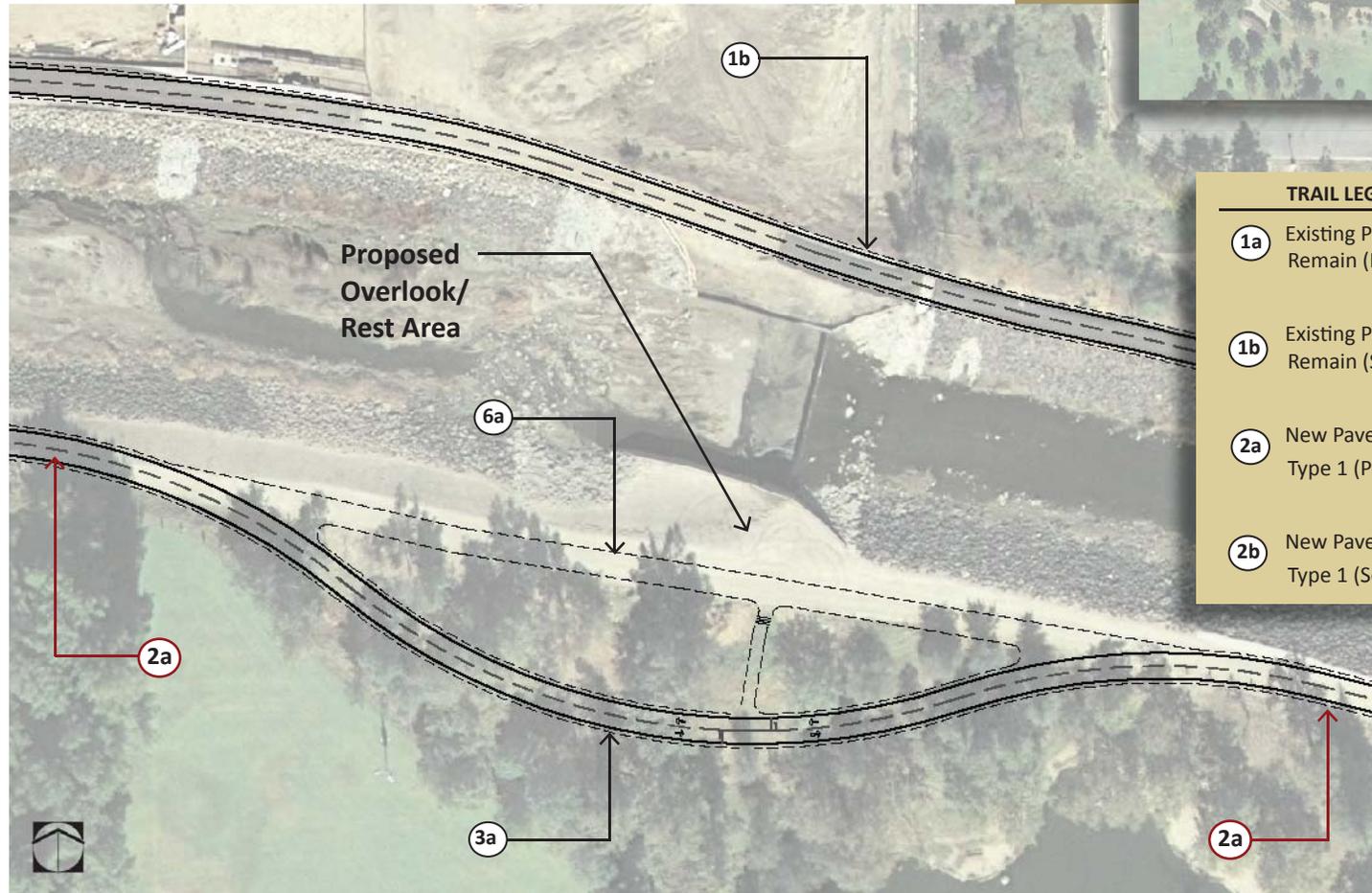


A segment of the Rancho Simi Community Park Expansion demonstrates the existing dirt or gravel trail being paved to a point (New Paved Trail – Type 1), and then a New Paved Trail - Type 2 is used to provide better integration with the amenities within the park. Where this transition occurs, a portion of the trail will remain unpaved (Existing Dirt Trail to Remain) to allow for maintenance vehicle use and provide for access to a quiet overlook/rest area.

Refer to Section 2.8b for additional information



Rancho Simi Park Trail Detail



TRAIL LEGEND			
1a	Existing Paved Trail to Remain (Primary)	3a	New Paved Trail - Type 2 (Primary)
1b	Existing Paved Trail to Remain (Secondary)	3b	New Paved Trail - Type 2 (Secondary)
2a	New Paved Trail - Type 1 (Primary)	6a	Existing Dirt Trail to Remain
2b	New Paved Trail - Type 1 (Secondary)		Existing Trail Alignment

b. NEW PAVED TRAIL - TYPE 1

Rancho Simi Park Trail Detail
plan view of trails

c. New Paved Trail - Type 2

The following design criteria describe a typical new paved trail that is not on an existing dirt or gravel trail. These trails do not have a graded base for a paved trail, and will require additional site preparation. New Paved Trails have been located along the Greenway to create safer recreational amenities along the trail, or to adjust the trail to accommodate new bridges or to better incorporate the trail system within existing and proposed parks. Many of the New Paved Trails – Type 2 are designated as primary on the Site Development Plan (Section 2.1).

looking west

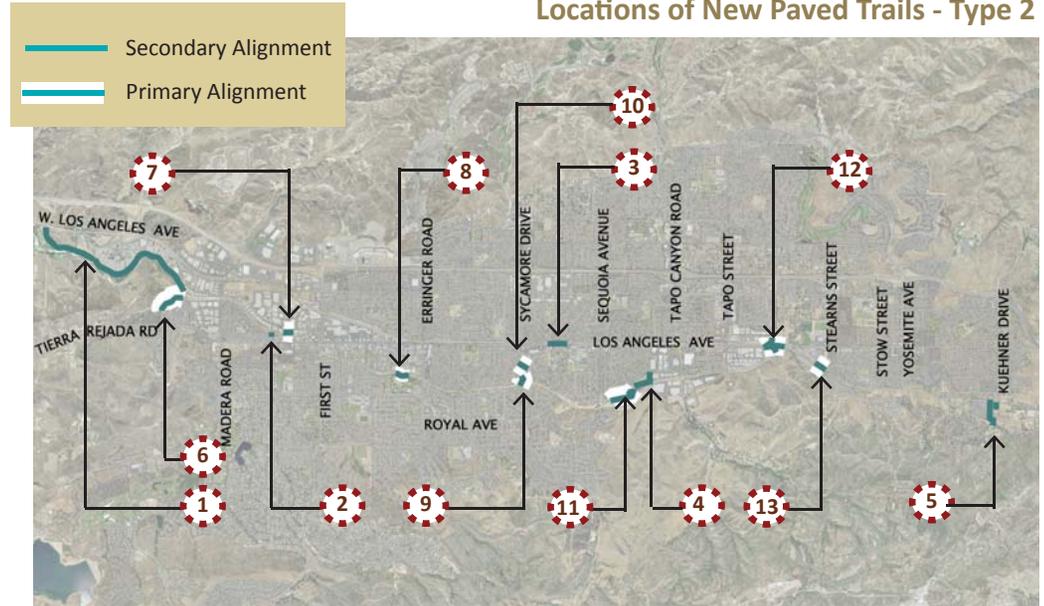


looking east



New Paved Trail - Type 2 on the south side of the Arroyo connecting to Vista del Arroyo Park through the use of a new bridge

Locations of New Paved Trails - Type 2



Secondary New Paved Trail - Type 2 alignments are located:

- 1 East of Madera Road on the north side of the Arroyo Simi
- 2 North of Aristotle Street on the south side of the Arroyo Simi leading to Sinaloa Road through a potential easement
- 3 Along north side of Los Angeles Avenue, Sycamore Drive east to the Tapo Canyon Drain
- 4 Along south side of existing ball fields at Darrah Volunteer Park leading to proposed Trailhead
- 5 West of Kuehner Drive leading to Smith Road

Primary New Paved Trail - Type 2 alignments are located:

- 6 Tierra Rejada Trailhead
- 7 South of Easy Street Park on the south side of the Arroyo Simi leading to Los Angeles Avenue
- 8 Rancho Simi Community Park Expansion (see page 2.5-19)
- 9 Community Center Park
- 10 Community Center Trailhead
- 11 South side of the Arroyo Simi connecting Darrah Volunteer Park to the Arroyo Simi Equestrian Center and Vista del Arroyo Park
- 12 S-Curve Pocket Park
- 13 West of Stearns Street

New Paved Trails – Type 2 shall include:

- Designed according to Greenway Trail and Striping Standards, Sections 2.5.3, 2.5.4 and 2.5.5
- Located to follow existing contours to reduce grading to the extent feasible
- New Paved Trails – Type 2 shall join seamlessly with existing trails
- New Paved Trails – Type 2 shall be located as far as possible from residential areas
- Minimize disturbance and protect existing native vegetation
- Landscape screening/enhancement (refer to Landscaping, Section 2.10)

Vacant land west of the Darrah Park Expansion area (shown on left side of the trail) could allow for future relocation of the multi-use trail further away from the existing residences (see page 2.5-23)



New Paved Trail - Type 2 occurs throughout the Greenway, and there are examples of this trail type with each of the Key Study Areas. Refer to Section 2.5.2 for locations.

The Key Study Areas shown in this section schematically describes some of the non-typical trail situations that occur on the Greenway. Key Study Areas shown on the following pages are:

- Easy Street Pocket Park: Key Study Area 3
- Community Center Park: Key Study Area 10 and 10a
- Darrah Volunteer Park: Key Study Area 11 and 11a
- S-Curve Park: Key Study Area 12 and 12a

Key Study Areas in this section depicting New Paved Trails - Type 2





A portion of the existing trail is relocated to better integrate the park into the Greenway and facilitate a bridge landing.

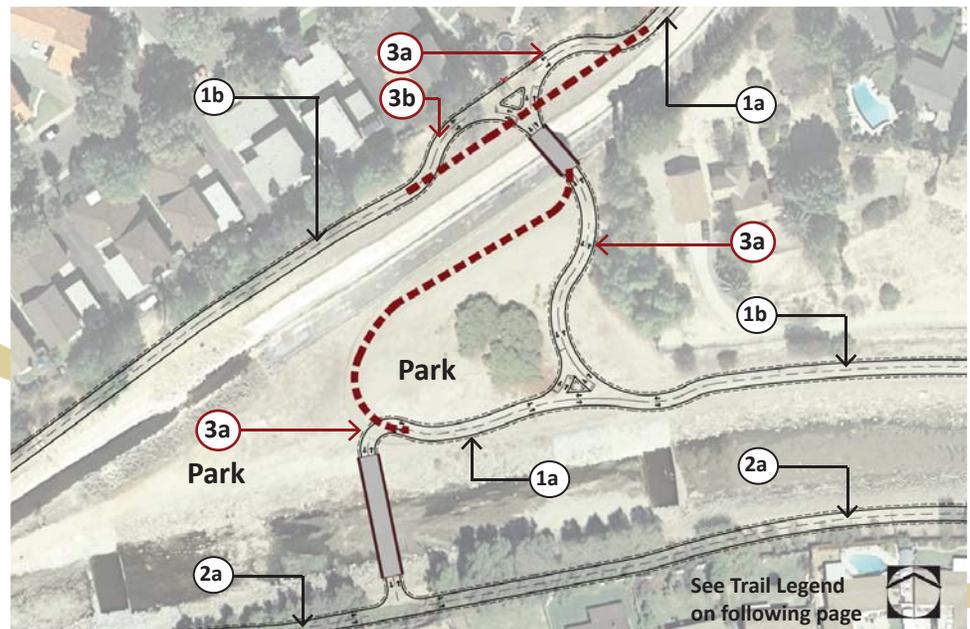
Easy Street Pocket Park
plan view of trails



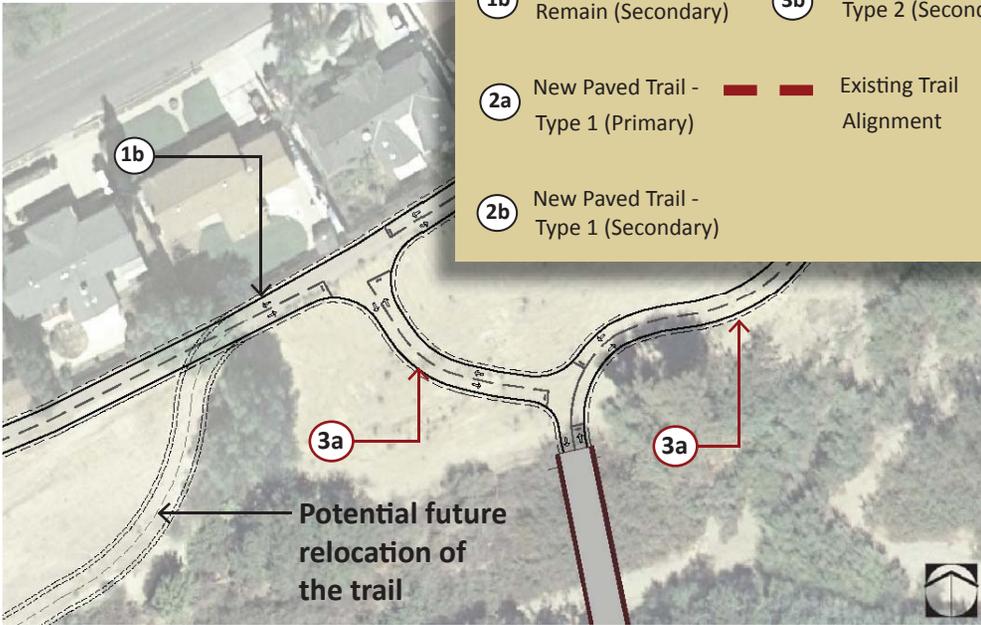
Community Center Pocket Park
plan view of trails



The existing trail is relocated to allow for a safer park, with minimal entries from the park onto the Greenway to significantly reduce chances of collisions.

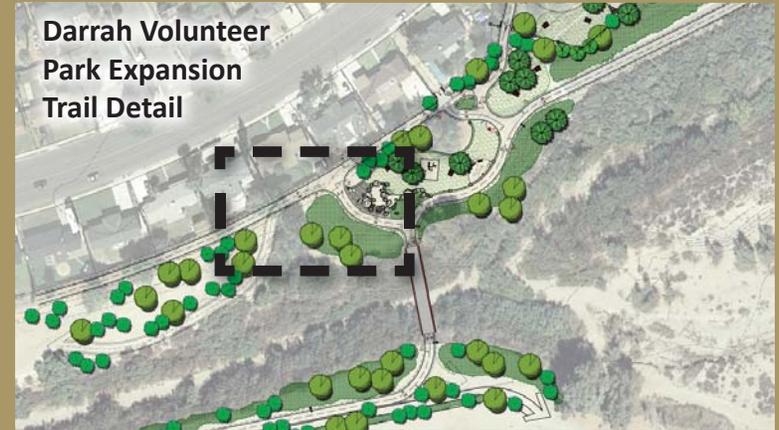
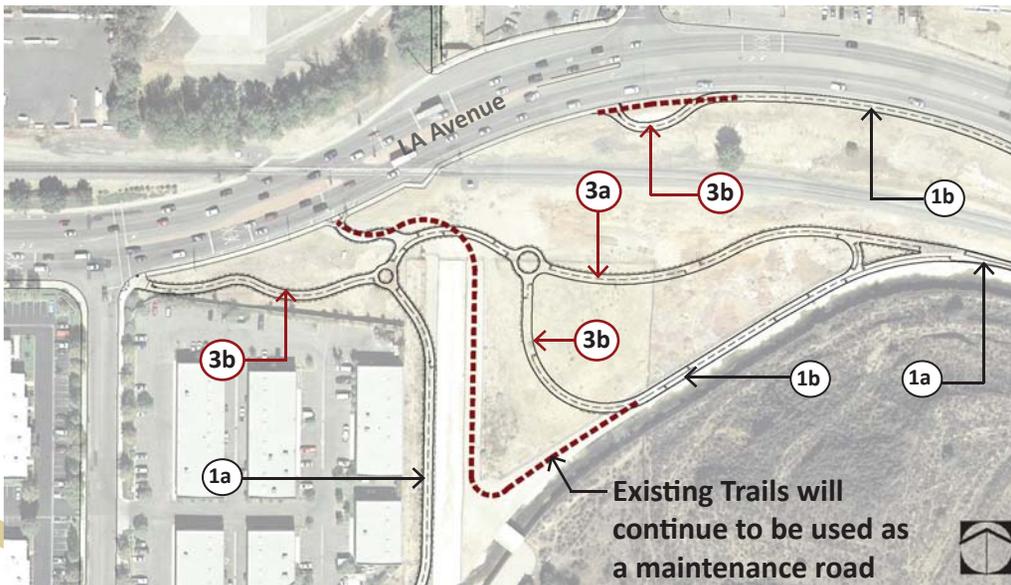


Darrah Volunteer Park
plan view of trails



TRAIL LEGEND			
1a	Existing Paved Trail to Remain (Primary)	3a	New Paved Trail - Type 2 (Primary)
1b	Existing Paved Trail to Remain (Secondary)	3b	New Paved Trail - Type 2 (Secondary)
2a	New Paved Trail - Type 1 (Primary)	— — —	Existing Trail Alignment
2b	New Paved Trail - Type 1 (Secondary)		

S-Curve Pocket Park
plan view of trails



The area west of the Darrah Volunteer Park Expansion allows for the potential future relocation of the trail closer to the Arroyo Simi and further away from the existing residences.



The existing trail is primarily maintained along the Arroyo Simi, but a portion is relocated to allow for better integration with the park, and an alternative route to the north provided for trail users to bypass with roundabouts and chicanes added to slow trail users

d. Drainage Trail

The following design criteria describe a typical paved trail that is located along an existing drainage corridor that flows into the Arroyo Simi. Most of the Drainage Trails are designated as secondary on the Site Development Plan (Section 2.1), and development of these segments could occur after completion of the primary alignments.

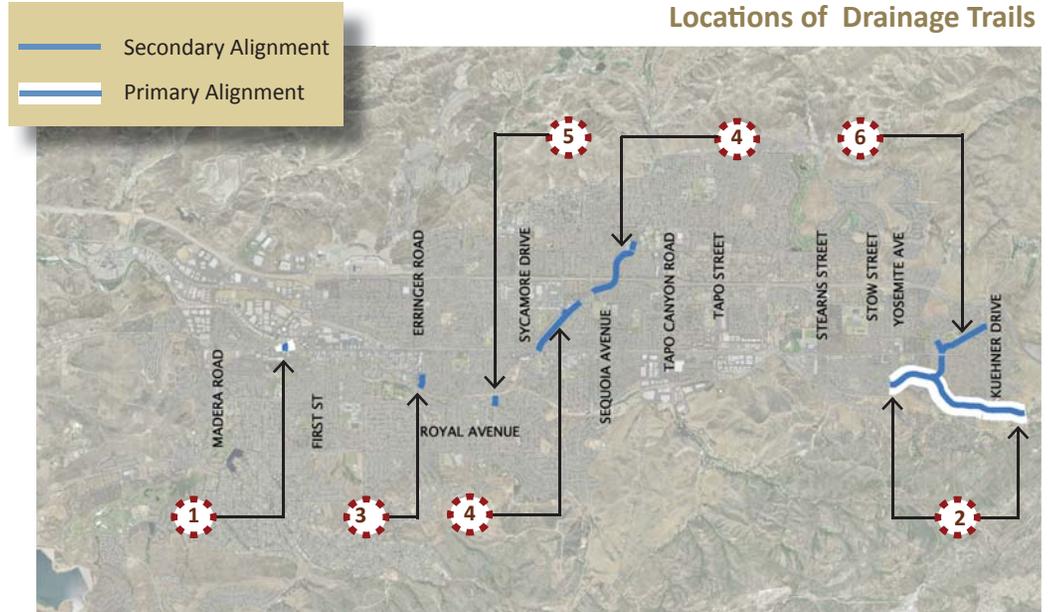


Yosemite Avenue
Looking East

New Drainage Trails should be constructed similar to recently paved trail located between the S-Curve Park and Yosemite Avenue



Looking West at S-Curve Park



Primary Drainage Trail alignments are located:

- 1 South of Easy Street Park, connection to Los Angeles Avenue and 5th Street
- 2 Along Arroyo Simi east of Yosemite Avenue to Corriganville Park

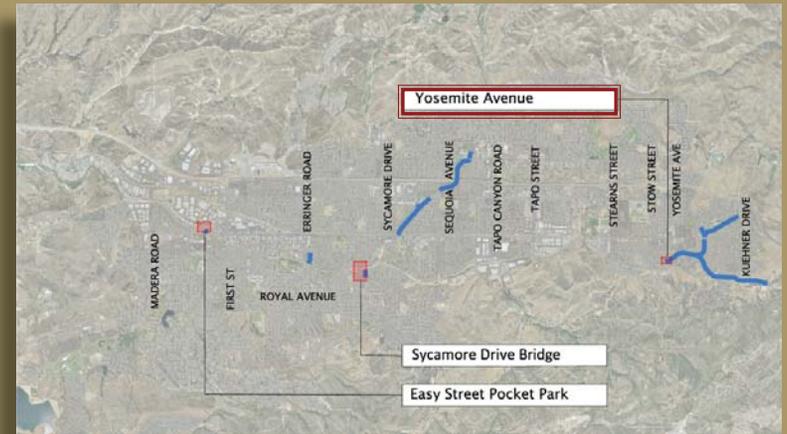
Secondary Drainage Trail alignments are located:

- 3 Along the Dry Canyon Drain from Heywood Street to the Arroyo Simi
- 4 Along the Tapo Canyon Drain east of Sycamore Drive from Los Angeles Avenue to Alamo Street
- 5 Along the Runkle Canyon Drain east of Sycamore Drive from the south side of the Arroyo to Elizondo Avenue
- 6 Along the drainage from the Arroyo Simi to Nelda Street and White Oak Elementary School

Drainage Trails shall include:

- Designed according to Greenway Trail and Striping Standards, Sections 2.5.3, 2.5.4 and 2.5.5
- In addition to centerline striping, a solid 4-inch white line shall be provided 6" from the edge of both sides of the trail
- New trails shall be designed similar to those existing on the north side of the Arroyo Simi from the S-Curve Park to Yosemite Avenue
- Greenway Banners shall be incorporated where feasible (refer to the Greenway Signage Program, Section 2.12g)
- Existing chain link fence enhancement or replacement (refer to Section 2.13a.4, Fencing and Walls)
- Fencing shall be located along the drainage side of the trail (refer to Section 2.13a, Fencing and Walls)
- All signage should be located 2 feet from edge of trail if feasible, or on the outside of the trail fence

Key Study Areas in this section depicting Drainage Trails



d. DRAINAGE TRAIL

TRAIL LEGEND

- 1a Existing Paved Trail to Remain (Primary)
- 4a New Drainage Trail (Primary)



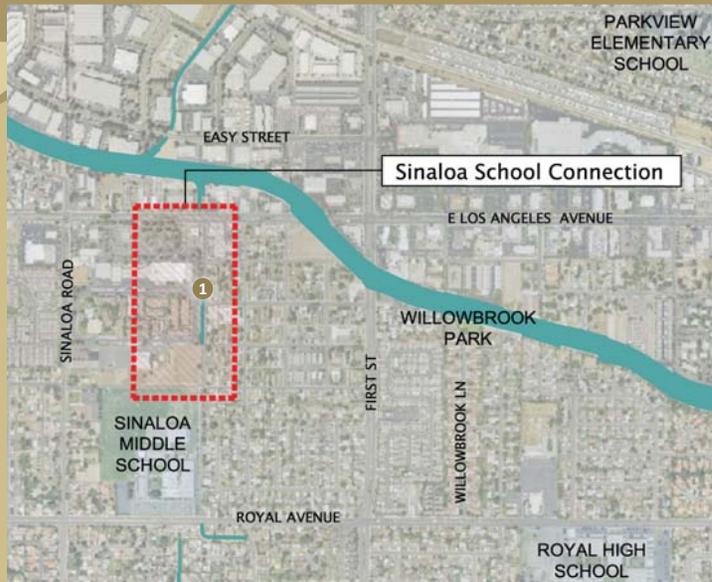
Yosemite Avenue plan view of trails

e. New Drainage Sidewalk

The following design criteria describe a paved sidewalk that is located along an existing open drainage corridor that cannot accommodate a full trail width described in Section 2.5d.

The New Drainage Sidewalk is shown in Key Study Area 4 and 4a, Sinaloa School Connection, and is a vital part of the project goal of providing safe routes to schools. The sidewalk is located on 5th Street, along the existing drainage corridor leading directly to Sinaloa Middle School.

Refer to *Safe Routes to Schools, Section 1.3a*, and *School Entry Enhancements, Section 2.2b*, for additional information



Location of Sinaloa Middle School Connection

New Drainage Sidewalks shall include:

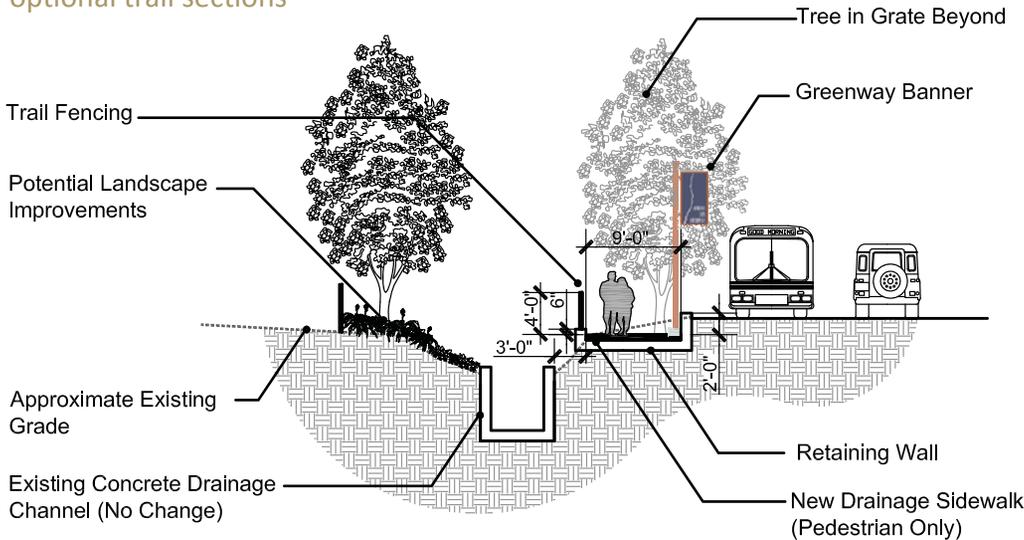
- Concrete walkway with a width of 8 to 10 feet
- Design sidewalk with cross slopes of no more than 2%
- Due to pathway width restrictions and anticipated high volumes of use, the New Drainage Sidewalk is intended to be for pedestrians only
- Providing street trees in grates to add shade and improve aesthetics from the roadway approximately every 50 feet on center (refer to *Landscaping, Section 2.10*)
- Landscape the side of the drainage corridor opposite the drainage sidewalk whenever feasible (refer to *Landscaping, Section 2.10*)
- Greenway Banners shall be incorporated (refer to the *Greenway Signage Program, Section 2.12g*)
- Remove existing chain link fencing and replace with new trail fencing and low retaining wall (where necessary) on drainage side of sidewalk (refer to *Section 2.13a.3 and 2.13b*)



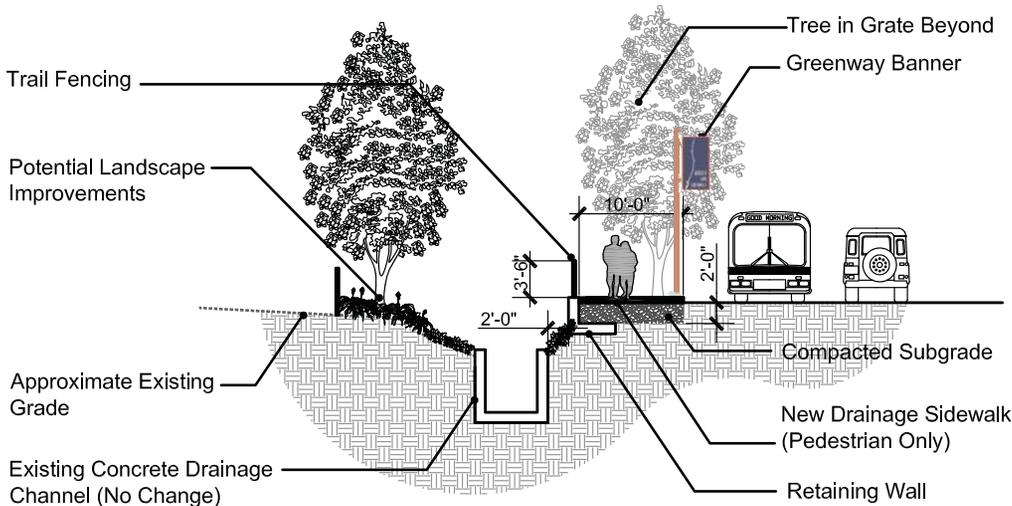
Sinaloa Middle School Connection
proposed view looking south



Sinaloa Middle School Connection
optional trail sections



OPTION A



OPTION B

There are several options that could be used to develop the New Drainage Sidewalk along 5th Street, and this Specific Plan developed two potential methods of implementing this trail, but did not do a detail engineering analysis of the alternatives.

- Option A involves cutting into the slope with a retaining wall on the street side, and creating a trail that is lower than the roadway
 - This grade separation could provide for a safer pedestrian experience
 - This option might flood in rare occurrences
- Option B involves raising the grade with a retaining wall on the drainage side, creating a trail which is typical to a sidewalk situation
 - This option might improve the risk of flooding by using a concrete wall rather than fencing along the drainage side of the trail

In both conceptual options, the existing drainage channel remains unchanged and landscape improvements are suggested on the opposite side of the drainage. Depending on final capacity requirements for the drainage channel next to the sidewalk, additional alternatives could include overhanging the channel, or enclosing the channel. There may be other alternatives available to develop this section of trail, such as converting the open channel into a box and locating the sidewalk on top of the boxed channel. Costs, constraints and further discussions with VCWPD will guide final design, which shall incorporate the development standards contained in this section, and be subject to VCWPD approval.

Sinaloa Middle School Connection
plan view

e. NEW DRAINAGE SIDEWALK



see plan to left

see plan to right



f. Widened Sidewalk

Wider sidewalks are preferable in areas of high pedestrian traffic such as along parks, schools, and other major pedestrian generators. A widened sidewalk should be provided when there is anticipated high use and sufficient room to expand the walkway.

Some existing sidewalks are necessary to incorporate as linkages and connections into the Greenway and are shown on the Site Development Plan, but they are not expected to need widening or improvements other than driveway crossing warning signs.



Widened Sidewalks should be constructed similar to the existing sidewalk on Los Angeles Avenue just north of the Amtrak/Metrolink Station

Widened Sidewalks are located:

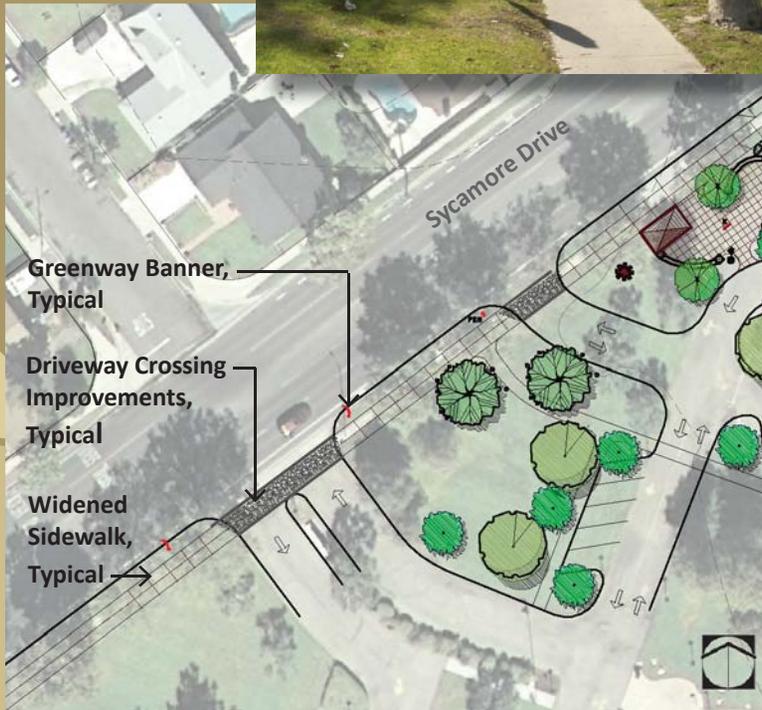
- 1** Along Sycamore Drive between Heywood Street to the Sycamore Drive Community Center Trailhead
- 2** Along Cochran Street and Sequoia Avenue connecting to Drainage Trail on the Tapo Canyon Drain
- 3** Along Alamo Street connecting to the Drainage Trail on the Tapo Canyon Drain and the public facilities at City Hall
- 4** Segment along Los Angeles Avenue just north of the S-Curve Park



Location of Widened Sidewalks

f. WIDENED SIDEWALK

Existing view looking south



Community Center
Trail Detail
plan view

Widened Sidewalks shall include:

- New concrete paving to match and join seamlessly with existing or proposed sidewalks
- Increase the sidewalk width to 8 or 10 feet
- Minimize disturbance and protect existing vegetation to the extent feasible
- When possible, separate the sidewalk from roadways with a planted buffer strip
- Design sidewalks with cross slopes no more than 2%
- Realign trail to slow trail users whenever necessary and feasible
- Incorporate driveway crossing warning devices as needed (*refer to At Grade Crossings, Section 2.3b.3*)
- Install landscape enhancements whenever feasible, or provide incentives to property owners (*refer to Landscaping, Section 2.10a*)
- Greenway Banners shall be incorporated (*refer to the Greenway Signage Program, Section 2.12g*)
- Optional Standard: Consider painting or staining the concrete to delineate it as a special route



View of existing abrupt pavement change just east of the railroad crossing and north of the proposed S-Curve Park

g. Equestrian Trail

Equestrian use on the Arroyo Simi has declined over the years, and there are fewer properties with horses adjacent to the Greenway. Equestrian use is currently occurring more often in the regional trail systems surrounding the Greenway and at the Arroyo Simi Equestrian Center. If practical, equestrian use on the multi-use trails should be physically separated to minimize potential conflicts between bikes and horses.

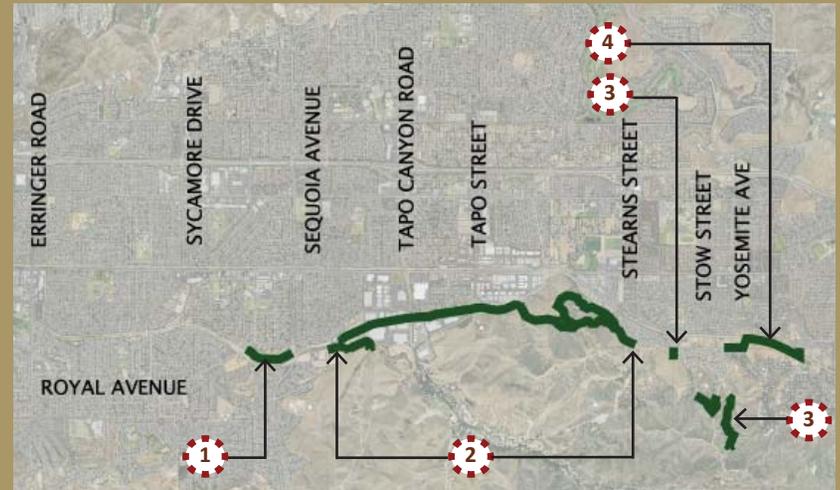
The equestrian use should be continued around the Arroyo Simi Equestrian Center as it provides horse trailer parking and restrooms, and it is adjacent to existing trails in the hills surrounding this facility. The equestrian trail should connect into the existing Arroyo Simi Equestrian Center to the west and existing Rim of the Valley and Parker Ranch regional trail systems to the east. Additional areas along the Greenway may be developed for equestrian uses in the future as the need arises.



Existing well worn equestrian trails east of the Arroyo Simi Equestrian Center looking east

Equestrian Trails are suggested at:

- 1** North side of the Arroyo Simi from Royal to Sequoia Avenue (when south side trail is complete)
- 2** South side of the Arroyo Simi from the Arroyo Simi Equestrian Center to the existing Rim of the Valley
- 3** North side of the Arroyo Simi from existing Rim of the Valley Trail east to Parker Ranch Trails
- 4** Existing Sidewalk at Railroad and Katherine Road intersection to the Parker Ranch Trails



Location of Equestrian Trails

B: EQUESTRIAN TRAIL



View of Arroyo Simi Equestrian Center
entry looking east

The following design criteria describe a typical equestrian trail:

- Follow existing standards for equestrian/multi-use trails
- When practical, equestrian use on the multi-use trails shall be physically separated to minimize potential conflicts with bikes and horses, and the equestrian trail shall parallel the multi-use trail, include a trail fence between trails, and clearly distinguish between uses with signage
- Equestrian trails shall use existing dirt or gravel trails whenever feasible
- All equestrian trails must consider the Ventura County Watershed Protection District's operation and maintenance functions, and make use of the Best Management Practices for water quality
- Trail alignment shall be located to follow existing contours to reduce grading to the extent feasible
- New Equestrian Trails shall join seamlessly with existing trails
- Minimize disturbance and protect existing native vegetation
- Provide landscape screening/enhancement (*refer to Landscaping, Section 2.10*)
- Install new fencing where required (*refer to Section 2.13, Fencing and Walls*)
- Locate Directional Signage as needed to guide trail users (*refer to the Greenway Signage Program, Section 2.12*)
- Optional Standard: Consider removing the pavement on the north side of the Arroyo Simi between Royal to Sequoia Avenue when the south side trail is complete to facilitate an equestrian trail

The south side of the Arroyo Simi across from Darrah Volunteer Park Expansion is currently owned by the VCWPD. If a trail is provided over the VCWPD parcel, the trail area shall be clearly distinguishable and separated from the VCWPD maintenance facility by landscaping and fencing. Very visible no trespassing signs and notices about VCWPD existing use and practices on the property south of the equestrian trail shall be located to notify trail users of underlying ownership.



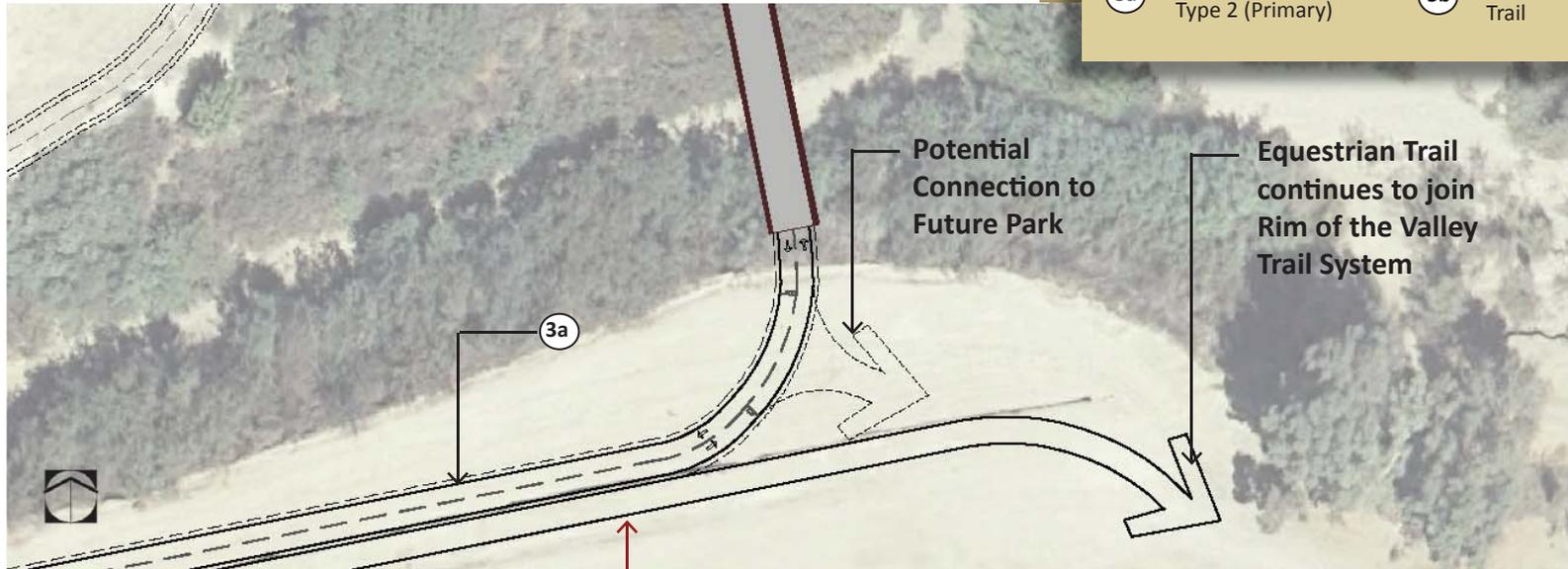
View of area proposed for trail easement looking east



Equestrian trail along the trail easement will be separated from the multi-use trail by a fence and planting, and signs will clearly identify trail rules

B: EQUESTRIAN TRAIL

Darrah Volunteer Park Trail Detail
plan view of trail easement area

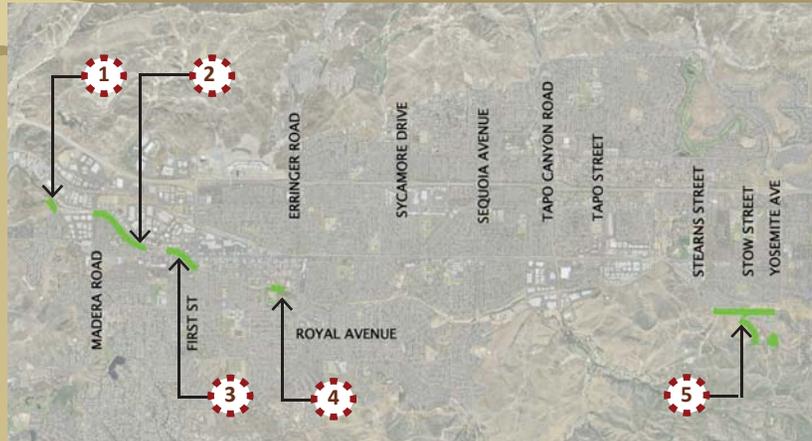


TRAIL LEGEND	
3a	New Paved Trail - Type 2 (Primary)
5b	New Equestrian Trail

h. Existing Dirt Trail to Remain

The following design criteria describe a typical existing dirt or gravel trail that will remain unpaved. These trails are retained to continue to be used as VCWPD maintenance vehicle roads, and all are secondary alignments.

If it is determined in the future that these trails should be paved, it is permitted and shall follow the standards for a New Paved Trail – Type 1 as described in Section 2.5b of this Specific Plan.



Location of Existing Dirt Trails to Remain

Existing dirt trail at the proposed Tierra Rejada Trailhead looking west



Existing Dirt Trail to Remain should include:

- Re-grade trail with 6-inch thick aggregate base and incorporate Best Management Practices if needed
- Existing gates at roadway entries may remain, but consider secondary gateway entry treatments similar to Section 2.11b
- Minimize disturbance and protect existing vegetation to the greatest extent feasible
- Provide landscape screening/enhancement where feasible (*refer to Landscaping, Section 2.10*)
- Install new fence/walls or removal of existing fences where applicable (*refer to Section 2.13, Fencing and Walls*)
- Provide Directional Signage as needed (*refer to the Greenway Signage Program, Section 2.12i and 2.12j*)

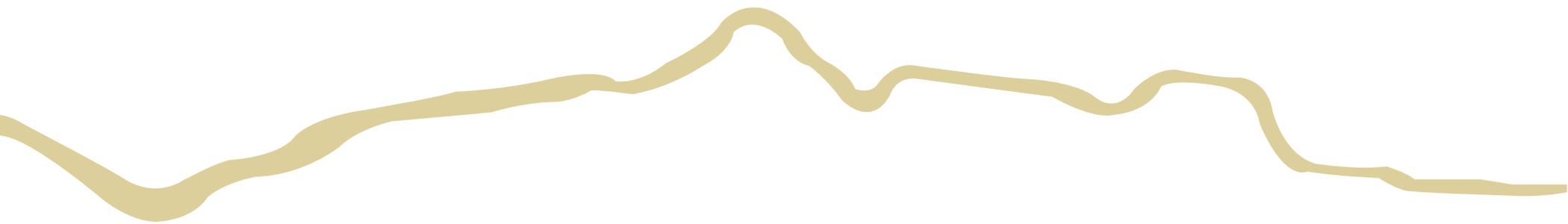
Existing Dirt Trail to Remain are located

- 1 Trails that extend to the west at Tierra Rejada Trailhead
- 2 South side of the Arroyo Simi from Madera Road east to proposed easement connection at Aristotle Street and Sinaloa Road
- 3 South side of the Arroyo Simi from First Street to Drainage Trail south of Easy Street Pocket Park
- 4 West side of Rancho Simi Community Park Expansion where the New Paved Trail – Type 2 goes into the park
- 5 Areas south of the Arroyo Simi connecting to proposed equestrian trails



2.6

Bridges



DEV. PLAN SYMBOL	SECTION	CONTENTS	PAGE
N/A	2.6.1	<i>Sustainable Elements</i>	2.6-2
N/A	2.6 a	Existing Automobile Bridges.....	2.6-3
	2.6 b	Existing Pedestrian/Bicycle Bridges.....	2.6-4
	2.6 c	Proposed Pedestrian/Bicycle Bridges.....	2.6-6

2.6 BRIDGES

Bridges provide a unique opportunity to experience and view the Greenway from additional vantage points, and offer an excellent opportunity to unify the north and south sides of the Greenway.

Most of the existing trails are currently located on the north side of the Arroyo Simi, but the majority of the recreation uses such as existing parks are located on the south side. Proposed and enhanced pedestrian/ bicycle bridges will significantly increase the ease of use along the trail system, while minimizing on-street sidewalk use and potential trail user conflicts.

Environmental permits or review will be required by various agencies to permit construction of bridges along the Arroyo Simi Greenway. Ventura County Watershed Protection District (VCWPD) will be active in reviewing and approving plans for bridges along the Arroyo Simi, and flood capacity shall be carefully managed along the Greenway.

Bridges Intent

- Increased safety is the primary goal, including physical separation of trail users from vehicles
- Minimize barriers and delays along the Greenway to the extent feasible
- Beautification with a consistent and unified bridge enhancement treatment along the Greenway
- Complement the aesthetic of the Greenway with cohesive bridge treatments that blend the old with the new
- Incorporate visually prominent features such as decorative lighting, columns, walls and fencing adjacent to the bridge structures



Proposed and enhanced pedestrian/bicycle bridges will significantly increase the ease of use and safety along the trail system and minimize delays when traveling along the Arroyo Simi Greenway

2.6. 1 Sustainable Elements

To the extent feasible, the following sustainable elements shall be used for bridge design and construction:

- Use high strength or high performance materials to reduce the amount of overall structure required
- Provide erosion and sedimentation control during bridge installation
- Use recycled materials and recycle construction waste
- Formwork, temporary bracing, pedestrian barriers and scaffolding should be reused when bridge construction is complete

a. Existing Automobile Bridges

In general, the existing automobile bridges crossing over the Arroyo Simi can be treated aesthetically to renew their appearance. Existing bridges can be enhanced with a consistent bridge treatment along the Greenway to appear associated and unified with the trail system.

Existing bridges are part of the Greenway entries; refer to Project Entries, Section 2.11, for additional information.

The following design elements shall be included on existing automobile bridges along the Arroyo Simi Greenway whenever feasible:

- Existing bridges along the Greenway shall be consistently cleaned and painted an earth tone color
- Existing bridge railing will be painted or replaced with a decorative railing that will be used consistently along the Greenway
- Decorative Greenway lighting fixtures should be installed on the bridge whenever necessary (*refer to Trail Lighting Program, Section 2.7*)
- Minor directional signage shall be added to guide trail users (*refer to Greenway Signage Program, Section 2.12j*)
- Decorative rock columns and caps similar to Greenway walls should be installed where feasible (*refer to Fencing and Walls, Section 2.13b*)
- Rock façade should be added to bridge abutment walls or existing walls leading up to the bridge whenever feasible (*refer to Fencing and Walls, Section 2.13b*)



d. EXISTING PEDESTRIAN/BICYCLE BRIDGES

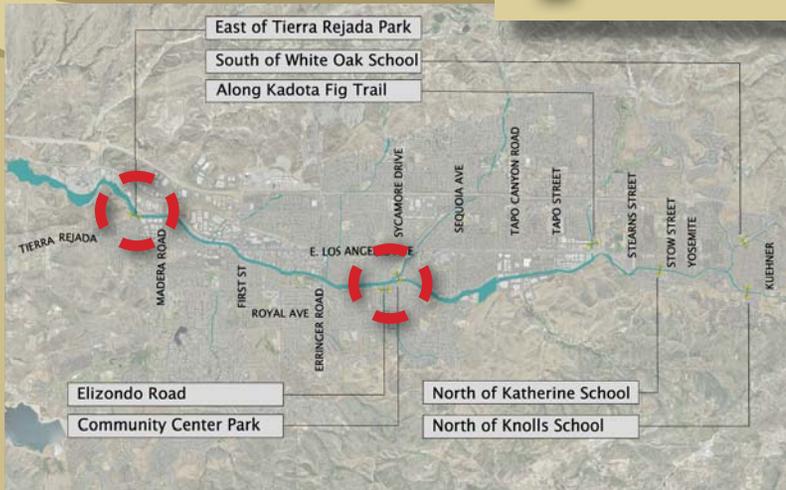
b. Existing Pedestrian/Bicycle Bridges

Existing bridges are a convenient existing amenity for trail users along the Arroyo Simi Greenway. The existing bridges should be treated aesthetically to renew their appearance with a consistent bridge treatment to unify the Greenway trail system.

Existing bridges are located:

- East of Tierra Rejada Park (Key Study Area 1) *
- At Elizondo Road, east of Sycamore Drive (Key Study Area 8 and 8a)
- Sycamore Drive Community Center Park (Key Study Area 10 and 10a) *
- Along the Kadota Fig Trail north of the proposed S-Curve Park (Key Study Area 12 and 12a)
- North of Katherine Elementary School
- North of Knolls School
- South of White Oak School

* These existing bridges should eventually be replaced with new pedestrian/bicycle bridges (see Section 2.6c)



Location of Existing Pedestrian/Bicycle Bridges along the Greenway

Existing bridge improvements shall include where feasible:

- Repaint existing bridges to match or complement proposed pedestrian/bicycle bridges (see Section 2.6c)
- Repaint or replace existing bridge railing with decorative railing similar to proposed pedestrian/bicycle bridges if feasible (see Section 2.6c)
- Install decorative Greenway lighting where applicable to create a cohesive Greenway (refer to Trail Lighting Program, Section 2.7)



East of Tierra Rejada Park, Looking East

Existing bridges that reflect the Greenway aesthetic could incorporate new rock columns, decorative trail fencing and Greenway lighting



North of Katherine School, Looking South

South of the Community Center, Looking West



Elizondo Road, Looking East

Existing bridges that need significant upgrading should be repainted, and the existing railings repainted or replaced with a more decorative railing



d. EXISTING PEDESTRIAN/BICYCLE BRIDGES



c. Proposed Pedestrian/Bicycle Bridges

New pedestrian/bicycle bridges are proposed where the trail crosses over the Arroyo Simi, and where the trail crosses an existing tributary drainage. All proposed bridges shall not interfere with channel's flood flow capacity, and shall consider potential future channel improvements where possible (*refer also to Section 2.16*)

Pedestrian/Bicycle Bridges have been located in nine areas along the Greenway to facilitate crossing over the Arroyo Simi and its drainages in a safe, efficient and aesthetic manner. New pedestrian/bicycle bridges are proposed in the following locations:

- South of the City's Waste Water Treatment Plant
- Tierra Rejada Trailhead (Key Study Area 1) – Installed after the trail connection to Moorpark is completed
- West of Madera Road (Key Study Area 2 and 2a) – Note that this bridge could be constructed mid-way between the proposed bridge at the Tierra Rejada Trailhead and Madera Road, and thus eliminate the need for two bridges
- South of the proposed Easy Street Park (Key Study Area 3 and 3a)
- West of Erringer Road at the proposed Cascade Overlook (Key Study Area 6 and 6a)
- East of Sycamore Drive south of the proposed Community Center Park (Key Study Area 10 and 10a)
- Between Sycamore Drive and Los Angeles Avenue connecting to School Street
- South of Darrah Volunteer Park (Key Study Area 11 and 11a)
- Connecting the drainage to White Oak School by Edgewood Drive and River Wood Court



Location of Proposed Pedestrian/Bicycle Bridges

Proposed pedestrian/bicycle bridges will apply the standards listed in Existing Pedestrian/Bicycle Bridges, Section 2.6b, and also have the following:

- Unless specified, bridges shall be able to hold pedestrians and bicycle live loads, but vehicle loads are not required
- Signs shall be posted that vehicles are not permitted on pedestrians/bicycle bridges
- Bridges shall be 12-foot wide minimum
- All bridges shall meet AASHTO Guide Specifications for Pedestrian Bridges
- All bridge shall meet state and local building code requirements
- Bridges shall be ADA accessible
- Bridge shall have a consistent design throughout the Greenway
- Decks shall consist of concrete or asphalt whenever feasible
- Bridge railing should consist of a vertical picket/pipe handrail or safety rail/wood rub rail
- Finishes could consist of Weathering Steel or a Painted-Weathering Steel
- Visible bridge abutment walls shall receive a pattern that is compatible with the wall treatments (*refer to Fencing and Walls, Section 2.13*)
- Surfaces of the slope paving that are too narrow for landscaping shall be treated to compliment the bridge abutment walls (*refer to Fencing and Walls, Section 2.13*)



Bridges should accommodate rock columns and trail fencing

Consider incorporating decorative handrails



- Where feasible, bridges shall clear span the Arroyo Simi, and footings and piers shall be located out of the typical flow line
- Bridges shall be located above 100-year floodplain whenever feasible
- Bridges shall be located to avoid native vegetation and placed in areas that have already been altered whenever possible
- Locate bridges in areas with the shortest possible spans
- Locate bridges to minimize impacts to culturally and biologically significant locations
- Abutments should be able to incorporate decorative finishes such as rock form liners to appear more natural and minimize look of the concrete along the banks
- Bridges shall be able to accommodate rock columns at the ends of bridges and tie into surrounding trail fencing (*refer to Fencing and Walls, Section 2.13*)

e. PROPOSED PEDESTRIAN/BICYCLE BRIDGES



There are a variety of sizes required for clear spanning the Arroyo Simi, ranging from 50-feet to 275-feet, and several choices to make regarding bridge decking, railing, and finishes. Therefore, in order to preserve the consistency and uniformity along the Greenway, the Arroyo Simi Committee and City Park District Staff decided on one bridge type that could apply to all spans along the Greenway and meet the aesthetic intent of this Specific Plan.

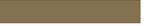
The Capstone Pedestrian Bridge System by Contech Bridge Solutions, Inc was chosen because truss height varies to allow a low abutment back wall for improved hydraulic efficiency, and the modified bow truss design also allows a constant rail height for an unobstructed view over the top chord. Capstone is an ideal solution for the longer spans, but also works for shorter segments. Over the years, the availability of this bridge might change, but the selected bridge shall meet the aesthetic of the Capstone Bridge and be equal in regards to scale and materials.

The larger spans will require a wood deck to allow for clear spans, and some may also need a central abutment. As an alternate, installing two smaller bridges to reduce the costs of the very large spans (such as at the Waste Water Treatment Plant, Tierra Rejada Trailhead, Madera Road, Easy Street Park, Cascade Overlook, and Darrah Volunteer Park) will be allowed.

Manufacturer:
Contech Bridge
Solutions Inc

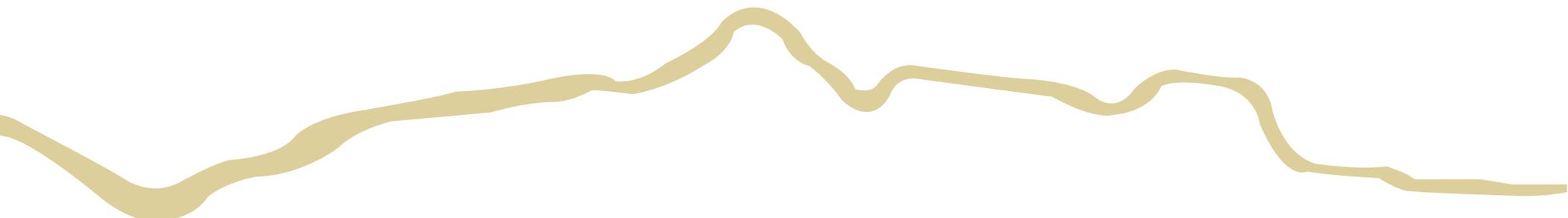
Capstone Pedestrian
Modified Bow Truss





2.7

Lighting Program



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2.7.1	<i>Sustainable Elements</i> 2.7-2
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2.7 a	Entry Lighting 2.7-4
	2.7 a.1	<i>Entry Lighting Standards</i>
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	2.7 b.1	<i>Trail Lighting Standards</i>

2.7 LIGHTING PROGRAM



Lighting in key areas along the Greenway is important to allow people to use the Greenway as an off-street connection in the evenings and early mornings. The majority of the Arroyo Simi Greenway will not be lit, but some areas have been selected for lights because of expected need for bicyclists and pedestrians to safely navigate along the trail in the dark hours. The proposed lighted corridors connect to schools to facilitate travel for after school activities and link to community centers and some major parks for encouraging evening use.

Fixed source trail lighting should be provided at high use areas to improve visibility along trail and at road intersections and provide an increased sense of security. Accent lighting should be provided at gateway entrances to highlight the Greenway enhancement features as seen from the public roadways.

The lighting standards within this section intend to keep ambient lighting levels as low as possible in order to maintain the Greenway's open space character and rural charm. Greenway lighting should provide good visibility while minimizing glare and light spillage onto adjacent properties or streets. It is the intent of this section to encourage the installation and use of outdoor lighting systems that conserve energy without decreasing safety or security, and enhance nighttime enjoyment of key areas along the Greenway.

Lighting Program Intent

- Consistently use lighting fixtures throughout the Greenway to create a unified and safe trail system
- Provide lights along key highly used trail corridors to add to the use and enjoyment of the Greenway, while increasing nighttime safety and security
- Incorporate lighting to highlight focal points along the trail system
- Install uniquely designed lights at the Arroyo Simi and road intersections to enhance the visibility of the Greenway to bicyclists, pedestrians and motorists
- Preserve the character of the Greenway environment by minimizing the visual impact of Greenway lighting
- Install lighting that is unobtrusive, minimizes glare and does not negatively impact adjacent properties and streets
- Encourage efficient lighting that is designed to conserve energy and reduce long-term maintenance costs
- Place fixtures to minimize conflict with trees and utilities

2.7.1 Sustainable Elements

- Greenway light fixtures should utilize technological advancements in order to reduce energy consumption
- The use of low voltage lighting is encouraged wherever possible to reduce energy consumption
- LED light fixtures are encouraged along the Greenway
- LEDs and circuit boards should be recyclable, and contain no hazardous substances
- Solar powered lights should be used when feasible and should have a low maintenance battery back up
- Solar lights shall be placed in locations that are not shaded
- Wind generated energy should be used when feasible
- Programmable timers and motion sensor lights should be used where feasible

Greenway light fixtures have been selected for the Arroyo Simi Greenway, which has a unique character that reinforces the Greenway design theme, and uses lighting fixtures from the same family with a variety of lanterns and consistent poles to ensure uniformity and familiarity in visual appearance. There are two main categories of lights proposed along the Greenway:

1. Entry Lighting – Used at roadway intersections and existing automobile bridges to highlight the Greenway entry features and signage

See Section 2.7a

2. Trail Lighting – Used along the trails, bridges and under crossings where specified

See Section 2.7b

2.7. 2 Lighting Standards

- Limit the number of light fixtures in select locations to provide well directed light necessary for security and safety at key areas, and to highlight focal points/public art
- Lighting shall be provided at all Greenway entrances, and for under crossings
- Maintain trail lighting along the Greenway through the night, but consider incorporating lower levels and/or sensors between midnight and sunrise
- Use hooded and shielded lighting or flush/recessed or frosted lens that do not cast glare
- Prohibit lighting directed toward the Arroyo Simi habitat areas (refer to Section 2.16a)
- Direct lights downward to avoid spill-over onto adjacent properties, and maintain light levels that are not a nuisance to adjacent properties
- Select fixtures to achieve a well directed “ambient” light with a full cutoff, and filters or shields to minimize glare and avoid reflecting lighting onto adjoining properties
- Greenway lights should be a pedestrian scale and mounted between 14- to 20-feet in height
- Greenway light fixtures shall be durable, weather resistant, low maintenance and vandal resistant



Direct lights downward to avoid spill-over onto adjacent properties

- Greenway light fixtures shall be easy to retrofit
- “Dark Sky Friendly” fixtures certified by the International Dark Sky Association (IDA) are recommended
- Lighting color and finishes shall be brown to match the recycled corten steel sign posts along the Greenway
- Use only warm colored lighting to provide a more friendly appearance and emphasize the warm tones of the Greenway materials and finishes
- Provide water proof wall or ceiling mounted lights under existing automobile bridges with existing or proposed under crossings
- Greenway light poles shall be able to support banners (refer to Section 2.12g for additional information)

a. Entry Lighting

Entry lighting shall be provided at the Greenway entrances to provide a welcoming and pleasant impression of the Arroyo Simi for passing traffic. The entries are the most visible portion of the Greenway and providing lighting will highlight the trail system to potential trail users and clearly identify the multiple entrances to the trail system.

Incorporate Greenway lighting to highlight gateway signage and identify the multiple entrances to the trail

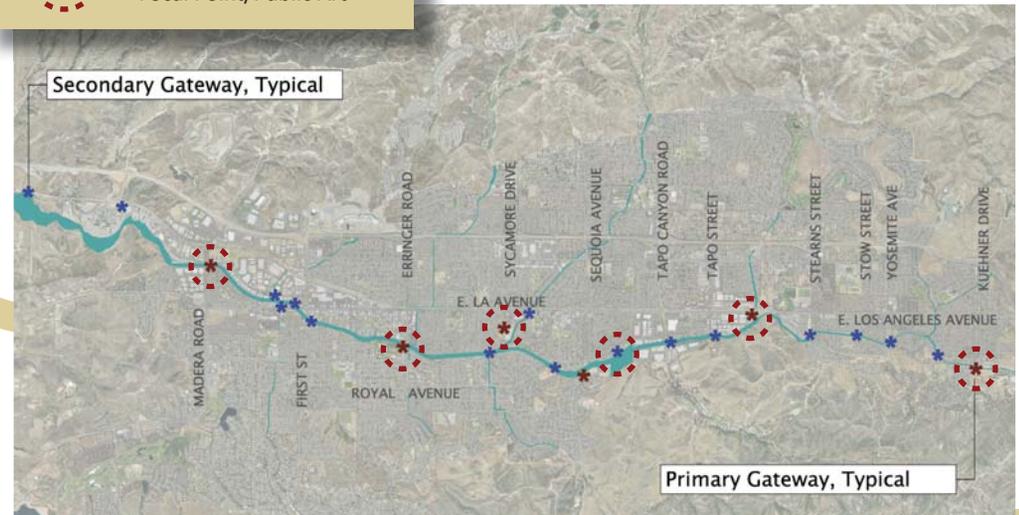


Entry light fixtures should be used in the following locations:

- Primary and secondary entrances (refer to *Project Entries, Section 2.11*)
- Lighting Focal Point/Public Art areas (refer to *Section 2.15*)
- Along existing automobile bridges where feasible (refer to *Section 2.6a*)

-  Secondary Gateway
-  Secondary Gateway with Focal Point/Public Art
-  Primary Gateway
-  Primary Gateway with Focal Point/Public Art

Typical locations of Entry Lighting along the Greenway



a.1 Entry Lighting Standards

Entry Lighting shall incorporate the Greenway Lighting Standards from Section 2.7.1, and include the following:

- Entry lighting is considered supplemental streetscape lighting for decorative purposes only, and is not intended to light the street but instead highlight the Greenway entrances and focal points
- Specify entry light fixtures that have a Craftsman style to create a warm and welcoming statement at Greenway entrances
- Space entry lighting between existing street lights and utilities when feasible and avoid disrupting the public lighting system
- If light fixtures are proposed over public roadways, they shall meet Caltrans recommended horizontal and vertical clearances
- Use lighting to highlight entry treatments such as accent vegetation and entry walls
- Incorporate up lighting to illuminate gateway signage when appropriate (*refer to Project Entries, Section 2.11*)
- Consider the entry from a variety of vantage points from the roadway, and place entry lighting so the gateway features can be easily seen by pedestrians and motorists
- Retrofit existing lighting at entries to meet the Greenway lighting program where feasible, or add new Greenway fixtures to supplement existing lighting at entries
- Existing street lights could be retrofitted to combine both vehicular and pedestrian scale lamps and an ornamental base
- Entry Lighting located adjacent to residential areas shall incorporate standards from Section 2.7b.1



Entry light fixtures should provide a welcoming and pleasant impression of the Greenway



b. Trail Lighting

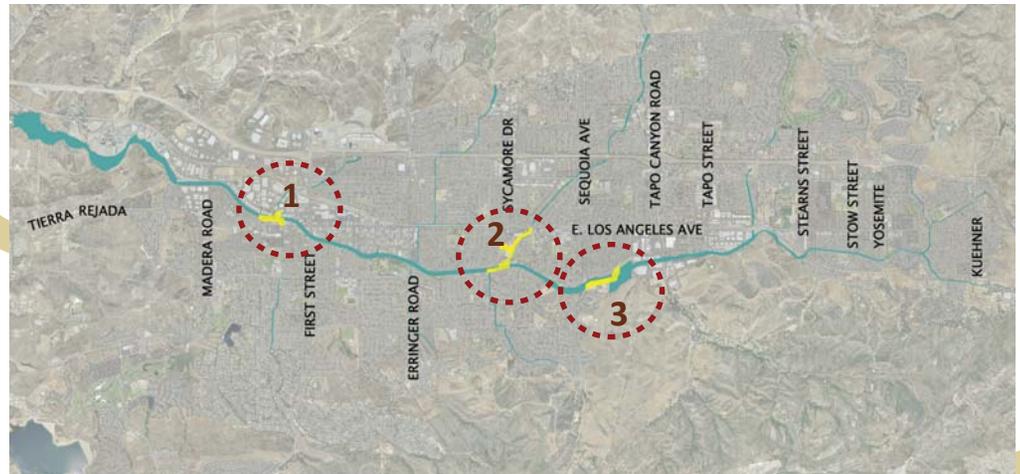
It is not the intent of this Specific Plan to light the entire Greenway, but there are three key areas along the Greenway that are suggested to be lit due to anticipated high evening and early morning use. Trail lighting shall safely light the Greenway trail system and highlight primary focal points.



Trail lighting should safely light key corridors

There are three key areas along the Greenway where the trail segments are proposed to be lit at night due to anticipated high evening use:

- 1 Through the proposed Easy Street Park, south across the proposed pedestrian/bicycle bridge, along the south side of the Arroyo west to the potential easement at Sinaloa Road and southeast to Los Angeles Avenue at 5th Street (Key Study Area 3)
- 2 Along the south side of the Arroyo Simi east of Sycamore Drive to the proposed pedestrian/bicycle bridge, north through the proposed Community Center Park, along the existing Tapo Canyon Drainage Trail to Los Angeles Avenue, and along the north side of the Sycamore Drive Community Center and proposed trailhead at Sycamore Drive (Key Study Areas 8, 9 and 10)
- 3 Through the proposed park expansion at Darrah Volunteer Park, south across the proposed pedestrian/bicycle bridge, and along the south side of the Arroyo Simi to Sequoia Avenue (Key Study Area 11)



Key locations of Trail Lighting along the Greenway

Trail light fixtures shall be installed in the following locations:

- Along the Greenway trail system at key locations
 - See previous page
- Proposed and existing under crossings (*refer to Section 2.16c*), in particular those along the lighted corridor
 - Sycamore Drive
 - Sequoia Avenue
- Existing and proposed pedestrian/bicycle bridge crossings (*refer to Sections 2.6b and 2.6c*) in particular those along the lighted corridor
 - West of Madera Road (Key Study Area 2 and 2a)
 - South of the proposed Easy Street Park (Key Study Area 3)
 - East of Sycamore Drive south of the proposed Community Center Park (Key Study Area 10 and 10a)
 - Between Sycamore Drive and Los Angeles Avenue connecting to School Street
 - South of Darrah Volunteer Park (Key Study Area 11 and 11a)

Provide lighting at key areas along the Greenway which have high anticipated evening and early morning use



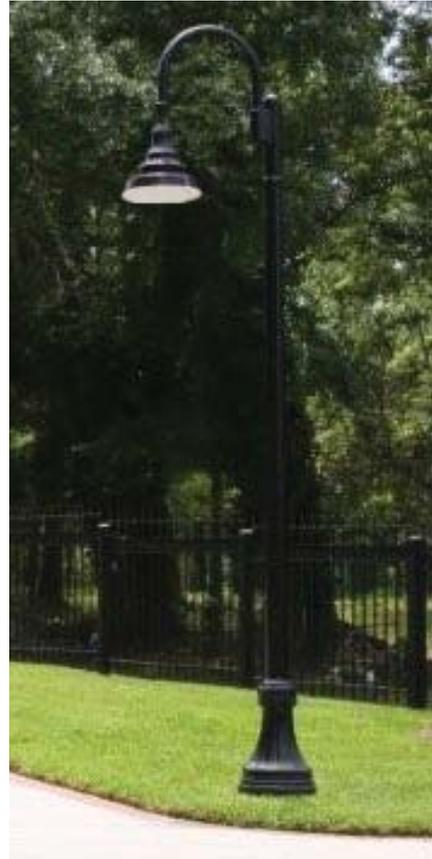
b. TRAIL LIGHTING

- Consider lighting highly used parks, rest areas and restrooms (*refer to Parks, Section 2.8, Rest Areas/Overlooks, Section 2.9, and Site Furnishings Program, Section 2.14 e*) in particular those along the lighted corridor
 - Easy Street Park (Key Study Area 3)
 - Community Center Park (Key Study Area 10 and 10a)
 - Darrah Volunteer Park (Key Study Area 11)
 - S-Curve Park (Key Study Area 12)
- Consider primary Greenway trailheads, especially when along a designated lighted trail corridor (*refer to Section 2.4*)
 - Sequoia Avenue Trailhead
 - Sycamore Drive Community Center Trailhead (Key Study Area 9)
 - Darrah Volunteer Park Trailhead

b.1 Trail Lighting Standards

Trail Lighting shall incorporate the Greenway Lighting Standards from Section 2.7.1, and include the following:

- Trail lighting shall use the same light pole and color as the entry lights, but shall have a hooded fixture with a full shade to reduce glare on to adjacent properties and to minimize chances of vandalism
- Trail lighting may incorporate entry lighting fixtures if deemed appropriate



- Use trail lighting to highlight key focal points/public art and accent vegetation
- Trail lighting in residential areas shall be placed to minimize visual obtrusions from lighting along the Greenway
- Use solar energy to reduce trenching and electrical costs when feasible



Use lighting to highlight accent vegetation along the trail

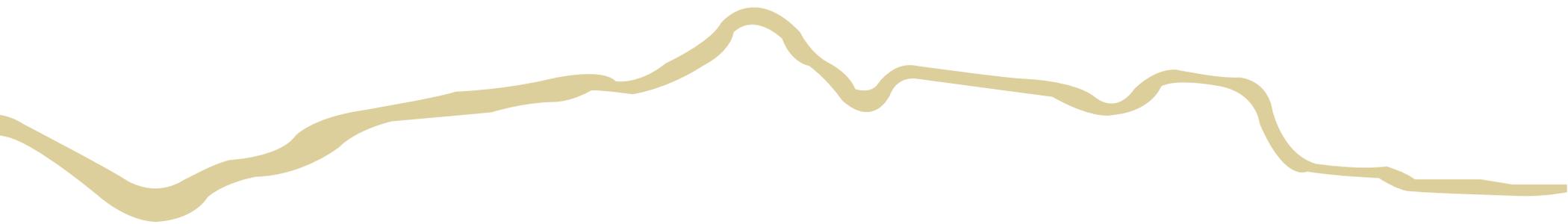


Trail lighting fixtures shall be designed consistently to develop a unified Greenway lighting program, and may include a unique Trail Light (such as top photo) or be similar to Entry Lights (such as bottom photo)



2.8

Parks



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N/A	2.8.1	Sustainable Elements	2.8-3
	2.8 a	Pocket Parks	2.8-4
	2.8 a.1	Pocket Park Standards	2.8-4
	2.8 a.2	Easy Street Pocket Park Standards	2.8-6
	2.8 a.3	Sycamore Community Center Park Standards	2.8-8
	2.8 a.4	S-Curve Pocket Park Standards	2.8-12
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	2.8 b.2	Rancho Simi Community Park Expansion Standards	2.8-18
	2.8 b.3	Darrah Vounteer Park Expansion Standards	2.8-20

2.8 Parks

There are several existing parks adjacent to the Arroyo Simi, and the proposed trail on the south side of the Arroyo will better connect them to the Greenway. There are also several vacant parcels adjacent to the Greenway that are large enough to facilitate park expansion and pocket parks, and provide additional destinations and recreational opportunities for trail users.

Well designed parks can attract local residents as well as tourists to the Greenway, and workers and shoppers can enjoy parks within walking distance as a refreshing lunchtime setting. Community involvement and participation in the programming and design of the parks will increase use and enjoyment. When programming the parks, consideration should be given to neighborhood residents needing recreational space as well as Greenway visitors, and park facilities should consider the needs of all age groups.

Different types of parks will be provided along the Greenway to develop a system of parks, which together can meet a variety of community needs and serve distinctly different purposes such as recreation or passive uses. Increased park facilities combined with good design can increase the effective capacity of the Greenway, and help develop a mass of activities which makes the community feel vital, interesting and attractive.

Parks Intent

- There should be a mix of both passive or active park spaces along the Greenway
- The most visible part of the parks should be welcoming pedestrian areas with casual gathering places containing benches and scattered picnic tables buffered by green spaces
- Parks should include design features which ensure safety, comfort and accessibility for everyone
- Park vegetation should contain drought-tolerant and/or native shrubs and trees that provide appealing smells and textures adjacent to the Arroyo Simi, although turf areas will be allowed where necessary
- Parks should provide open turf areas to allow for informal play and recreational areas
- Parks located adjacent to residential areas shall be carefully designed to incorporate privacy considerations and minimize security impacts

There are two types of parks proposed along the Arroyo Simi Greenway:

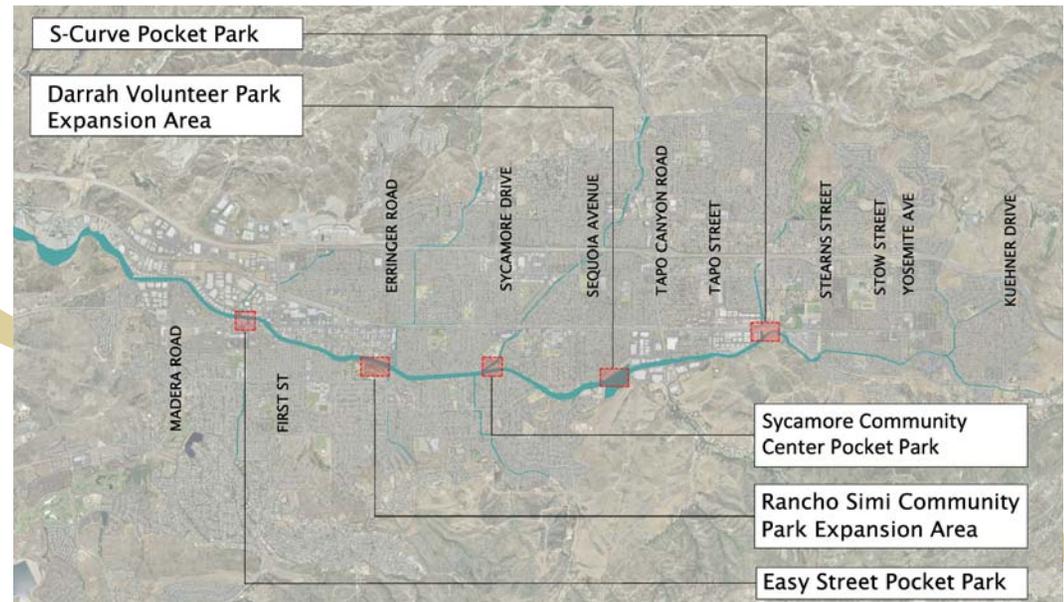
- **Pocket Parks** – Vacant parcels adjacent to the Greenway that have the potential for acquisition and are sizable enough to provide recreation opportunities for pocket parks
- **Park Expansion** - Areas where an existing park is adjacent to the Greenway, but seen as separate from the trail system and not utilizing its full recreational potential yet provides opportunities to expand the Greenway

Key Study Areas were identified for this Specific Plan, and detailed conceptual plans and sketches were developed for several pocket parks and park expansion areas along the Greenway. These Key Study Areas are identified in the map below and under the list of locations within this Section in 2.8a and 2.8b. Unique development standards have been created based on these plans and sketches, and they are defined within this Parks section.

Refer to Key Study Areas identified in the Site Development Plan, Section 2.1

Two of the proposed parks, Easy Street Pocket Park and portions of S-Curve Pocket Park, are currently under private ownership and thus are not included within the Master CUP. However, should these areas be developed as parks in the future, the CUP will be modified to accommodate them, and the designs will be consistent with the standards set forth in this Specific Plan.

Parks Key Study Area Locations





Parks shall use permeable paving and recycled materials whenever feasible



Parks should incorporate stormwater infiltration into their designs where possible



2.8.1 Sustainable Elements

Parks shall include sustainable materials and maintenance practices whenever feasible

- Parks shall use permeable paving such as flagstone on sand, pervious concrete, recycled tire mulch, and decomposed granite
- Parks should specify recycled materials for paving such as concrete, tiles, and blue glass
- Parks shall use reclaimed materials such as boulders, river rock, bricks, pavers, and granite cobblestones
- Parks should use “rain garden” and “bio-filter” infiltration for storm water management whenever feasible
- Parks shall specify native and/or drought-tolerant vegetation whenever feasible

Refer to Section 3.0 for additional information

a. Pocket Parks

Located:

- Easy Street Pocket Park (Key Study Area 3)
- Sycamore Community Center Pocket Park (Key Study Area 10)
- Pocket Park between Royal Avenue and Sequoia Avenue
- Pocket Park south of Darrah Volunteer Park (*see note below)
- S-Curve Pocket Park (Key Study Area 12)



Pocket Park Locations

Note:

The Visioning Study showed the Pocket Park south of Darrah Volunteer Park as a potential park. This parcel is currently owned by the Ventura County Regional Watershed Protection District (VCWPD). VCWPD currently utilizes this area as a maintenance yard facility, and will likely use it for many years to come. Therefore this pocket park is considered a long-term phase (refer to page 2.8-24 for additional information).



Parks should include focal points to direct trail users

- Parks shall incorporate natural elements such as boulders and rocks in naturalistic groupings when feasible

a.1 Pocket Park Standards

- Parks shall provide a variety of seating and viewing opportunities and contain benches in varying sizes and configurations to allow for individual quiet reflection, such as linear or outward facing arrangements, and also seating for larger groups (refer to Site Furnishings Program, Section 2.14a)
- Parks should provide seating near the most highly used pedestrian and bicycle pathways
- Parks should be divided into subspaces created by grade changes, planting diversity and seating arrangements
- Parks should incorporate views of near and/or distant natural features and make use of surrounding scenery and unique elements along the Greenway
- Parks shall provide buffered boundaries with fencing and planting between adjacent residential areas to provide privacy
- Parks shall have noise generating activities located away from adjacent residential areas
- Parks shall preserve and highlight cultural and historical sites
- Parks shall provide focal points and/or hardscape elements to direct trail users and to develop a central plaza or gathering area
- When exiting a park and entering the Greenway, a sign shall be provided to indicate that trail users on the Greenway have the right-of-way
- Minor Directional Signage shall be provided at Greenway entrances to guide trail users (refer to Section 2.12j, Greenway Signage Program)
- Parks shall maintain existing trees whenever feasible, and integrate them into park designs

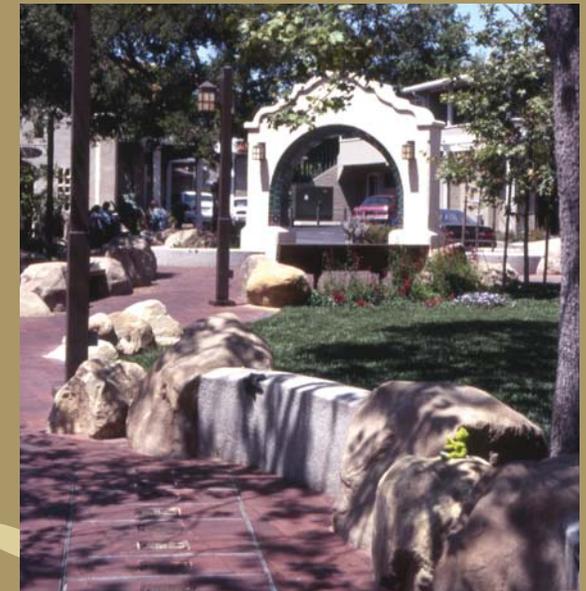


Parks should provide a variety of seating and viewing opportunities

- Parks shall provide landscape screening to block unsightly and undesirable views (refer to Section 2.10a.2, Landscaping Program)
- Parks shall incorporate habitat enhancement that does not affect flood flow capacity adjacent to the Arroyo Simi whenever feasible
- Park vegetation shall primarily be low growing shrubs and groundcover with high branching trees to reduce possible hiding spaces and increase visibility (refer to Section 2.10, Landscaping Program)
- Parks shall provide shade trees adjacent to seating areas whenever feasible (refer to Section 2.10, Landscaping Program)
- Parks shall provide fencing and/or landscape barriers to direct Greenway access to limited locations which have clear site lines in all directions, and provide a gate at trail entrances to allow for park use when the Greenway is closed by maintenance staff due to high water conditions or extreme inclement weather (refer to Section 2.13, Fencing and Walls, and Section 2.10a, Landscaping Program)
- Park pathways shall be at least 10 feet wide and provide appropriate turning radius for maintenance and emergency vehicles
- Parks shall incorporate enhanced paving at focal points and areas where people will gather (refer to Site Furnishings Program, Section 2.14d)
- Parks shall design for site microclimates, and provide wind screens such as buffer plantings and/or berms to reduce winds, and a choice of seating areas in both shady and sunny locations
- Whenever possible, seating should be located in places that have a sense of privacy, such as areas backed by planting
- Parks should include secondary seating such as mounds of grass, steps, or walls to increase overall seating capacity
- Parks shall include picnic tables where size permits, and they shall be surrounded by pads that allow for 5-foot clear around the table with at least one ADA table accessible with a path (refer to Site Furnishings Program, Section 2.14a)

- Parks should include barbeque areas and water spigots near picnic tables and shade structures whenever feasible
- Trash and recycling receptacles shall be visible from the trail and placed at park entrances and near play areas, benches and/or picnic tables (refer to Site Furnishings Program, Section 2.14a)
- Bike racks should be located at park entrances, and they shall be visible from the Greenway (refer to Site Furnishings Program, Section 2.14b)
- Decorative lighting shall be provided for safety and security to reduce loitering and discourage vandalism, and it shall meet City standards (refer to Trail Lighting Program, Section 2.7)
- If drinking fountains are provided, they shall be accessible by small children and persons in wheelchairs

Parks should include secondary seating options to increase seating capacity





a.2 Easy Street Pocket Park Standards

Easy Street Park is a vacant parcel approximately ½ acre in size that is directly adjacent to the Greenway. Easy Street Park is currently privately owned, but could offer much needed parkland in an industrial business section of the Greenway.

Easy Street Park has the potential to provide workers with a lunch area within walking distance of their place of employment, and provide trail users with a destination rest stop and restroom where parks along the Arroyo Simi are currently limited.



Easy Street Pocket Park Location

Easy Street Park shall incorporate all Pocket Park Standards in Section 2.8a.1, plus:

- A pedestrian/bicycle bridge to connect to the south side of the trail and upcoming under crossing at Los Angeles Avenue (refer to Bridges, Section 2.6c)
- Secondary Gateway entry and plaza (refer to Section 2.11b, Project Entries)
- Major Directional Signage shall be provided near the Greenway, and be visible from the trail (refer to Section 2.12i, Greenway Signage Program)
- Restrooms shall be provided if feasible (refer to Site Furnishings Program, Section 2.14e)



View of existing bike trail entry from Easy Street looking southeast



View of area for proposed pocket park looking north towards Easy Street

Easy Street Pocket Park
plan view

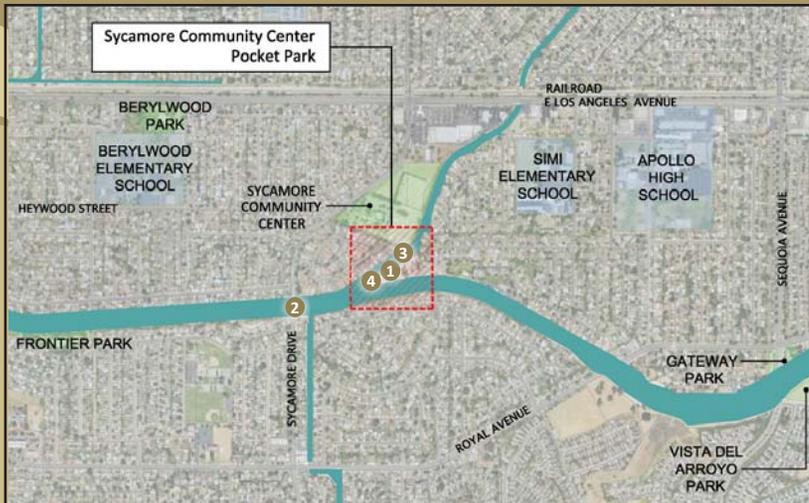




a.3 Sycamore Community Center Park Standards

Sycamore Community Center Park is a vacant parcel approximately 1 acre in size that is within the Greenway. Sycamore Community Center Park is owned by the Ventura County Watershed Protection District (VCWPD) and is used for temporary staging purposes and will likely use it for many years to come, and therefore this pocket park is considered a long-term phase.

Sycamore Community Center Pocket Park offers the potential for utilizing an area which is currently barren and vacant, and turning it into an inviting destination.



Sycamore Community Center Pocket Park Location

1 This group of photos shows the existing California Pepper Trees to remain



Looking northeast



Looking east



View of the proposed pocket park area from Sycamore Drive

View of the existing bridge crossing the Tapo Canyon Drain looking northwest



Looking northeast



Looking west

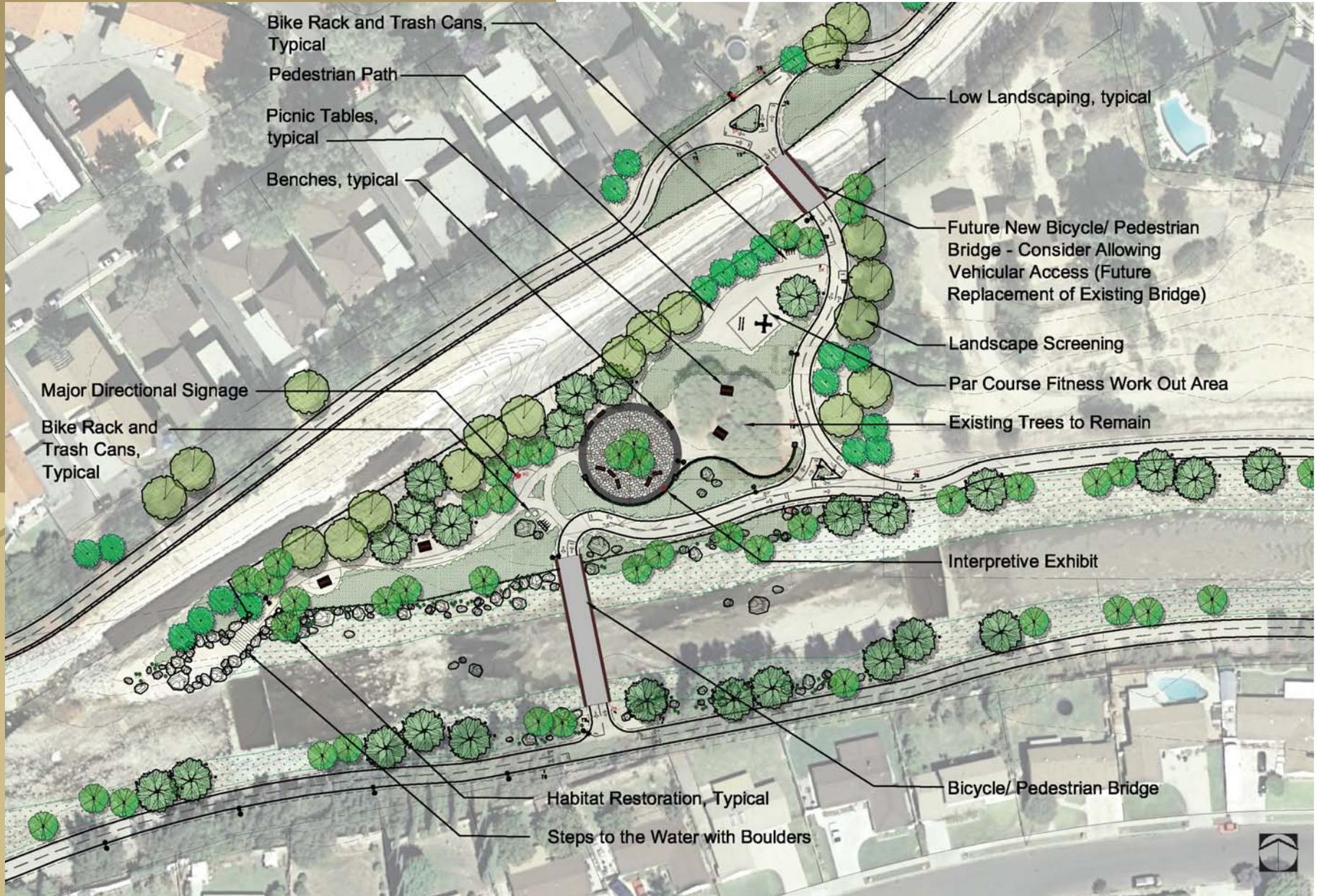


4 This group of photos shows the peninsula of land that extends west between Tapo Canyon Drain and the Arroyo Simi

Sycamore Community Center Park shall incorporate all Pocket Park Standards in Section 2.8a.1, plus:

- Park design shall allow for VCWPD’s staging operations
- A pedestrian/bicycle bridge to connect to the south side of the trail and upcoming under crossing at Sycamore Drive, and the existing bridge shall be replaced to match the proposed Greenway bridges (*refer to Bridges, Sections 2.6b and c*)
- Decorative lighting shall be provided to reduce loitering and discourage vandalism of the park in the evening (*refer to Trail Lighting Program, Section 2.7*)
- Access to the water may be permitted in this location because of sheltered peninsula and natural grade down to the water, subject to VCWPD approval (*refer to Section 2.16.b*)
- Interpretive exhibits shall be provided to explain the importance of riparian habitats (*refer to Section 2.12h, Greenway Signage Program*)
- Major Directional Signage shall be provided near the Greenway and be visible from the trail (*refer to Section 2.12i, Greenway Signage Program*)
- Workout area shall be provided (*refer to Site Furnishings Program, Section 2.14g*)

Sycamore Community Center Pocket Park plan view



Sycamore Community Center Pocket Park
view looking west





a.4 S-Curve Pocket Park Standards

The S-Curve Pocket Park consists of several existing vacant parcels directly adjacent to the Greenway totaling approximately 1½ acres in size. The S-Curve Pocket Park is currently owned by the City of Simi Valley, Rancho Simi Recreation and Park District and various other private landowners.

The S-Curve Pocket Park is highly visible from Los Angeles Avenue and offers the potential for a park an area that is currently vacant, underutilized and unattractive and turning it into an inviting destination, which highlights the Arroyo Simi Greenway.



S-Curve Pocket Park Location

View of recently completed bike trail along the Arroyo Simi looking east



Corner of Angus Avenue and East Los Angeles Avenue looking east



Area proposed for the pocket park looking south



S-Curve Pocket Park shall incorporate all Pocket Park Standards in Section 2.8a.1, plus:

- Bus Stop enhancements along Los Angeles Avenue (*refer to Section 1.3c*)
- Primary Gateway entry (*refer to Section 2.11a, Project Entries*)
- Widened sidewalks along Los Angeles Avenue with chicanes to slow down trail users and transition to narrower areas (*refer to Section 2.5f, Trails Program*)
- Greenway banners provided to guide trail users from the Kadota Fig Trail and from trailhead at Rancho Santa Susana Park (*refer to Section 2.12g, Greenway Signage Program*)
- Low rock walls, wood rail fencing, and enhanced landscaping along Los Angeles Avenue to provide an improved streetscape
- An interpretive exhibit should be installed to highlight the history of the airport once located in this vicinity (*refer to Section 2.12h, Greenway Signage Program*)
- Major Directional Signage shall be provided near the Greenway and be visible from the trail (*refer to Section 2.12i, Greenway Signage Program*)
- A shade structure to allow for group gatherings (*refer to Site Furnishings Program, Section 2.14e*)
- Restrooms, if feasible (*refer to Site Furnishings Program, Section 2.14e*)
- Focal point/public art to provide emphasis at the Greenway entrance (*refer to Section 2.15, Focal Points/ Public Art Opportunities*)



The S-Curve Park is highly visible from Los Angeles Avenue and could become an inviting destination which highlights the Greenway



S-Curve Pocket Park plan view



S-Curve Pocket Park
view looking northeast





b. PARK EXPANSION

b. Park Expansion

Locations:

- Rancho Simi Community Park Expansion (Key Study Area 7)
- Darrah Volunteer Park Expansion (Key Study Area 11)



Park Expansion Area Locations



Existing fencing separates the park and Greenway



Greenway and park can merge as one and expand the recreational potential along the Arroyo Simi



RANCHO SIMI COMMUNITY PARK PHOTOS

DARRAH
VOLUNTEER PARK
PHOTOS



The existing park appears gated and locked from the path, and is not being utilized to its full potential



The existing bike path could be relocated to the south to provide additional buffer for adjacent residences



b.1 Park Expansion Standards

Park expansion areas shall incorporate all Pocket Park Standards in Section 2.8a.1, plus the following:

- Removing, relocating or replacing existing fencing along the existing park and Arroyo Simi Greenway edge
- Providing inviting entries into the park whenever feasible
- Adding new, and/or formalize existing, pathways between the park and Greenway
- Providing minor directional signage within the park to indicate pathway to the Greenway
- Enhancing areas adjacent to the Arroyo Simi with native landscaping
- Incorporating amenities such as picnic and rest areas/overlooks, and directing them towards the Greenway

b.2 Rancho Simi Community Park Expansion Standards

The Rancho Simi Community Park Expansion consists of the land directly adjacent to the Greenway. The expansion area is currently owned by the Rancho Simi Parks and Recreation District and Ventura County Watershed Protection District.

The Rancho Simi Community Park Expansion offers the potential for connecting with a highly used and beautiful park, and integrating it into the Arroyo Simi Greenway.

The Rancho Simi Community Park Expansion shall incorporate all Park Expansion Standards in Section 2.8b.1, plus:

- Trailhead parking and parking lot expansion between the trail and the north end of the existing parking lot along Erringer Road (refer to *Trailhead/ Parking, Section 2.4*)
- Under Crossing at Erringer Road (refer to *Under Crossings, Section 2.16c*)
- Primary Gateway entry (refer to *Section 2.11a, Project Entries*)
- An Information Trailhead Kiosk and entry plaza located near the trailhead and visible from the main pathway leading to the Greenway (refer to *Section 2.12c, Greenway Signage Program*)
- Greenway banners shall be used along a multi-use path which guides trail users from the trailhead to the Greenway (refer to *Section 2.12g, Greenway Signage Program*)
- Interpretive exhibits shall be provided to highlight the natural environment such as native plants and local wildlife (refer to *Section 2.12h, Greenway Signage Program*)
- Focal point/public art to provide emphasis at the Greenway entrance (refer to *Section 2.15, Focal Points/ Public Art Opportunities*)



Rancho Simi Community Park Expansion Location

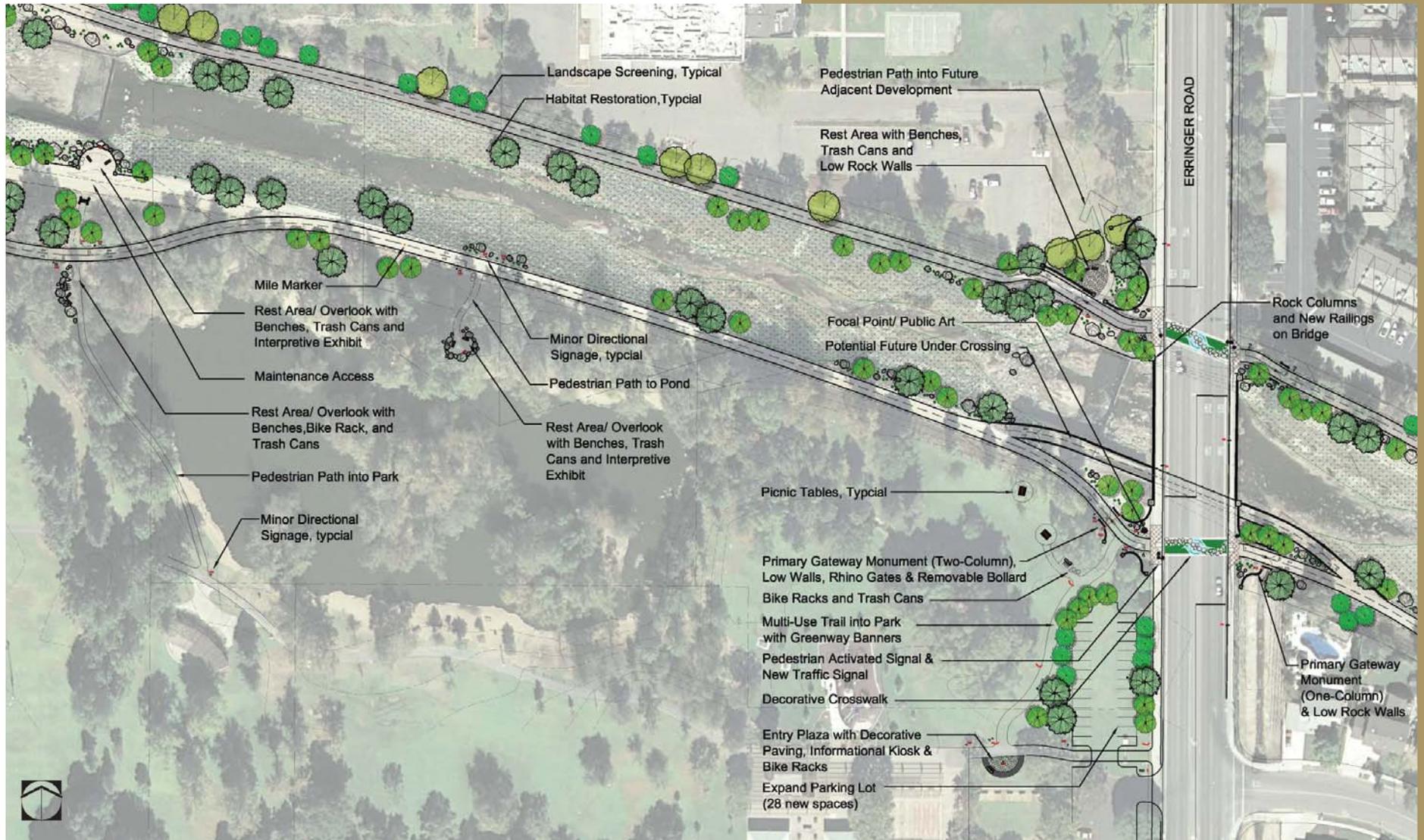


View of area for proposed overlook looking west



View of park from Erringer Road looking southwest

Rancho Simi Community Park Expansion
plan view



b. PARK EXPANSION

b.3 Darrah Volunteer Park Expansion Standards

The Darrah Volunteer Park Expansion consists of land within the Greenway, southwest of the existing ball fields totaling approximately 1 acre in size. The expansion area is currently owned by the Park District and Ventura County Watershed Protection District (VCWPD). The land owned by the VCWPD is used for temporary staging purposes and will likely use it for many years to come, and therefore this park expansion area is considered a long-term phase.

The Darrah Volunteer Park Expansion area offers the potential to utilize vacant land and create additional destinations along the Greenway. The park expansion will link to both Darrah Park and Vista del Arroyo Park to increase existing park uses and create the appearance of one unified park.

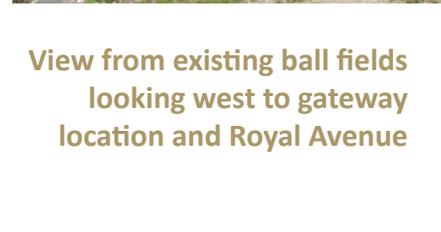
The Park District also has plans to develop the existing park with a new trailhead/parking area and restroom facilities, and these elements shall be integrated into the Arroyo Simi Greenway improvements (refer to *Trailheads/Parking Section 2.4d.2 for additional information*).



Darrah Volunteer Park Expansion Location



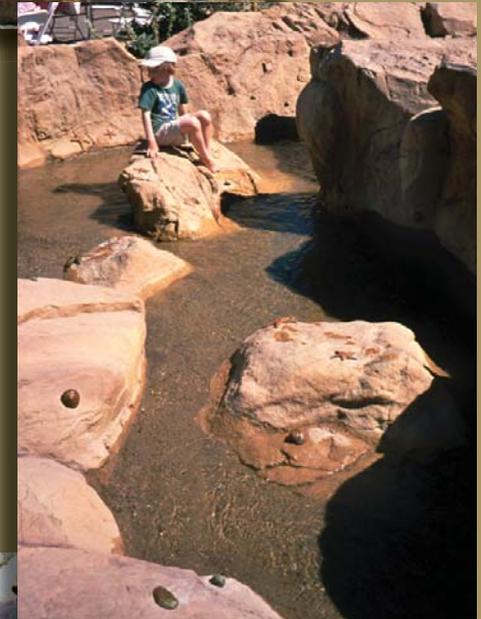
View from below existing trees on west side of the park looking southwest



View of park expansion area at the Arroyo Simi looking west

Darrah Volunteer Park Expansion shall incorporate all Park Expansion Standards in Section 2.8b.1, plus:

- Park design shall allow for VCWPD's staging operations
- A pedestrian/bicycle bridge to connect to the south side of the trail and proposed under crossing at Sequoia Avenue (refer to *Bridges, Section 2.6c*)
- Secondary Gateway entry integrated with park expansion improvements (refer to *Project Entries, Section 2.11b*)
- If maintenance and/or emergency vehicle access is provided west of Darrah Volunteer Park, the trail may be split at Royal Avenue to prohibit vehicular access (refer to *Project Entries, Section 2.11b*)
- Interpretive signage shall be provided to discuss native plant communities and ecology (refer to *Section 2.12h, Greenway Signage Program*)
- Major Directional Signage shall be provided near the Greenway and be visible from the trail (refer to *Section 2.12i, Greenway Signage Program*)
- Low walls shall be provided to retain the grades and also provide for secondary seating where necessary and feasible (refer to *Section 2.13b, Fences and Walls*)
- A plaza area with boulders and decorative paving
- A workout area shall be provided (refer to *Site Furnishings Program, Section 2.14g*)
- Focal point/public to provide emphasis at the Greenway entrance (refer to *Section 2.15, Focal Points/ Public Art Opportunities*)
- Playground equipment shall be provided in Darrah Volunteer Park, west of the ball fields, as an additional destination along the Greenway and a new use at the park (refer to *Site Furnishings Program, Section 2.14f*)
- Provide a basketball half-court in Darrah Volunteer Park west of the ball fields
- A restroom and trailhead/ parking area shall be provided in Darrah Volunteer Park, east of the ball fields, and a multi-use path shall connect the new facilities to the existing/ proposed trail (refer to *Section 2.4d.2*)



Darrah Volunteer Park shall incorporate natural materials such as shown in these examples



Darrah Volunteer Park Expansion plan view

b. PARK EXPANSION



Darrah Volunteer Park Expansion
view looking west

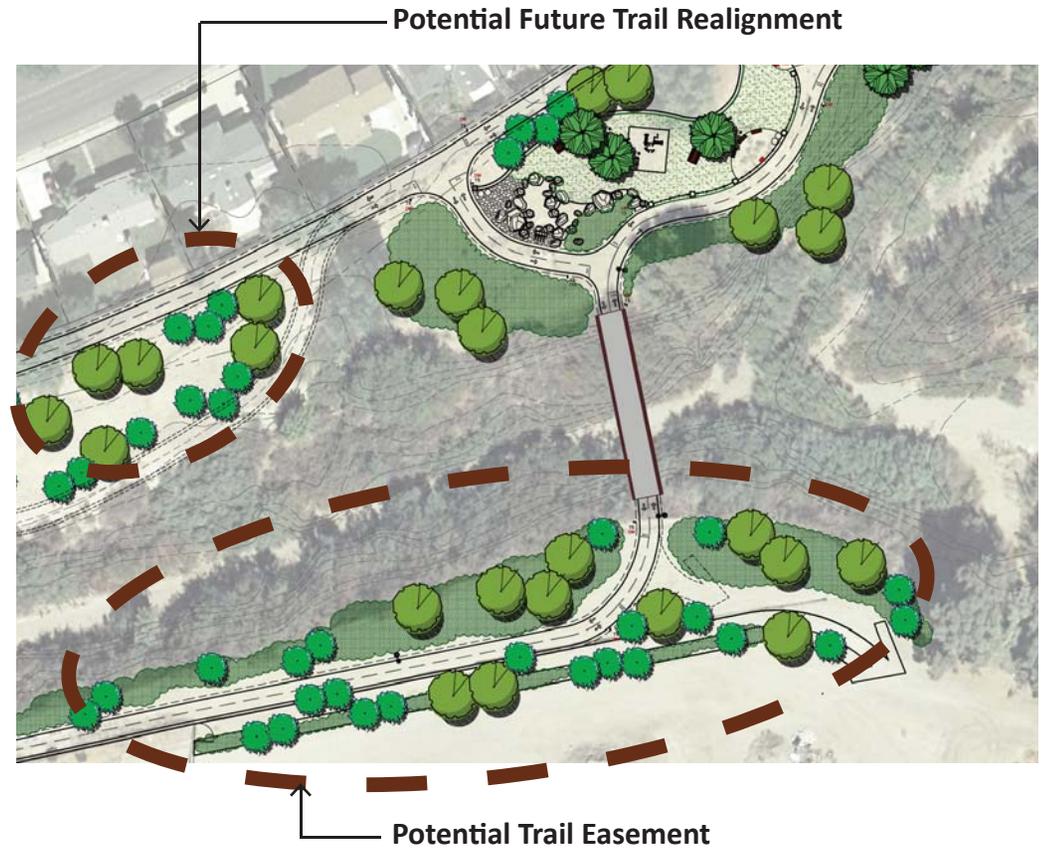


The area west of the park expansion allows for the potential future relocation of the multi-use trail closer to the Arroyo Simi and further away from the existing residences.

Refer to Trails, Section 2.5c for additional information

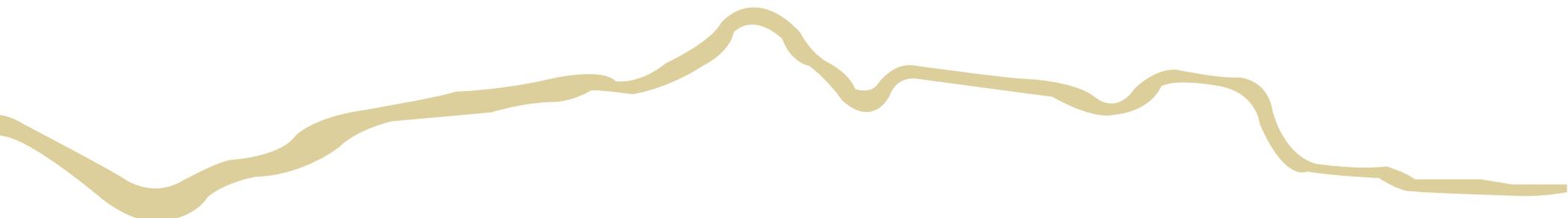
The Site Development Plan and Darrah Park Expansion Key Study Area Plans depict this area as a potential trail easement through the property adjacent to the south side of the Arroyo Simi, with the long-term possibility of the property one day becoming a park. At such time as this area is scheduled to be developed as a park, the Master CUP shall be modified to accommodate this park, and the park shall be compatible with the Darrah Volunteer Park Expansion design.

Refer to Trails, Section 2.5g for additional information



2.9

Overlooks/Rest Areas



DEV. PLAN SYMBOL	SECTION	CONTENTS	PAGE
N/A	2.9.1	Sustainable Elements	2.9-3
N/A	2.9.2	Overlook/Rest Area Standards	2.9-4
	2.9 a	Existing Overlooks/Rest Areas	2.9-6
	2.9 a.1	Existing Overlook/Rest Area Standards	2.9-7
	2.9 a.2	Madera Road Overlook/Rest Area	2.9-8
	2.9 a.3	Erringer Road Overlook/Rest Area	2.9-10
	2.9 b	Minor Overlooks/Rest Areas	2.9-12
	2.9 b.1	Minor Overlook/Rest Area Standards	2.9-13
	2.9 b.2	Sycamore Drive Overlook/Rest Area	2.9-14
	2.9 c	Major Overlooks/Rest Area	2.9-16
	2.9 c.1	Major Overlook/Rest Area Standards	2.9-17
	2.9 c.2	Tierra Rejada Overlook/Rest Area	2.9-18
	2.9 c.3	Cascade Overlook/Rest Area	2.9-20

2.9 OVERLOOKS/REST AREAS

Overlooks/Rest Areas are located along the Greenway based on available space and existing or potential attractive views. Overlooks/Rest Areas in this section include both new areas and the rehabilitation of existing rest areas.

Overlooks/Rest Areas will offer increased enjoyment and appreciation of the trail and highlight the beauty, culture and history of the Arroyo Simi Greenway. Overlooks/Rest Areas should incorporate consistent and recognizable elements and materials to promote a sense of place for the Greenway corridor, but each Overlook/Rest Area should be uniquely designed to fit the land and emphasize the site's individual attributes.

Overlooks/Rest Areas Intent

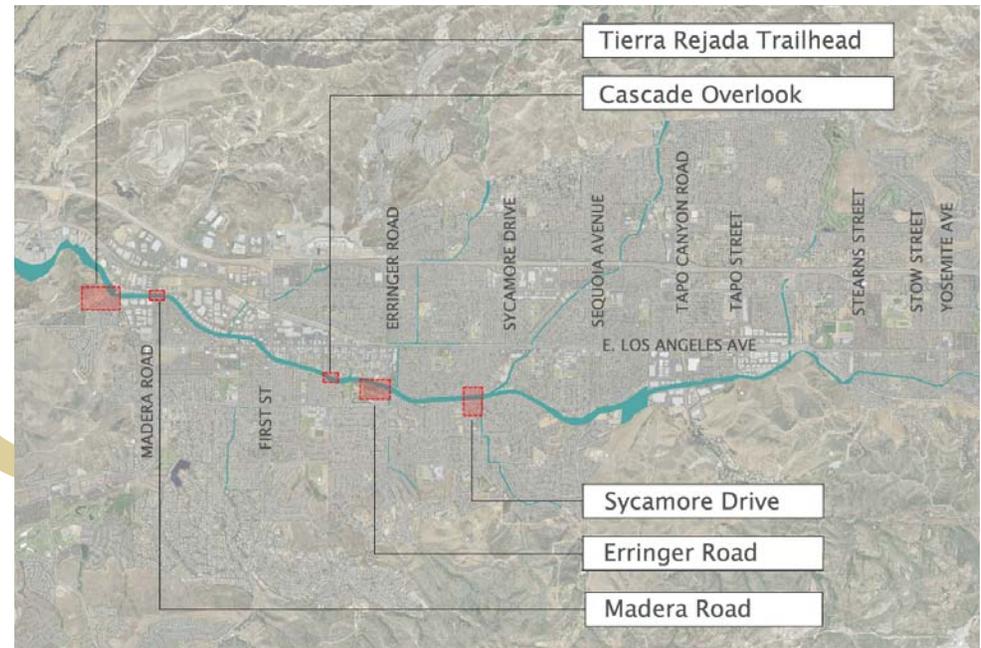
- Incorporate consistent rich and colorful landscaping and site furnishings in Overlooks/Rest Areas to bring together the image of a beautiful and cohesive Greenway
- Overlooks/Rest Areas should highlight each site's unique elements to create memorable and enduring destinations
- Develop Overlooks/Rest Areas as casual gathering places and lunchtime escapes
- Overlooks/Rest Areas should consist of a well-planned and maintained system of attractive and safe pedestrian amenities where cyclists and pedestrians restore their energy, rest and relax while gathering information about the Greenway's natural and cultural resources
- Overlooks/Rest Areas should feature native, drought tolerant plant material and blend into the natural Greenway setting
- Overlooks/Rest Areas should include comfortable and convenient site furnishings, attractive focal elements, and defined edges
- Overlooks/Rest Areas should include a rich blend of natural materials, colors, textures, and plantings
- Where currently used for maintenance purposes, overlooks should be designed to be dual purpose, allowing for recreational purposes and the continuation of maintenance operations

There are three types of Overlooks/Rest Areas proposed along the Arroyo Simi Greenway:

- **Existing Overlooks/Rest Areas** – area already being used as a rest stop, but needs updating and renovation to fit the Greenway theme and aesthetic
- **Minor Overlooks/Rest Areas** – areas along the greenway that have unique views and/or interesting historical or cultural features
- **Major Overlooks/Rest Areas** – areas that have unique views and can provide for a larger scale overlook with multiple activities

Several of the Key Study Areas identified for this Specific Plan include detailed plans and sketches for overlooks/rest areas along the Greenway. These Key Study Areas are identified in the elements such as trailhead map below and under the list of locations within this Section in 2.9b and 2.9c. Unique development standards have been created based on these plans and sketches, and they are defined within this Overlooks/Rest Areas section.

Refer to Key Study Areas identified in the Site Development Plan, Section 2.1



Key Study Areas in this section depicting Overlooks/Rest Areas

2.9.1 Sustainable Elements

Overlooks/Rest Areas shall include sustainable materials and maintenance practices whenever feasible and designs should emphasize resource conservation and the use of environmentally sound technologies.

- Use permeable paving such as flagstone on sand, pervious concrete, and decomposed granite when appropriate
- Incorporate native and drought-tolerant vegetation
- Specify recycled and reclaimed materials such as boulders, river rock, bricks, pavers, concrete, tiles, and granite cobblestones

Refer to Section 3.0 for additional information



Overlooks/Rest Areas should include interpretive exhibits to showcase information about the local history, culture and regional environment

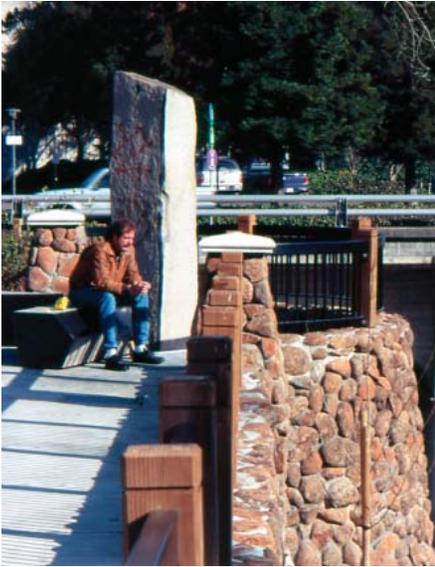
2.9.2 Overlook/Rest Area Standards

- Overlooks/Rest Areas shall include accessible designs to provide access for all users
- Overlooks/Rest Areas layout shall consider existing topography, trees, rock outcrops, and other site features
- Overlooks/Rest Areas shall have defined edges and confine pedestrian access to walkways to prevent damage to the surrounding landscape
- Overlooks/Rest Areas shall retain and incorporate existing views of near and/or distant natural features and make use of surrounding scenery and unique elements along the Greenway
- Overlooks/Rest Areas shall incorporate natural elements such as boulders and rocks in naturalistic groupings when feasible



Overlooks/Rest Areas should retain and incorporate existing views of near and/or distant natural features

- Overlooks/Rest Areas located adjacent to residential areas shall be carefully designed to minimize privacy and security impacts and provide buffered boundaries with fencing and planting
- Vegetation shall primarily consist of native shrubs and trees that add rich sensory details such as interesting textures, contrasting colors, and fragrant vegetation
- Overlooks/Rest Areas shall maintain and protect existing native vegetation and incorporate habitat enhancement adjacent to the Arroyo Simi whenever feasible and as permitted by the VCWPD
- Overlook/Rest Area vegetation shall primarily be low growing shrubs and groundcover with high branching trees to reduce possible hiding spaces and increase visibility (*refer to Section 2.10, Landscaping*)
- Selectively place screening vegetation to block unsightly and undesirable views (*refer to Landscaping, Section 2.10a*)
- Overlooks/Rest Areas shall design for site microclimates if feasible, and provide shade trees adjacent to seating areas and seating in sunny locations, and use plant material and/or berms to reduce winds (*refer to Section 2.10, Landscaping*)
- Overlooks/Rest Areas shall preserve and highlight cultural and historical sites and include interpretive exhibits to showcase information about the local history, culture and regional environment (*refer to Site Development Plan, Section 2.1 for locations, and Greenway Signage program, Section 2.12h for Interpretive Exhibit Standards*)
- Durable vandal-resistant materials and high quality construction methods shall be used to ensure ease of maintenance
- When exiting overlooks/rest areas and entering the Greenway, a sign shall be provided to indicate that trail users on the Greenway have the right-of-way



Overlooks/Rest Areas should consider the need to see out from a seated position

- Overlooks/Rest Areas shall be physically separated from trail use and incorporate fencing and/or walls to limit Greenway access to reduce to chance of collision (refer to Section 2.13, *Fencing and Walls*)
- Minor Directional Signage shall be provided at Greenway entrances to guide trail users (refer to Section 2.12j, *Greenway Signage Program*)
- Overlooks/Rest Areas shall consider the need to see out from a seated position when developing the height of all fences and walls
- Overlooks/Rest Areas shall provide trash/recycling receptacles to prevent littering (refer to *Site Furnishings Program, Section 2.14a*)
- Overlooks/Rest Areas shall include benches and some should be backless to allow for flexible use (refer to *Site Furnishings Program, Section 2.14a*)
- Where currently used for maintenance operations, Overlooks/Rest Areas shall be designed to be multi-use, to allow for recreational uses and for continued maintenance operations



Overlooks/Rest Areas shall be physically separated from trail use

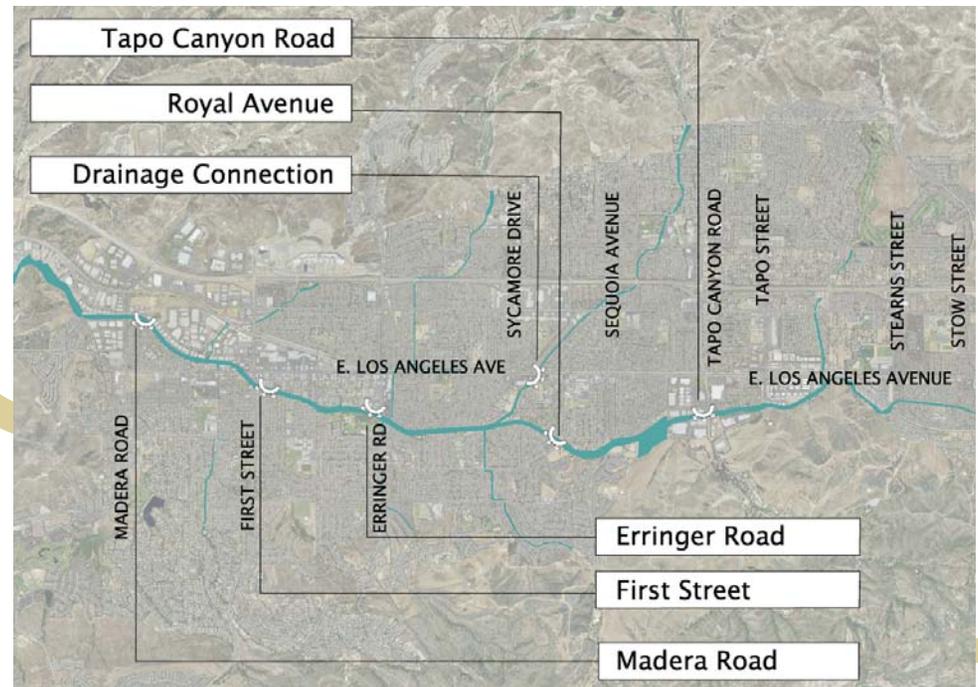


a. EXISTING OVERLOOKS/REST AREAS

a. Existing Overlooks/Rest Areas

There are existing Overlooks/Rest Areas along the Greenway that are being used, but are in need of rehabilitation. Existing facilities should incorporate the proposed Greenway design elements and seamlessly replace the old with new site amenities. The renovation of the existing overlooks/rest areas should use the existing foundation and as much of the facilities as possible.

Existing overlook/rest areas shall replace existing amenities with the proposed Greenway design elements (Photos at Tapo Canyon Road)



Existing Overlook/Rest Area Locations

Locations

- Madera Road – northeast side (Portion of Key Study Area 2)
- First Street - northwest side
- Erringer Road – northwest side (Portion of Key Study Area 7)
- Tapo Canyon Drainage Connection - west side of drainage
- Royal Avenue - northwest side
- Tapo Canyon Road - northwest side

a.1 Existing Overlook/Rest Area Standards

Existing Overlooks/Rest Areas shall have all items listed in Overlook/Rest Area Standards in Section 2.9.1, plus:

- New site furnishings (refer to *Site Furnishings Program, Section 2.14*)
- New fencing and walls (refer to *Section 2.13, Fencing and Walls*)
- Rock facades on existing walls when feasible (refer to *Section 2.13b, Fencing and Walls*)
- Enhanced paving (refer to *Site Furnishings Program, Section 2.14d*)

Existing Overlooks/Rest Areas are primarily located at project entrances, and do not allow for a visual connection to the Arroyo Simi



Although a consistent theme has been established for the existing overlooks/rest areas, they are dated and in need of maintenance and repair. Wood benches and trash receptacles are scratched and seating is generally directly in the sun, and does not beckon trail users to stop and rest.

Existing overlooks/rest areas are primarily located at the project entrances, and provide for drop-off and meeting friends, but does not allow for enjoyment and appreciation of the Arroyo Simi itself. Excepting Madera and Erringer Road, the existing overlooks/rest areas should be simple replacement of amenities, and focus attention to the proposed overlooks/rest areas.



Existing overlook/rest area amenities are in need of replacement





a.2 Madera Road Overlook/Rest Area

Madera Road Overlook/Rest Area is a portion of the Key Study Area for Madera Road Gateway, and is discussed in detail in Project Entries.

Refer to Project Entries, Section 2.11a for additional information

The existing Overlook/Rest Area has been incorporated into a primary gateway entrance and rest stop improvements seamlessly flow into the entry design.



1
View of existing rest area looking east

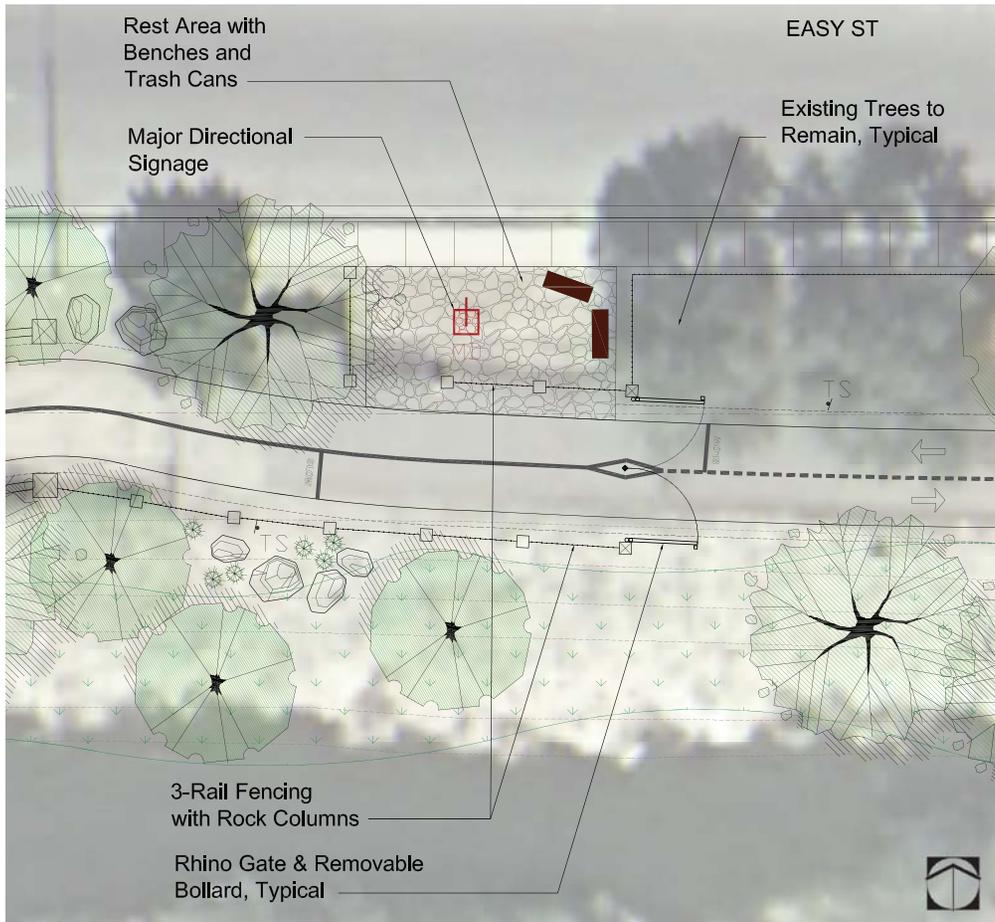


Madera Road Gateway Location



2
View of existing rest area looking east from Madera Road

Madera Road Overlook/Rest Area plan view



Madera Road Overlook/Rest Area is a portion of the Key Study Area for Madera Road Gateway

Madera Road Overlook/Rest Area shall have all items listed in Existing Overlook/Rest Area Standards in Section 2.9a.1, plus:

- Major Directional Signage (refer to Greenway Signage Program, Section 2.12i)
- Enhanced Paving, and/or paving should be colored to blend with the surrounding landscape (refer to Site Furnishings Program, Section 2.14d)



a. EXISTING OVERLOOKS/REST AREAS



a.3 Erringer Road Overlook/Rest Area

Erringer Road Overlook/Rest Area is a portion of the Key Study Area for Rancho Simi Community Park Expansion, and the rest area is discussed in Project Entries.

Refer to Parks, Section 2.8b and Project Entries, Section 2.11a for additional information

The land north of this Overlook/Rest Area is currently vacant and potential future development shall tie into the rest area and the Greenway trail system.



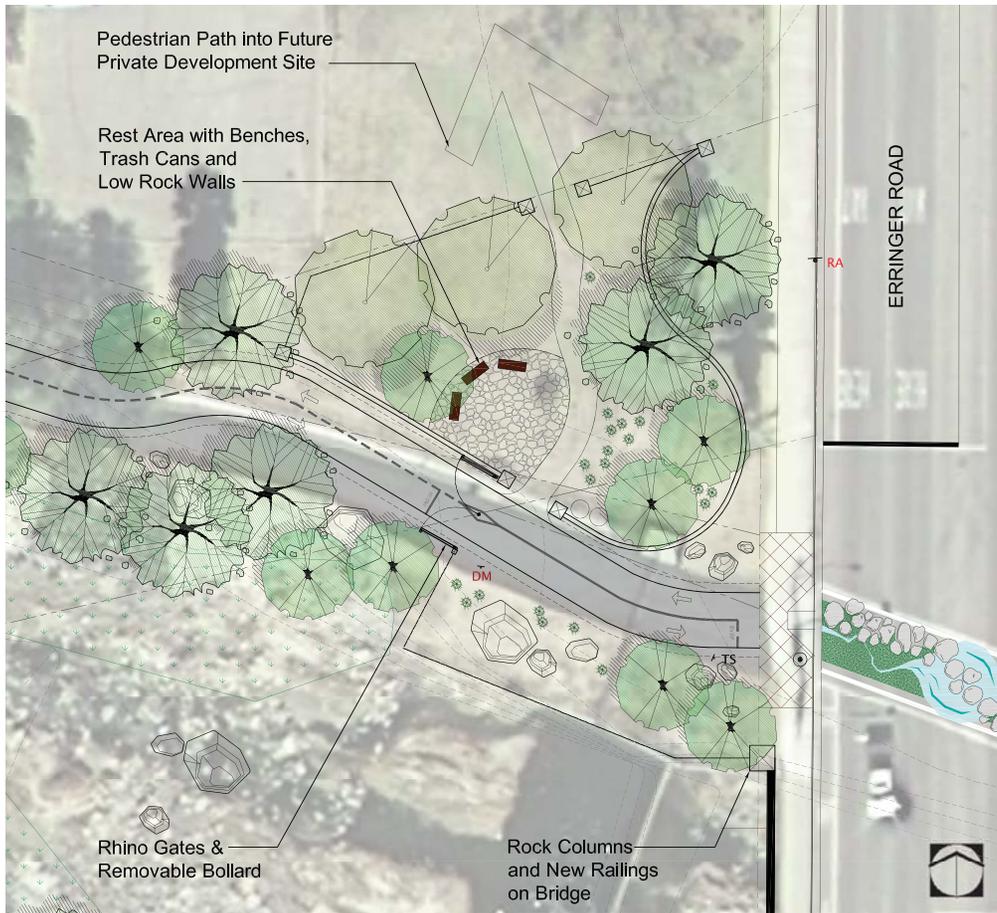
Existing site furniture and wall behind



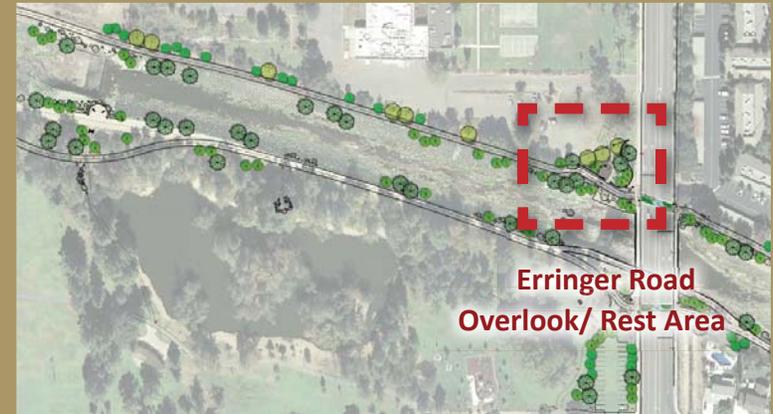
Rancho Simi Community Park Expansion Location

View of the area for the proposed overlook/rest area looking west from Erringer Road





Erringer Road Overlook/Rest Area
conceptual plan view



Erringer Road Overlook/Rest Area is a portion of the Key Study Area for Rancho Simi Community Park Expansion

Erringer Road Overlook/Rest Area shall have all items listed in Existing Overlook/Rest Area Standards in Section 2.9a.1, plus:

- Low rock walls to match Primary Gateway along Erringer Road on the south side of the Greenway (refer to Section 2.13b, Fencing and Walls)
- Pathway should be provided to link future private development of north of the Greenway property
- Greenway rhino gates shall be located behind this Overlook/Rest Area entrance to facilitate use when Greenway is closed



a. EXISTING OVERLOOKS/REST AREAS



b. Minor Overlooks/Rest Areas

Minor Overlooks/Rest Areas will typically be found along the Greenway. These stops incorporate flat vacant land with good views and unique features. In some cases, the existing trail is pulled behind the rest area to allow the Overlook/Rest Area to be closer to the Arroyo Simi (such as Sycamore Drive Bridge Overlook/Rest Area, see following page).

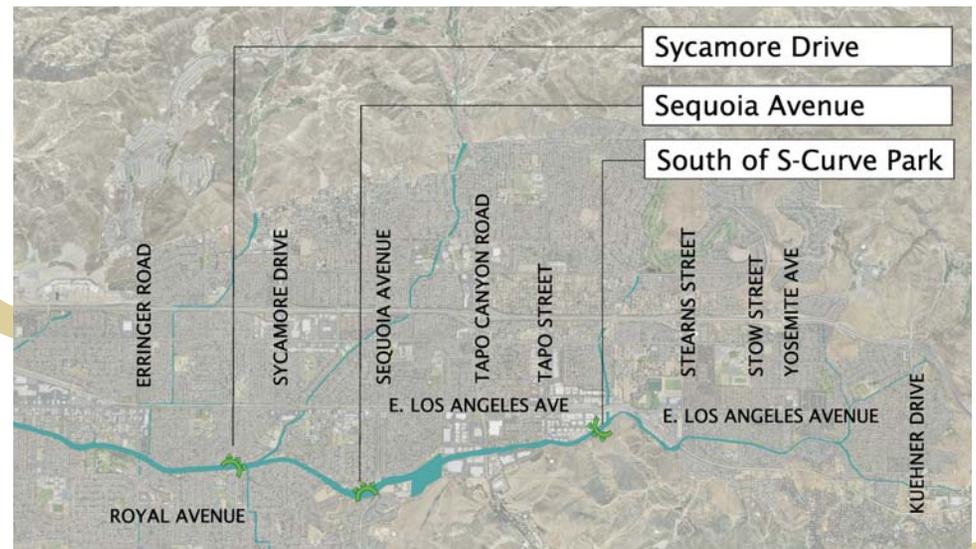
There are two variations of Minor Overlooks/Rest Areas developed within the Key Study Areas – formal and informal. The formal Overlook/Rest Area use fencing, walls and concrete paving to define the space. The informal Overlook/Rest Area uses fencing and boulders to define the space and incorporates decomposed granite paving.

Locations

- Sycamore Drive – southwest side (Portion of Key Study Area 8)
- Sequoia Avenue – southwest side
- South of S-Curve Park – north side of Arroyo



Minor Overlook/Rest Areas incorporate flat vacant land with good views and unique features (view southwest of the S-Curve Park looking east)



Minor Overlook/Rest Area Locations

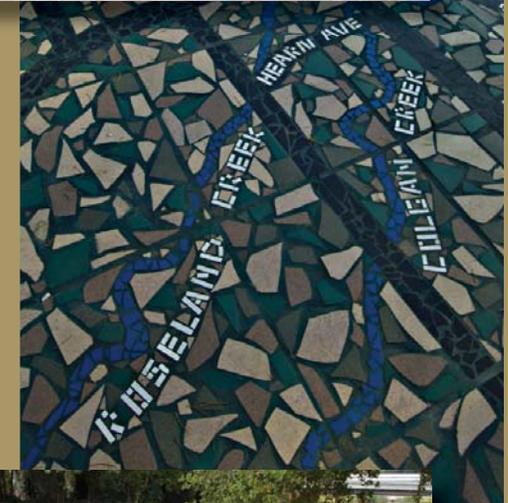
b.1 Minor Overlook/Rest Area Standards

Minor Overlooks/Rest Areas shall have all items listed in Overlook/Rest Area Standards in Section 2.9.1, plus:

- Interpretive exhibits in select locations (*refer to Site Development Plan, Section 2.1 for locations, and Greenway Signage Program, Section 2.12h for Interpretive Exhibit Standards*)
- Overlooks/Rest Areas shall either incorporate Enhanced Paving to develop unique stops along the Greenway, and/or paving colored to blend with the surrounding landscape (*refer to Site Furnishings Program, Section 2.14d*)



Overlooks/Rest Areas shall use enhanced paving to develop unique stops along the Greenway





b.2 Sycamore Drive Overlook/Rest Area

Sycamore Drive Overlook/Rest Area is a portion of the Key Study Area for the Sycamore Drive Bridge.

Refer to Project Entries, Section 2.11b, Bridges, Section 2.6c, and Under Crossings, Section 2.16c for additional information

In the 2007 Visioning Study, the area for the overlook/rest area was identified as a potential park on privately owned parcels. The Specific Plan refined this area to be an overlook/rest area because there are significant grade issues and the parcels for a park are too far removed from the Arroyo Simi Greenway. The overlook is situated over the existing trail to allow for better, unobstructed views of the existing cascade within the Arroyo Simi.

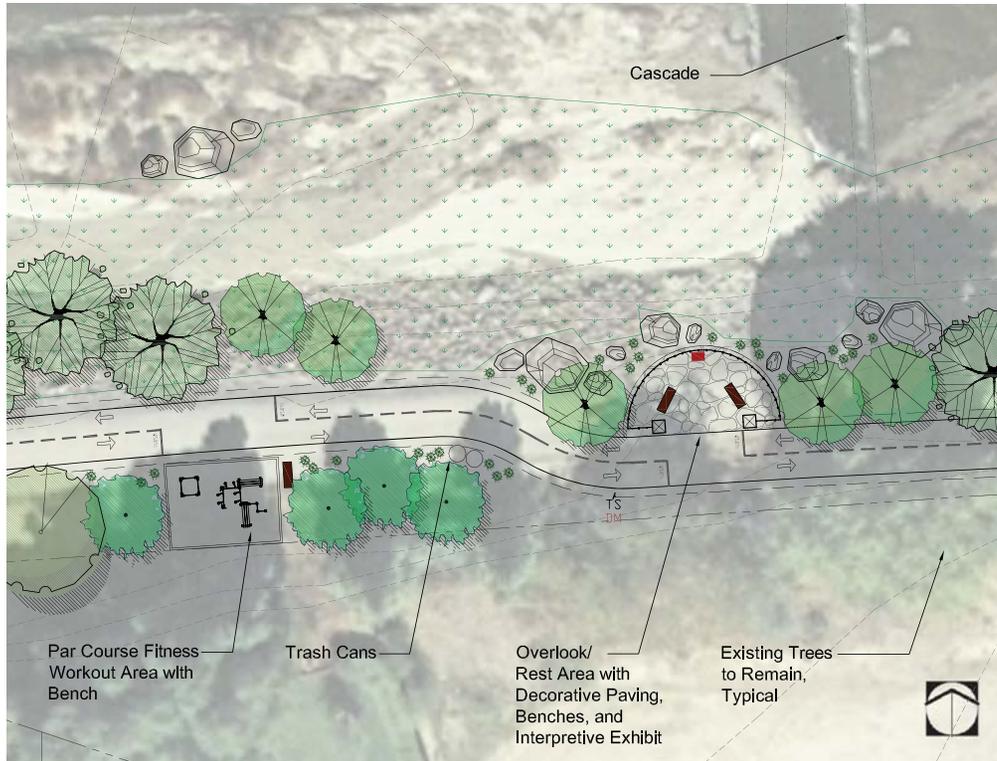


View looking west at area for proposed overlook/rest area located at the bottom of the slope

View of the area for the proposed overlook/rest area looking south from the north side of the Arroyo Simi



Sycamore Drive Bridge Gateway Location



Sycamore Drive Overlook/Rest Area
plan view



**Sycamore Drive
Overlook/Rest Area**

Sycamore Drive Overlook/Rest Area is a portion of the Key Study Area for Sycamore Drive Bridge



b. MINOR OVERLOOKS/REST AREAS

Sycamore Drive Overlook/Rest Area shall have all items listed in Overlook/Rest Area Standards in Section 2.9.1, plus:

- Interpretive exhibits (refer to Site Development Plan, Section 2.1 for locations, and Greenway Signage Program, Section 2.12h for Interpretive Exhibit Standards)
- Workout Equipment (refer to Site Furnishings Program, Section 2.14g)
- Enhanced Paving to develop unique stops along the Greenway, and/or paving colored to blend with the surrounding landscape (refer to Site Furnishings Program, Section 2.14d)



c. Major Overlooks/Rest Areas

Major Overlooks/Rest Areas are locations, which have sufficient room for a larger scale overlook with multiple activities, and have unique views and features. These stops typically include two overlooks/rest areas placed on both sides of the Arroyo Simi with a bridge to span between them.

Locations

- Tierra Rejada Trailhead (Portion of Key Study Area 1)
- Cascade Overlook (Key Study Area 6)



Major Overlook/Rest Area Locations

c.1 Major Overlook/Rest Area Standards

Major Overlooks/Rest Areas shall include all elements listed in Overlook/Rest Area Standards in Section 2.9.1, plus:

- Interpretive exhibits (*refer to Site Development Plan, Section 2.1 for locations, and Greenway Signage Program, Section 2.12h for Interpretive Exhibit Standards*)
- Incorporate trail fencing and walls into proposed bridge designs (*refer to Section 2.13, Fencing and Walls*)
- Bike racks (*refer to Site Furnishings Program, Section 2.14b*)
- Large plaza with Enhanced Paving to develop unique stops along the Greenway, and/or paving shall be colored to blend with the surrounding landscape (*refer to Site Furnishings Program, Section 2.14d*)
- Depending on funding and structural engineering and ability to meet existing VCWPD flood control requirements, Major Overlooks/Rest Areas may cantilever over the Arroyo Simi, subject to VCWPD approval



Incorporate trail fencing and walls into proposed bridge designs



Include interpretive exhibits in Major Overlooks/Rest Areas

Major Overlooks/
Rest Areas may
cantilever over
the Arroyo Simi





c.2 Tierra Rejada Overlook/Rest Area

Tierra Rejada Overlook/Rest Area is a portion of the Key Study Area for the Tierra Rejada Trailhead.

Refer to Trailhead/ Parking, Section 2.4 for additional information

This Key Study Area has been developed to a schematic level as a bubble diagram to show relationships and elements to include in future design development. Tierra Rejada Park is located directly adjacent to the Arroyo Simi and is very large and it provides excellent opportunities for future overlook and trailhead uses.



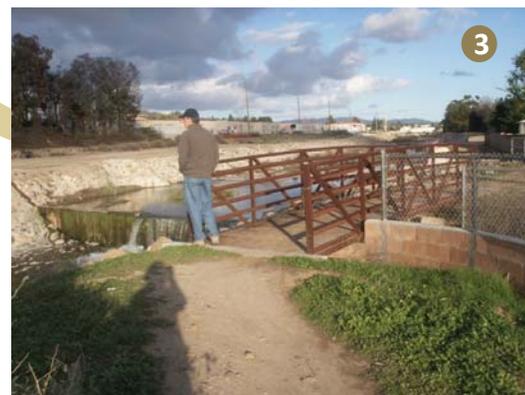
Tierra Rejada Trailhead Location



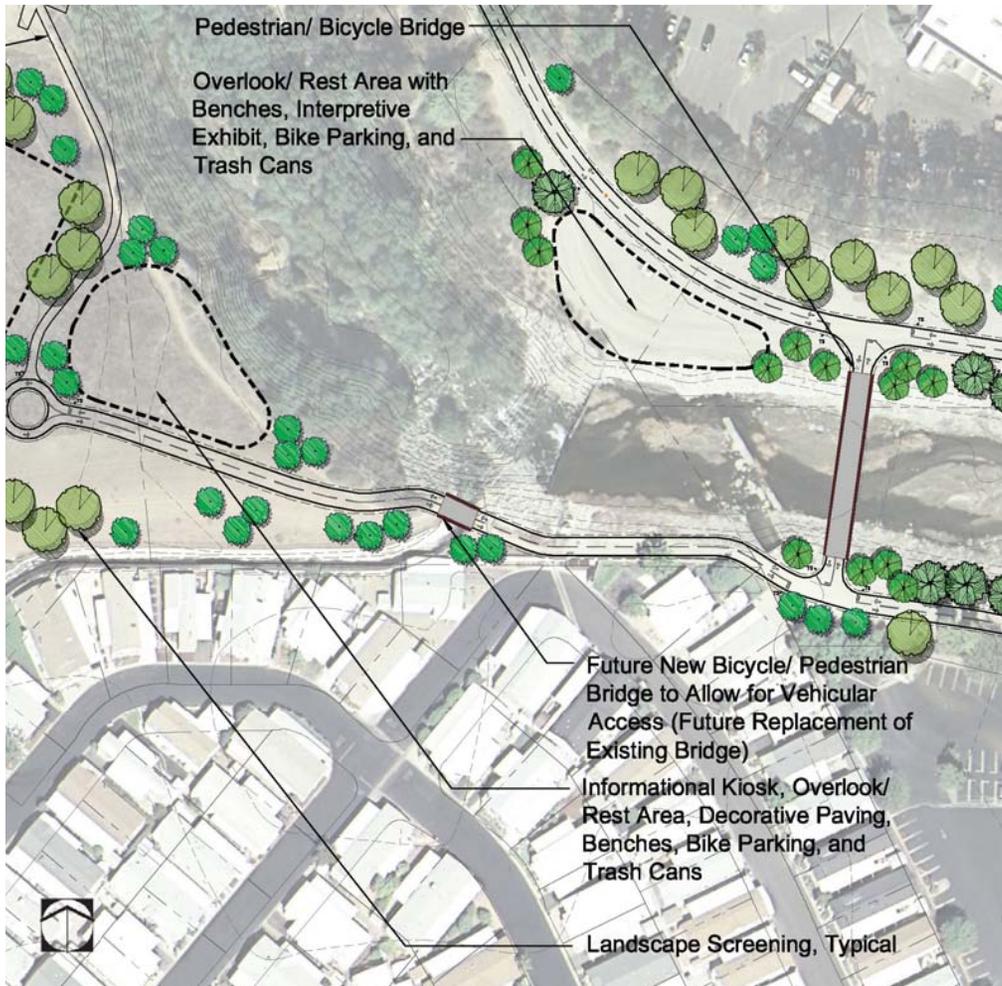
View looking west at area for proposed Overlook/Rest Area



View looking east at the cascade waterfall



View of the cascade and existing bridge looking northeast



Tierra Rejada Overlook/Rest Area
plan view



Tierra Rejada Overlook/Rest Area is a portion of the Key Study Area for Tierra Rejada Trailhead

Tierra Rejada Overlook/Rest Area shall have all items listed in Overlook/Rest Areas Standards in Section 2.9.1, plus:

- Connection into Trailhead parking area (Refer to Trailheads/Parking Section 2.4 for additional information)
- Informational Trailhead Kiosk (refer to Greenway Signage Program, Section 2.12c)



C. MAJOR OVERLOOKS/REST AREAS



c.3 Cascade Overlook/Rest Area

The Cascade Overlook/Rest Area is located approximately halfway between First Street and Erringer Road, and is a Key Study Area.

The Cascade Overlook/Rest Area has been located in the middle of the two streets to help alleviate the large amount of children and teenagers currently crossing the Arroyo Simi in the channel to get to surrounding schools. There is a drop structure (cascade) that provides not only auditory interest and visual interest, but also structural support and grade separation for a bridge.

The Cascade Overlook/Rest Area is one of two locations along the Arroyo Simi Greenway where access to the water is suggested. (Refer to Section 2.16b for more information)



Cascade Overlook/Rest Area Location

The Cascade Overlook/Rest Area shall have all items listed in Overlook/Rest Area Standards in Section 2.9.1, plus include:

- Major Directional Signage (refer to Greenway Signage Program, Section 2.12i)

Optional Standard:

- Access to water (refer to Section 2.16b)



View looking east at the existing cascade waterfall



View looking east at area for the proposed Overlook/Rest Area

Cascade Overlook/Rest Area plan view



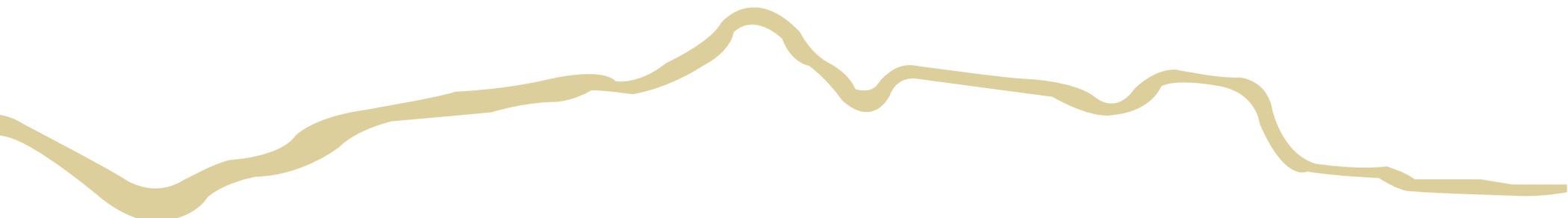
C. MAJOR OVERLOOKS/REST AREAS

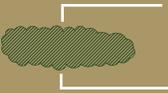
Cascade Overlook/Rest Area
view looking east



2.10

Landscaping Program



DEV. PLAN SYMBOL	SECTION	CONTENTS	PAGE
N/A	2.10.1.....	Sustainable Elements	2.10-3
N/A	2.10.2.....	Landscape Standards	2.10-4
	2.10 a.....	Landscape Enhancement/Screening	2.10-6
	2.10 a.1.....	Landscape Enhancement	2.10-7
	2.10 a.2.....	Landscape Screening.....	2.10-8
N/A	2.10 b.....	Preliminary Plant List	2.10-10

2.10 LANDSCAPING PROGRAM

This section provides a set of principles for designing and creating landscapes for the diverse areas along the Greenway, and unifies the varied elements of landscape enhancements, screening, sustainability and restoration. Landscaping along the Greenway should harmoniously fit into the land by considering the original natural riparian systems along the Arroyo Simi and responding to the unique array of site specific opportunities and constraints.

The designed landscape should promote the look and ambiance of open space while respecting a natural riparian character. The Arroyo Simi Greenway setting has a tremendous potential to provide an improved visual appeal by highlighting and enhancing the views of the surrounding hills and natural habitat areas. The overall landscape design concept is to strengthen the aesthetic appeal of the Arroyo Simi corridor by weaving in a consistent and unified palette of plantings to create a sense of place along the Greenway.

Landscaping Intent

- Specify a consistent and unified plant palette along the entire Greenway, including parks, entrances and pathway to enhance the overall sense of place for the Arroyo Simi Greenway
- Consider safety and maintenance requirements related to landscaping along the Greenway
- Make all spaces along the Greenway visible to patrolling vehicles
- Design for local environmental conditions and incorporate non-invasive/drought-tolerant plants that can adapt to the natural rainfall of the area
- Maintain existing native vegetation, such as around Tierra Rejada Park and Darrah Volunteer Park, and protect existing topsoil from erosion whenever feasible
- As opportunity allows, provide shade along the Greenway and locate amenities under existing or proposed trees
- Use landscaping to define spaces, provide focal points and frame scenic vistas, and block undesirable views
- Provide habitat for local native non-burrowing fauna such as butterflies, birds, fish and lizards
- Provide a general understanding of the requirements and impacts of tree and woody vegetation growth along the Arroyo Simi flood control channel

Key goals for landscaping along the Greenway are to create a more natural and beautiful environment with wildlife habitats and to incorporate plants to filter pollutants to provide better water quality. The primary purpose of the Arroyo Simi is storm water drainage and flood control, and there are some issues that need to be carefully considered and planned for in order to beautify the Greenway.

All planting along the Arroyo should be carefully considered in order to minimize operations and maintenance impacts, and preserve unobstructed access to Ventura County Watershed Protection District (VCWPD) facilities. VCWPD will be active in reviewing and approving plans for restoration, and flood capacity shall be carefully maintained along the Greenway. Any planting within the Arroyo Simi channel shall not adversely affect flood control capacity or the VCWPD's maintenance operations, and shall be subject to VCWPD review and approval.

Given the semi-arid climate of Simi Valley, consideration must be given to plant selection, irrigation, and future maintenance along the Greenway. Special design deliberation shall be given to landscaping around existing streetlights, power lines, signage, driveway entries, critical views, and trail and road intersections to reduce maintenance and increase safety along the Greenway.



Create a more natural environment that mimics the surrounding hills and habitats

Between Tapo Canyon Road and Sequoia Avenue looking south



South of Darrah Volunteer Park looking east

2.10.1 Sustainable Elements

A sustainable landscape is healthy and resilient and will endure over the long term without the need for high input of scarce resources such as water and fertilizer. The natural functions and processes of the landscape should generally be able to maintain themselves, and be in harmony with local environmental conditions.

Landscape design along the Greenway shall include sustainable design principles such as water conservation techniques, native plant uses, and biological control. Recommended vegetation types should survive on low water and minimal maintenance, and work with ecological and climatic conditions rather than against them.

Whenever feasible, the landscaping along the Arroyo Simi shall include the following sustainable concepts:

- Specify low maintenance plantings and avoid harmful chemicals whenever practical
- Reuse native topsoil when possible
- Use sustainably and locally sourced products and materials
- Re-use local waste rock or existing rock rip-rap as a supplemental ground cover within certain portions of the Greenway
- Promote environmental education by planting in partnership with local schools and community volunteers
- Further native plant education by providing signs that call out native plants by name to help people recognize the beauty of indigenous plant
- Develop interpretive signage which encourages residents and businesses to use sustainable landscapes principles and native plants in landscaping, and which describes Native American uses of native plant material
- Within the Greenway boundary, consider constructed wetlands, vegetative strips and bioswales to treat runoff before it enters the Arroyo Simi

- Incorporate Water Hydrozone Concepts which group plants by their watering requirements and use separate irrigation systems for each zone
 - Within parks, separate turf areas from shrub and ground cover areas
 - Create irrigation subsystems according to orientation, exposure, and slope
- Use mulch in landscaped areas (approximately 3 inches thick) to increase the soil's ability to hold water and reduce water requirements, but do not cover the plants with mulch or place mulch up to the plant stem
 - Use recycled bark or tire mulch
 - If feasible, use 6-inch or larger rocks around the plants, or place on the south and west sides of the plants to provide protection from the sun and keep roots cool and moist
- Incorporate irrigation methods which limits overspray and runoff
 - Use efficient system such as low-flow drip, bubblers, or low-flow sprinklers
 - Adjust irrigation schedules quarterly to meet plant requirements based on seasonal changes
 - Minimize irrigation use, and set irrigation clocks to operate during low water demand and evaporation periods of the day, such as the early morning
 - Include rain sensors in all irrigation systems to prevent unnecessary watering when feasible
 - Consider Smart Controllers when feasible to monitor information about site conditions (such as soil moisture, rain, wind, slope, and soil and plant types) to apply the right amount of water to maintain healthy growing conditions

2.10.2 Landscape Standards

- When the Greenway bisects a roadway, vegetation shall gradually transition from the Greenway to the street
- Any planting along public streets shall incorporate City of Simi Valley Landscape Design Standards (streetscape enhancements are proposed at all project gateways, and along Yosemite Avenue and Los Angeles Avenue north of the S-Curve Park)
- Areas along the Greenway from First Street to Erringer Road are specified as levees by the VCWPD and must meet additional requirements, refer to Section 2.16.a.3
- Incorporate drought-tolerant California natives or non-invasive Mediterranean species



Incorporate drought-tolerant California natives and/or non-invasive Mediterranean species

- Mix both fast and slow growing species along the Greenway because fast growing trees can quickly create a desired effect but they tend to be shorter lived than slow growing species
- Avoid aggressive, invasive, high water use, and exotic plants
- Retain existing native vegetation whenever feasible
- Specify tough and durable plant materials that are easily maintained, and disease and pest resistant species
- Habitat enhancement areas shall be considered to be non-irrigated (permanent), and shall flourish under long durations of flooding with drought recovery
- Habitat enhancement vegetation shall tolerate poor soil conditions
- Avoid plants along walkways and trails that have spiny or sharp leaves or attract bees, and ensure that fruits, nuts or blossoms will not fall on hardscaping
- Set trees back a minimum of 10 feet from hardscape elements, and select trees that are deep rooted, non-aggressive species to minimize water requirements
- All trees shall have root control barriers along the trail and hardscape edge
- If planting on a slope, provide a basin that is at least 2 feet in diameter around the plant
- Plant height and mass of mature plants must be considered in regard to views, shade, and maintenance
 - Plants must not obscure safe sight lines or pose obstructions which limit the visibility of trail users or patrolling vehicles
 - Low landscaping shall be provided at trail intersections and roadway entrances to maintain proper site distances
 - Planting within 5 feet from any trail or pathway shall be restricted to low growing shrubs and ground covers (18 inches maximum height)
 - Planting within 5 to 10 feet from any trail or pathway may incorporate medium and low growing shrubs and ground covers (36 inches maximum height)
 - Limit the use of large shrubs to necessary screening purposes only (refer to 2.10a.2 for additional information)

- Trees shall be minimum 24-inch box size, unless on slopes where a minimum 15-gallon size is permitted, and shrubs shall be a minimum 5-gallon, and groundcover shall be flats
- Incorporate a mix of evergreen and deciduous vegetation which provides seasonal flowering and color for year round enjoyment
- Develop an overall sense of place for the Greenway by using harmonious flower color and contrasting leaf color and bark textures whenever possible
- Provide layered vegetation with lower growing plants in the foreground and taller plants in the background
- Consider tree forms and place smaller round trees in front of tall thin trees, and evergreens behind deciduous trees
- Plant large canopy shade trees with dense foliage on the east and west side of seating areas and structures to block seasonal sun, and use deciduous trees on the south side to allow sunlight in the winter and to block the sun in the summer
- Use open canopy trees for windy areas to reduce potential damage associated with dense foliage and high winds
- Provide vegetation that attracts birds and butterflies
- Maintain and integrate existing native vegetation whenever feasible
- Provide a gradual transition between habitat enhancement areas and landscape enhancement/screening areas
- Integrate native grasses to blend with the surrounding off-site hillsides
- Group trees and shrubs in naturalistic masses rather than formal, evenly spaced individual plantings
- Incorporate natural elements such as boulders and rocks in naturalistic groupings when feasible
 - Integrate different sizes, shapes, and textures
- Plant landscaping so it will not obscure required Greenway light levels (*refer to Section 2.7*)
 - Lighting should be located midway between existing and proposed trees whenever feasible
 - Consider the mature size of the vegetation and the potential impact of shadows from trees and large shrubs

- Provide erosion control to conserve valuable top soil and prevent destructive and unsightly gully formations
 - Preserve natural ground cover to inhibit erosion
 - Use appropriate soil conservation practices
 - Plant with erosion control shrubs, groundcover, and/or grasses to stabilize slopes
 - Ensure short and long term slope stability through a plant palette that includes short lived fast growing slope stabilizing grasses and ground cover, and long lived ground cover and shrubs



Use vegetation that attracts birds & butterflies

a. Landscape Enhancement/Screening

Landscape enhancement areas are intended to provide planting with colorful vegetation and rich textures in key areas along the Greenway to improve the look and feel of the trail system. Landscape enhancement is described in Section 2.10 a.1.

Landscape screening areas are intended to increase the aesthetic of the Greenway by diffusing unsightly views and controlling access where necessary. Landscape Screening is described in Section 2.10 a.2.

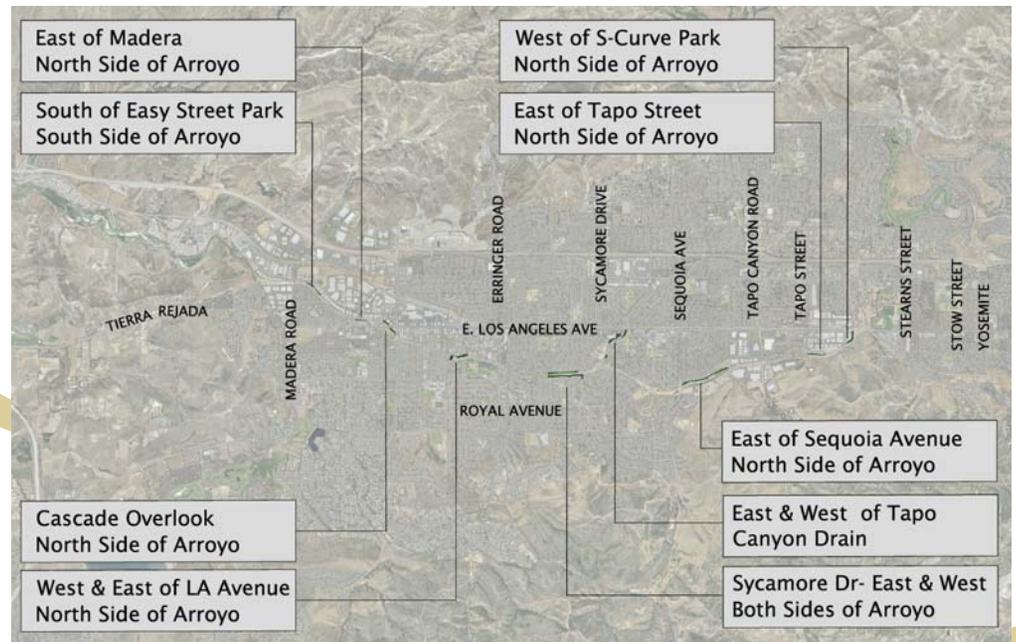


Landscape enhancement areas will create a more comfortable and attractive Greenway with colorful vegetation and rich textures

Locations

Landscape enhancement areas shall be provided at project gateway entries, trail intersections, trailheads, parks and overlooks. Landscape enhancement areas should be considered along Los Angeles Avenue, north of the proposed S-Curve Park, and at Yosemite Avenue. Where feasible, landscape enhancement is suggested along trails and connection sidewalks.

Landscape screening should be located where there are undesirable views from the Greenway, and generally placed to lessen the visual impacts of large unarticulated building masses, blank walls and fences, and parking lots.



Landscape Enhancement/Screening Areas

a.1 Landscape Enhancement

Landscape enhancement areas are specified to beautify the Greenway, provide ample tree coverage and landscaping to create shade, and enhance the human scale elements for trail users. Landscape enhancement areas will infill existing planting or be used to vegetate and soften an area that is void of planting. Landscape enhancement areas will provide visual emphasis and focal points along the Greenway, and be used in key locations to guide and welcome trail users.

Landscape Enhancement shall incorporate Landscaping Standards from Section 2.10.2, and also include the following:

- Integrate a variety of plant materials which offer seasonal color throughout the year
- Create an attractive mix of leaf and bark textures, coordinated colors and plant forms, and non-competing aromatic fragrances
- Use plants with unique textures and colors along with a solid backdrop of evergreen vegetation for entry and accent landscaping
- Provide accent landscape focal points to direct trail users and highlight gathering areas
- Whenever possible, provide trees to create a more intimate scale, enclose spaces, and provide shade
- Strive to incorporate existing and/or new shade trees around entries, parks and overlooks/ rest areas
- Limit turf to recreational use areas and the creation of usable outdoor spaces within parks as deemed necessary by the Park District
 - Turf areas shall be adequately drained, and not installed on slopes exceeding 20%
 - Insure that turf areas meet adjacent pathways at grade and avoid any abrupt changes in grade
 - Allow for mowers to easily maneuver around trees if proposed in turf areas



Use plants to create a more intimate scale, enclose spaces, and provide shade

- Add street trees where needed along widened sidewalks indicated as trail connections within the Trails section of this Specific Plan (*Refer to Section 2.5f*)
- Enhancement may include themed gardens incorporated with interpretive signage where appropriate, i.e.:
 - Butterfly Garden located next to an interpretive sign discussing plant communities and ecology
 - Native American Indian plants next to an interpretive sign discussing Chumash Indian settlements and their use of native plants

a.2 Landscape Screening

Whenever possible, incorporate landscape screening to soften man-made elements and focus attention on to the natural beauty of the Greenway. Landscape screening used along the Greenway will de-emphasize the visibility of parked cars, utilities and large expanses of fencing and walls and help to diffuse the visual impacts of adjacent buildings. Landscape screening may also be used to provide additional privacy for adjacent landowners and businesses, and to control unwanted pedestrian and bicycle access at parks and overlooks when necessary.



Incorporate landscape screening to soften man-made elements

Landscape screening shall incorporate Landscaping Standards from Section 2.10.2, and also include the following:

- Incorporate dense landscaping to screen a minimum of 75% of the man-made element at the time of planting (such as parking lots, trash enclosures and utility equipment along the Arroyo Simi Greenway)
- Use fast growing evergreen landscape screening along with low walls and berms where necessary to quickly shield unsightly views; however, consider views from adjacent buildings onto the Greenway and attempt to maintain good views and allow light to continue to reach building windows



Use fast growing screening plants along with low walls and berms to diffuse unsightly views



BEFORE

Existing view from Los Angeles Avenue looking east at large blank walls and parking lot on the north side of the Arroyo Simi

AFTER



Incorporate landscape screening to focus attention onto the natural beauty of the Arroyo Simi Greenway

b. Preliminary Plant List

This preliminary plant list is not a final list of allowable vegetation along the Arroyo Simi Greenway, but rather a list of plants that meet the Arroyo Simi Greenway design aesthetic. Variable unforeseen site conditions could necessitate the use of alternative species but final plant species selections shall meet the standards within this Specific Plan section, and meet the design intent of this preliminary plant list in regards to the aesthetic look and feel of the vegetation.



All vegetation along the Greenway must be carefully researched prior to planting, and species within or adjacent to the Arroyo are subject to approval by the VCWPD, City and Park District



Planting along the Greenway shall incorporate species that are successfully growing around the Arroyo Simi, and use similar species throughout the trail system to create a unified and cohesive landscape palette. The following list of plants was developed using many web sites and books. The Urban Forest Ecosystems Institute SelecTree web site was used for root damage potential.

All plant material and placement shall be approved by the VCWPD, Rancho Simi Recreation and Park District and City of Simi Valley. Maintenance practices within the Greenway shall conform to requirements agreed upon by the VCWPD, Parks and Recreation District and City of Simi Valley. All vegetation along the Greenway must be carefully researched prior to planting, and all species are subject to approval by the VCWPD.

The establishment and control of proper vegetation is essential. Not all tree and woody vegetation growth imposes the same level of impact on operation, performance, and safety, and all planting proposed within these areas must be approved by the VCWPD. Levee areas described in Section 2.16a.3 have special planting criteria, and appropriate species are indicated with an (*).

BOTANICAL NAME/ COMMON NAME	PLANTING ENHANCEMENT	LANDSCAPE SCREENING	HABITAT ENHANCEMENT	CALIFORNIA NATIVE	LOW ROOT DAMAGE	EROSION CONTROL	BARRIER PLANT
LARGE TREES (35' OR MORE)							
Fraxinus latifolia/ Oregon Ash	X		X	X	X		
Platanus racemosa/ California Sycamore	X		X	X			
Populus balsamifera/ Black Cottonwood			X	X			
Populus fremontii/ Fremontii Cottonwood			X				
Quercus agrifolia/ Coast Live Oak	X	X		X			
Quercus lobata/ Valley Oak	X		X	X			
Umbellularia californica/ California Bay Laurel	X	X	X	X			
SMALL TO MEDIUM TREES (TO 34')							
Aesculus californica/ California Buckeye	X	X		X	X		
Cercis occidentalis/ Western Redbud	X	X		X	X		
Cercocarpus betuloides/ Mountain Ironwood	X	X		X	X		
Cercocarpus ledifolius/ Curl-Leaf Mountain Mahogany	X	X		X	X		
Chitalpa x tashkentensis/ Sweet Desert Willow	X	X			X		
Cornus stolonifera/ Red Stem Dogwood	X	X	X	X	X		
Feijoa sellowiana/ Pineapple Guava	X	X			X		
Fraxinus dipetala/ Foothill Ash	X	X	X	X	X		
Garrya elliptica/ Coast Silktassel	X	X		X	X		
Prunus ilicifolia/ Hollyleaf Cherry	X	X		X	X		
Prunus lyonii/ Catalina Cherry	X	X		X	X		
Quercus berberidifolia/ Scrub Oak	X	X		X	X		
Quercus durata/ Leather Oak	X	X		X	X		
Ribes speciosum/ Fuchsia-Flowered Gooseberry	X		X				
Salix lasiandra/ Pacific Willow			X				
Salix lasiolepis/ Arroyo Willow		X	X	X			

BOTANICAL NAME/ COMMON NAME	PLANTING ENHANCEMENT	LANDSCAPE SCREENING	HABITAT ENHANCEMENT	CALIFORNIA NATIVE	LOW ROOT DAMAGE	EROSION CONTROL	BARRIER PLANT
TALL SHRUBS (15' OR MORE)							
Arctostaphylos manzanita 'Dr. Hurd' / Dr. Hurd Manzanita	X	X					
Ceanothus 'Ray Hartman'/ Ray Hartman Ceanothus	X	X		X	X		
Ceanothus thrysiflorus/ Blue Blossom	X	X		X	X		
Dendromecon harfordii/ Island Bush Poppy	X	X		X	X		
Fremontodendron species / Fremontia	X	X		X	X		
Heteromeles arbutifolia/ Toyon	X	X		X	X	X	
Lavatera assurgentiflora/ Tree Mallow	X	X		X	X		
Myrica californica/ Pacific Wax Myrtle	X	X	X	X		X	
Osmanthus fragrans/ Sweet Olive	X	X			X		
Rhamnus alaternus/ Italian Buckthorn	X	X			X		
Rhamnus californica/ Coffeeberry	X	X		X	X		
Rhamnus crocea ilicifolia/ Hollyleaf Redberry	X	X		X	X	X	
MEDIUM SHRUBS (6' TO 14')							
Aloe arborescens/ Tree Aloe	X						X
Buddleja davidii/ Butterfly Bush	X						
Plumbago auriculata/ Cape Plumbago	X						
Ribes sanguineum/ Red-Flowering Currant	X						
Rhus integrifolia/ Lemonade Berry	X	X		X		X	
Rhus ovata/ Sugar Bush	X	X		X		X	
Romneya coulteri/ Matilija Poppy	X			X			
Rosa californica/ Wild Rose	X		X*	X			X

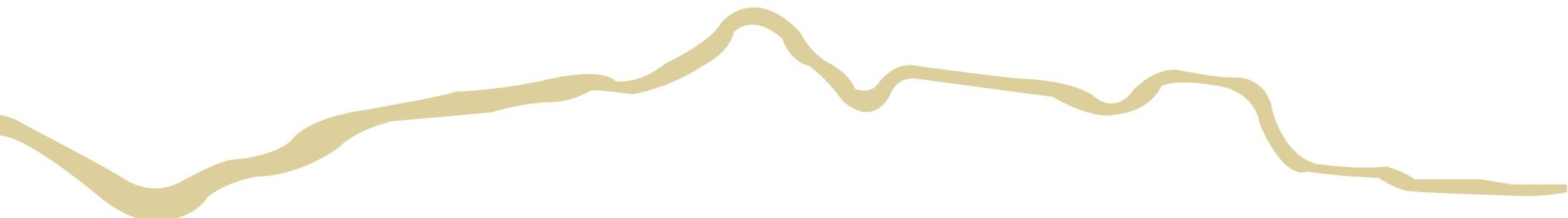
BOTANICAL NAME/ COMMON NAME	PLANTING ENHANCEMENT	LANDSCAPE SCREENING	HABITAT ENHANCEMENT	CALIFORNIA NATIVE	LOW ROOT DAMAGE	EROSION CONTROL	BARRIER PLANT
SMALL SHRUBS (TO 5')							
Achillea millefolium/ Yarrow	X						
Agave attenuata/ Fox Tail Agave	X						X
Arctostaphylos hookeri/ Monterey Manzanita	X	X		X			
Artemisia douglasiana/ Mugwort			X*	X			
Baccharis douglasii / Marsh Baccharis	X		X*	X			
Baccharis pilularis / Dwarf Coyote Brush	X	X		X		X	
Carpenteria californica/ Bush Anemone	X			X			
Cistus ladanifer/ Crimson-Spot Rockrose	X						X
Cistus x purpureus/ Orchid Rockrose	X					X	X
Dalea greggii/ Indigo Bush	X						
Eriogonum arborescens/ Santa Cruz Island Buckwheat	X			X			
Galvezia speciosa/ Island Bush Snapdragon	X			X			
Gaura lindheimeri/ Gaura	X						
Kniphofia uvaria/ Red Hot Poker	X						
Mimulus cardinalis/ Scarlet Monkey Flower	X		X*	X			
Mimulus guttatus/ Seep Monkey Flower			X*	X			
Salvia species/ Sage	X			SOME		SOME	
Symphoricarpos albus/ Snowberry	X		X*	X		X	

b. PRELIMINARY PLANT LIST

BOTANICAL NAME/ COMMON NAME	PLANTING ENHANCEMENT	LANDSCAPE SCREENING	HABITAT ENHANCEMENT	CALIFORNIA NATIVE	LOW ROOT DAMAGE	EROSION CONTROL	BARRIER PLANT
GRASSES							
Bouteloua gracilis/ Blue Grama Grass	X			X			
Carex species/ Sedge			X *	SOME			
Deschampsia/ Hair Grass	X			SOME			
Equisetum species/ Horsetail			X *	SOME			
Festuca glauca/ Blue fescue	X						
Juncus species/ Rush			X *	SOME			
Leymus arenarius/ Blue Lyme Grass	X			X		X	
Muhlenbergia rigens/ Deer Grass	X			X			
Sisyrinchium californica/ Golden-Eyed Grass	X		X *	X			
Stipa gigantean/ Giant Feather Grass	X						
Typha domingensis/ Southern Cattail			X *				
Typha latifolia/ Cattail			X *	X			
GROUND COVER							
Arctostaphylos uva-ursi/ Kinnikinnick	X	X		X			
Ceanothus griseus horizontalis/ Carmel Creeper	X			X		X	
Cotoneaster dammeri/ Bearberry Cotoneaster	X						
Cotoneaster salicifolius/ Willowleaf Cotoneaster	X	X				X	
Mahonia repens/ Creeping Mahonia	X			X		X	X
Rosmarinus officinalis 'Prostratus'/ Prostrate Rosemary	X					X	
Rubus ursinus/ Blackberry			X *				X
Sedum 'Autumn Joy'/ Stonecrop	X					X	
VINES							
Bougainvillea 'Barbara Karst'/ Bougainvillea	X	X					
Lonicera hispidula/ Honeysuckle	X		X *				
Lonicera hildebrandiana/ Giant Burmese Honeysuckle	X	X					
Lonicera ivolucrata/ Twinberry			X *				

2.11

Project Entries



DEV. PLAN SYMBOL	SECTION	CONTENTS	PAGE
N/A	2.11.1.....	Project Entry Standards	2.11-4
N/A	2.11.2.....	Sustainable Elements	2.11-5
	2.11 a.....	Primary Gateway Entry.....	2.11-6
	2.11 a.1.....	Primary Gateway Standards.....	2.11-6
	2.11 a.2.....	Accent Paving Standards.....	2.11-7
	2.11 a.3.....	Madera Road Gateway.....	2.11-8
	2.11 a.4.....	Erringer Road Gateway.....	2.11-12
	2.11 a.5.....	Community Center Gateway.....	2.11-14
	2.11 a.6.....	S-Curve Park Gateway.....	2.11-18
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	2.11 b.1.....	Secondary Gateway Standards.....	2.11-23
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2.11 PROJECT ENTRIES

The entries are the most visible portion of the Greenway and will provide an overall first impression of the Arroyo Simi for trail users and passing traffic. To develop a definable sense of place for the Greenway the entries should be welcoming and incorporate a consistent entry treatment with recognizable elements to clearly mark and identify the trail system.

Design elements for the entry have been selected to create a unique character throughout the many entry points within the City and reinforce the Greenway theme. A system of uniform gateway monuments will be used to highlight the multiple points of entry to the trail system, and natural wood and stone elements combined with a rich and colorful landscape will bring together the image of a beautiful and cohesive Greenway.

Project Entries Intent

- Project entries should clearly announce and highlight the Arroyo Simi Greenway and denote a sense of arrival
- Project entries should have a consistent and uniform design throughout the entire perimeter of the Greenway to promote a distinctive identity for the Arroyo Simi Greenway
- Define the entry statement with clear points of entry to assist in orienting trail users and highlight the Greenway's many connections throughout the City
- Establish a good initial impression of the Greenway through a unifying design theme of high quality materials and aesthetically pleasing landscaping and rich colors and textures
- Entries should be welcoming and inviting and incorporate human scale elements

There are two types of project entries proposed along the Arroyo Simi Greenway:

- **Primary Gateway Entry** – Located along major arterial roadways in areas which provide ample exposure for the Greenway, these entries are larger and grander in scale and provide more pedestrian amenities than the Secondary Gateways

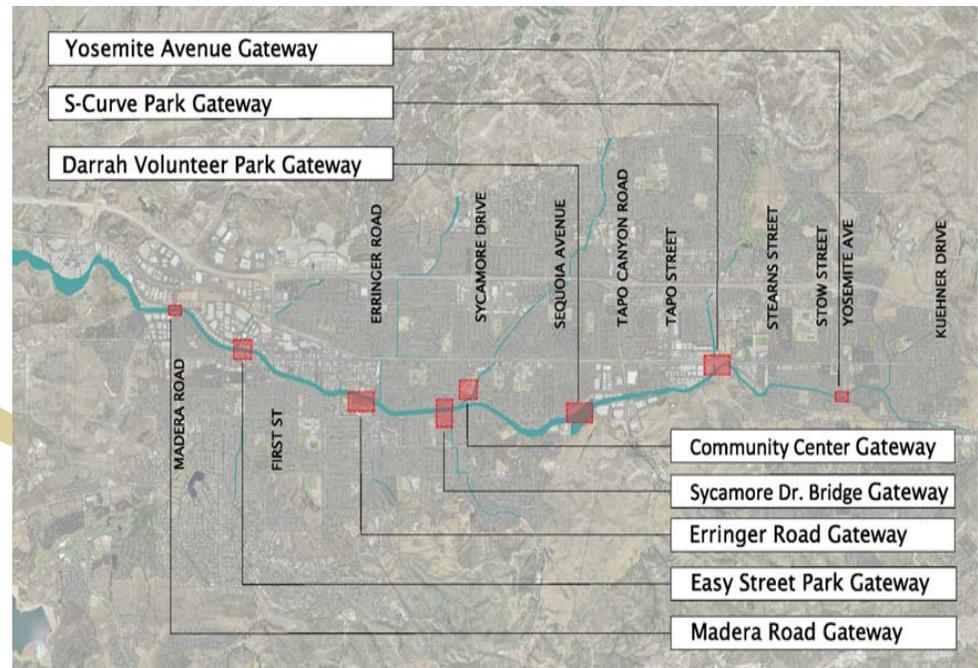
Refer to Section 2.11a, this section

- **Secondary Gateway Entry** - Located in less prominent entry points where the Greenway intersects a roadway, these entries are smaller in scale than Primary Gateway Entries but still clearly identify the entrance

Refer to Section 2.11b, this section

The Greenway intersects many roadways, and in most locations there are four entries at each crossing. There is generally a trail on the north and south side of the Arroyo Simi, and entrances occur to the east and west of the roadway. In such cases, the main project entries with gateway monument signage should be created on the primary trail side of the Arroyo Simi (as indicated on the Site Development Plan, Section 2.1).

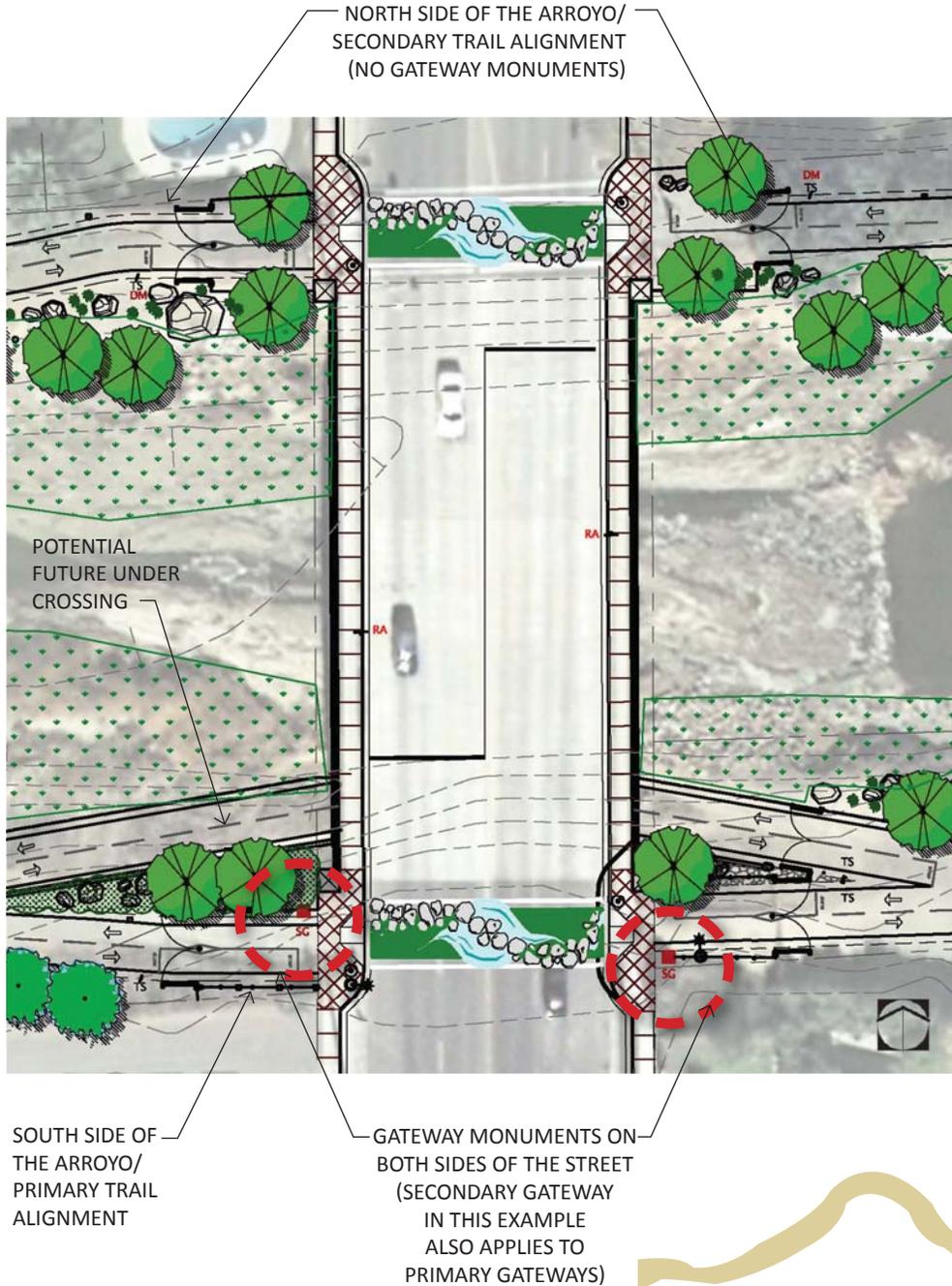
Key Study Areas were identified for this Specific Plan, and detailed conceptual plans and sketches were developed for several project entries along the Greenway. Some of the Key Study Areas included project entries, but also focused on other elements such as park expansion or an under crossing. These Key Study Areas are identified in the map below and under the list of locations within this Section in 2.11a and 2.11b. Unique development standards have been created based on these plans and sketches, and they are defined within this Project Entries section.



Key Study Areas in this section depicting Project Entries

Although the Site Development Plan shows a gateway symbol at each intersection, the primary trail alignments that cross a road on the east and west should locate gateway monument signage on both sides of the street. Secondary trail entrances may be enhanced with landscaping and other project entry elements, but gateway monument signage should be restricted to the primary trail alignment to reduce costs and emphasize the primary trail alignment. (Refer to Greenway Signage Program, Section 2.12d & e for additional information)

Example of a Typical Road Crossing at Sycamore Drive Bridge



Project entries shall provide strong focal points and/or public art whenever possible



2.11.1 Project Entry Standards

Beautification of all project entries within the Arroyo Simi Greenway shall include:

- Accent paving at project entries (see Accent Paving Standards in Section 2.11a.2 of this section for additional information)
- Handicap ramps and bulb-outs, if feasible (refer to At Grade Crossings, Section 2.3)
- Decorative Crosswalks, if applicable (refer to At Grade Crossings, Section 2.3b)
- Whenever possible, trails shall provide a chicane before the entry to slow down trail users and help to develop a cue that a crossing is upcoming (refer to Trails, Section 2.5)
- Bridge façade improvements, if applicable and feasible (refer to Bridges, Section 2.6)
- If an under crossing is proposed adjacent a project entry, it shall be visually tied into the gateway with unifying materials and design elements (refer to Under Crossings, Section 2.16c)
- Provide a sense of buffer from traffic by adding rich sensory details such as interesting textures, fragrant vegetation, and dense landscaping
- Incorporate colorful native and/or drought tolerant vegetation in meandering and natural groupings (refer to Landscaping Program, Section 2.10)
- Selectively place screening vegetation to block unsightly and undesirable views (refer to Landscaping Program, Section 2.10a.2)
- Retain and incorporate existing view corridors
- Leave street crossing views open for trail users and motorists
- Provide three to five boulders in natural formations and in variety of sizes (refer to Landscaping Program, Section 2.10)
- Incorporate existing trees for shade if available or propose fast-growing shade trees (see Landscaping Program, Section 2.10)



Entries shall incorporate meandering and natural groupings of colorful native and/or drought tolerant vegetation

- Habitat enhancement, where feasible
- Gateway monuments shall be highly visible from the roadway (refer to *Greenway Signage Program, Section 2.12d and e*)
- Remove existing chain-link fencing and wood pilings and replace with new entry fences and/or walls (see *Fences and Walls, Section 2.13*)
- Provide entry walls at seat height to allow for informal seating potential (see *Fences and Walls, Section 2.13b*)
- Provide rhino gates which remain open unless determined by maintenance staff that it is advisable due to high water conditions or extreme inclement weather (see *Fences and Walls, Section 2.13c*)
- Use a removable bollard in conjunction with the rhino gates to prohibit unauthorized automobiles, but allow for emergency and maintenance vehicle access (see *Site Furnishing Program, Section 2.14c*)
- Provide decorative Greenway lighting at entries (see *Lighting Program, Section 2.7*)
- Incorporate strong focal points and/or public art whenever possible (refer to *Focal Points/Public Art Opportunities, Section 2.15*)

2.11.2 Sustainable Elements

Project entries shall include sustainable materials and maintenance practices whenever feasible

- Project entries shall use permeable paving such as flagstone on sand or pervious concrete where possible
- Project entries shall specify reclaimed or recycled materials such as boulders, river rock, bricks, pavers, and granite cobblestones, concrete, tiles
- Project entries shall specify native and/or drought-tolerant vegetation

Refer to Section 3.0 for additional information

Entry walls should be at seat height to allow for informal seating





a. Primary Gateway Entry

Locations:

- Madera Road Gateway (Key Study Area 2)
- Erringer Road Gateway (Portion of Key Study Area 7)
- Community Center Gateway (Portion of Key Study Area 9)
- Sequoia Avenue Gateway
- S-Curve Park Gateway (Portion of Key Study Area 12)
- Kuehner Drive Gateway

a.1 Primary Gateway Standards

Primary Gateway Entry scene shall have all items listed in Project Entry Standards on page 2.11-4, plus:

- Primary Gateway Monument (refer to Greenway Signage Program, Section 2.12d)
- Benches (refer to Site Furnishings Program, Section 2.14a)
- Trash and recycling cans (refer to Site Furnishings Program, Section 2.14a)
- Entry plaza with accent paving (Accent Paving Standards on following page)



Locations of Primary Gateway Entries