



Tree Farm

Infill Housing

Santa Barbara County Parks
Commission

October 27, 2011





OVERALL SITE PLAN



TREE FARM

OAK CREEK COMPANY

Robin Donahue - Shiban & Donahue Architects
 SCHUBER ARCHITECTS - Cavalotti Family LP owner
 Homery & Associates - Civil Engineers
 Santa Barbara, CA, County of Santa Barbara
 Project # 0206 Date: September 2011



Site

- 26 acres
- 18 acres east of San Jose Creek
- 8 acres “panhandle” split by Las Perlas connecting to Patterson on the east.
 - Topography- all flat gently sloping to the creek except for
 - Panhandle of 270 ft. wide
 - 1,000 ft. of creek frontage along San Jose Creek to the west



Housing

- 134 units
- 5.1 units per acre
- Five Housing Types
- Detached homes
 - courtyard homes
 - mid sized homes
 - larger homes
- Attached homes
 - Townhomes (triplex)
 - Garden Apartment Rentals (6 plex)
- Multiple architectural styles, more like San Roque than a PUD

Looking North from center of the property



Looking North through open space/retention area



Looking north along San Jose Creek through to open space/retention area



Open shed barn on western end of property near proposed common area improvements



Looking east towards Patterson Ave. along the site panhandle



Open Space Components

- Creekside naturalized park
- Connecting green spaces
- Homeowners amenities of:
 - Pool and pool house
 - Flex use building
 - Arts and Crafts Room
 - Exercise room
 - Kids Treehouse area
 - Amphitheatre
 - Group picnic and bbq area
 - basketball court





Demand Level I Recreational Activities

- **Kid's Tree house play area:** This structure will provide for recreation for up to 10 children at a time. The playhouse will be a wood structure that will provide children with a fun alternative to the typical "tot lot". The play structure will be safe and appropriate for children 2 and up and will provide an area for kids to explore and have fun in nature.









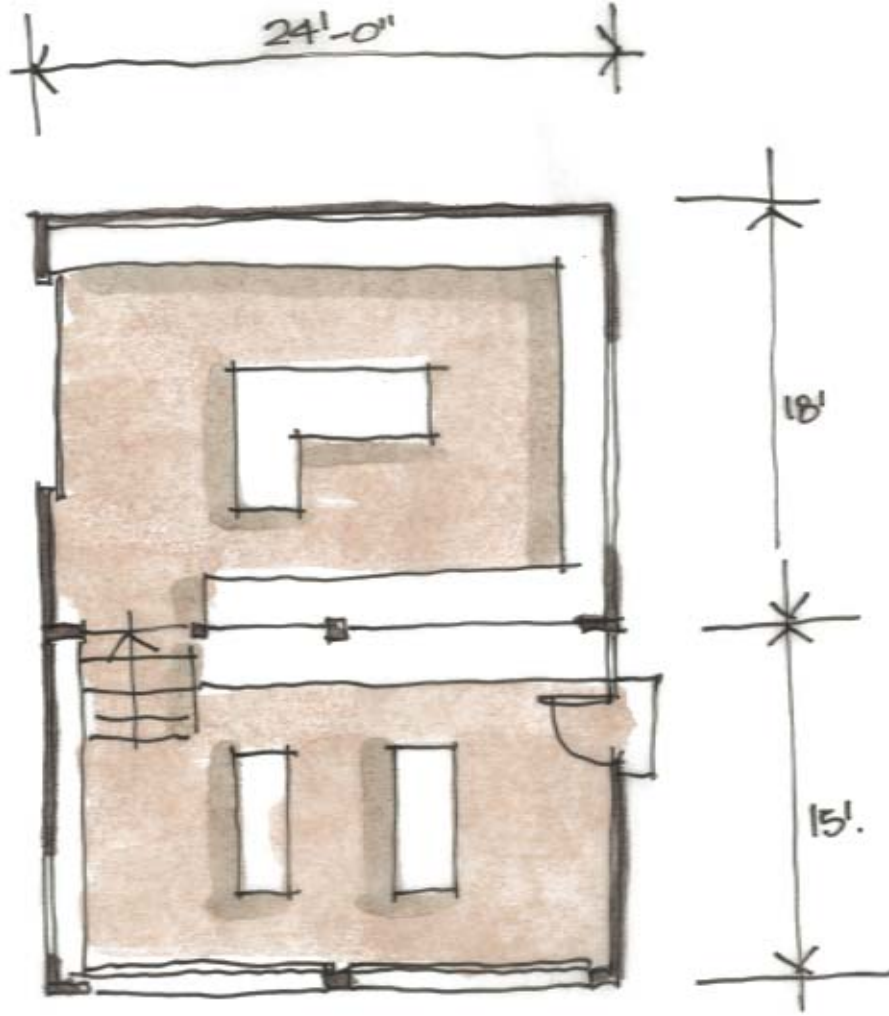




Demand Level I Recreational Activities

- **Arts and crafts room:** The arts and crafts room will include a planned space where up to 25 kids and adults and participate in arts and crafts at tables and stations. The room will provide arts and craft supplies, tables, chairs, easels and other related art products.





(E) ARTS & CRAFTS BUILDING.

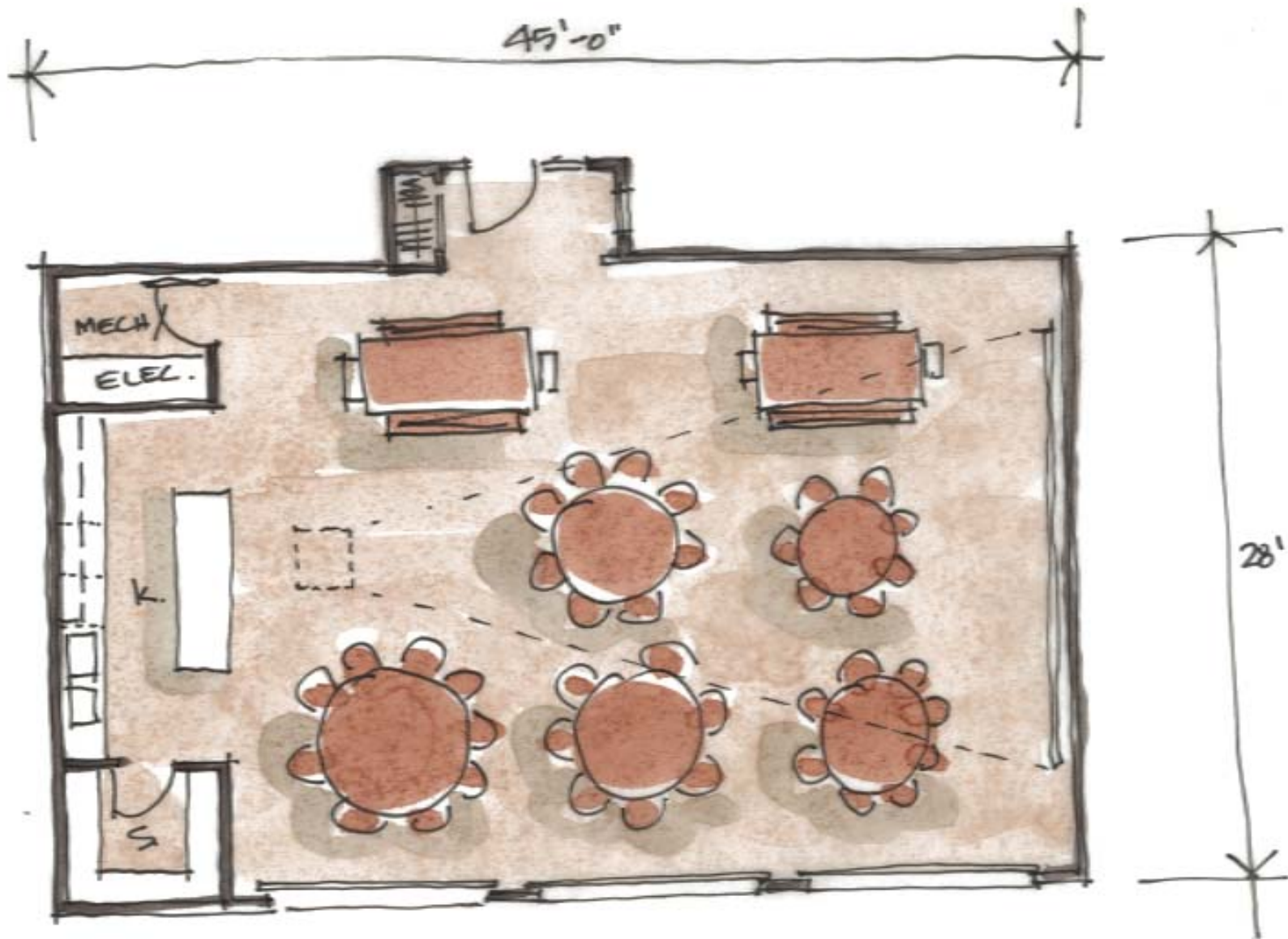
$\frac{1}{8}'' = 1'-0''$

Demand Level I

Recreational Activities

- **Community Recreation Building:** The community recreation building will provide a flexible space that would allow for community meetings, group or club meetings, election space, talent show or community productions, dining use to compliment the outdoor barbeque area, or any other community gathering needs. The community recreation building will have an adjacent storage room which will provide long and short tables, benches, chairs, etc. for group gathering needs.





(E) MULTIPURPOSE BUILDING.

1/8"=1'-0"

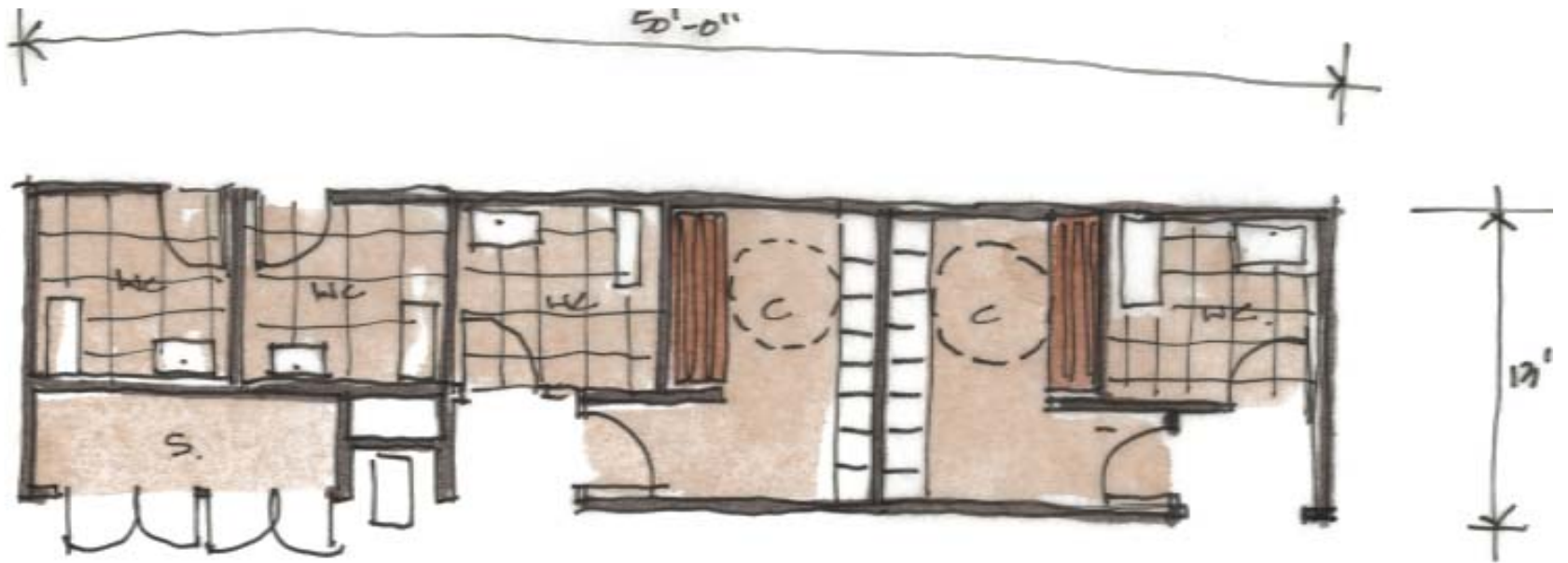
Demand Level I

Recreational Activities

- **Swimming Pool:** A large 25 x 60 ft. pool will provide lap swim and recreational swim opportunities. The pools will be almost 20 meters in length which provides ample room for lap swim activity. Pool hours will designate lap swim time, children's recreational time and organized aquatic exercise class time. The pool will have an ancillary structure which will provide bathrooms and changing area for those using the pool. The outside of the pool structure will provide bathrooms for people using the other common area amenities.







(N) pool BUILDING.

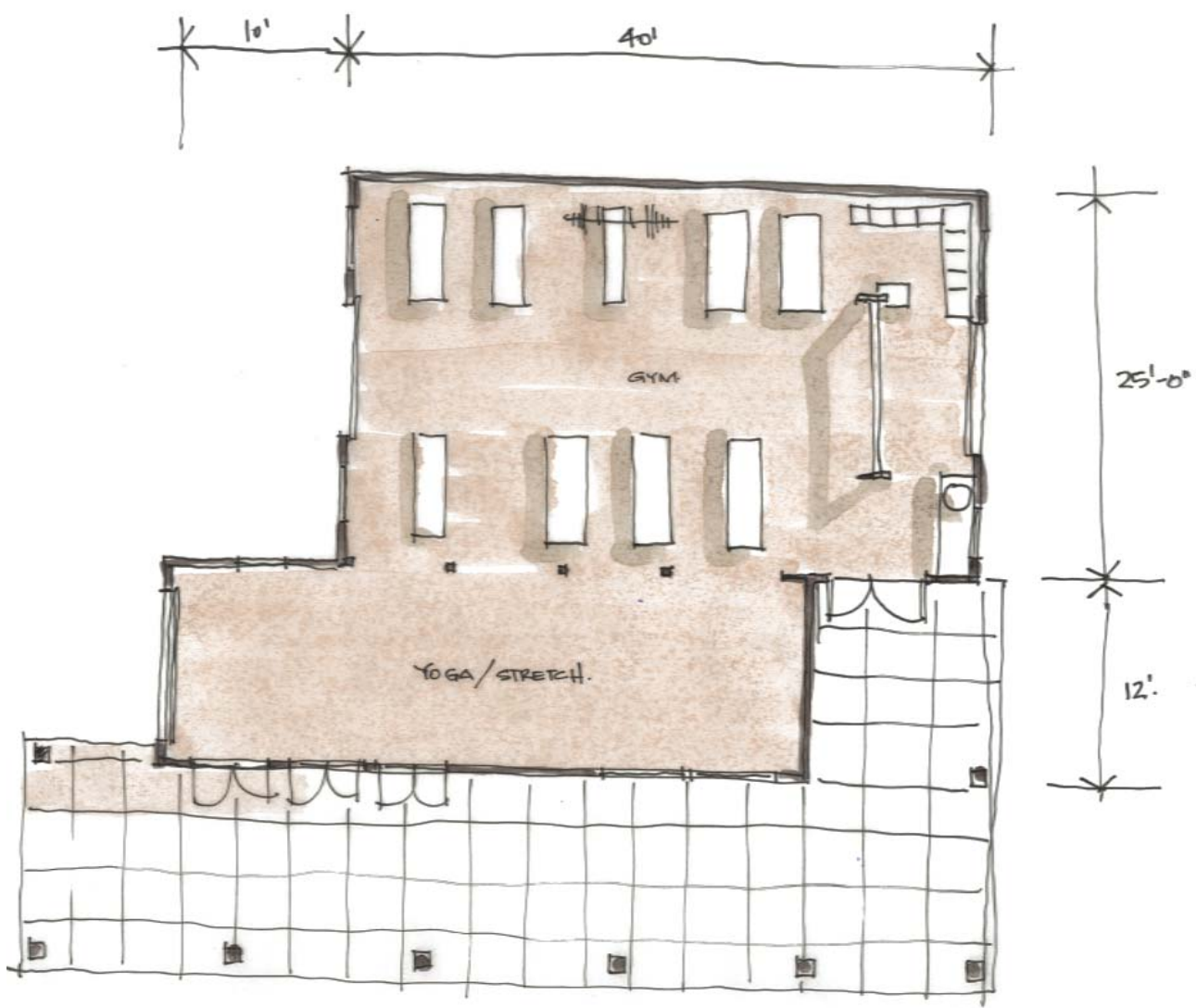
1/8" = 1'-0"

Demand Level I

Recreational Activities

- **Exercise Room:** The exercise room will provide exercise equipment and other exercise space for up to 20 people. The exercise room could include up to 8 cardio machines, machine and free weights, floor mats, yoga equipment and bodyweight exercise equipment.





(N) EXERCISE BUILDING.

$1/8" = 1'-0"$

Demand Level I

Recreational Activities

- **Amphitheatre:** 3 rows of seating and will have a capacity of approx. 30- 45 people. Carved into the adjacent hillside, the amphitheatre will overlook the meadow, creek and walking path area. The amphitheatre will act as a gathering spot, a passive recreation area, and an event area. The amphitheatre could hold small community gatherings or productions.





Demand Level I

Recreational Activities

- **Group picnic and BBQ area:** The group picnic area will include 2 large gas barbeque grill, 4 large picnic tables, and an adjacent open space and grass area where people could picnic and sit. The area has a capacity up to 50+ people and could be used for a large group gathering.

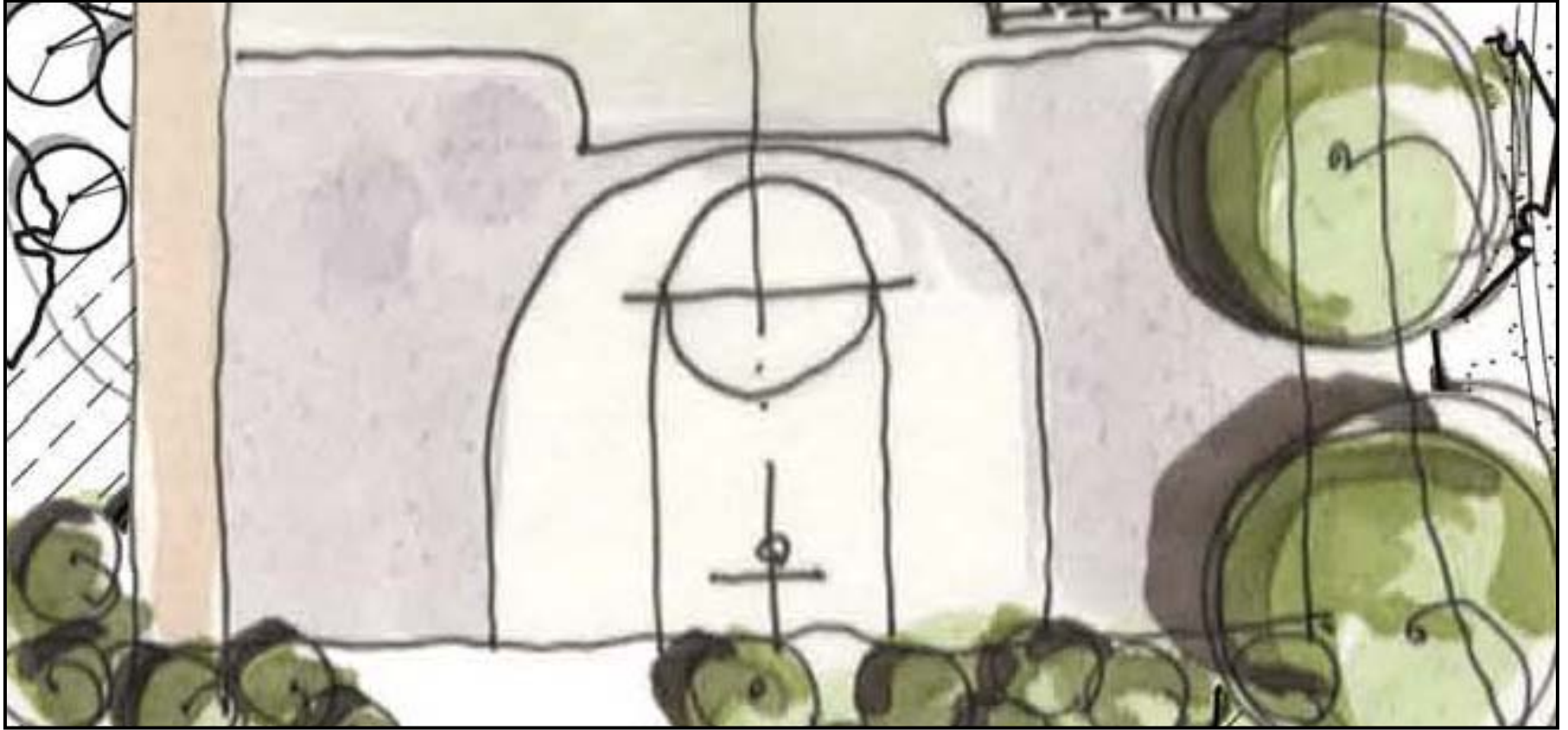




Demand Level I Recreational Activities

- **Basketball Court:** In the area adjacent to the common area parking lot the plan calls for a stationary basketball hoop and a drawn half court with key and free throw line. There will also be an optional mobile second hoop in the storage area which could be wheeled over for full court games when the parking lot is not full.



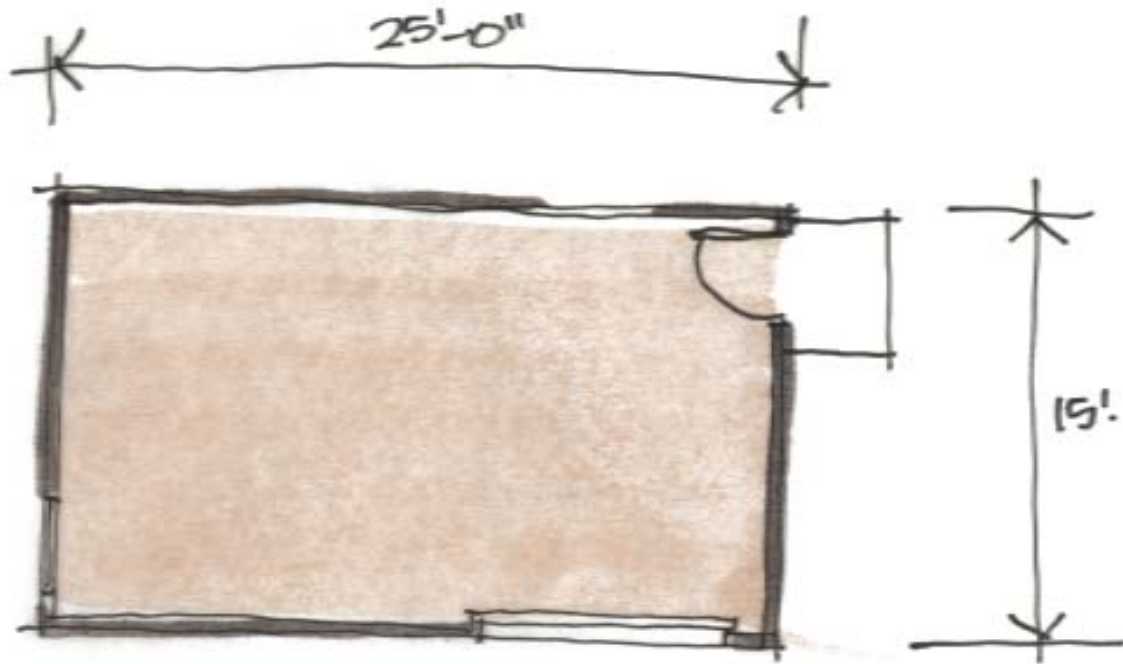


Demand Level II

Recreational Activities

- **Bike racks:** The common area is planned to be a bike friendly area where people can bike to the area and park and provide for permanent bike parking for those who do not have enough garage or other space. The common area will provide bike racks that will allow for 12 bikes to be parked at any given time.
- **Storage room for event products and bicycles:** The storage room adjacent to the community gathering room will provide tables, chairs and various event planning products, in addition to the mobile basketball hoop and various other supplies for the common area amenities.





(E) STORAGE BUILDING.

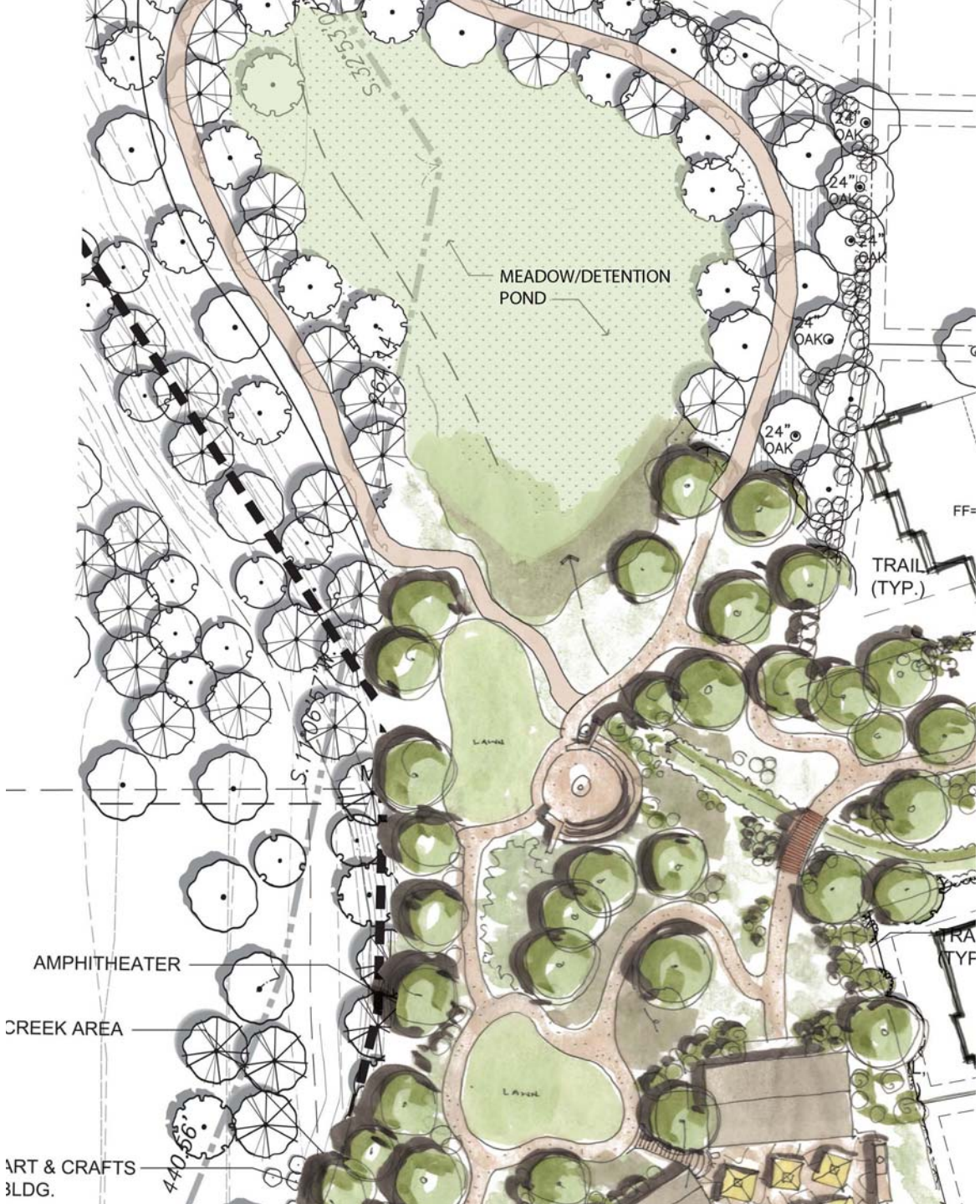
1/8" = 1'-0"

Demand Level III

Recreational Activities

- **Meadow, Walking Trails, and Jogging Course:** The common area will be connected to the retention basin which will act as a seasonal meadow with connecting walking/running paths. Walkers/runners will be able to connect to a loop that runs almost a mile along the creek within the development. The retention basin will have a very gentle slope and will appear as an open meadow. The basin will be able to trap and funnel drainage during heavy rain periods, but during non-storm event periods the meadow will be available for active use and will be planted with native grasses.





MEADOW/DETENTION POND

TRAIL (TYP.)

AMPHITHEATER

CREEK AREA

ART & CRAFTS BLDG.

S. 32.53.08

S. 106

440 56"

FF=

TRAIL (TYP.)

LANE

LANE







End Slide

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