TWIN PEAKS ROAD
LANDSCAPE MASTER PLAN
LMD 83-1

APRIL 13, 2022
OPEN HOUSE
TWIN PEAKS ROAD WELCOME / INTRODUCTIONS

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CITY OF POWAY
THE CITY IN THE COUNTRY

ktua
OBJECTIVE FOR TODAY
Receive community input on the long term plan for LMD 83-1
TWIN PEAKS ROAD AGENDA

01 WELCOME / INTRODUCTIONS

02 BACKGROUND INFO

03 LANDSCAPE CONCEPTS

04 Q & A

05 VOTE
WHAT IS A LANDSCAPE MAINTENANCE DISTRICT?

WHY WERE THEY ESTABLISHED?

WHAT IS THEIR PURPOSE?
TWIN PEAKS ROAD  LANDSCAPE MAINTENANCE DISTRICT 83-1

HIGHLIGHTS:
• FORMED IN 1983
• INCLUDES 1,432 PARCELS
• APPROX. 1.26 MILLION SQ. FT OF LANDSCAPING
• 3,000+ TREES
Expenditures rising while revenues remain static

- Prevailing wage
- Drought
- Water costs
- Declining tree health

Service reductions

- Landscape maintenance
- Tree maintenance
- General maintenance (litter abatement, irrigation upgrades, etc.)
- Reduced water frequencies
TWIN PEAKS ROAD LMD 83-1 PROGRESS TO DATE

2018  LMD Advisory Group formed to assist with rehabilitation strategies

2019  KTUA hired to prepare a conceptual landscape plan
     • Neighborhood entrances
     • Tree removals
     • Maintenance priorities
     • Aging irrigation systems

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

2021  City re-bid landscape maintenance contract to help stabilize expenditures
TWIN PEAKS ROAD SITE ASSESSMENT
WHAT IS IT?
Long term planning document that develops a conceptual blueprint for future improvements

WHAT IS IT NOT?
Not a final plan used for construction
LANDSCAPE CONCEPTS
TWIN PEAKS ROAD EXISTING TREE CONDITIONS

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

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

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

EXISTING TREE LEGEND

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

Scale: 1" = 40'

NORTH
TWIN PEAKS ROAD
CHARACTER IMAGES - INFORMAL PLANTING DESIGN
TWIN PEAKS ROAD PLANTING DESIGN CONCEPT #1 - INFORMAL

PROPOSED TREES, THIS SHEET

PLANTING LEGEND
- STREET TREE #1
- STREET TREE #2
- ACCENT TREE

Scale: 1" = 40'
TWIN PEAKS ROAD  CHARACTER IMAGES - FORMAL PLANTING DESIGN
TWIN PEAKS ROAD PLANTING DESIGN CONCEPT #1 - FORMAL

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PROPOSED TREES, THIS SHEET

PLANTING LEGEND
- STREET TREE #1
- STREET TREE #2
-Accent Tree

Scale: 1" = 40'
NORTH
TWIN PEAKS ROAD FORMAL PLANTING DESIGN - AERIAL VIEW
TWIN PEAKS ROAD  FORMAL PLANTING DESIGN - FLY THROUGH
CITY OF POWAY RECOMMENDED TREES

TWIN PEAKS ROAD TREE PLANTING PALETTE / OPTIONS

24" BOX SIZE SUCH AS:

- **Cercis occidentalis / Western Redbud**
  Mature Height: 15'-20'

- **Arbutus 'Marina' - Strawberry Tree**
  Mature Height: 20'-40'

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

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

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

- **Quercus agrifolia / Coast Live Oak**
  Mature Height: 50'-70'

- **Koelreuteria paniculata / Chinese Flame Tree**
  Mature Height: 30'-35'

- **Chilopsis linearis / Desert Willow**
  Mature Height: 15'-40'

- **Lophostemon confertus / Brisbane Box**
  Mature Height: 40'-60'

- **Pinus torreyana / Torrey Pine**
  Mature Height: 40'-50'

- **Geijera parvifolia / Australian Willow**
  Mature Height: 25'-35'

- **Rhus lancea / African Sumac**
  Mature Height: 20'-30'

- **Cercidium floridum / Blue Palo Verde**
  Mature Height: 35'

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

DROUGHT TOLERANT TREES

24" BOX SIZE SUCH AS:

- **Cercis occidentalis / Western Redbud**
  Mature Height: 15'-20'

- **Arbutus 'Marina' - Strawberry Tree**
  Mature Height: 20'-40'

- **Geijera parvifolia / Australian Willow**
  Mature Height: 25'-35'

- **Lophostemon confertus / Brisbane Box**
  Mature Height: 40'-60'

- **Koelreuteria paniculata / Chinese Flame Tree**
  Mature Height: 30'-35'

- **Rhus lancea / African Sumac**
  Mature Height: 20'-30'

- **Chilopsis linearis / Desert Willow**
  Mature Height: 15'-40'

- **Lophostemon confertus / Brisbane Box**
  Mature Height: 40'-60'

- **Pinus torreyana / Torrey Pine**
  Mature Height: 40'-50'

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

NATIVE TREES

24" BOX SIZE SUCH AS:

- **Arbutus 'Marina' - Strawberry Tree**
  Mature Height: 20'-40'

- **Cercidium floridum / Blue Palo Verde**
  Mature Height: 35'

- **Chilopsis linearis / Desert Willow**
  Mature Height: 15'-40'

- **Lophostemon confertus / Brisbane Box**
  Mature Height: 40'-60'

- **Pinus torreyana / Torrey Pine**
  Mature Height: 40'-50'

- **Quercus agrifolia / Coast Live Oak**
  Mature Height: 50'-70'
ENHANCED ENTRYWAYS
TWIN PEAKS ROAD EXISTING ENTRYWAY CONDITIONS

Parkside Entry at Deerwood Street

Woodside Entry at Silverset Street
Existing Bridlewood Entry along Espola Road

Existing Bridlewood Entry along Espola
TWIN PEAKS ROAD  ENHANCED ENTRYWAYS - PLANTING OPTIONS

ENTRY ACCENT TREES

Arbutus ‘Marina’  Strawberry Tree
Koelreuteria bipinnata  Chinese Flame Tree
Pistacia chinensis  Chinese Pistache

LOW GROWING SHRUBS

Carissa macrocarpa  Natal Plum
Helictotrichon sempervirens  Blue Oat Grass
Juncus patens ‘Elk Blue’  California Rush
Rosmarinus officinalis ‘Huntington Carpet’  Rosemary
Sesleria autumnalis  Autumn Moor Grass

ACCENT SHRUBS

Agave Species  Agave
Aloe Species  Aloe
Bulbina frutescens  Stalked Bulbine
Echeveria ‘Afterglow’  Echeveria
Senevita mandraliscae  Blue Finger
TWIN PEAKS ROAD ONLINE COMMUNITY SURVEY - KEY TAKEAWAYS

CONCERNED ABOUT THE CONDITION OF THE LANDSCAPING AT THE NEIGHBORHOOD ENTRANCES
- 14.15% WERE NEUTRAL
- 14.53% WERE NOT CONCERNED

80% CONCERNED ABOUT CONDITION OF TREES
- 10.4% WERE NEUTRAL
- 9.4% DID NOT AGREE

71% REMOVING ONLY DISTRESSED TREES OR ALL EUCALYPTUS TREES
- IF TREES WERE REMOVED OUTSIDE OF HAZARDOUS MITIGATION GRANT

73% CONCERNED ABOUT DANGER OF EUCALYPTUS TREES
- 10.9% WERE NEUTRAL
- 15.1% DID NOT AGREE
COMMENTS/QUESTIONS
COMMUNITY VOTE
TWIN PEAKS ROAD COMMUNITY VOTE STICKER EXERCISE

WHICH OPTION DO YOU PREFER?

1. FORMAL OR INFORMAL
2. COMMUNITY PRIORITIES

TWO STATIONS SET UP IN THE ROOM

• ONE STATION FOR EACH QUESTION ABOVE

CHOOSE A STATION

• WALK TO EITHER STATION
  • FACILITATOR WILL PROVIDE STICKERS AND DIRECTIONS

PLACE YOUR VOTE!

• PLACE STICKER ON OPTION YOU PREFER