

Golf Course Water Recycling & Turf Care Facility

Coronado City Council
September 1, 2020

[Aesthetics and Visual Simulations](#)



Purpose of Visual Simulations

- **Provide a Feasible Concept**
 - Simulate changes to golf course configuration / playability
 - Simulate aesthetics from multiple of vantage points
- **Use in CEQA Environmental Review of Project**
 - Assist in the review of aesthetic and visual changes from public vantage points
- **Confirm City's Next Steps**
 - Bayside Location, Layout A, and Installation of Story Poles
 - Story Pole Installation: September 8 – 15, 2020



Provide a Feasible Concept for City's / Public's Consideration

- Starting Point: 2018 Feasibility Study, Bayside Alternative
 - Red Area = Space for Recycled Water & Turf Facility
 - Blue Area = New pond for recycled water storage
 - Grey Line = New Access Driveway
 - Concept was a 2-D exercise



Provide a Feasible Concept for City's / Public's Consideration

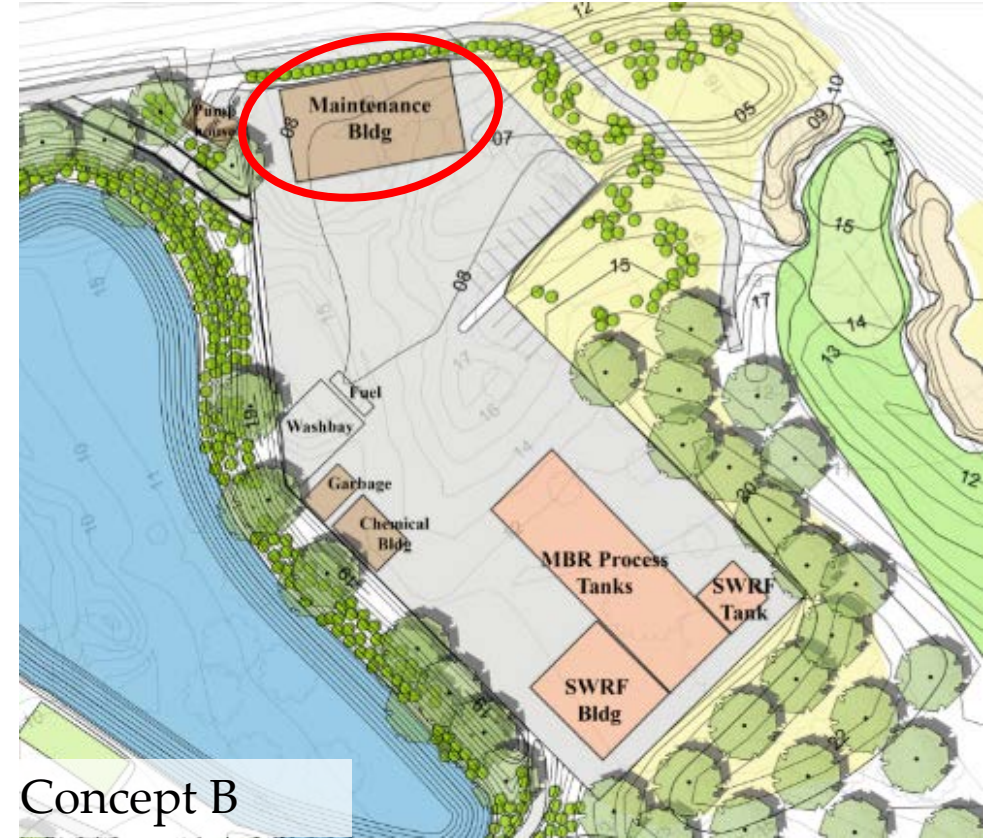
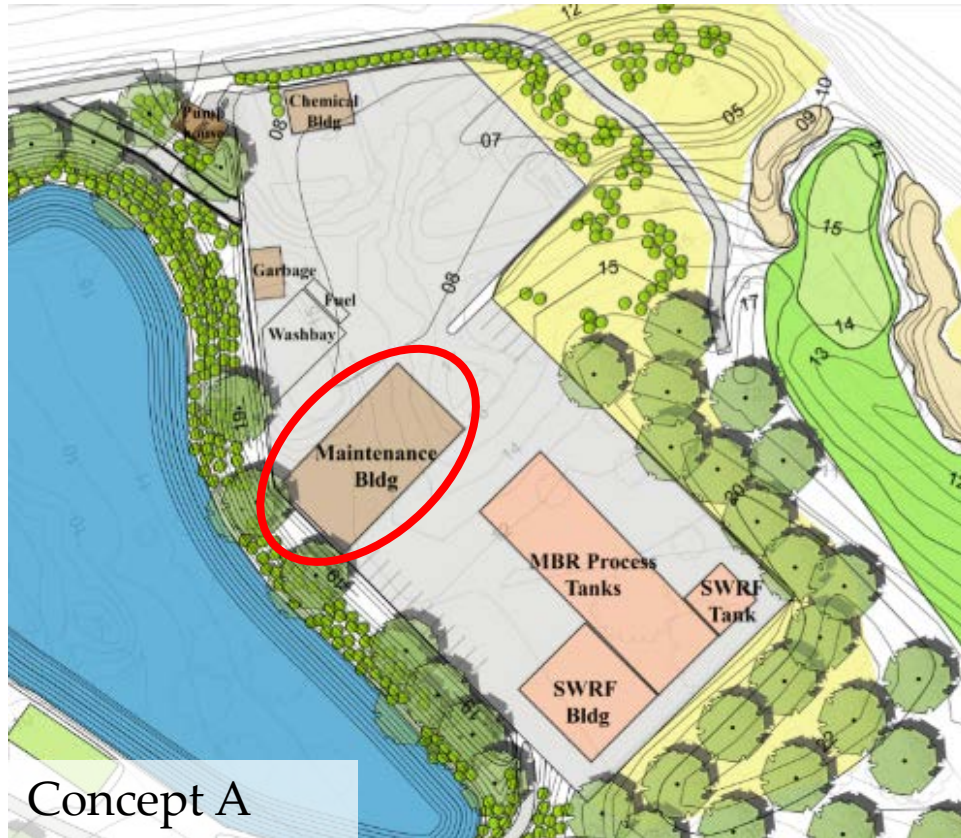
- 2020 Visual Simulation Concepts
 - Concept is a 3-D Exercise



Concept A

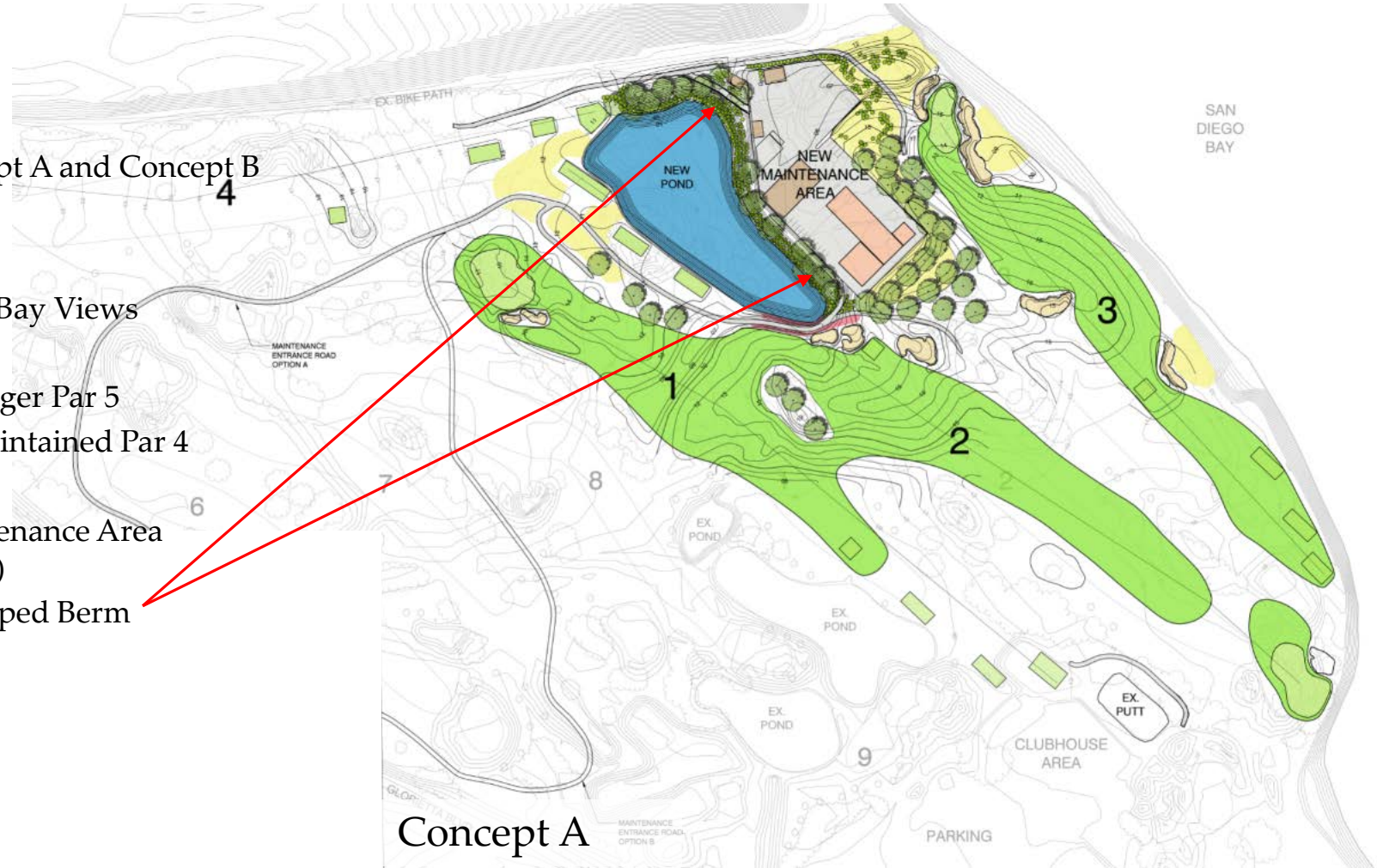
Provide a Feasible Concept for City's / Public's Consideration

- 2020 Visual Simulation Concepts
 - Different Building Layouts Between Concept A and Concept B



Provide a Feasible Concept for City's / Public's Consideration

- 2020 Visual Simulation Concepts
 - Concept is a 3-D Exercise
 - Different Building Layouts Between Concept A and Concept B
- Conceptual Design Elements
 - Fairways on Holes 1, 2, and 3 to Maximize Bay Views
 - Realigned Hole 1; Maintained Par 4
 - Realigned Hole 2; Infinity Edge Green; Longer Par 5
 - Realigned Hole 3; Green Closer To Bay; Maintained Par 4
 - Relocated Hole 4 Tee; Reduced to Par 4
 - 2 Ways To Access Site From Existing Maintenance Area (Combination Cart Path / Access Driveway)
 - Lowered Project Area with Raised Landscaped Berm





EXISTING VIEW
FROM BIKE PATH/400 BLOCK





PROPOSED CONCEPT A
FROM BIKE PATH/400 BLOCK





Proposed Concept A
View from new #1 green toward bay



Proposed Concept A
View from 30' above new #1 green toward bay



Existing View
View from Bike Path





Proposed Concept A
View from Bike Path





Proposed Concept A
View from new #2 tee toward #2 fairway



Proposed Concept A
View from 30' above the rear of new #2 tee toward #2 fairway



Proposed Concept A
View from new #3 fairway toward #3 green



Proposed Concept A
View from 30' above new #3 fairway toward #3 green



Purpose of Visual Simulations

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- Bayside Layout A Incorporation Into Design-Build Documents
 - Require location to match Bayside Alternative area
 - Set maximum building height elevations equal to those in visual simulation
 - Require no more than 1 shot reduction for par along front nine; Reward designs that maintain par
 - Require relocated Hole 3 green to improve view of bay from bike path
 - Reward design proposals with improved player views of bay from holes 1, 2, and 3

Staff's Recommendation

Staff Recommends Bayside Layout A



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 - Confirm Bayside Location, Layout A, and Installation of Story Poles
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Staff's Recommendation

Staff Prefers Bayside Layout A

Addressed by MND

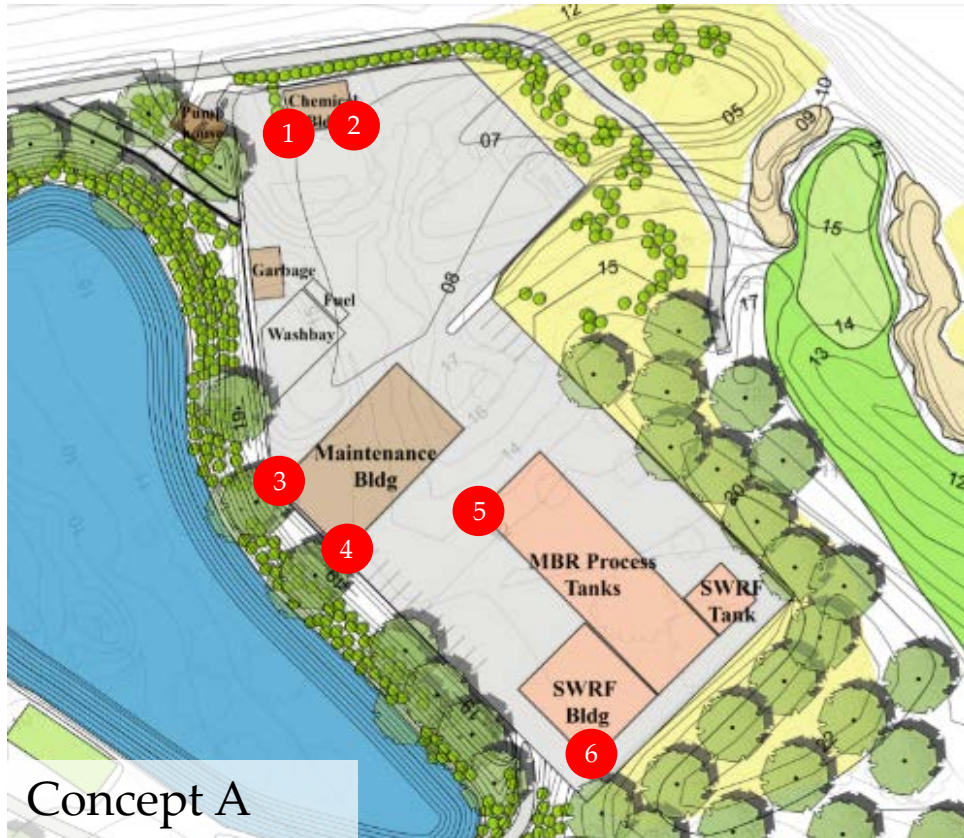
Continue With Project

Next Slides



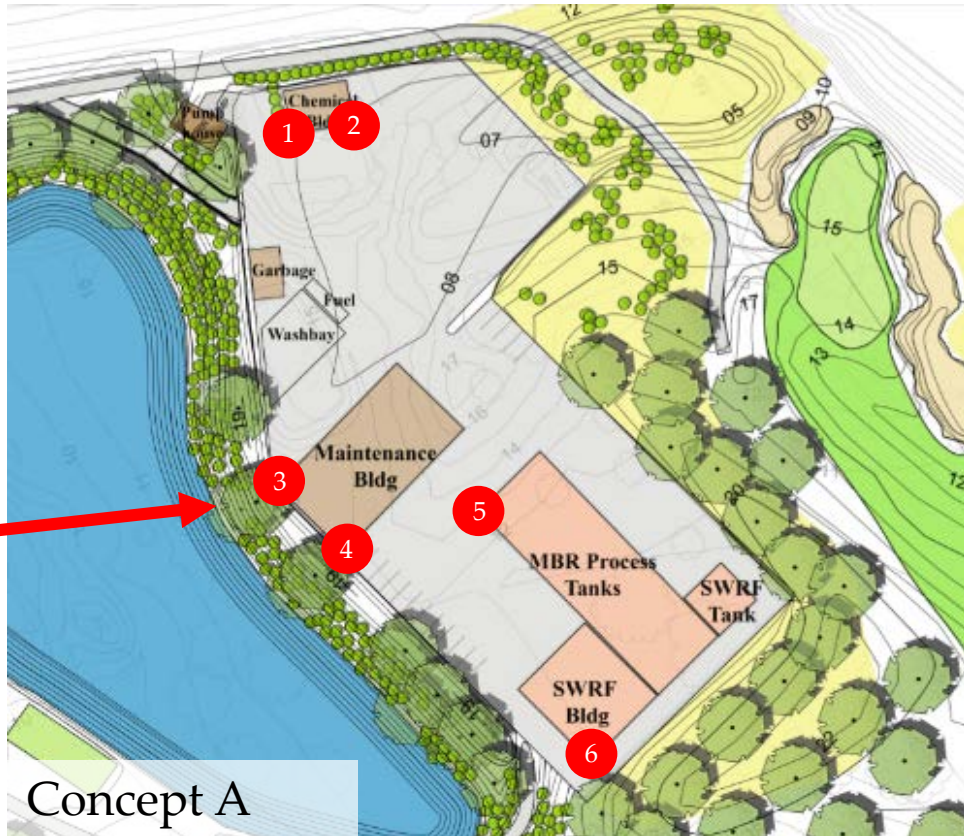
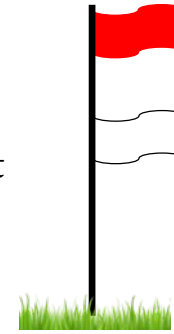
Story Poles

- September 8 – 15, 2020

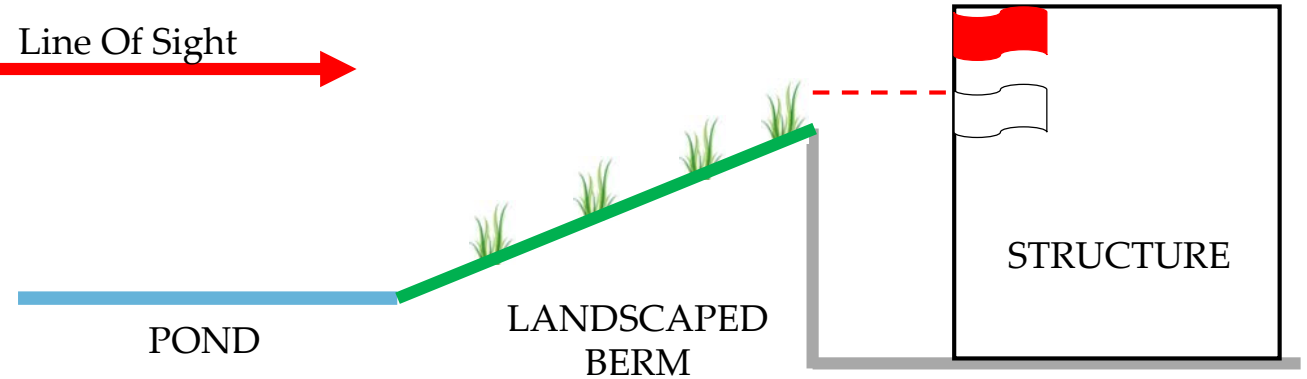


Story Poles

- Poles to have 2 flags: 1 for the structure height, 1 for the adjacent landscaped berm height



Line Of Sight →





Questions?