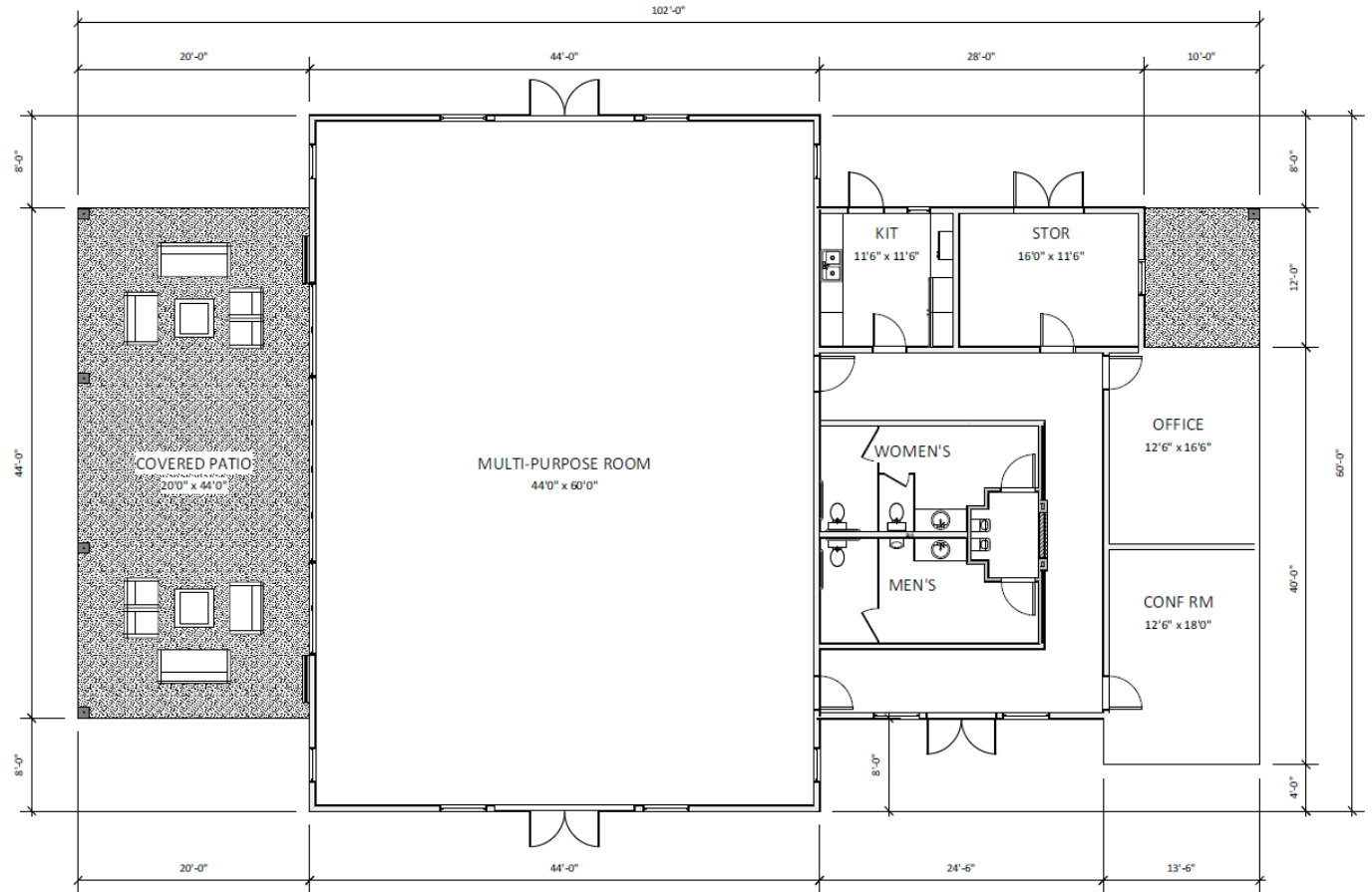
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# THE BARN

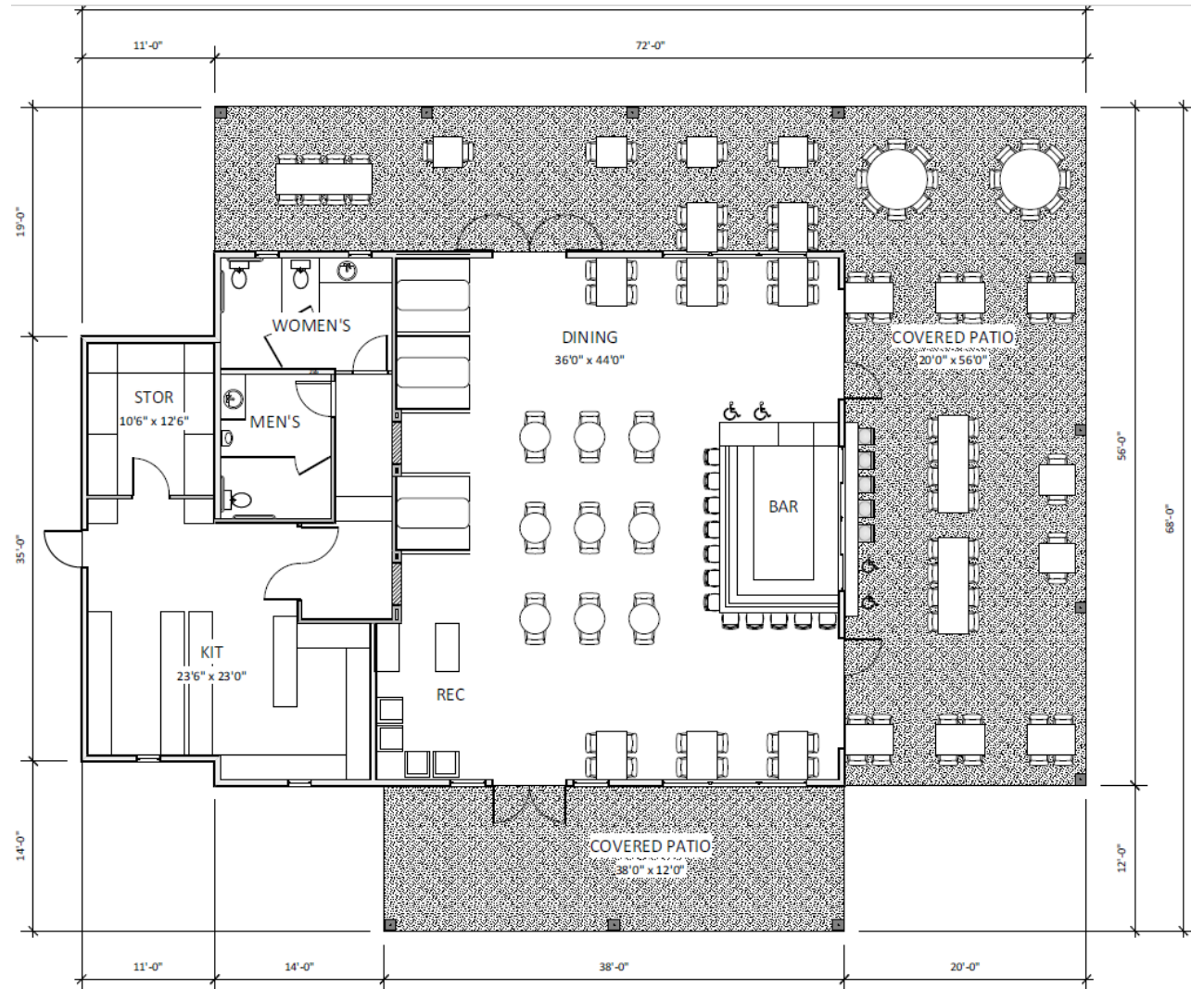
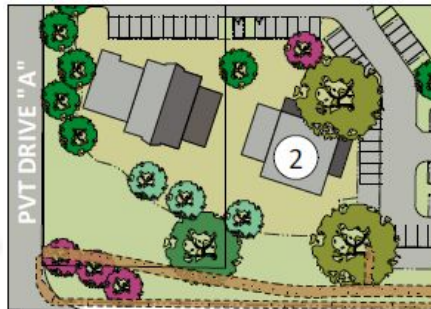
4,246 SF





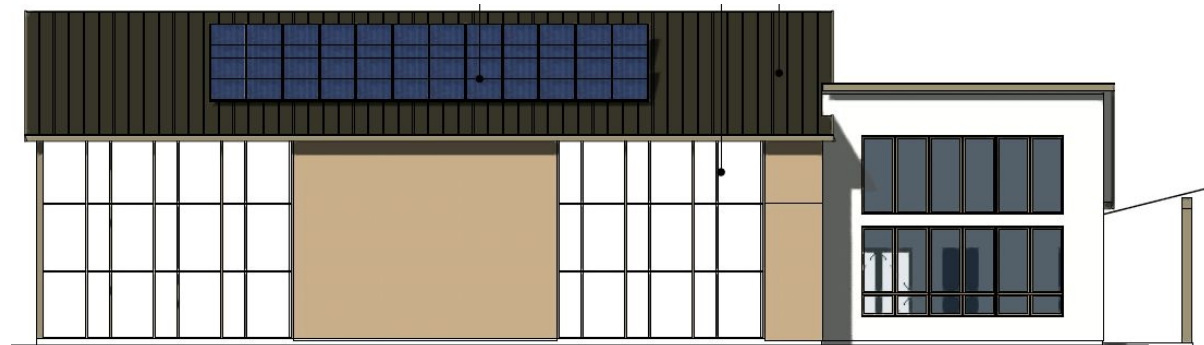
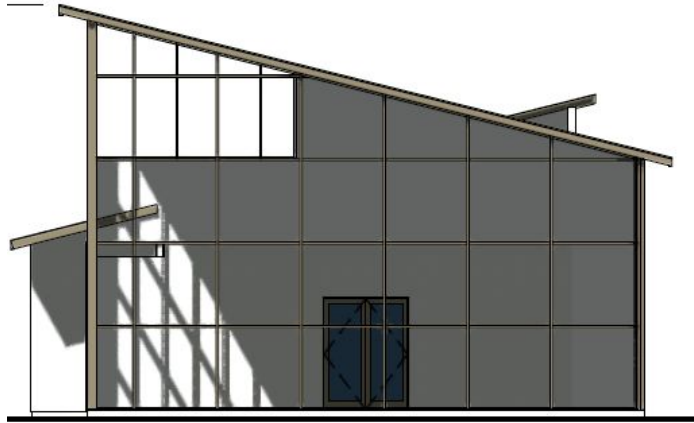
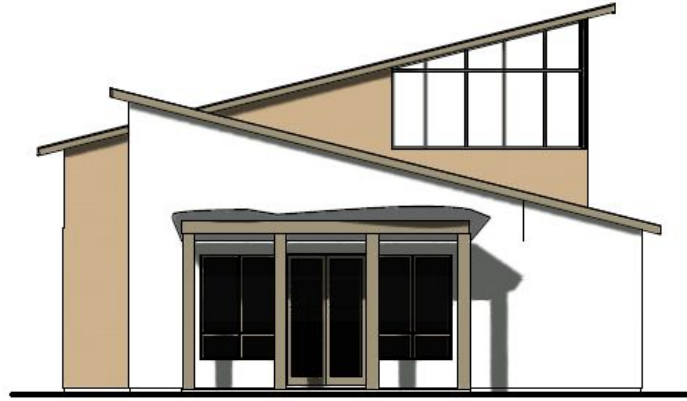
# THE SOCIAL

2,673 SF



# BUTTERFLY FARM

Vivarium 3,684 SF  
Classroom 2,815 SF  
Office 1,000 SF  
Greenhouse 4,680 SF





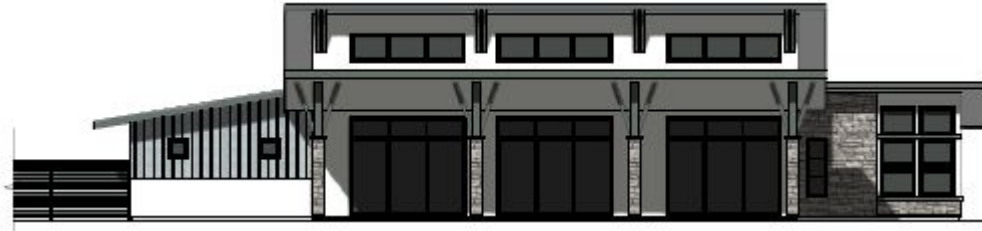
## FITNESS CLUB

The fitness club sits on 6.85 acres and will provide a family swimming pool, tennis courts, and pickle ball courts.

The site design for the club is still in progress. Input from neighbors and club operators is being incorporated into an updated design.

The Specific Plan will be the guiding document that requires and restricts the scale and usage of the fitness club parcel.

The community will have another opportunity to comment on the fitness club design in the future.



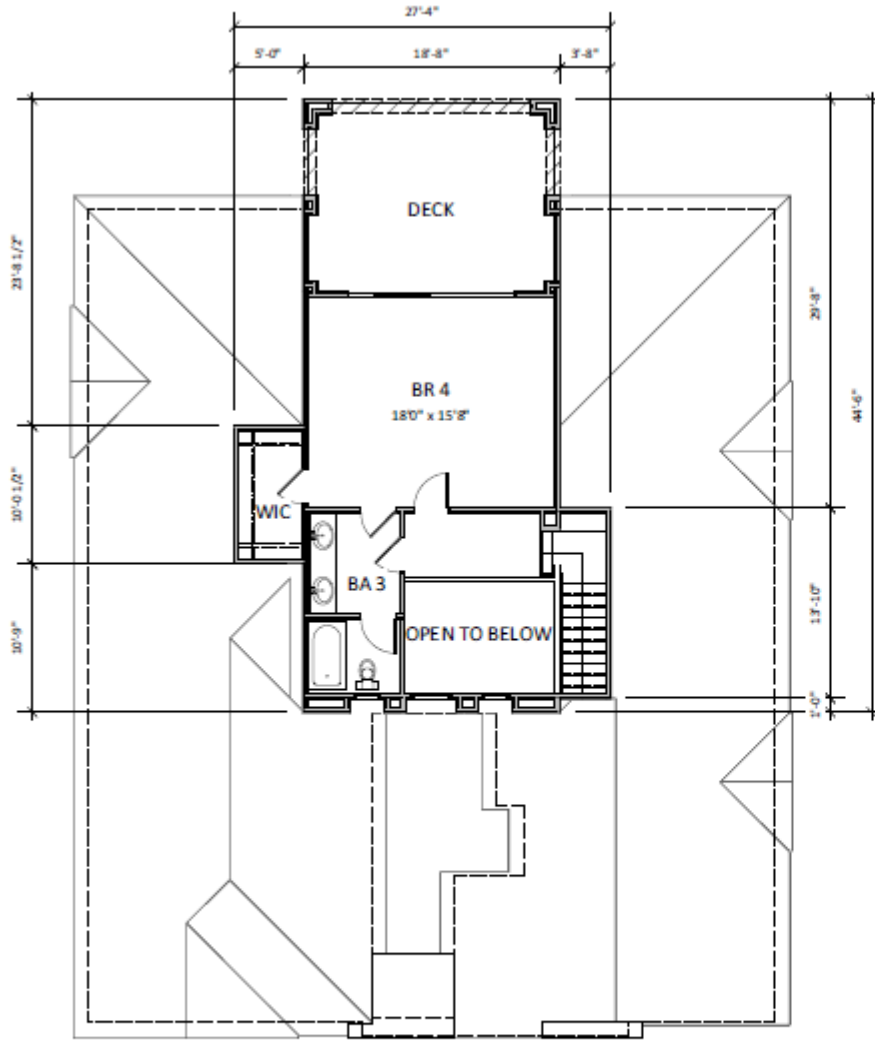


# Homestead Homes

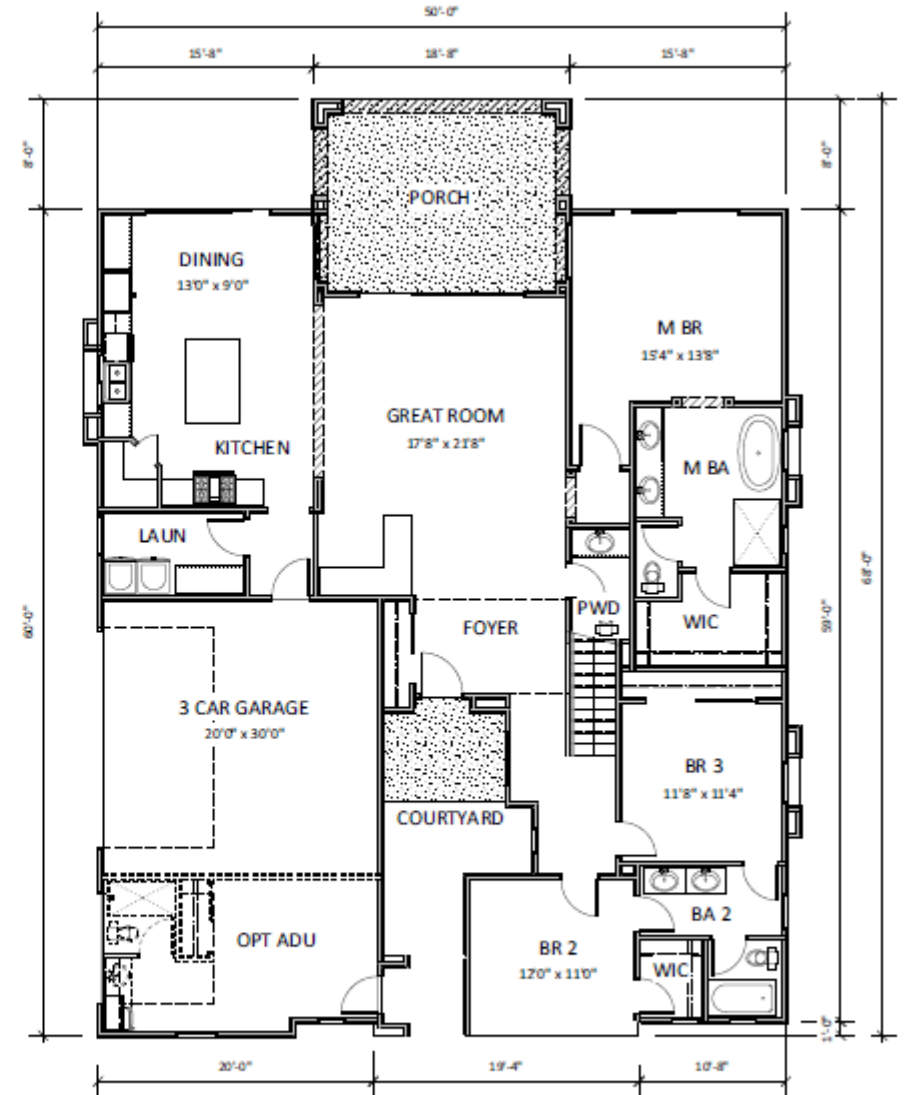
2437 sf – 3598 sf



# Homestead Floorplan Example



6 SECOND FLOOR PLAN - HOMESTEAD A2  
 Scale: 1/8" = 1'-0"



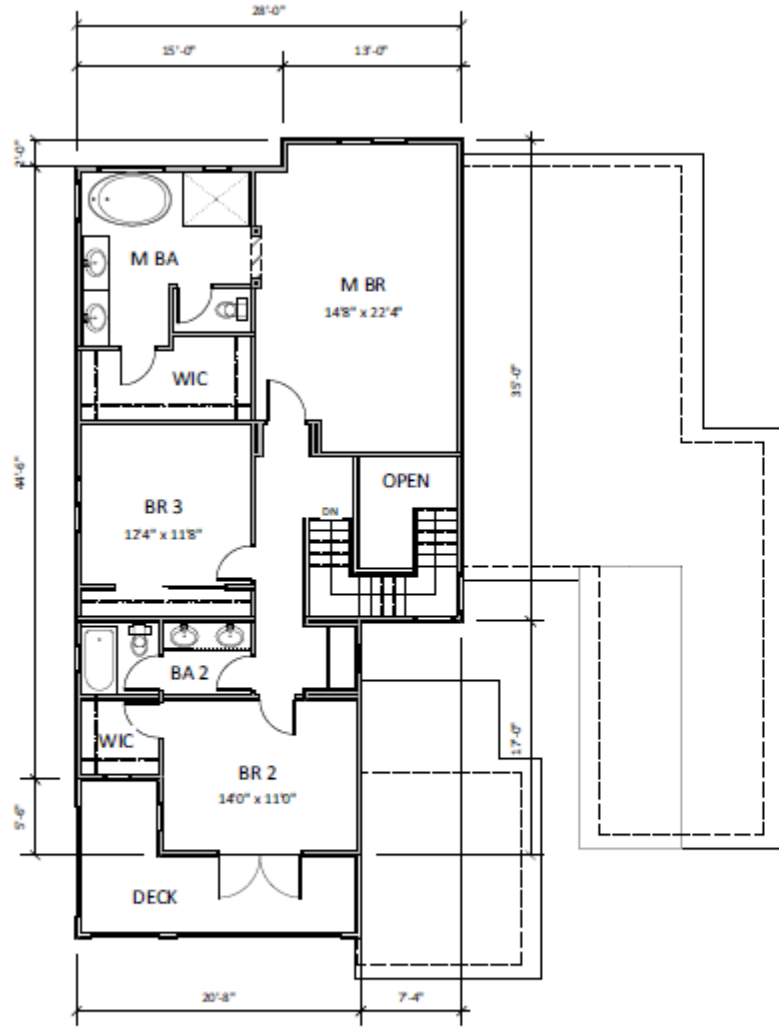
5 FIRST FLOOR PLAN - HOMESTEAD A2  
 Scale: 1/8" = 1'-0"



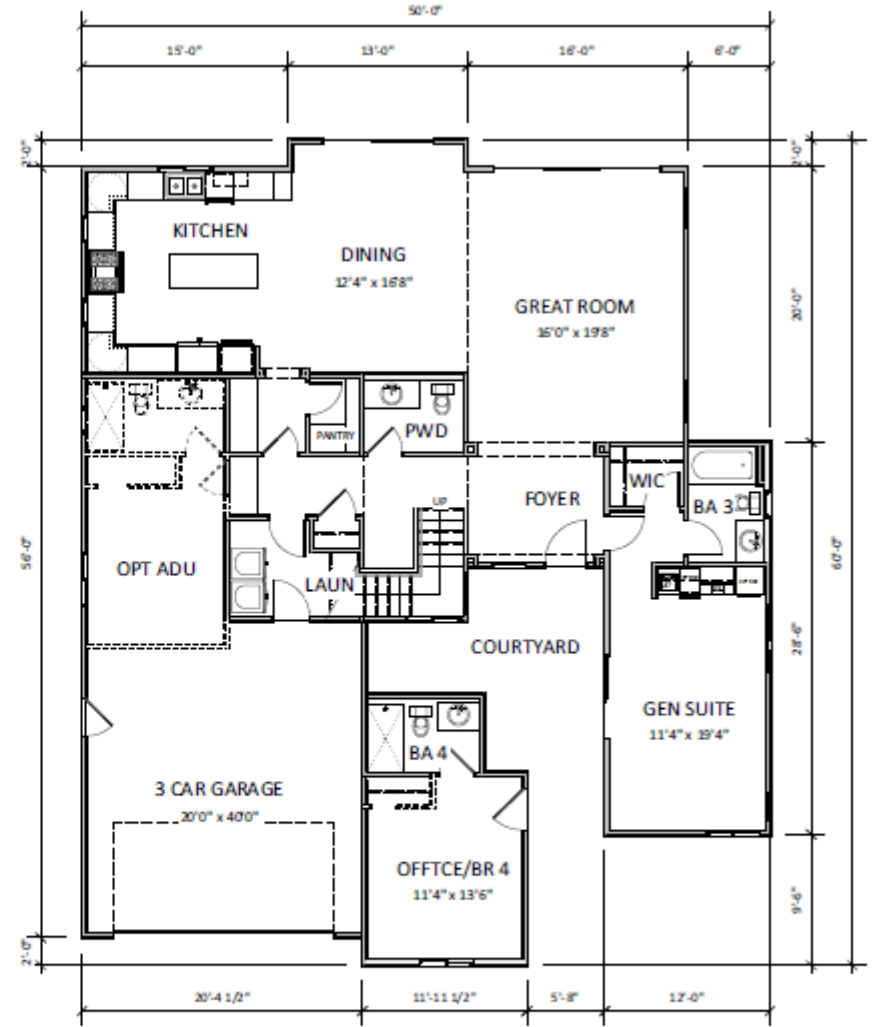
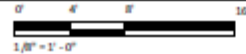


**Garden Homes**  
**2812 sf – 3285 sf**

# Garden Floorplan Example

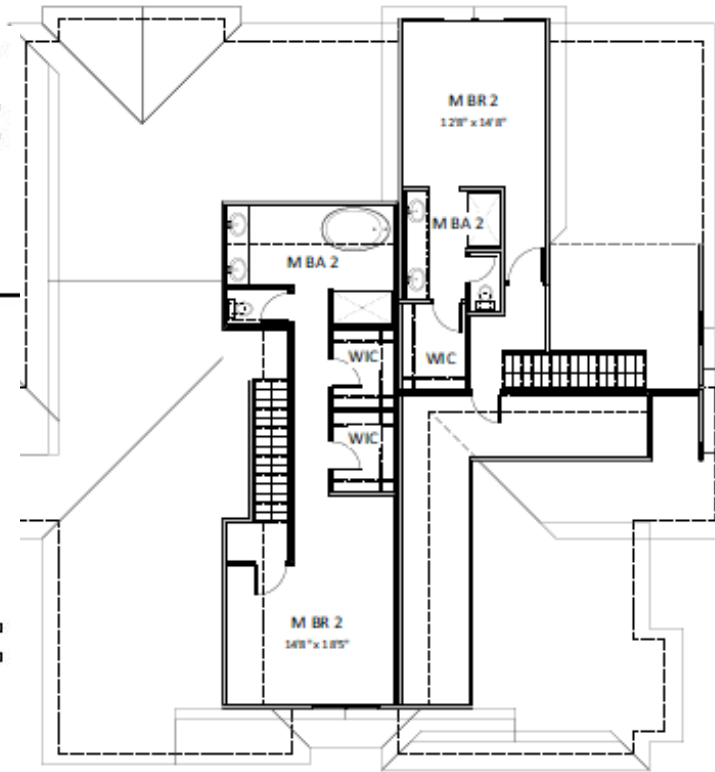


6 SECOND FLOOR PLAN - GARDEN HOME B2  
 A115B2 Scale: 1/8" = 1'-0"



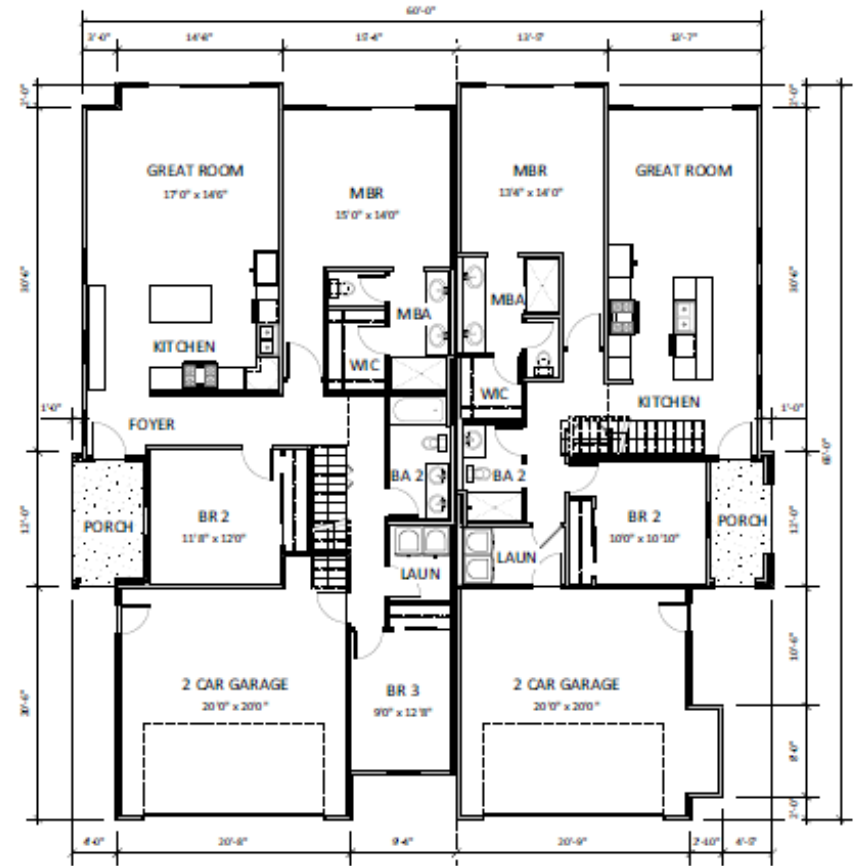
5 FIRST FLOOR PLAN - GARDEN HOME B2  
 A115B2 Scale: 1/8" = 1'-0"





5 SECOND FLOOR PLAN - TWIN HOME C1C2

A117C12 Scale: 1/8" = 1'-0"



6 FIRST FLOOR PLAN - TWIN HOME C1C2

A117C12 Scale: 1/8" = 1'-0"



# Twin Homes

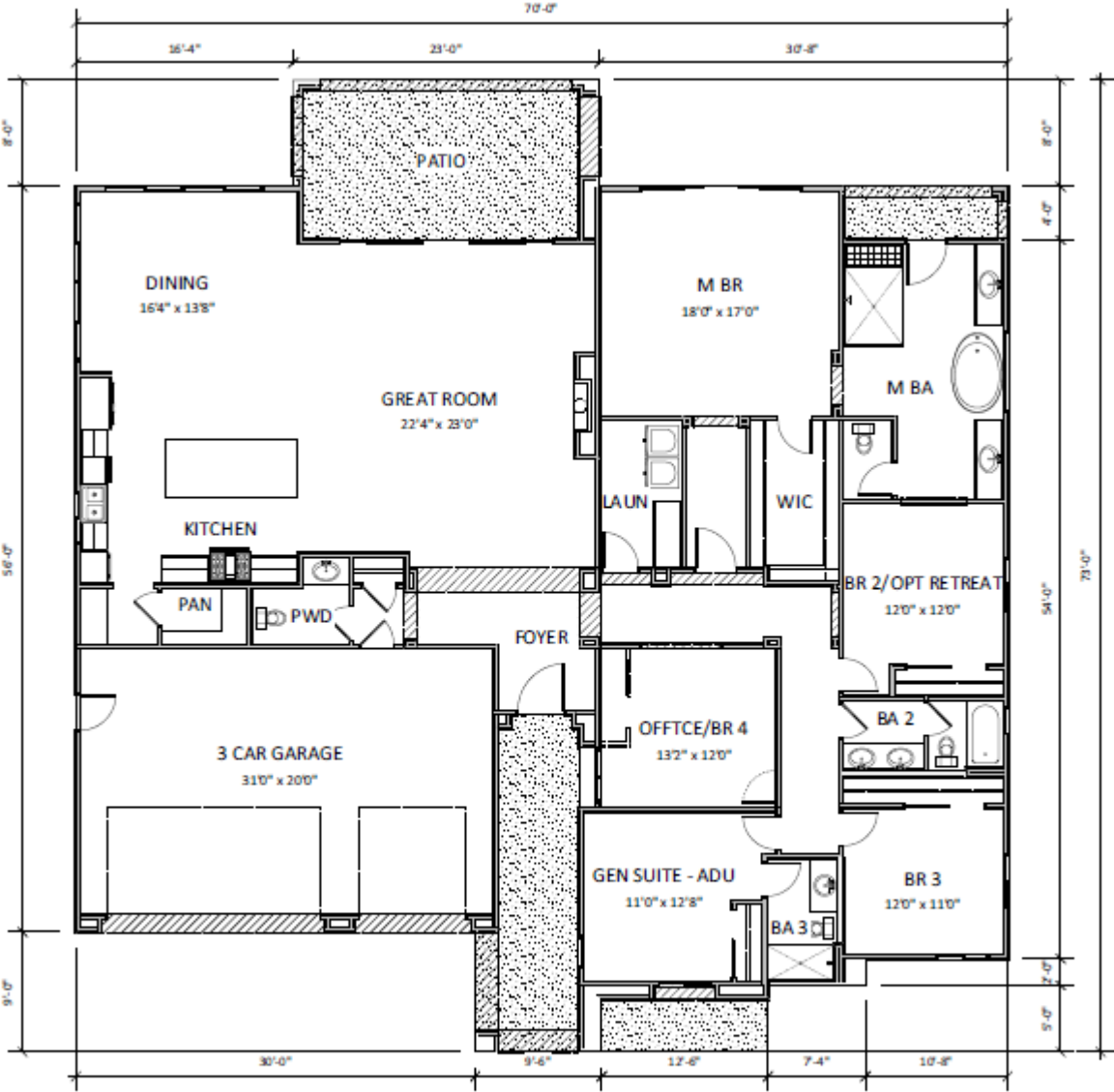
## 1827 sf - 2100 sf





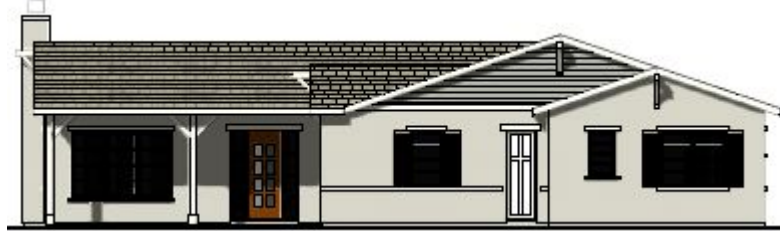
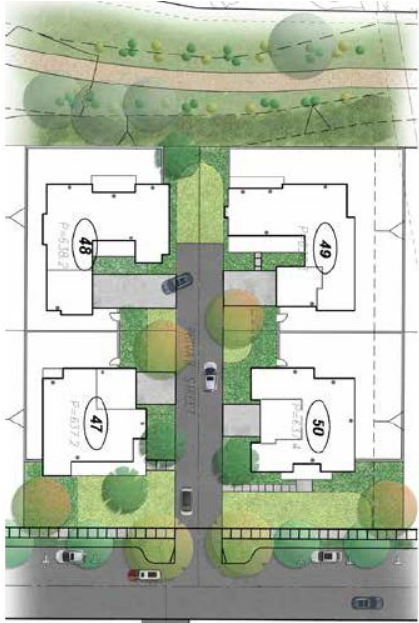
**Meadow Homes**  
**2931 sf - 3674 sf**

# Meadow Floorplan Example



5 FIRST FLOOR PLAN - MEADOW D2  
A119D2 Scale: 1/8" = 1'-0"

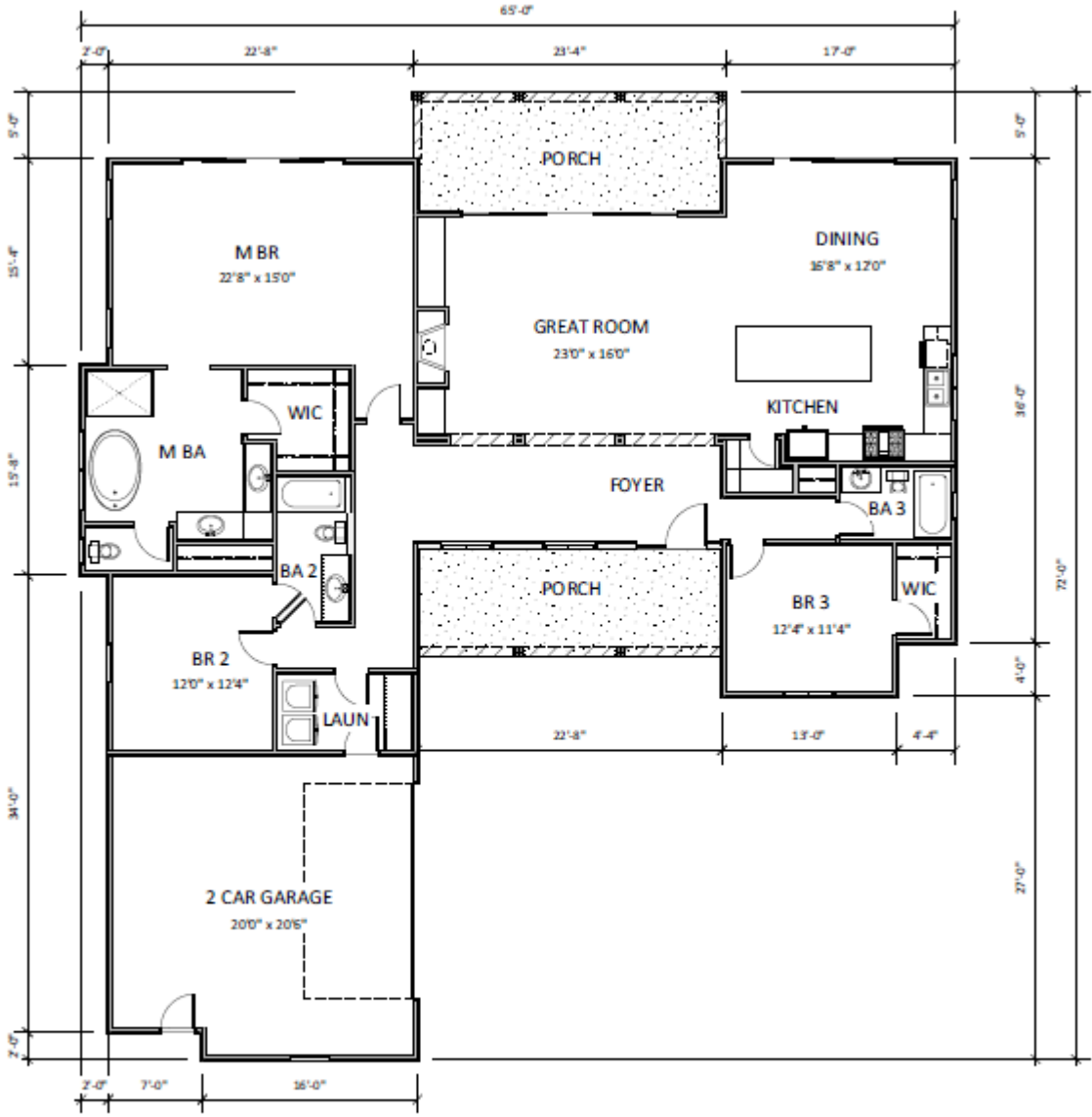




**Cottage Homes**  
**2294 sf - 2933 sf**



# Cottage Floorplan Example



5 FIRST FLOOR PLAN - COTTAGE HOME E3  
A123E3 Scale: 1/8" = 1'-0"



# ENGINEERING

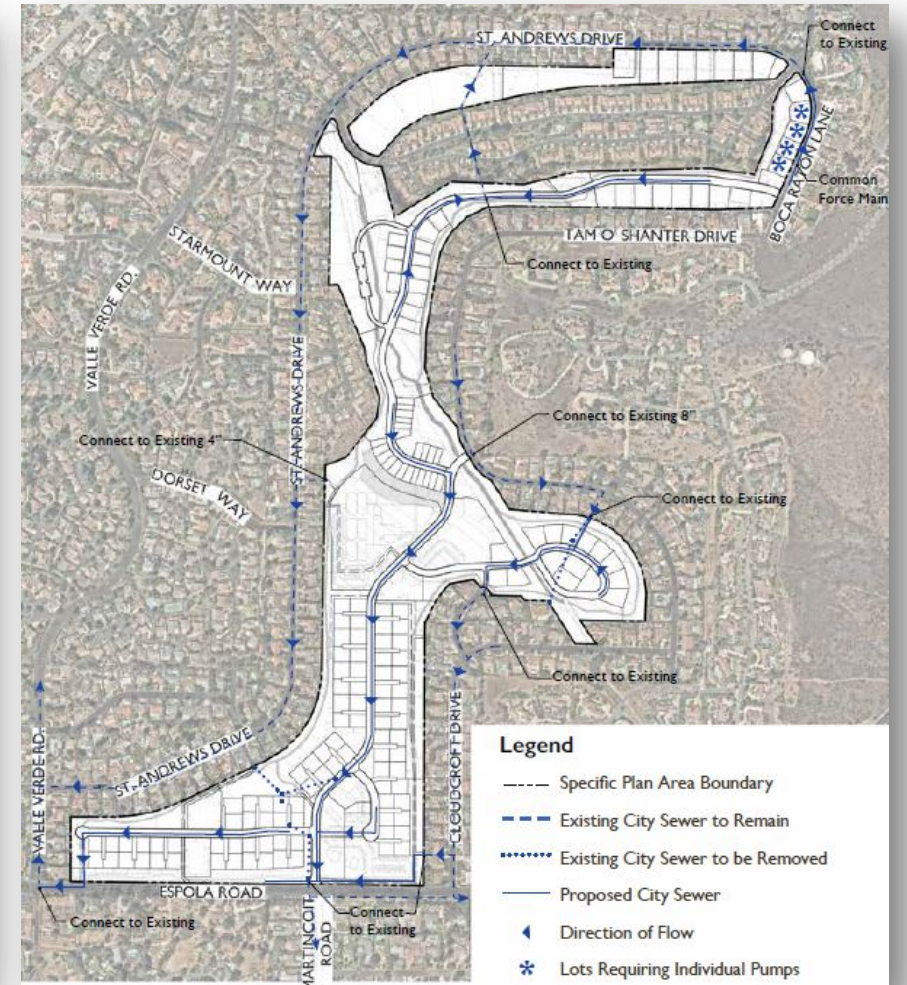
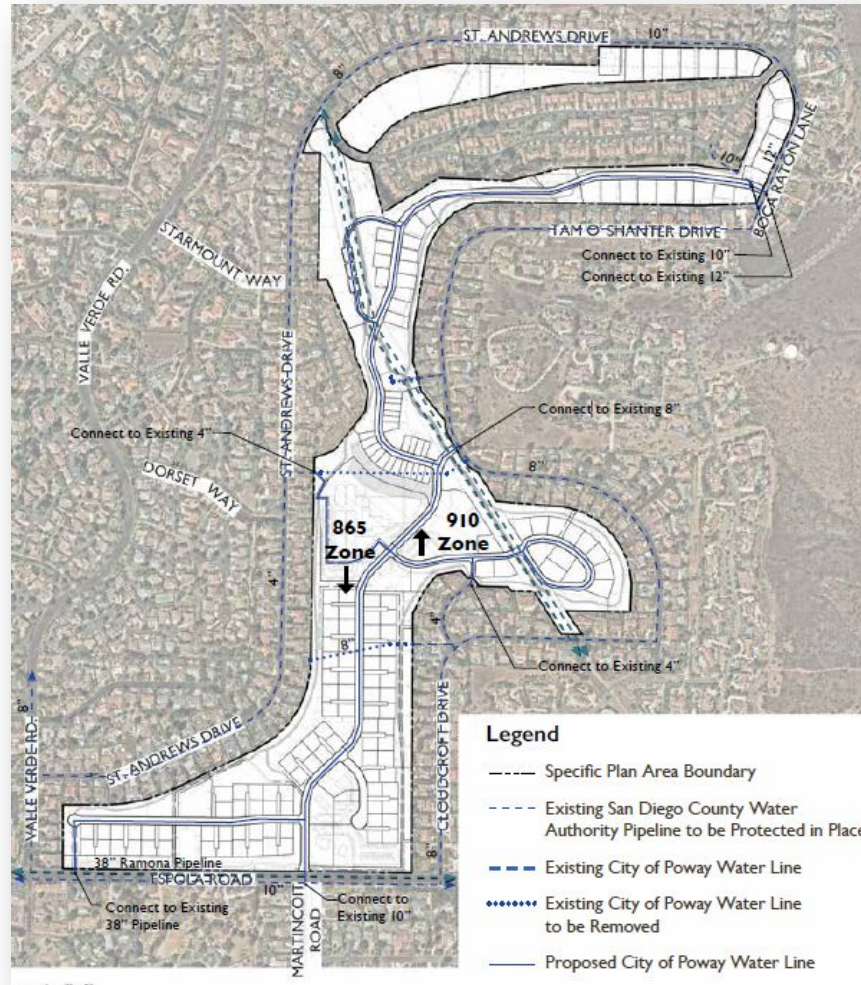
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The Farm in Poway



# ENGINEERING

Water / Sewer / Storm water





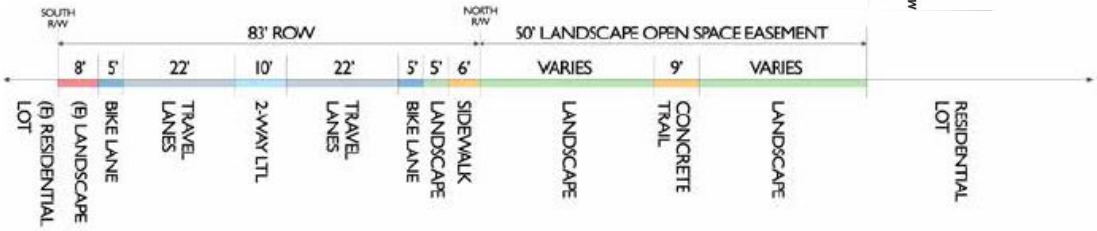
# TRANSPORTATION

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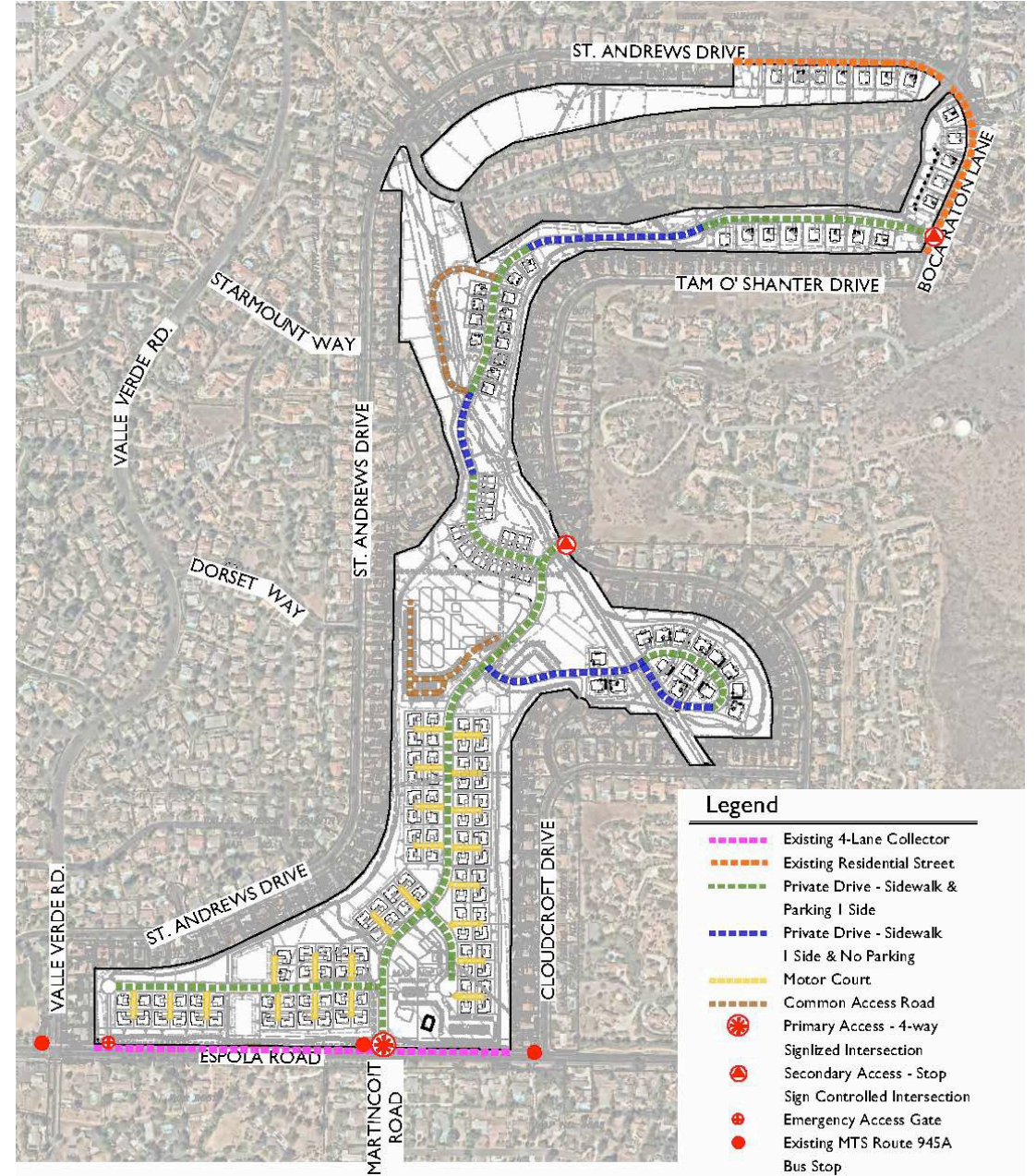


# Street Network



Section

Exhibit 4.2 Espola Road



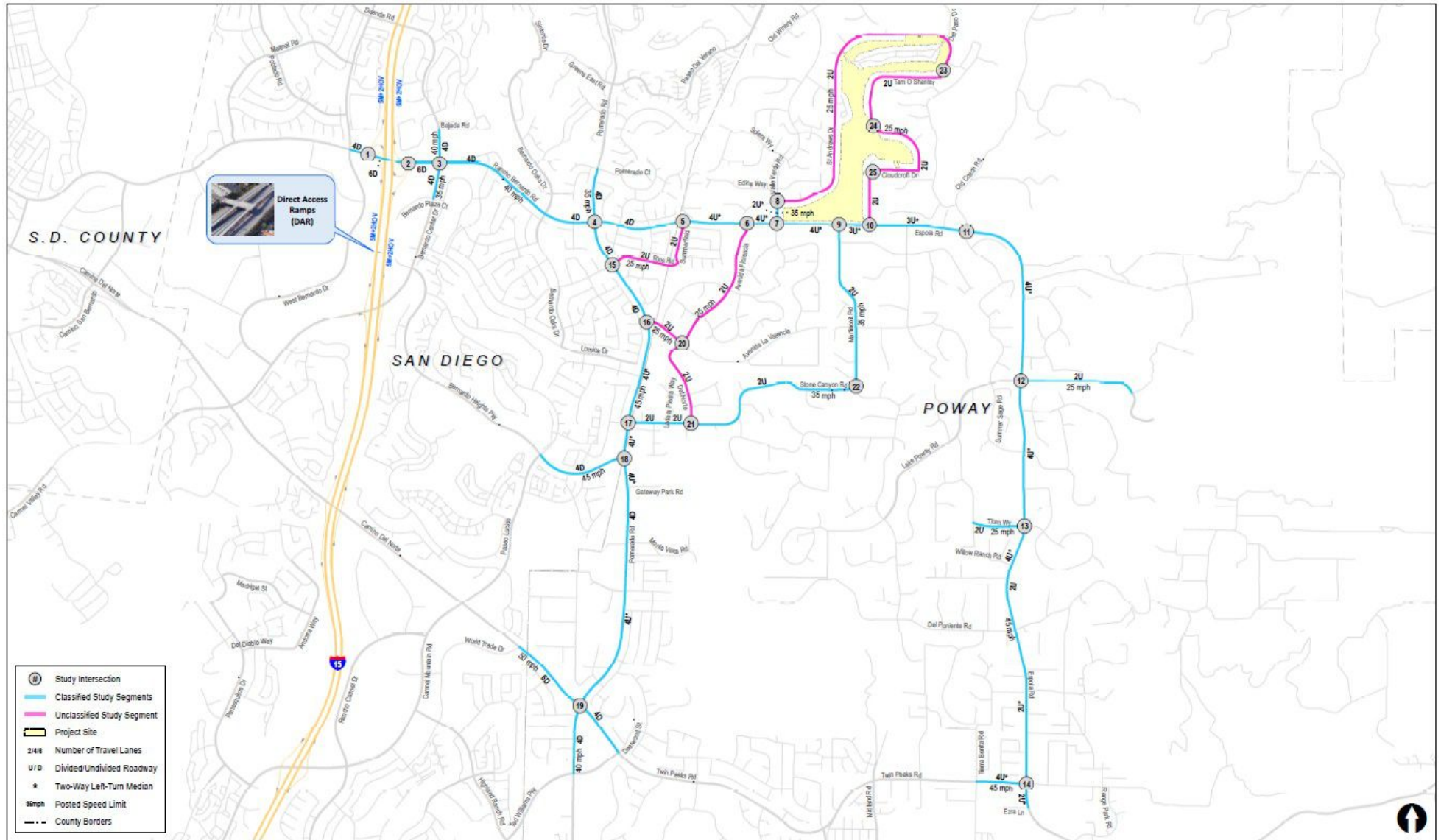
### Legend

- Existing 4-Lane Collector
- Existing Residential Street
- Private Drive - Sidewalk & Parking 1 Side
- Private Drive - Sidewalk 1 Side & No Parking
- Motor Court
- Common Access Road
- Primary Access - 4-way Signalized Intersection
- Secondary Access - Stop Sign Controlled Intersection
- Emergency Access Gate
- Existing MTS Route 945A Bus Stop



# Study Area

- 25 intersections
- 46 street segments
- 4 freeway mainlines
- 2 ramp meters
- 77 facilities total



LINSCOTT  
LAW &  
GREENSPAN  
engineers

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Time: 4:10 PM

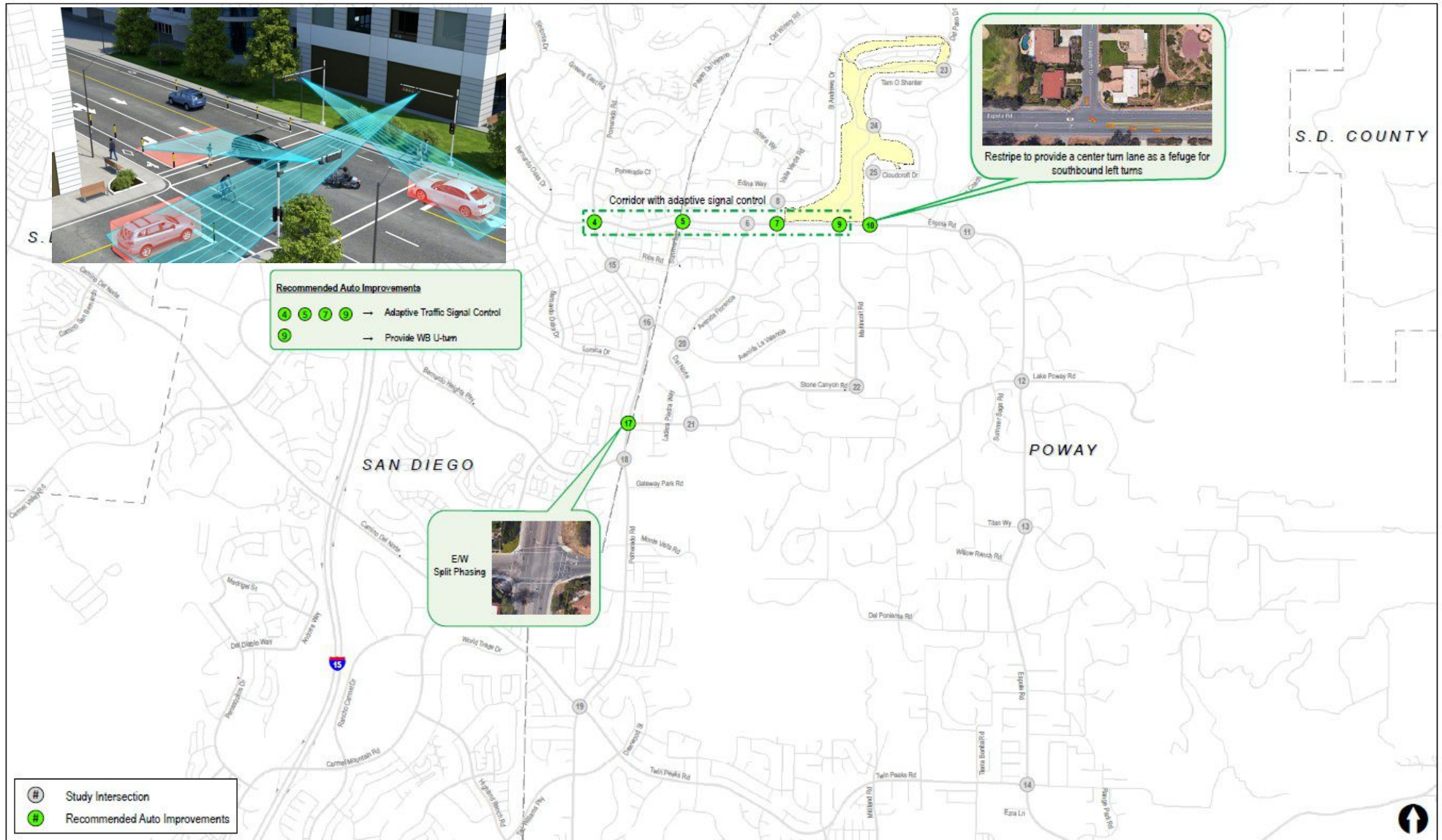


Figure 4-1  
Existing Condition Diagram  
(Page 1 of 2)  
THE FARM IN POWAY



# Transportation Improvements

- smart signal corridor
- improved local access
- signal reprogramming



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Figure 22-2

Mitigation Measures & Recommended Auto Improvements



# LANDSCAPE

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The Farm in Poway





# LANDSCAPE CONCEPT PLAN

## SITE LEGEND

- |   |                          |   |                       |
|---|--------------------------|---|-----------------------|
|  | PRIMARY MONUMENT SIGN    |  | ACTIVE / PASSIVE TURF |
|  | SECONDARY MONUMENT SIGN  |  | THEMATIC LANDSCAPE    |
|  | EVENT BARN & SOCIAL      |  | OPEN SPACE LANDSCAPE  |
|  | BUTTERFLY EDUCATION GDN. |  | SLOPES                |
|  | SWIM & TENNIS CLUB       |  | WATER QUALITY BASINS  |
|  | THE MEADOW REC. AREA     |  | AGRICULTURE           |
|  | TOT LOT                  |  | D.G. TRAIL            |
|  | POLLINATOR GARDEN        |  | CONCRETE TRAIL        |
|  | EDIBLE LANDSCAPE         |  | SDCWA ACCESS ROAD     |

## TREE LEGEND

- |   |                           |
|---|---------------------------|
|    | DECIDUOUS STREET TREE     |
|    | EVERGREEN STREET TREE     |
|  | ACCENT TREE               |
|  | DECIDUOUS OPEN SPACE TREE |
|  | EVERGREEN OPEN SPACE TREE |
|  | SLOPE TREE                |





# LANDSCAPE

## North Portion of Site

### SITE LEGEND

- |   |                          |   |                       |
|---|--------------------------|---|-----------------------|
| ✳ | PRIMARY MONUMENT SIGN    | ■ | ACTIVE / PASSIVE TURF |
| ▲ | SECONDARY MONUMENT SIGN  | ■ | THEMATIC LANDSCAPE    |
| ① | EVENT BARN & SOCIAL      | ■ | OPEN SPACE LANDSCAPE  |
| ② | BUTTERFLY EDUCATION GDN. | ▨ | SLOPES                |
| ③ | SWIM & TENNIS CLUB       | ■ | WATER QUALITY BASINS  |
| ④ | THE MEADOW REC. AREA     | ■ | AGRICULTURE           |
| ⑤ | TOT LOT                  | — | D.G. TRAIL            |
| ⑥ | POLLINATOR GARDEN        | — | CONCRETE TRAIL        |
| ⑦ | EDIBLE LANDSCAPE         | — | SDCWA ACCESS ROAD     |

### TREE LEGEND

- |   |                           |
|---|---------------------------|
| ● | DECIDUOUS STREET TREE     |
| ● | EVERGREEN STREET TREE     |
| ● | ACCENT TREE               |
| ● | DECIDUOUS OPEN SPACE TREE |
| ● | EVERGREEN OPEN SPACE TREE |
| ● | SLOPE TREE                |





# LANDSCAPE

## Center Portion of Site

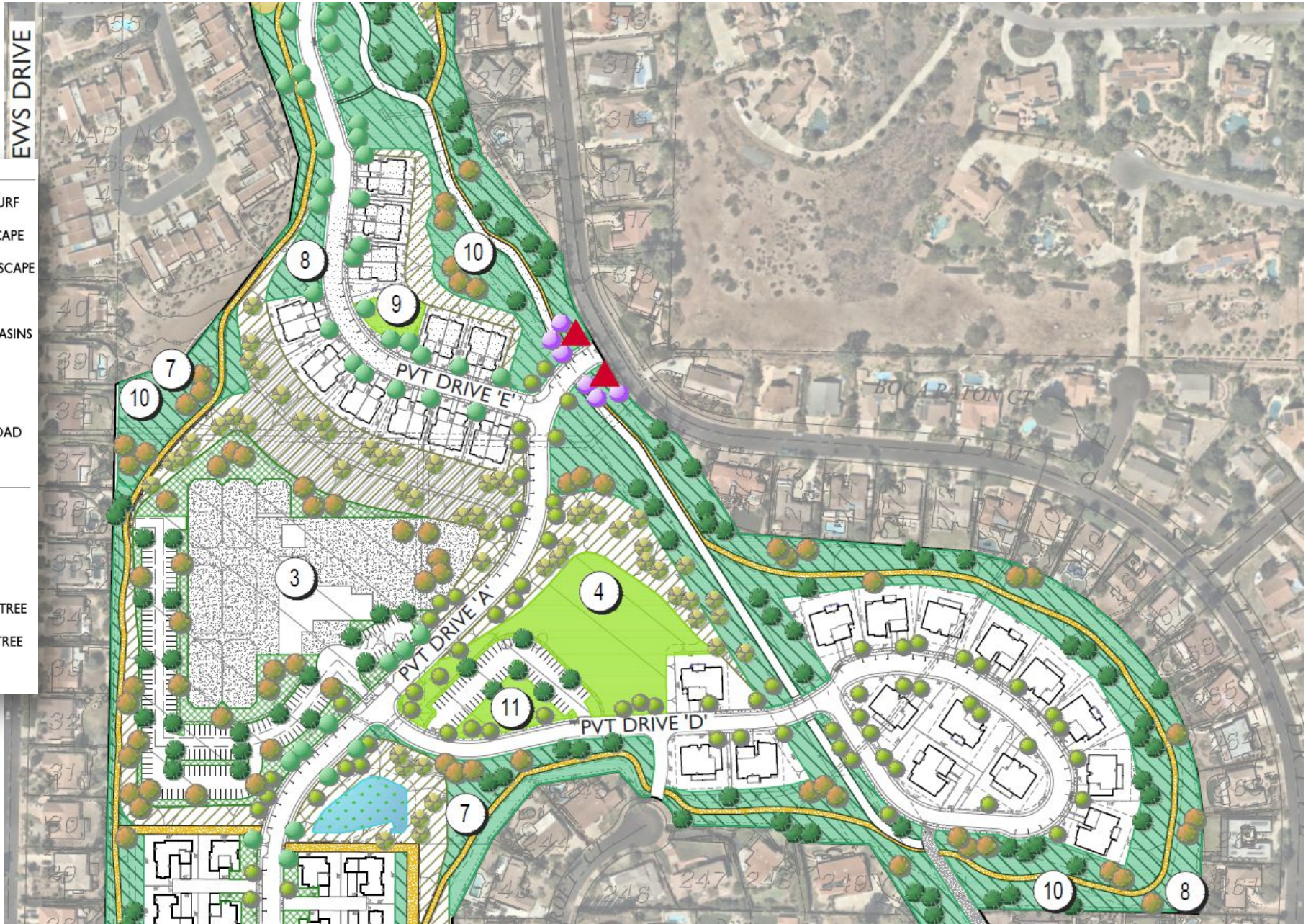
### SITE LEGEND

- |                            |                       |
|----------------------------|-----------------------|
| * PRIMARY MONUMENT SIGN    | ACTIVE / PASSIVE TURF |
| ▲ SECONDARY MONUMENT SIGN  | THEMATIC LANDSCAPE    |
| ① EVENT BARN & SOCIAL      | OPEN SPACE LANDSCAPE  |
| ② BUTTERFLY EDUCATION GDN. | SLOPES                |
| ③ SWIM & TENNIS CLUB       | WATER QUALITY BASINS  |
| ④ THE MEADOW REC. AREA     | AGRICULTURE           |
| ⑤ TOT LOT                  | D.G. TRAIL            |
| ⑥ POLLINATOR GARDEN        | CONCRETE TRAIL        |
| ⑦ EDIBLE LANDSCAPE         | SDCWA ACCESS ROAD     |

### TREE LEGEND

- |                             |
|-----------------------------|
| ● DECIDUOUS STREET TREE     |
| ● EVERGREEN STREET TREE     |
| ● ACCENT TREE               |
| ● DECIDUOUS OPEN SPACE TREE |
| ● EVERGREEN OPEN SPACE TREE |
| ● SLOPE TREE                |

EWS DRIVE





# LANDSCAPE

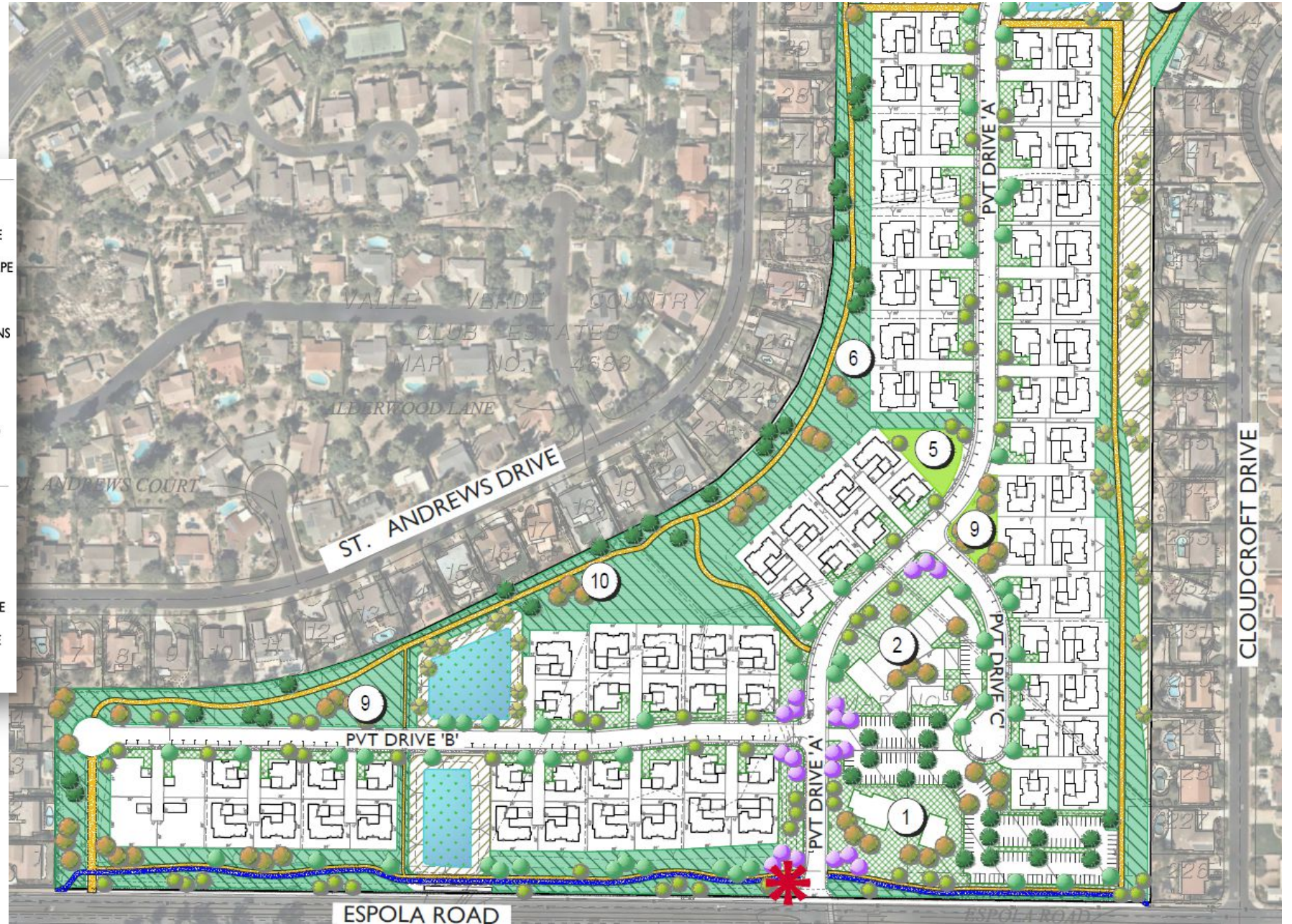
## South Portion of Site

### SITE LEGEND

- |   |                          |   |                       |
|---|--------------------------|---|-----------------------|
| ✳ | PRIMARY MONUMENT SIGN    | ■ | ACTIVE / PASSIVE TURF |
| ▲ | SECONDARY MONUMENT SIGN  | ■ | THEMATIC LANDSCAPE    |
| ① | EVENT BARN & SOCIAL      | ■ | OPEN SPACE LANDSCAPE  |
| ② | BUTTERFLY EDUCATION GDN. | ■ | SLOPES                |
| ③ | SWIM & TENNIS CLUB       | ■ | WATER QUALITY BASINS  |
| ④ | THE MEADOW REC. AREA     | ■ | AGRICULTURE           |
| ⑤ | TOT LOT                  | — | D.G. TRAIL            |
| ⑥ | POLLINATOR GARDEN        | — | CONCRETE TRAIL        |
| ⑦ | EDIBLE LANDSCAPE         | — | SDCWA ACCESS ROAD     |

### TREE LEGEND

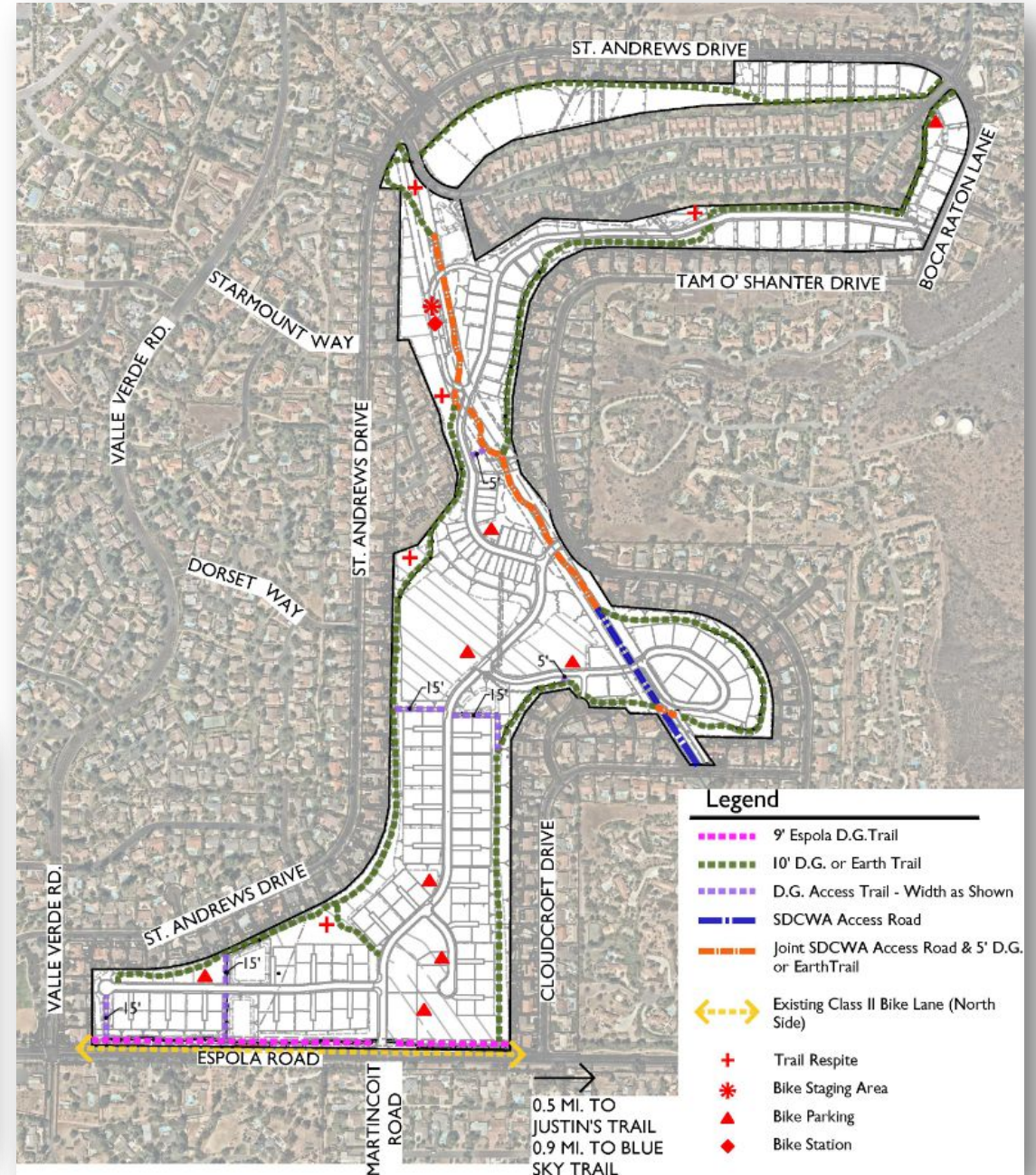
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|---|---------------------------|
| ● | DECIDUOUS STREET TREE     |
| ● | EVERGREEN STREET TREE     |
| ● | ACCENT TREE               |
| ● | DECIDUOUS OPEN SPACE TREE |
| ● | EVERGREEN OPEN SPACE TREE |
| ● | SLOPE TREE                |





# LANDSCAPE

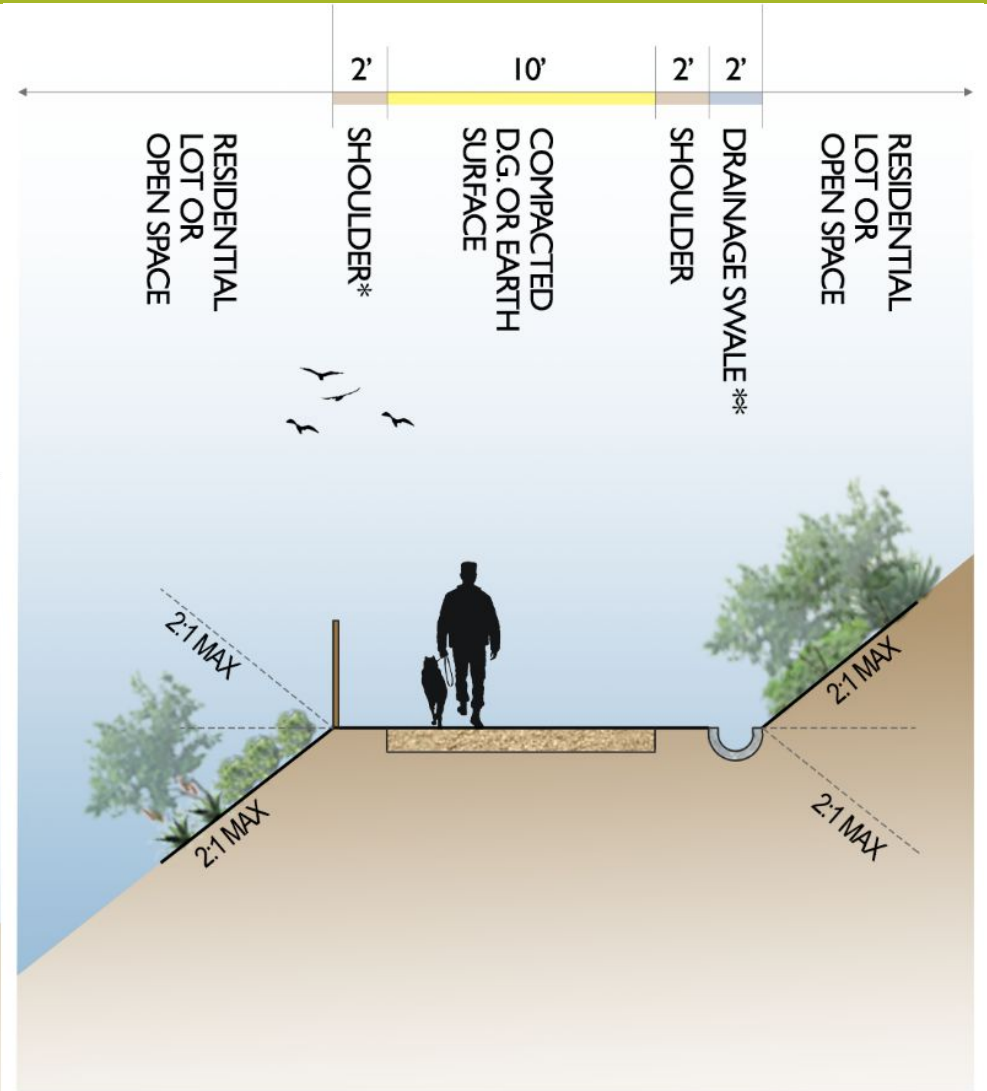
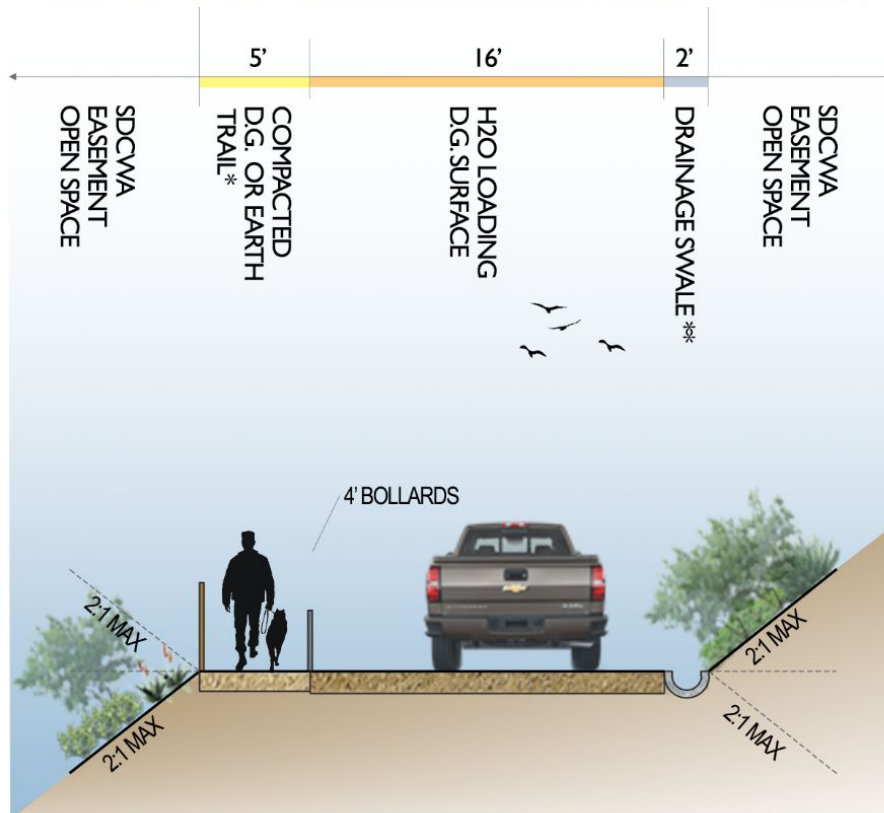
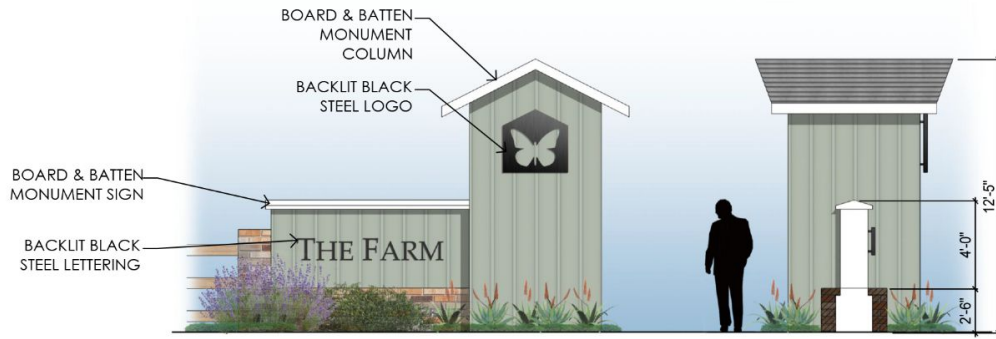
## Trails





# LANDSCAPE

## Trail Sections & Details



\* RAIL FENCE WHERE REQUIRED  
 \*\* DRAINAGE SWALE WHERE REQUIRED



# LANDSCAPE

## Street Trees & Park Planting

### Street Trees



ARBUTUS x 'MARINA' /  
MARINA ARBUTUS



CASSIA LEPTOPHYLLA /  
GOLDEN MEDALLION TREE



JACARANDA MIMOSIFOLIA /  
JACARANDA



MAGNOLIA GRANDIFLORA VAR. /  
SOUTHERN MAGNOLIA



PISTACIA CHINENSIS /  
CHINESE PISTACHE



PLATANUS RACEMOSA /  
CALIFORNIA SYCAMORE

### Park and Interior Planting

#### TREES



CINNAMOMUM CAMPHORA /  
CAMPHOR TREE



TIPUANA TIPU /  
TIPU TREE



x CHITALPA TASHKENTENSIS /  
CHITALPA

#### SHRUBS (~36" HT.)



AGAVE x 'BLUE GLOW' /  
BLUE GLOW AGAVE



ANIGOZANTHOS SP. /  
KANGAROO PAWVS



BUDDLEJA SP. /  
BUTTERFLY BUSH

#### GROUNDCOVERS



BACCHARIS P. 'PIGEON POINT' /  
DWARF COYOTE BUSH



CEANOTHUS G. HORIZONTALIS /  
CARMEL CREEPER



FRAGARIA CHILOENSIS /  
ORNAMENTAL STRAWBERRY



ROSMARINUS O. 'IRENE' /  
TRAILING BLUE ROSEMARY

#### VINES



DISTICTUS SP. /  
TRUMPET VINE



TRACHELOSPERMUM JASMINOIDES /  
STAR JASMINE





# LANDSCAPE

## Open Space & Slope Planting

### Passive Open Space and Slope Planting

#### TREES



LAGERSTROEMIA HYBRIDS /  
CRAPE MYRTLE



PLATANUS RACEMOSA /  
CALIFORNIA SYCAMORE



PRUNUS ILICIFOLIA /  
HOLLYLEAF CHERRY



QUERCUS AGRIFOLIA /  
COAST LIVE OAK



RHUS LANCEA /  
AFRICAN SUMAC

#### SHRUBS



ALOE x 'BLUE ELF' /  
BLUE ELF ALOE



CALLIANDRA CALIFORNICA /  
BAJA FAIRY DUSTER



GREVILLEA HYBRIDS /  
GREVILLEA



EPIOBIMUM CANNUM /  
CALIFORNIA FUSCHIA



ARCTOSTAPHYLOS UVA-URSI /  
MANZANITA



CISTUS S. 'PROSTRATUS' /  
SAGELEAF ROCKROSE



SALVIA SONOMENSIS /  
CREEPING SAGE

#### GROUNDCOVERS

### Agri-Fields / Edible Gardens / Community Gardens



CITRUS 'IMPROVED MEYER' /  
MEYER LEMON



PUNICA G. 'WONDERFUL' /  
POMEGRANATE



OLEA EUROPEA /  
OLIVE



ALLIUM SCHOENOPRASUM /  
CHIVES



LAVANDULA DENTATA /  
FRENCH LAVENDER



VEGETABLE GARDENS



FLOWERS AND FOLIAGE FOR  
FLORISTS



# AGRICULTURE & COMMUNITY GARDENS

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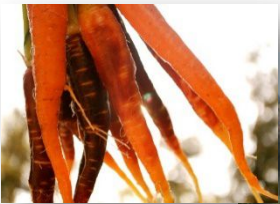
The Farm in Poway





## COMMUNITY FARM / AGRIHOOD

- 1/2 Acre community farm with variety of vegetables grown using sustainable practices.
- Seasonal workshops, culinary demonstrations and children's programming to be held at community farm.
- Farm stand at community farm where fresh produce is available to purchase.
- Pocket orchards located throughout the neighborhood along the trail system with range of citrus varieties.
- U-pick garden in NE corner of community with berries and herbs - accessible via trail system
- Space for community garden if there's sufficient community interest
- Farmscape to provide professional management of community farm, pocket orchards and u-pick garden so that they're well-maintained, productive, and managed using sustainable practices.





## COMMERCIAL FLOWER FIELDS

- Wax & Protea flower fields
- Low maintenance
- No flood irrigation, no large equipment
- Dos Gringos Flower Company



# COMMUNITY QUESTIONS

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THE FARM IN POWAY



# THE FARM

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IN POWAY

