

HERITAGE RIDGE

LANDSCAPE DESIGN INTENT

GENERAL DESIGN

THE LANDSCAPE DESIGN GRACEFULLY BLENDS THE EXISTING WILLOW SPRINGS NEIGHBORHOOD WITH THE PROPOSED HERITAGE RIDGE PROJECT BY USING A GRASSY PLANT PALETTE AND CARPETING THE TWO RAIL WOOD FENCE ALONG GARDEN VISTS. GRASSY AREAS AND BEDS OF FLOWERING NATIVE AND CLIMATE ADAPTED PLANTS PLANTED WITH LARGE TREES CREATE AN INVITING STREETSCAPE WHILE FILTERING AND RETAINING STORM WATER. THE PLANT PALETTE INCLUDES PLANTS NATIVE TO AND PROPAGATED FROM THE GOLETA SLOUGH WATERSHED.

WATER USE

THE PROPOSED PLANT PALETTE FEATURES TOUGH, LOW-MAINTENANCE WATERWISE PLANTS. THE LANDSCAPE IRRIGATION SYSTEM WILL BE COMPRISED OF SPROUT Drip Irrigation and Stream Rotator Heads Operated by a CLIMATE-BASED SMART CONTROLLER WITH AN OUTDOOR WEATHER MONITORING STATION.

NEIGHBORHOOD PALETTE

THE PALETTE IS DRAWN FROM THE LOCAL AND FEATURES A LEVEL GRASSY PLAY LAWN, PONDIC AREA, AND A CHARMING GOLF COURSE INTERMEDIATE PLAYGROUND SURROUNDED BY BEAUTIFUL AND CULTURALLY IMPORTANT NATIVE PLANTS. THE LUSH, BRIGHTLY TOLERANT COASTAL BASS SCRUB PLANTS PROVIDE SHELTER FOR BUTTERFLIES AND POOD AND PUMBA FOR TREES. A WALKING PATH WITH BENCHES EQUIPPED WITH TRASH RECEPTACLES AND BENCHES PLACED UPON MOUNTAINS PROVIDE THE PARK AND HIGHPOINT MOUNTAIN VIEWS.

APPROPRIATE PLANTING

FALL BARRIEN OFFICINOSA AND FLOWERING TREES PLANTED TO ENHANCE THE STAFFORDIAN ARCHITECTURE OF THE AFFORDABLE SENIOR AND FAMILY HOUSING BUILDINGS. COLORADO BLUE SPRUCE AND PINE TREES ADORNED WITH GLOWING PLACES TO WALK AND REST. RAISED GARDEN BEDS, PLAY STRUCTURE, POOL AND DOG WALK, DOG WALKWAY, AND A PETS/LEASH STOP SCOUT.

UNIVERSITY STATE HOUSING AREA

DRYBERRY WATERSHED POTENTIALS ENHANCE THE GRASSYLAND ARCHITECTURE. THE MORE POROUS CENTRAL SOUTHWARDS OPEN UP TO ANIMALS, NATURAL LANDSCAPE AREAS WHICH BLEND INTO THE PARK AND STORM WATER BASINS WHICH ARE DESIGNED TO FEEL LIKE GRASSY MEADOWS WITH LARGE CANOPY TREES.

AREA A AFFORDABLE HOUSING

BIORETENTION SWALE
COMMUNITY VEGETABLE GARDEN
ACTIVE PLAY PLAY AREA / SPACIOUS INFILTRATION AREA
TOP LOT WITH PLAY STRUCTURES FOR 3.0 AND 5.0 TO 10 YEAR OLD CHILDREN
PIG AREA WITH PERMEABLE PAVING TABLES AND BENCHES
WALL PER CIVIL ENGINEERS PLAN
TRASH ENCLOSURE PLANTED WITH VINES (TYP.)
ROSE AND HEIR GARDEN WITH FOUNTAIN, RAISED VEGETABLE BEDS, HERBALS
GARPHETS (TYP.)
TALL DECIDUOUS TREES SUCH AS:
- CALIFORNIA Sycamore

AREA B MARKET-RATE HOUSING

RETAINING WALL PER CIVIL ENGINEERS PLAN
PERMEABLE PAVING IN OPEN PARKING STALLS PER CIVIL ENGINEERS PLANS
2 STORY BUILDING PER ARCHITECTS PLANS (TYP.)

SLOPE PLANTING

LOCALLY NATIVE COAST LIVE OAK PLANTINGS SUCH AS:
- TOYON
- CUPRESSUS
- SPRAY REDWOOD
- MANHATTAN BEACH

WILDOLE CONNECTION

- A SERIES OF PLANTING TO CREATE A WILDOLE TRAIL FOR SMALL MAMMALS SUCH AS TORBATS & BADGERS

TREES SUCH AS:

- WOODEN SYCAMORE
- COAST LIVE OAK
- CALIFORNIA Sycamore
- BLUE ELDERBERRY

SEE ALSO:

- HURDLE AND BENCH PLANTING TREE AND OIL FOR PLANT PALETTE LISTS

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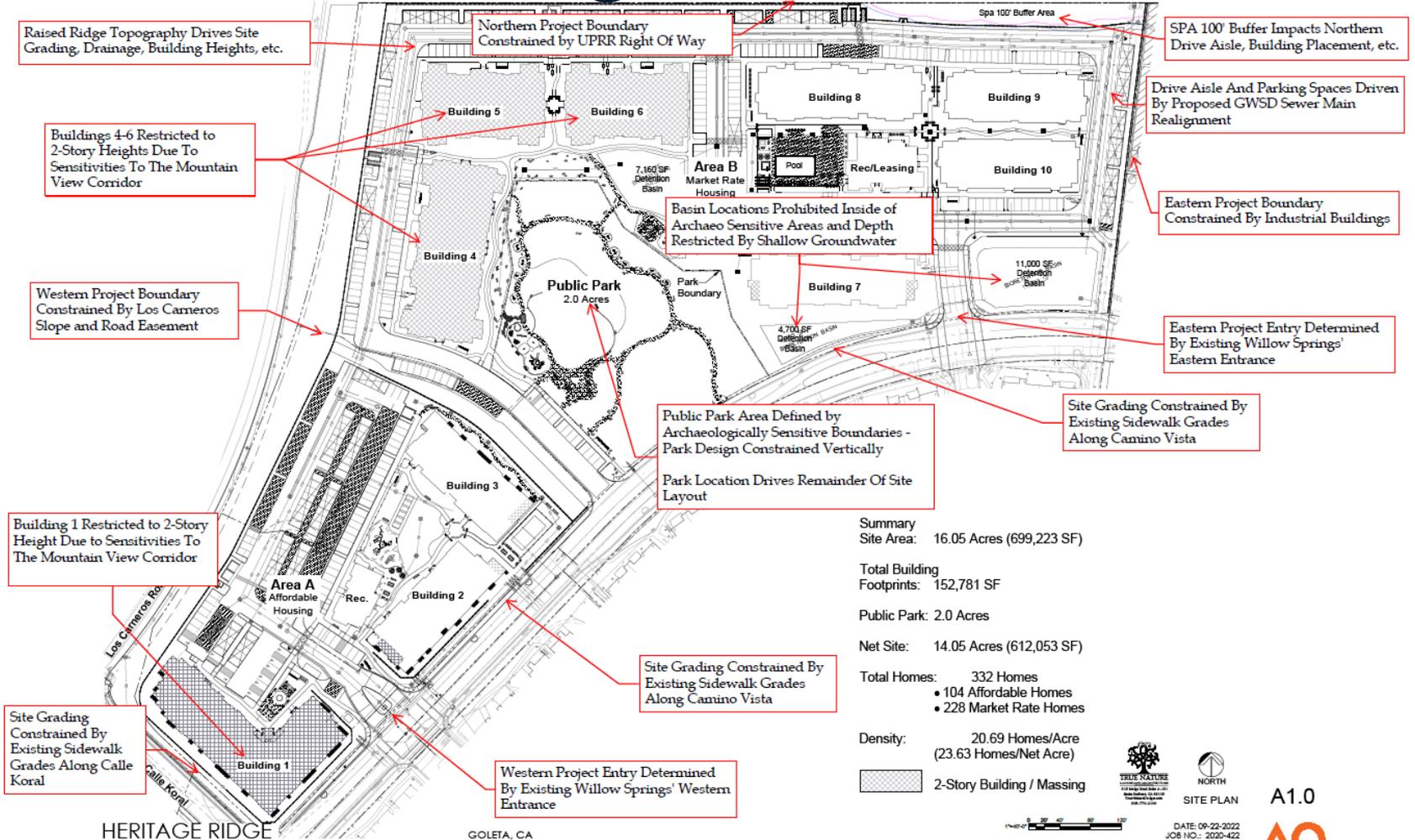
Project Goals

- Consistency w/ City Goals, Policies & Development Standards
 - Provide Needed Housing
 - Construct 2-Acre Public Park
 - Environmental Sensitivity
 - Design Quality

Key Project Challenges & Resolutions

- Protection of archaeological resources
- Infill site with many constraints
- Sensitivity to view corridor (Mass, Bulk & Scale Reduction)
- ROW abandonment and dedications
- Improvement of architectural design
- Proximity to SPA buffer
- Coordination of park improvements
- Affordable Housing

Site Design Constraints



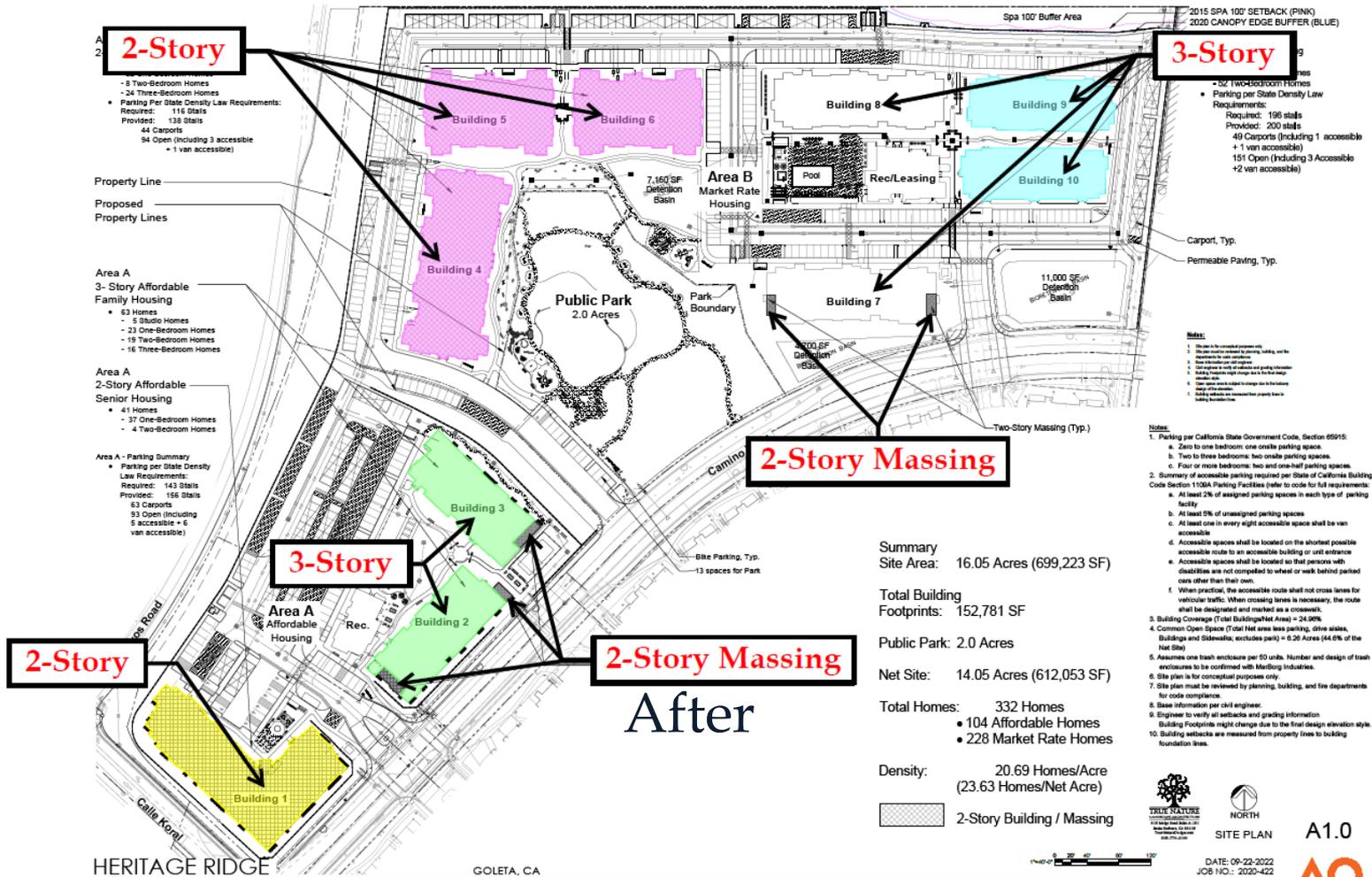
HERITAGE RIDGE

GOLETA, CA




 TRUE NATURE
 SUSTAINABLE DESIGN
 ARCHITECTURE
 NORTH
 SITE PLAN
 A1.0
 DATE: 09-22-2022
 JOB NO.: 2022-422
AO ARCHITECTS
 144 NORTH ORANGE ST., ORANGE, CA 92866
 (714) 639-9860


Reduction Of Size & Mass





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LAND DEVELOPMENT, LLC
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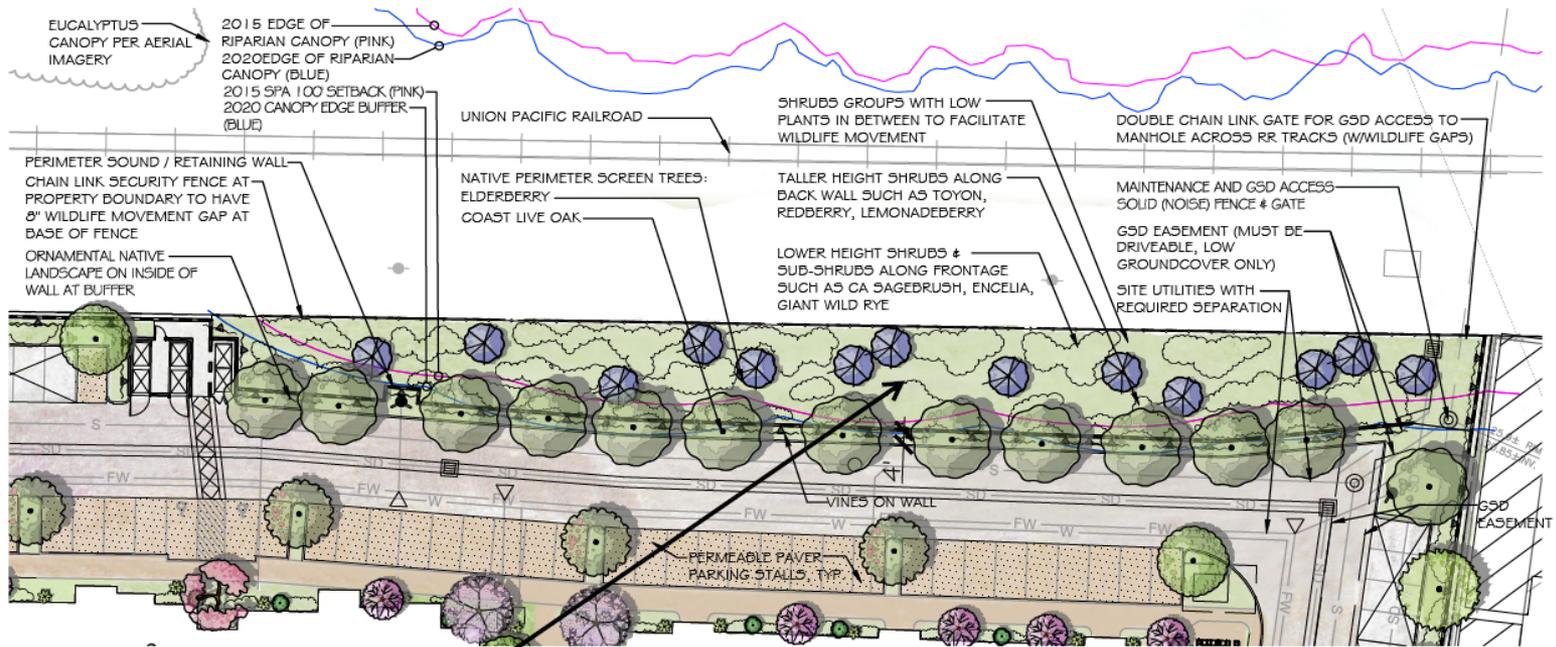
Efforts Since April PC Hearing

- Environmental Revisions/Coordination w/ EDC
- Neighborhood Public Park Coordination w/ City
- Affordable Assurances Coordination w/ City

Environmental

- **EIR Conclusions**
 - *Meet 100' SPA Buffer*
 - *EIR - Biological Impacts Less Than Significant*
 - *No ESHA*
 - *No Threatened & Endangered Species*

SPA Buffer Detail



PLANT PALETTE SPA BUFFER

ALL PLANTS TO BE PROPAGATED FROM LOCALLY COLLECTED GENETIC MATERIAL FROM GOLETA SLOUGH WATERSHED

~10,000sf + Landscape Area Outside of Wall

Botanical	Common	Water Use*
<i>Lupinus succulentus</i>	Arroyo Lupine	Low
<i>Rhus integrifolia</i>	Lemonade Berry	Low
<i>Salvia spina</i>	White Sage	Very Low
<i>Salvia leucophylla</i>	Purple Sage	Low
<i>Salvia mellifera</i>	Black Sage	Very Low
<i>Sambucus nigra ssp. oerules</i>	Blue Elderberry	Low
<i>Stipa pulchra</i>	Purple Needle Grass	Very Low
<i>Quercus signata</i>	Coast Live Oak	Very Low

SEE LH-1 FOR ORNAMENTAL NATIVE PLANT PALETTE



TRUE NATURE
LANDSCAPE ARCHITECTURE

315 Mills Road Ste A-131
Santa Barbara, CA 93109
TrueNatureDesign.com
805-770-2100

Heritage Ridge

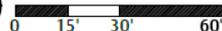
Goleta, California
Red Tail Multifamily Land Development, LLC

PRELIMINARY SPA BUFFER EXHIBIT

PROJECT# 1313
09/22/2022 KJT



SCALE: 1" = 30'-0"



L-H2

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EDC Site Changes Summary



HERITAGE RIDGE
Goleta, California
FPA Multifamily, LLC



Environmental Revisions Summary

- Revised plant palette to locally-native vegetation at bioretention basins
- Added locally-native vegetation at Market Rate turf/play area basin
- Revised plant palette to locally-native vegetation at Los Carneros slope (from overpass, to Calle Koral/Wetlands)

Environmental Revisions Summary (cont.)

- Revised plant palette to locally-native vegetation at slope between Affordable/Market Rate
- Added 'wildlife ladder' (tiered structure) at Los Carneros wall for wildlife access through site
- Revised plant palette to locally-native vegetation including expanded Coastal Sage Scrub areas throughout Neighborhood Park

Environmental Revisions Summary (cont.)

- Shifted Building 8 south by ~ 4'
- Shifted Building 9 south by ~10' - 14'
 - Shifted Building 10 south by ~ 2'
- Reduction in unit sizes in Buildings 9 & 10 (loss of rentable space)
- Loss of Architectural details on Buildings 9, 10 and Rec Center

Environmental Revisions Summary (cont.)

- Loss of 35 parking spaces
- Perimeter block wall shifted south by up to ~31'
 - Trash enclosure shifted west by ~104'
 - Drive aisle shifted south by up to ~ 10'
- Provided 10,000sf + of locally-native vegetation outside of wall in SPA

Neighborhood Public Park Revision Highlights

- Consistent w/Original Intent of CC/Gen Plan
- DRC recommended approval
- Worked closely on design with BBCI Reps, City Staff & EDC.
- Made Changes Based on Parks & Rec Commission Comments

Neighborhood Public Park Revision Highlights (cont.)

Specific Changes From Original Plan

- Increased Active Park Elements
- Added 10 Fitness Stations
- Added Kids Tot Lot (Cultural Theme)
- Improved Trail & Picnic Areas

Neighborhood Public Park Revision Highlights (cont.)

Specific Changes Since April 2022

- Additional Mounding/ Aesthetics Throughout
- Expanded Active Turf Area
- Significant Changes to Vegetation Per EDC

Landscape Architecture & Park Design

Address key issues including:

- Site Design
 - *Landscape Approach*
 - *Constraints of Site*
 - *MWELO Regulations*
- Park Design
 - *Cultural Sensitivities*
 - *Collaboration w/ City*

Celebration Of Cultural History



GRNA GOAL : Ensure protection of areas associated with Native American culture & sites

2-Acre Neighborhood Park

PAR COURSE EQUIPMENT

PROPOSED MANUFACTURER, PART, AND PLAY STRUCTURES (CITY OF GOLETA STANDARD)
<http://www.cityofgoleta.com/parcourse>



ROWING MACHINE

LEG EXTENSION

GOMBO BUTTERFLY

SHOULDER PRESS

PAR COURSE EQUIPMENT

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<http://www.cityofgoleta.com/parcourse>



TAN

UPPER BODY COMBO

AB BENCH

BACK EXTENSION

LEG PRESS

BENCH PRESS

LEG CURL

SITE AMENITIES



OUTDOOR CREATIVE TIMBERDECK DECKS AND PICNIC TABLE WITH WOODGRAIN LOOK (SQA MODEL AVAILABLE)

VICTOR 37 FAMILY SEATED BENCH, BENCH

TRASH & RECYCLING CANS

PARK GRILL NO. 1 (SQA) (CITY OF GOLETA STANDARD)

BIKE RACK RECYCLABLE

BEVO HEAVY DUTY POOF BIKE RACKS

MULTI MITT PET WASTE STATIONS

BRUNNEN POWDERCOAT

PLAY EQUIPMENT & CULTURAL INTERPRETIVE ELEMENTS

CULTURAL AND NATURAL PLAY AREAS ELEMENT INSPIRATION IMAGES



TRADITIONAL OHLONE PLAY EQUIPMENT MADE FROM DRY CONCRETE FROM OPEN FRAME STRUCTURE AND A PARTIAL CONCRETE FRAMED STRUCTURE (SEE LEFT SIDE OF PHOTO) THAT THEY CAN BE USED IN WORKSHOPS TO DEMONSTRATE HOW TO MAKE THE TULE BEES ONTO THE FRAMES WITH CL LIGNER AND FAMILIES.

TRADITIONAL OHLONE TULE BEE CANOE. BEARS TO MAKE, BUT MAKE THEM CARE CONCRETE. AREA CAN HAVE SIGNAGE TO TEACH ABOUT TRADITIONAL OHLONE LIVES OF NATIVE PLANTS WHICH ARE AVAILABLE IN THE PARK.

INTERPRETIVE SIGNAGE AND PLUM IS SIGN MAY BE USED TO TEACH ABOUT TRADITIONAL OHLONE LIVES OF NATIVE PLANTS WHICH ARE AVAILABLE IN THE PARK.



EXAMPLE OF NATURAL PLAY EQUIPMENT AND NATURAL COLORS AVAILABLE COMMERCIAL LANDSCAPE STRUCTURES. PRODUCTS ARE DURABLE AND REPLACEMENT PARTS ARE AVAILABLE. SQA IS AVAILABLE AND CUSTOMIZABLE WITH TRADITIONAL OHLONE ANIMAL ART SYMBOLS



EXAMPLE OF POLY IN PLACE SURFCEZED FALL SURFACING WHICH CAN BE CUSTOMIZED TO ANY DESIGN. FALL SURFACING CAN HAVE DECKE ANIMALS AND PLANTS IMPORTANT TO OHLONE CULTURE. SPECIFICITY OR TOP TUFF CITY OF GOLETA STANDARD



POTENTIAL ANIMAL ART

POTENTIAL PAINT DESIGN, ANIMALS

POTENTIAL PAINT DESIGN, BEAR PRINTS

POTENTIAL PAINT DESIGN, ANIMALS

BEAR CLASPER

PARK DESIGN INTENT

THE PARK IS SITED ATOP THE HILLS AND FEATURES A LEVEL, GRASSY PLAY LAWN AND PICNIC AREA. SURROUNDED BY REMNANT NATIVE PLANTING PLANTS (SEE CL), THE STABILIZED SIA WALKING PATH FEATURES A PAR COURSE TO PROMOTE PHYSICAL FITNESS. THE CHILDREN PLAY AREA CONTAINS NATURAL PLAY ELEMENTS INCLUDING LOCAL OHLONE CULTURAL THEMES FOR INTERPRETIVE PLAY OPPORTUNITIES. THE PICNIC AREA IS SITED TO THE WESTERN SIDE OF THE WALKING PATH. LOCAL SANDSTONE BOULDERS ARE SCATTERED ABOUT THE PARK SURROUNDING THE BOULDERS IN THE SOUTHWEST CORNER. THE PARK IS DESIGNED TO PROVIDE A SPACE OF WILD NATURE WHERE VISITORS CAN RELAX AMONG LARGE OPEN SPACES UNDER MAJESTIC TREES.



HARDSCAPE MATERIALS

NATURAL COLORS AND TEXTURES



ANIMAL ART ON BOULDER

TAN COLOR POLY IN PLACE SURFACING FOR PAR COURSE

COLOR CONCRETE WITH TOPCOAT SURFACE FINISH

STABILIZED DECOMPOSED GRANITE (SIA) FOR PATHWAYS AND PICNIC AREAS

SANTA BARBARA SANDSTONE BOULDER

TWO RAIL LODGEPOLE FENCE

HERITAGE RIDGE
 Goleta, California
 FLT Heritage Ridge TG, LLC

PARK EQUIPMENT CONCEPT PLAN, DESIGN DEVELOPMENT



TRUE NATURE
 LANDSCAPE ARCHITECTURE
 1111 Highway 101
 Marina del Rey, CA 90292
 310.303.1111



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Neighborhood Park - Defined

General Plan Definition of Neighborhood Park:

- ✓ Typical service area radius = 0.5 mile
- ✓ Typical size = < 10 acres (2-3 acre noted in GP for this property)
- ✓ Easily accessible to surrounding population (by walk/bike)
- ✓ Provides on-site parking
- ✓ Typical facilities include playgrounds, picnic tables, open areas, lawns or grassy areas and benches



Examples of some proposed amenities



Goleta General Plan 3.0 Open Space, OS 6.4 Neighborhood Park; Table 3-1 Planned New Parks "C", Neighborhood Park noted for Willow Springs Phase II (Heritage Ridge)

Additional Elements

- ✓ Fitness Par Course
- ✓ Cultural Educational Features
- ✓ Parking (13 Spaces)

Anticipated Levels of Affordability

Income Levels: 34 Units @ Low & 70 @ Very Low

- Senior Affordable – 41 Units

- 1 Unit For Onsite Manager
- 10 Units For Veterans
- 10 Units For Seniors (Medical Needs)
- 10 Units For Seniors (Unhoused & Mental Health Needs)
- 10 Units For Seniors (Lower Income)

- Family Affordable – 63 Units

- 1 Unit For Onsite Manager
- 12 Units For Households With Veterans
- 12 Units For Households With A Member W/ Sig. Medical Needs
- 14 Units For Households With A Member With Mental Health Need
- 12 Units For Households Currently Experiencing Homelessness
- 12 Units For Lower Income Households

RHNA

Table 3. 6th Cycle RHNA - Goleta and SBCAG Region

	Goleta	SBCAG Region
RHNA allocation 2023-2031 (housing units)	1,837	24,856

Source: SBCAG, 7/15/2021

Table 4. 6th RHNA by Income Category - Goleta

Very Low	Low	Moderate	Above Moderate	Total
682	324	370	461	1,837

Source: SBCAG, 7/15/2021

5th Cycle RHNA – Units to Date

Income Level	RHNA Allocation by Income Level	2015 (and 2014)	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	118	0	0	0	1	0	0	0	1	117
Very Low	117	0	4	0	0	0	0	3	7	110
Low	157	0	73	0	1	7	13	13	107	50
Moderate	174	5	0	7	0	4	0	0	16	158
Above Moderate	413	346	244	210	115	274	5	2	1196	0
Total	979	351	321	217	117	285	18	18	1327	435

104 Affordable Units at Low and Very Low Income Levels = **10%** of 6th Cycle Low and Very Low Numbers

Affordable Assurances

- 104 Affordable units (31% of Project total)
- Deed Restrict 2 Affordable Parcels
- Entitled Affordable Project
- Grade Pad/Infrastructure: Affordable Parcel
- Minimum Amt's of Low & Very Low Units

Affordable Assurances (cont.)

- Sell To County Housing Authority
- Outside Close Date 6/1/2025
- Housing Authority Close w/o Tax Credits
- Back-Up Provisions on Sale & Construction
- Provide Surety via Quimby Fee Holdback
- Affordable Covenants & Regulatory Agmt

Summary of Key Project Attributes

- Increase To Much-Needed Rental Housing Supply
 - *Includes 31% Affordable Housing*
- Top Quality Architecture
 - *Reduced Scale & Massing – Improved View Corridor*
- Thoughtful Landscape Design
 - *A Neighborhood Park With Passive & Active Elements*
- Land Dedication For City's Circulation Element & Bikeway Plan
- Centrally Located
- Street Frontage Improvements
 - *Camino Vista Road Widening*
 - *Water Main Relocation*
 - *Los Carneros Storm Drain*

Summary of Key Project Attributes (cont.)

- Reduction of environmental impacts
 - 100% Avoidance of SPA
 - Locally-Native Landscape Planting
 - Improve the view corridor
 - Reduce the export
- Home-Based Childcare
- Architectural design - Reduction of scale & massing
- City's Development Standards
- Affordable Housing - 104 Units
- 2-acre Public Park
- Land Dedications

Q&A and Appendices
