



Creating Place: Site Development, Phasing and Project Implementation

April 6, 2022



ktgy

Today's Speakers



Ken Ryan

Principal
KTGY



Michael Castello

Chairman
Soboba Economic
Development Corporation



Shane Melbo

Chief Operating Officer
Oak and Stone Development

Today's Agenda

- Approach
 - Vision
 - Flexibility
 - Phasing
 - Phase One Implementation
- Case Study



*Short term development
with long term success.*

Vision Development – A Framework for Design

- Understand the Setting / History
- Client Objectives
- Market / Financial Awareness
- Design Aesthetics
- Leverage the Land
- Flexibility
- Phasing
- And...

Listen,
Listen,
Listen.



Team in Action



ART

- ATTITUDE
- EMOTION
- AESTHETICS
- EXPERIENCE
- MEMORABLE

PLACEMAKING

SYNERGY
SOCIAL REALM
IMAGE
SOUL
BEAUTY

SCIENCE

- SCALE
- MARKET / FINANCE
- FUNCTION
- ENVIRONMENT
- CONTEXT

Things Happen...Be Prepared



Areas of Expertise to Consider

- Client Representative
- Planner
- Architecture
- Landscape Architect
- Civil Engineer
- Market/Financial Consultant
- Traffic
- Environmental
- General Contractor
- Various Subconsultants



The Approach is the Same

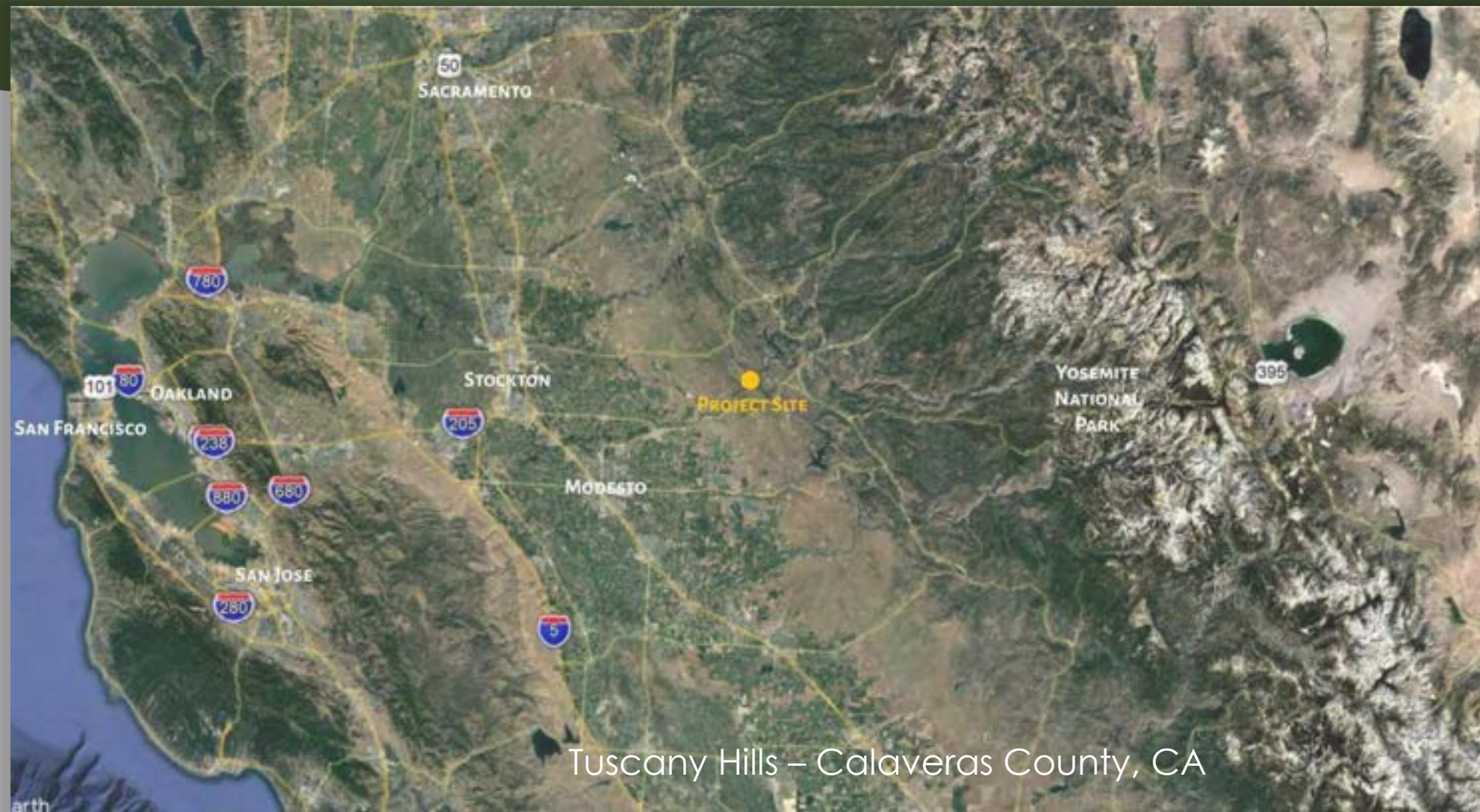
How much is
enough?



Evaluation (Understand the Setting)

- Existing Conditions
- Context Locally and Regionally
- Understand Site
- Past Work
- Identify Technical Resources Needed
- The Team

Regional Context



Opportunities & Constraints



Market & Financial Analysis



- Demographics
- Geographic
- Funding
- Sources & Phasing
- Short Term / Long Term

End Users

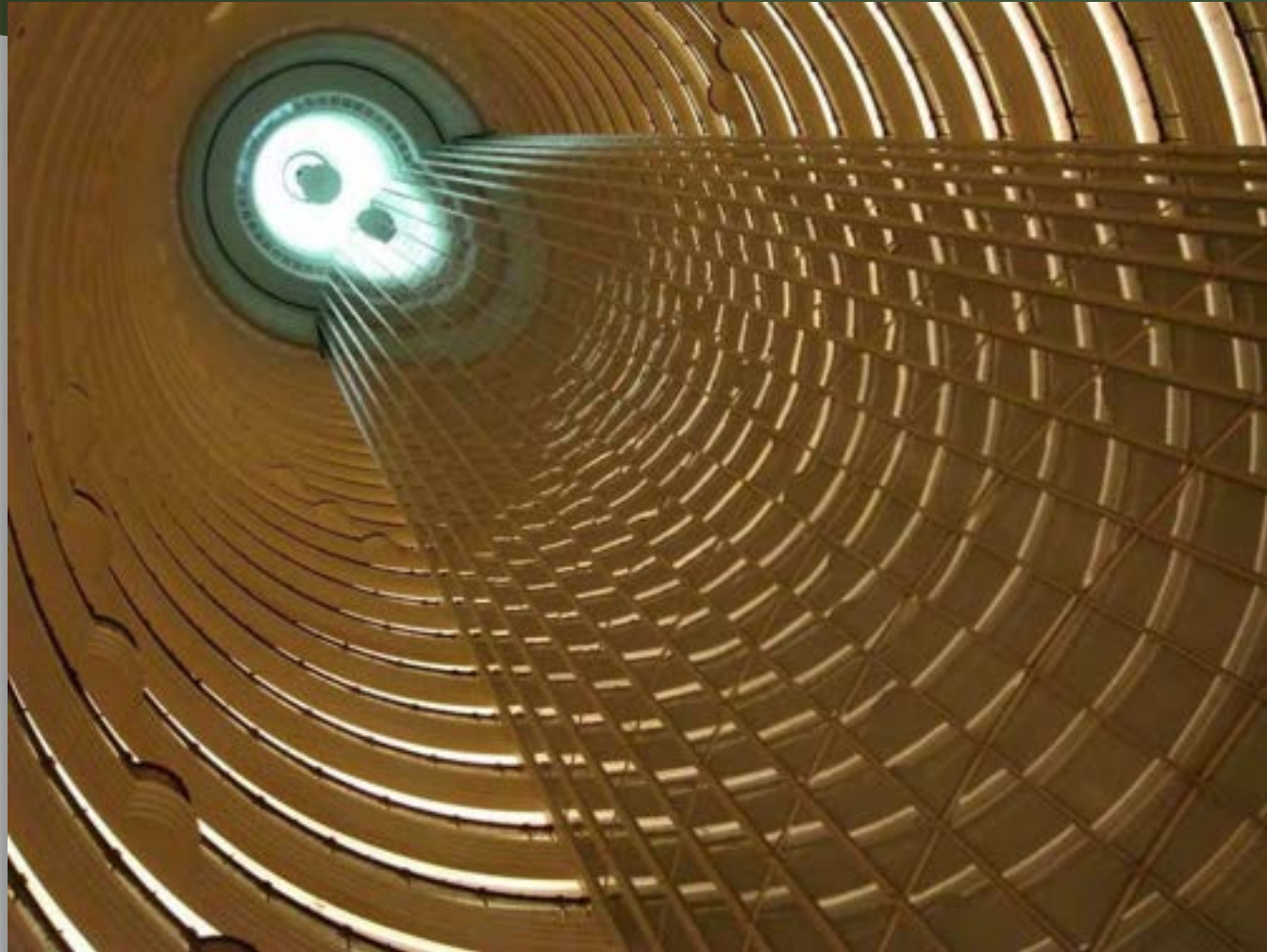
What Place Are
We Creating?
Wants?
Needs?
Preferences?



Design Aesthetics

- Containment (Protected, Enveloped)
- Diversity of Human Activity (Busy – Quiet, Open – Closed, Old – New, etc.)
- Historic Continuity (New items vs. What was there before)
- Human Scale (Sight, Sound, Walking, Size)
- Human Contributions (Synergy/Attracts People – Would it be as beautiful)
- Locational Considerations (First impressions, etc.)

Five Items to Remember



- Relevant
- Timeless
- Emotional Connection
- Flexible to Respond to Future Opportunities
- First Impressions are Lasting

Connect to Place

Animals



coyote



mule deer



quail



horse

Aldea at Porter Ranch

People (Celebrities who have owned homes or made movies in the area)



gene autry



the lone ranger



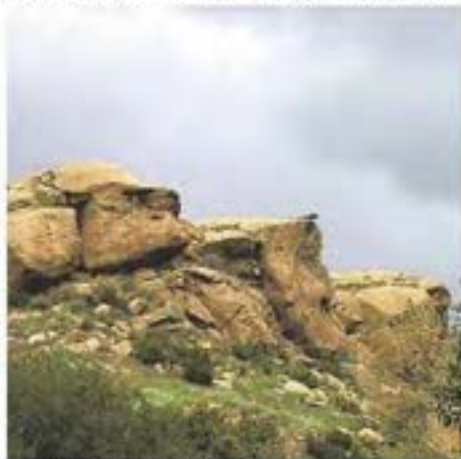
lucille ball



john wayne

Connect to Place

Landforms / Vegetation



rock outcroppings



rock outcroppings / grasses



wildflowers



oak trees

Aldea at Porter Ranch

Colors



Connect to Place

Textures / Patterns / Materials



leather / embroidery



bark



water / stone



flame

Aldea at Porter Ranch

Textures / Patterns / Materials



wheat



metal



stone



weathered materials

Connect to Place

Aldea at Porter Ranch



Site Characteristics



Tuscany Hills – Calaveras
County, CA

Conceptual Design Imagery: Urban Design Features

Tuscany Hills – Calaveras
County, CA



DESIGN
REFERENCE

Key Influences



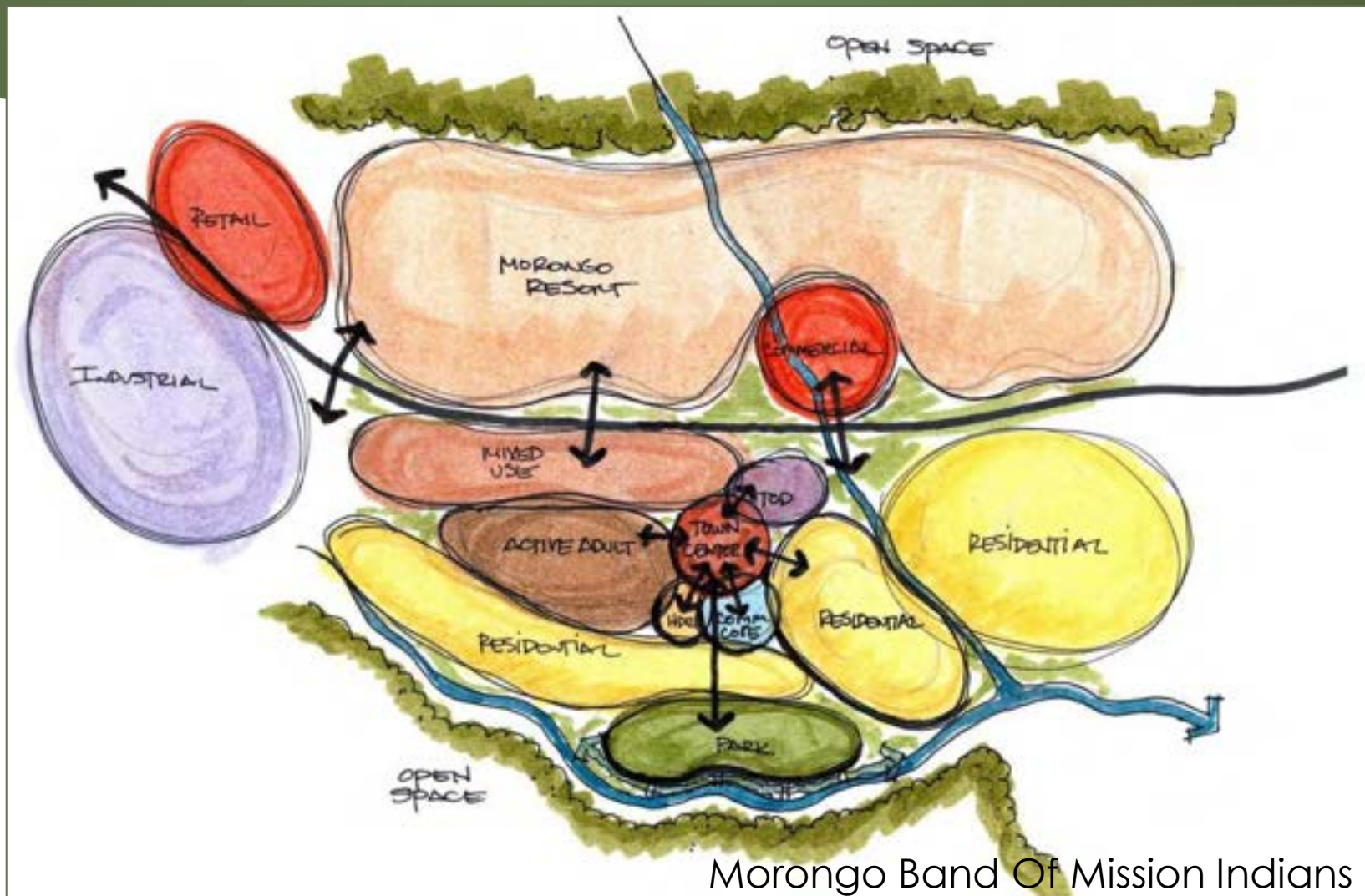
Platte River Commons – Casper, WY

River Edge Illustration

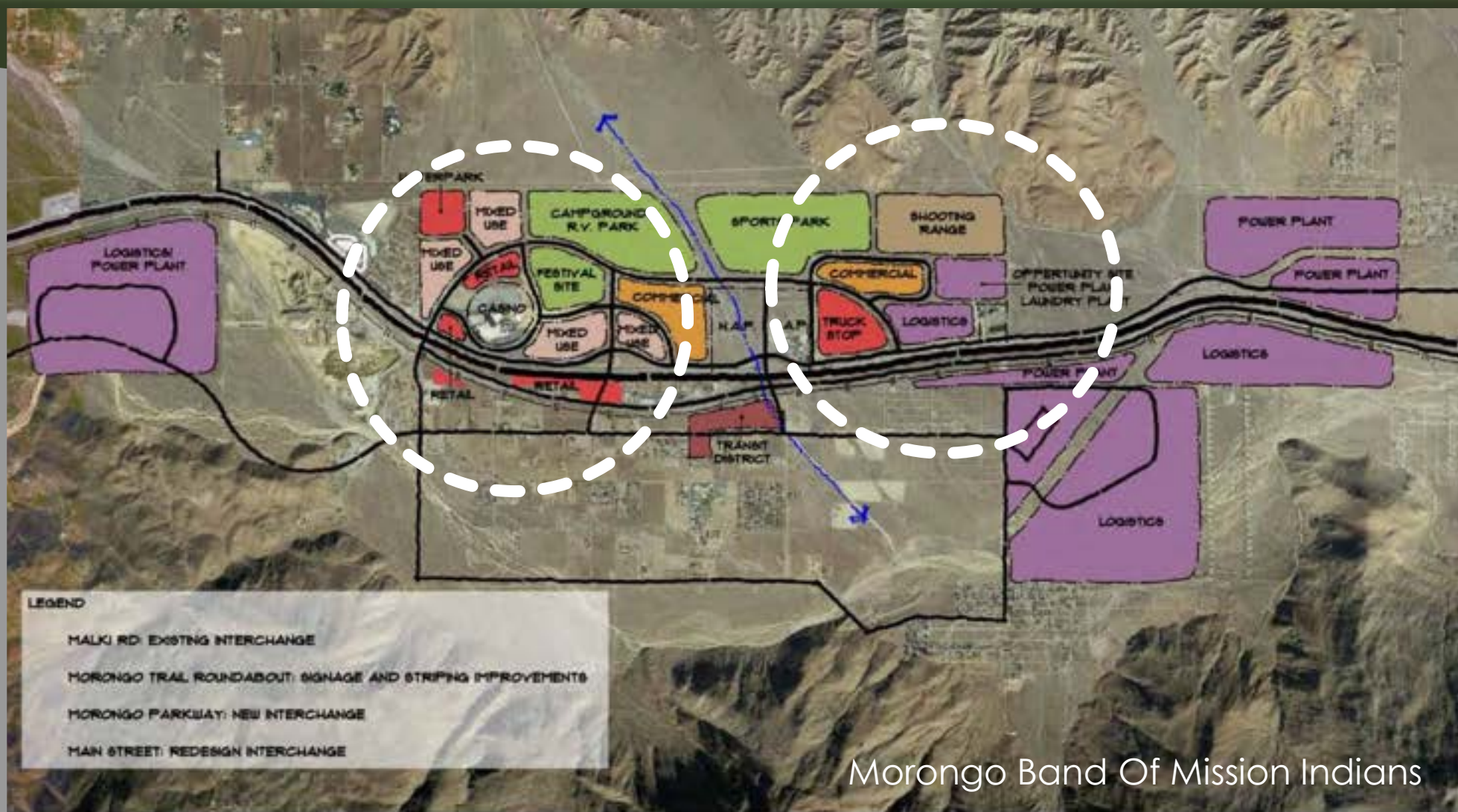


Platte River Commons – Casper, WY

Land Use Organization



District Organization



Morongo Band Of Mission Indians

Resort Entry



Morongo Band Of Mission Indians

Soboba Band of Luiseño Indians Sovovatum Village

Environmental Setting

- San Jacinto River
- Poppet and Indian Creeks
- San Jacinto Mountains



Primary Team



Existing Conditions



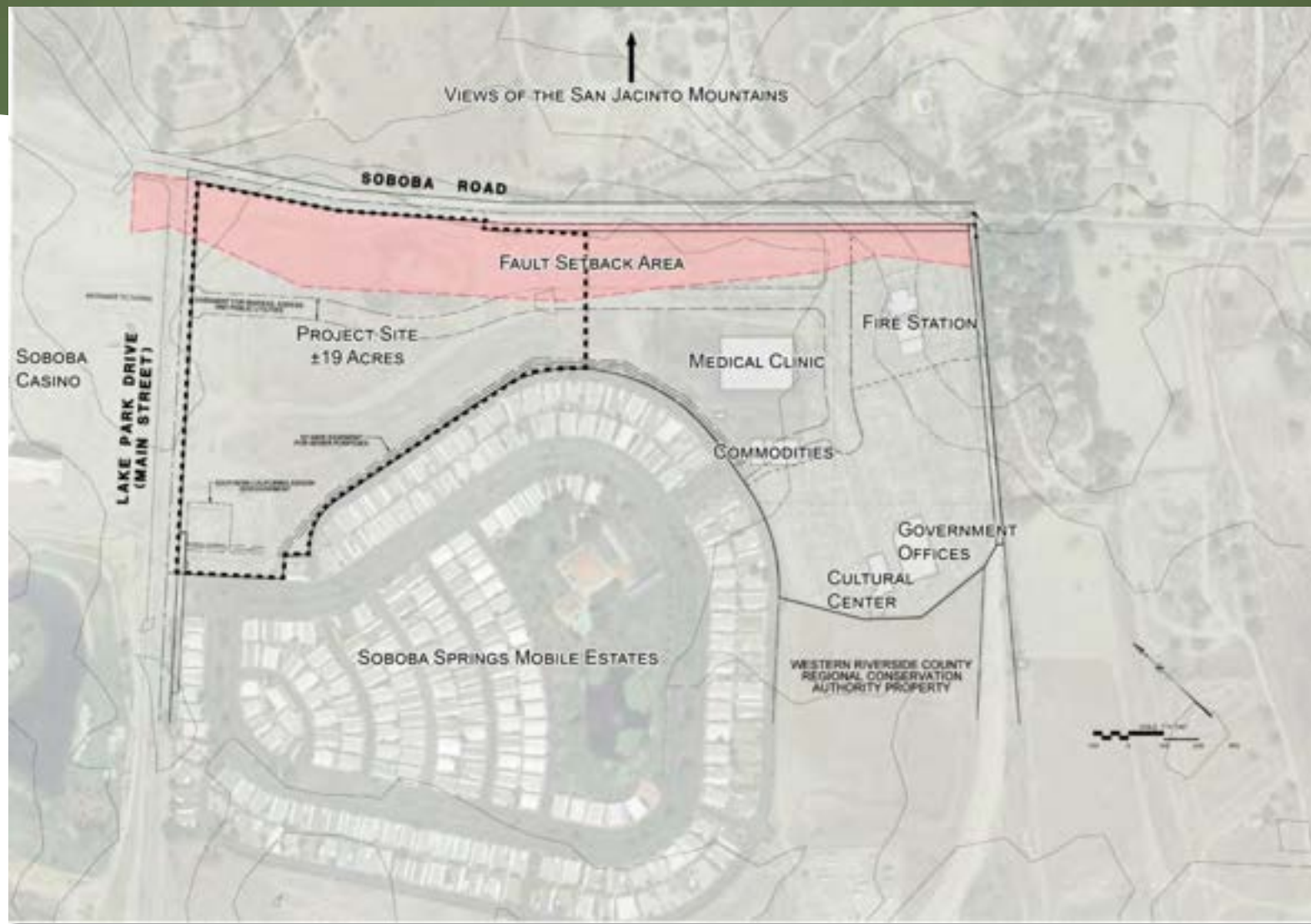
Existing Conditions



Existing Conditions – Looking South



Preliminary Site Analysis



Vision Workshop

VISIONING

OPPORTUNITIES

- CONNECTIONS TO EAST
- EXCESS DIRT POTENTIAL (FROM EMWD)
- TURN LANE ON SOBORA RD
- EIGHT TURN LANE AFTER SUB STATION
- SCREENING/ELEC. BILLBOARDS (AD SPACE) TO TELL
- CREATE A VISION
- AESTHETICS (How it looks)
- THRIVE BECAUSE OF CASINO PROXIMITY
- CONNECTIONS TO SETTING
- SENSE OF ARRIVAL
- CAPTURE (RESIDENTS VISITORS LOCALS ALL)
- ARCH TO COMPLEMENT CASINO/TRADITIONAL NATURAL LOCATIONS
- LANDSCAPE - DESIGN & PLANTING - WATER FEATURES
- WATER RICH



EST. JUNE 19, 1983

LAND USES

- MINUTER GOLF
- CASINO (CLASS 2 IN STATE)
- BASIN (POTENTIAL UNDERGROUND)
- RV PARK
- PARK
- C-STORE/GAS (RV BUSES AUTO'S (DIESEL HQ POWER PLANT))
- SHUTTLE STOP
- CAR WASH/LUBE OIL FILTER
- PARKING LOT
- WATER PARK (NOT IN FRONT ZONE)
- SEPERATE PUMPS (ACRES VS. PLOTS)

WORKSHOP

CONCERNS CONSIDERATIONS

- ▶ FAULT ZONE
- ▶ GAP (EASEMENT TO HIGHWAY)
- ▶ K-RAT MONITORING
- ▶ ELEVATIONS AT CORNER
- ▶ VIEW CORRIDORS (HOLD SITE & OFF SITE) VISIBILITY TO EXISTING
- ▶ PHASING & UNDERSTAND COSTS (MARKET + MAINTENANCE + SECURITY)
- ▶ FUNCTIONALITY (SERVICE, LANDSCAPE)
- ▶ CONNECTIONS TO CASINO
- ▶ WANT CONVENIENCE & A COOL PLACE
- ▶ ACCESS
- ▶ DRAINAGE/RUNOFF STRUCTURE (STUBS)

HORSESHOE SITE

APRIL 18, 2019
KTEY ARCH + PLANNING

Design Features



Landscape



Architecture Style

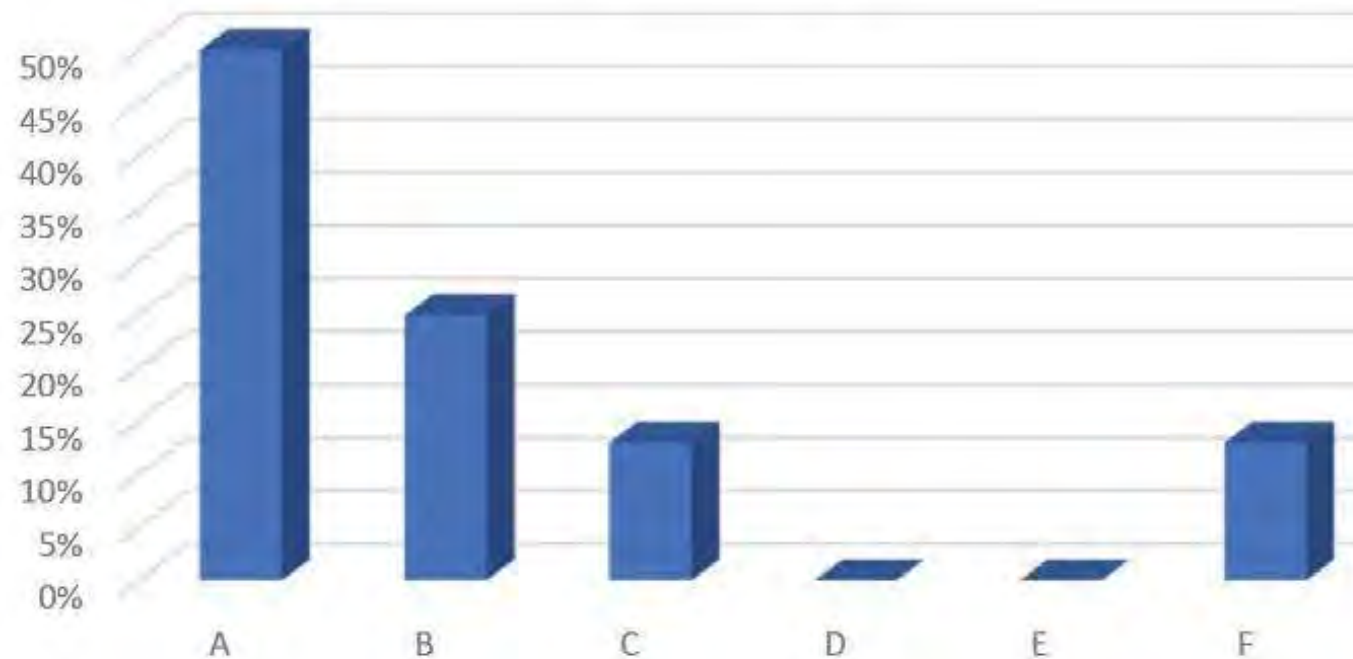


Visioning Workshop Polling Results

The most important design consideration for this project is:

A	Connection to the setting	50%
B	Sense of Arrival	25%
C	Desire to be here	13%
D	Cheaper Gas	0%
E	Culture Connection	0%
F	Others	13%

Question 3



Local Context Diagram Options

CASE STUDY



Options Comparison

Option 1 Summary Table

Site Area: +/- 19.26 Acre

No. of Buildings: 12

Area of Buildings: 74,000 SF

Area of Retail: 60,000 SF

Required Parking: 240
(parking ratio of 4
space/1000sf)

Provided Parking: 264

Option 2 Summary Table

Site Area: +/- 19.26 Acre

No. of Buildings: 9

Area of Buildings: 78,000 SF

Area of Retail: 62,000 SF

Required Parking: 248
(parking ratio of 4
space/1000sf)

Provided Parking: 389

Option 3 Summary Table

Site Area: +/- 19.26 Acre

No. of Buildings: 14

Area of Buildings: 78,000 SF

Area of Retail: 63,000 SF

Required Parking: 252
(parking ratio of 4
space/1000sf)

Provided Parking: 255



Conceptual Elevations

Cottage Traditional



Contemporary



Heavy Timber Craftsman



Shareholders in Action



Preferred Concept Diagram – Option 1



Preferred Elevations – Heavy Timber Craftsman



Conceptual Illustration



Land Use Plan – Phase One



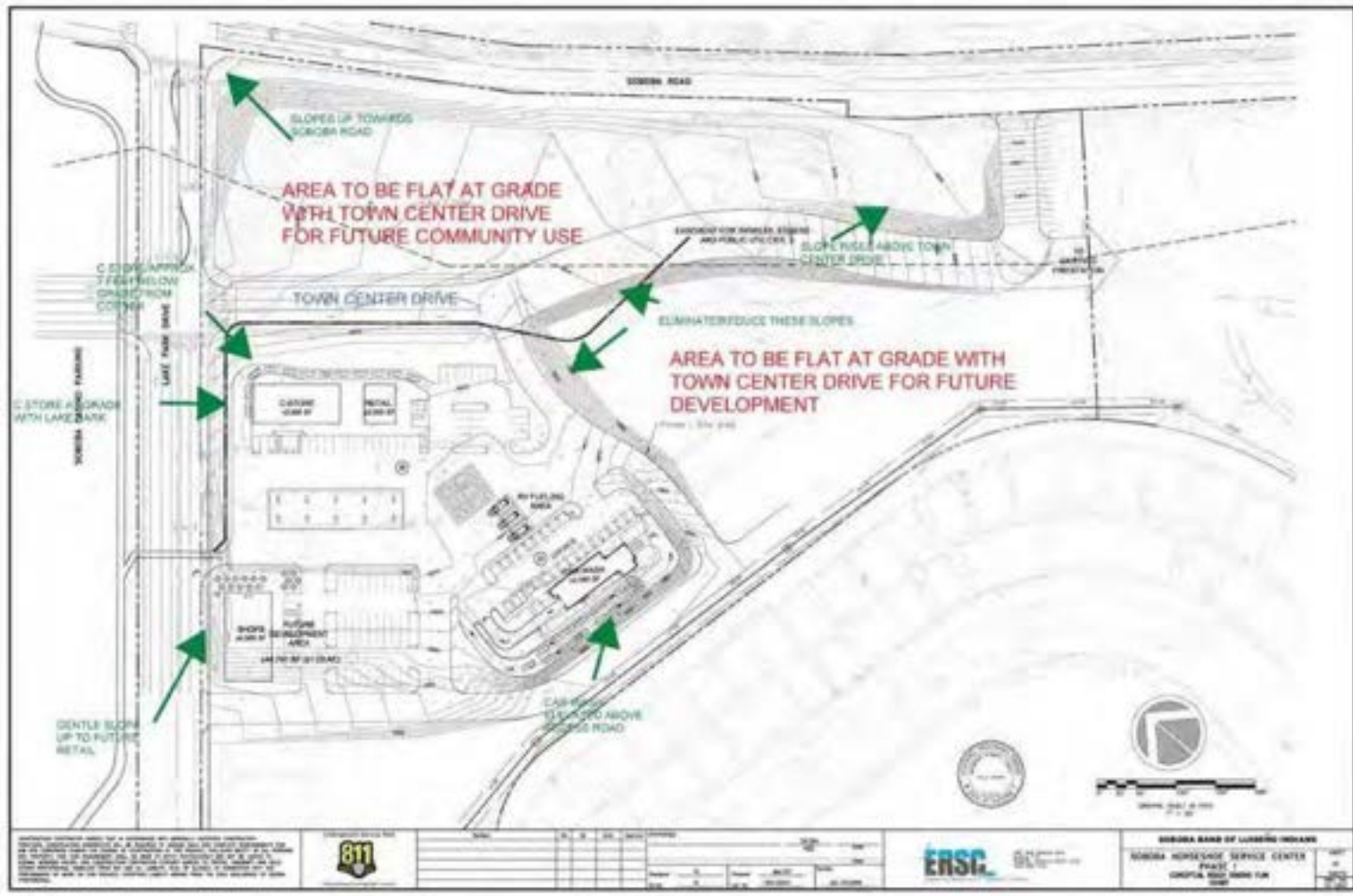
Conceptual Site Plan



Potential Community Center



Conceptual Grading Concept



Conceptual Street Improvements



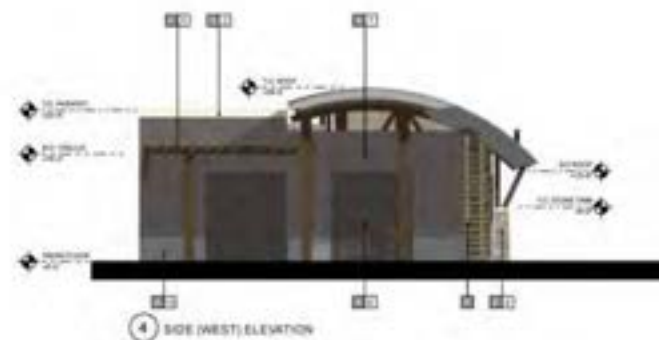
Conceptual Rendering



Conceptual Rendering



ktgy



QUESTION			ANSWER		
1	What is the main purpose of the OSI model?	Answer: The OSI model is a conceptual framework used to describe how information is transmitted between two devices over a network.	QUESTION ID: 1001	ANSWER ID: 1001	STATUS: Correct
2	Which layer of the OSI model is responsible for routing data packets?	Answer: The Network layer (Layer 3) is responsible for routing data packets across different networks.	QUESTION ID: 1002	ANSWER ID: 1002	STATUS: Correct
3	What is the difference between a hub and a switch?	Answer: A hub is a basic networking device that connects multiple devices in a single network segment, while a switch is a more intelligent device that can direct traffic between different segments of a network.	QUESTION ID: 1003	ANSWER ID: 1003	STATUS: Correct
4	Which protocol is used for secure communication over a network?	Answer: SSL (Secure Sockets Layer) and TLS (Transport Layer Security) are protocols used for secure communication over a network.	QUESTION ID: 1004	ANSWER ID: 1004	STATUS: Correct
5	What is the purpose of a firewall?	Answer: A firewall is a network security device that monitors and controls incoming and outgoing network traffic based on predetermined security rules.	QUESTION ID: 1005	ANSWER ID: 1005	STATUS: Correct
6	Which layer of the OSI model is responsible for end-to-end error checking?	Answer: The Transport layer (Layer 4) is responsible for end-to-end error checking and ensuring that data is received in the correct sequence.	QUESTION ID: 1006	ANSWER ID: 1006	STATUS: Correct
7	What is the difference between a LAN and a WAN?	Answer: A LAN (Local Area Network) is a network that covers a small geographic area, while a WAN (Wide Area Network) is a network that spans a large geographic area.	QUESTION ID: 1007	ANSWER ID: 1007	STATUS: Correct
8	Which protocol is used for file sharing over a network?	Answer: SMB (Server Message Block) is a protocol used for file sharing over a network.	QUESTION ID: 1008	ANSWER ID: 1008	STATUS: Correct
9	What is the purpose of a DHCP server?	Answer: A DHCP (Dynamic Host Configuration Protocol) server is used to automatically assign IP addresses and other network configuration parameters to devices on a network.	QUESTION ID: 1009	ANSWER ID: 1009	STATUS: Correct
10	Which layer of the OSI model is responsible for data presentation?	Answer: The Presentation layer (Layer 6) is responsible for data presentation, including encryption and decryption.	QUESTION ID: 1010	ANSWER ID: 1010	STATUS: Correct



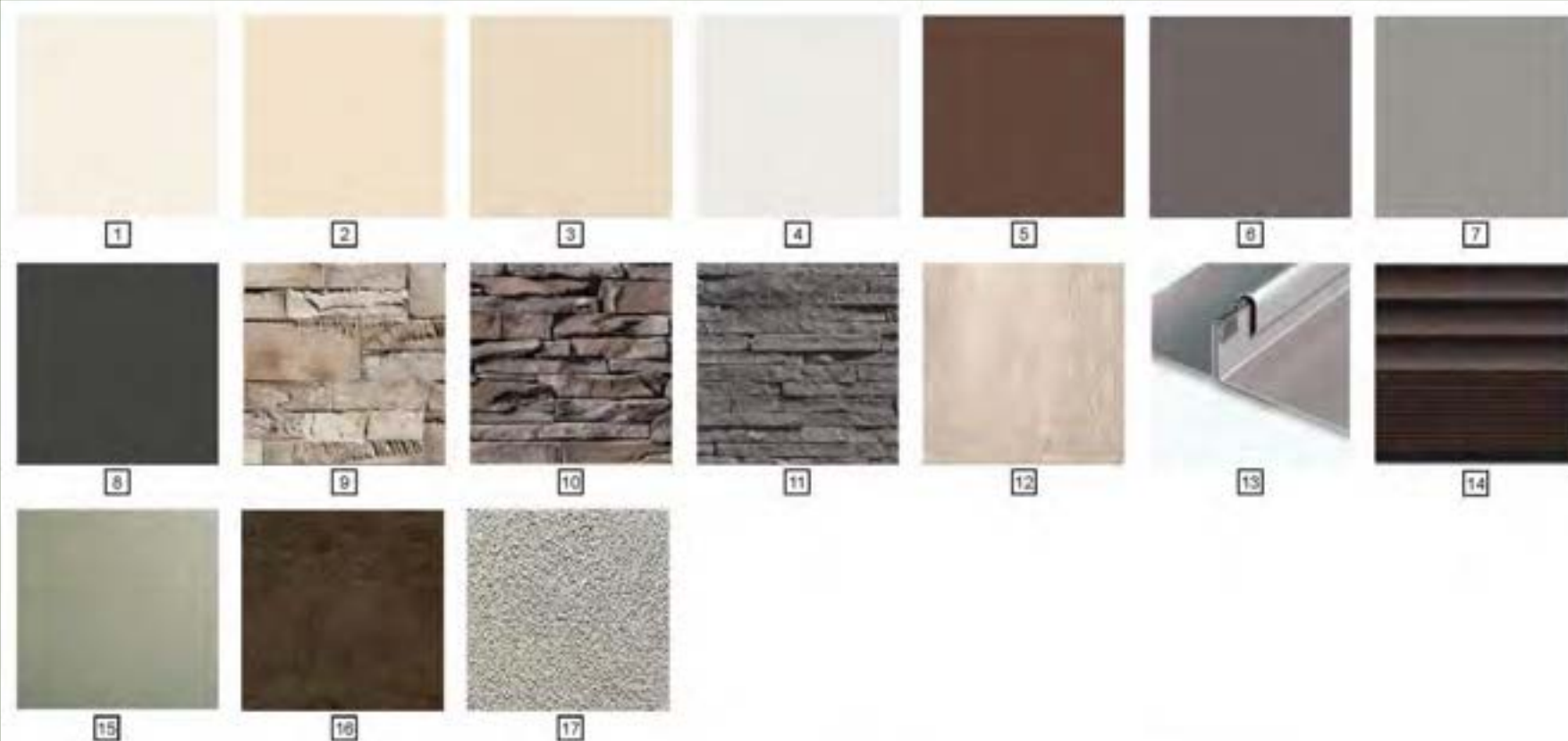
Conceptual Rendering



Conceptual Elevations



Materials



COLORS AND MATERIALS

1	PAINT - SHERWIN WILLIAMS-SW7104 "COTTON WHITE"	10	CMU - ANGELUS BLOCK-PRECISION "PUEBLO BROWN"	15	CONCRETE BASE - PACIFIC STONE-SAND FINISH "TORINO 2"
2	PAINT - SHERWIN WILLIAMS-SW6371 "VANILLIN"	11	CMU - ANGELUS BLOCK-PRECISION "ONYX"	16	PROCELAIN TILE - PORCELANOSA-"NOX CORTEN NATURE"
3	PAINT - SHERWIN WILLIAMS-SW7572 "EAGLET BEIGE"	12	CORONADO - EASTERN MOUNTAIN LEDGE "PALMETTO BLEND"	17	STUCCO - OMEGA "2030 SAND"
4	PAINT - SHERWIN WILLIAMS-SW7559 "DECOR WHITE"	13	CORONADO - CORONADO STRIP STONE "BLACK FOREST"	18	CORONADO - SAWTOOTH LEDGE "NORTHLAND"
5	PAINT - SHERWIN WILLIAMS-SW2856 "FAIRFAX BROWN"	14	ALUMINUM CLADDING - KNOTWOOD "BEACHWOOD"		
6	PAINT - SHERWIN WILLIAMS-SW6005 "FOLK STONE"		STANDING SEAM ROOF - PAC-CLAD-TITE LOC PLUS STANDING SEAM PANEL		
7	PAINT - SHERWIN WILLIAMS-SW7673 "PEWTER CAST"		ALUMINUM STOREFRONT - ARCADIA AB-S "MEDIUM BRONZE"		



Conceptual Rendering



Conceptual Rendering



Temporary Outdoor Space



- 1 SHADE STRUCTURE
- 2 MOVEABLE POTS / TREES
- 3 MOVEABLE PLANTER BOXES
- 4 MOVEABLE TABLES
- 5 FOOD TRUCK ZONE
- 6 ELEVATED STAGE
- 7 GREEN WALL

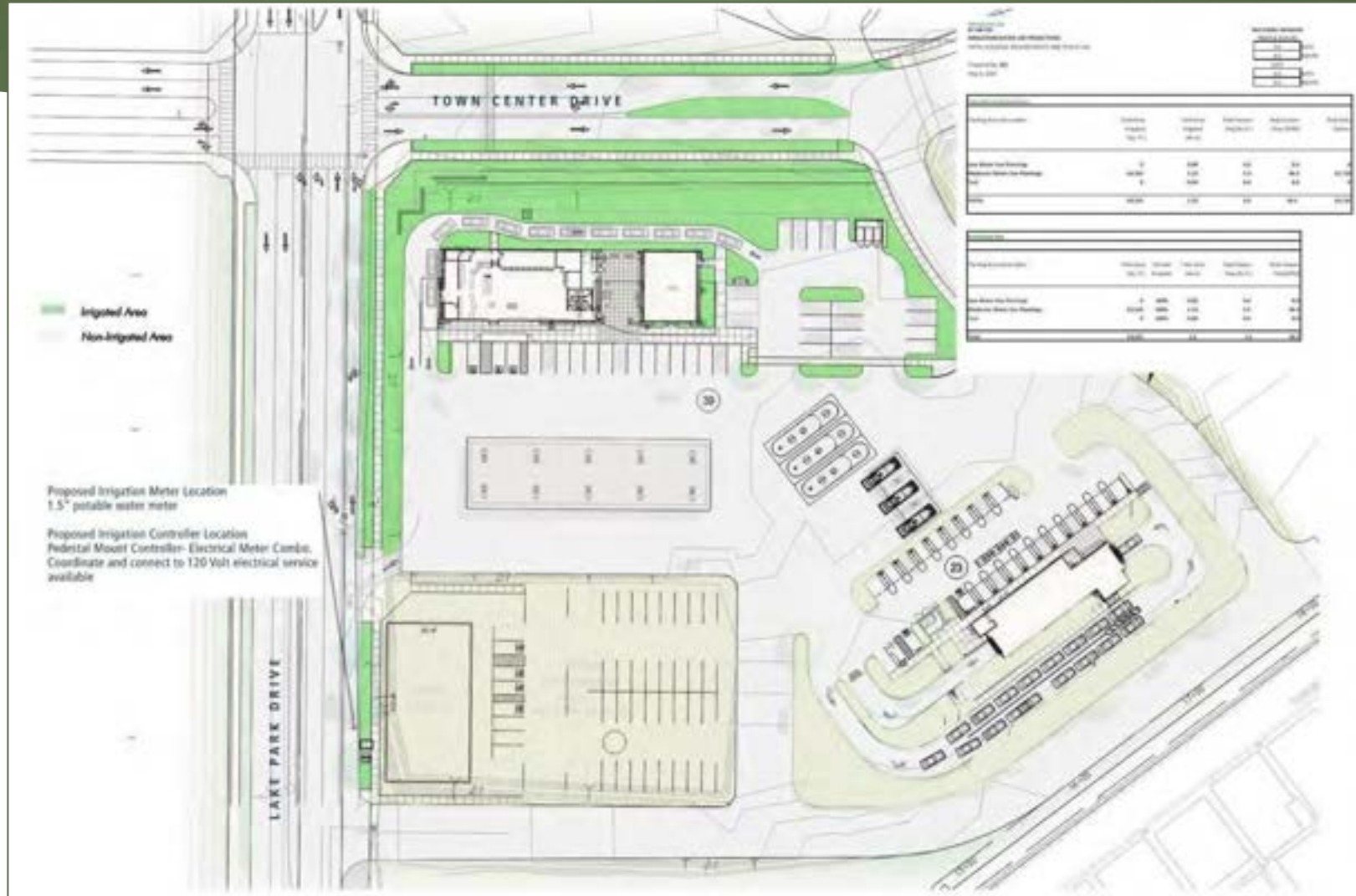


Schematic Landscape Design

CASE STUDY



Phased Landscaping



Plant Palette

TREES



Magnolia 'Muskogee' -
Magnolia Crepe Myrtle - 24" Box Multi



Liquidambar styraciflua -
Sweet Gum - 24" Box Std.



Rosa 'Brandywine' -
Brandywine Rose - 24" Box Std.



Olea europaea 'Joan Hill' -
Fruitless Olive - 36" Box Multi



Platanus occidentalis -
California Sycamore - 36" Box Std.



Quercus virginiana -
Southern Live Oak - 36" Box Std.

SHRUBS, GROUNDCOVER, & ACCENTS



Abelia grandiflora 'Edward G. Ahearn' -
Edward G. Ahearn - 1 gal @ 24" x 18"



Dieris 'Lilac' -
Lilac - 1 gal @ 24" x 18"



Lemniscata 'Platinum Beauty' -
Platinum Beauty - 1 gal @ 24" x 18"



Rhoicarpus 'Indica' -
Springtime Indian Hawthorn - 1 gal @ 24" x 18"



Rosa 'Blue Elf' -
Blue Elf - 1 gal @ 24" x 18"



Ceanothus 'Jezebel' -
Jezebel - 1 gal @ 24" x 18"



Myrica 'Peach Cream' -
Peach Cream - 1 gal @ 24" x 18"



Rhoicarpus 'Indica' -
Springtime Indian Hawthorn - 1 gal @ 24" x 18"



Berberis 'Pinnatifid' -
Pinnatifid - 1 gal @ 24" x 18"



Ficus 'Machopipi' -
Machopipi - 1 gal @ 24" x 18"



Myrica 'Peach Cream' -
Peach Cream - 1 gal @ 24" x 18"



Salvia 'Greggii' -
Greggii - 1 gal @ 24" x 18"



Dianthus 'Carmel' -
Carmel - 1 gal @ 24" x 18"



Hypericum 'parviflorum' -
Red Ticks - 1 gal @ 24" x 18"



Pittosporum 'Indica' -
Indica - 1 gal @ 24" x 18"

Entry Landscape Design – Alt. 1



Entry Landscape Design – Alt. 2



- LEGEND**
- 1 Entry Fountain:
 - Natural Stone Waterfall
 - Pooling Area
 - Enhanced Planting
 - 2 Creek with Natural Landscape
 - 3 Street Signage
 - 4 Commercial Parking and Drive-thru
 - 5 Commercial Building with Breezeway

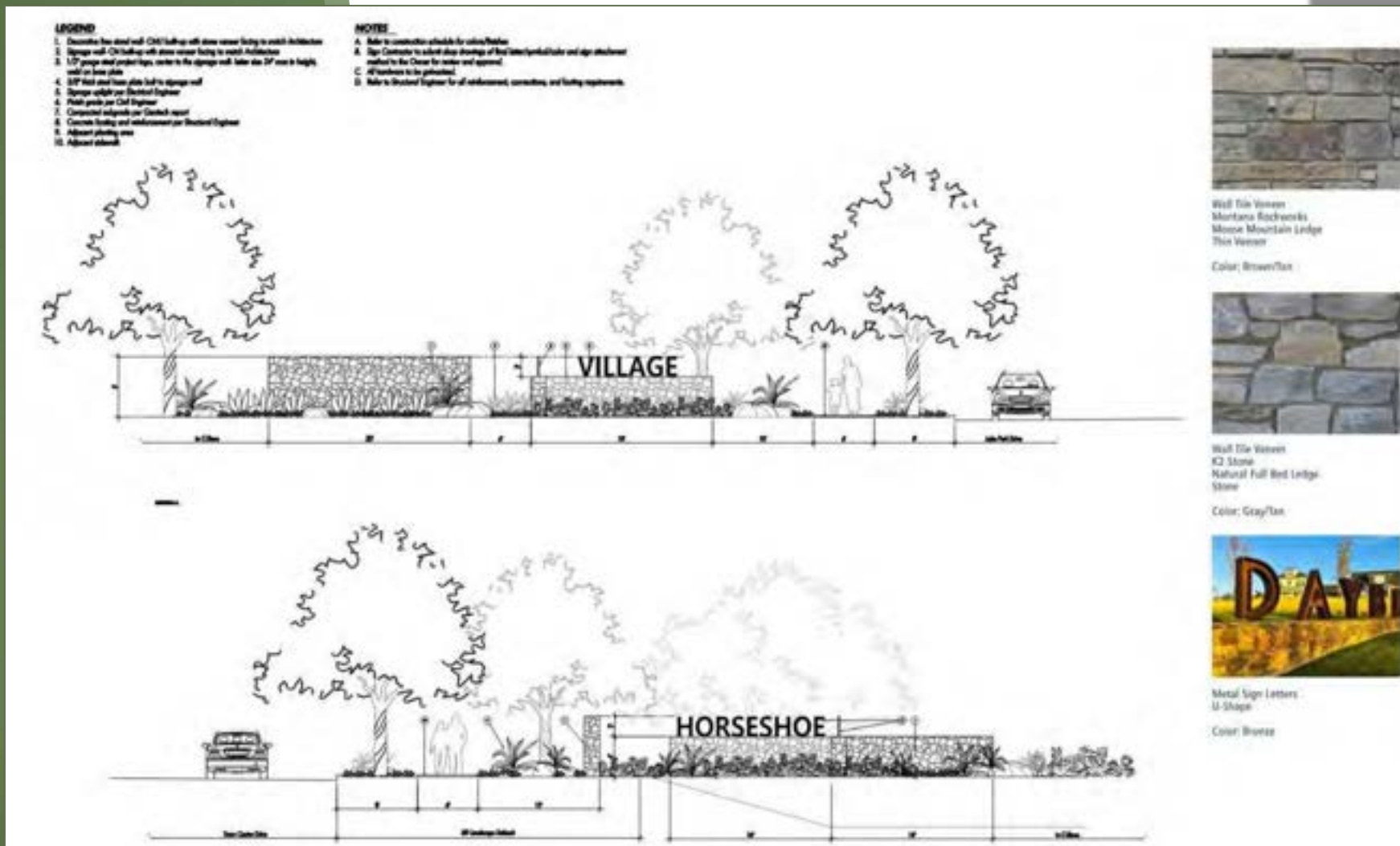
Entry Landscape Design – Alt. 3



LEGEND

- 1 Entry Fountain:
 - Stone Pillar Fountains
 - Decorative Stone Walls
 - Enhanced Planting
- 2 Enhanced Landscape with Natural Stones
- 3 Street Signage
- 4 Commercial Parking and Drive-thru
- 5 Commercial Building with Breezeway

Monument Detail & Material



Monument Sign – Phase 1



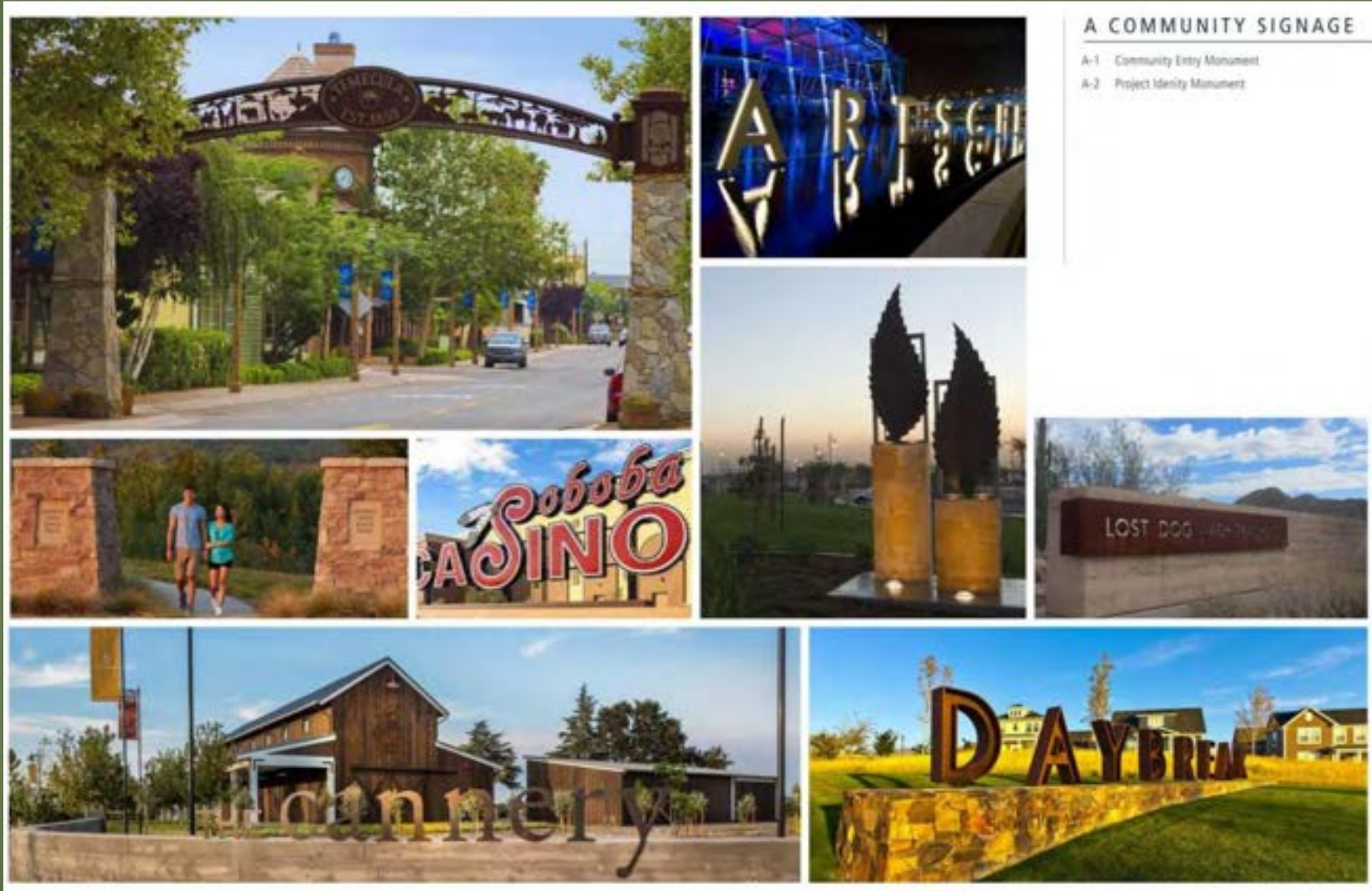
Monument Sign – Phase 3



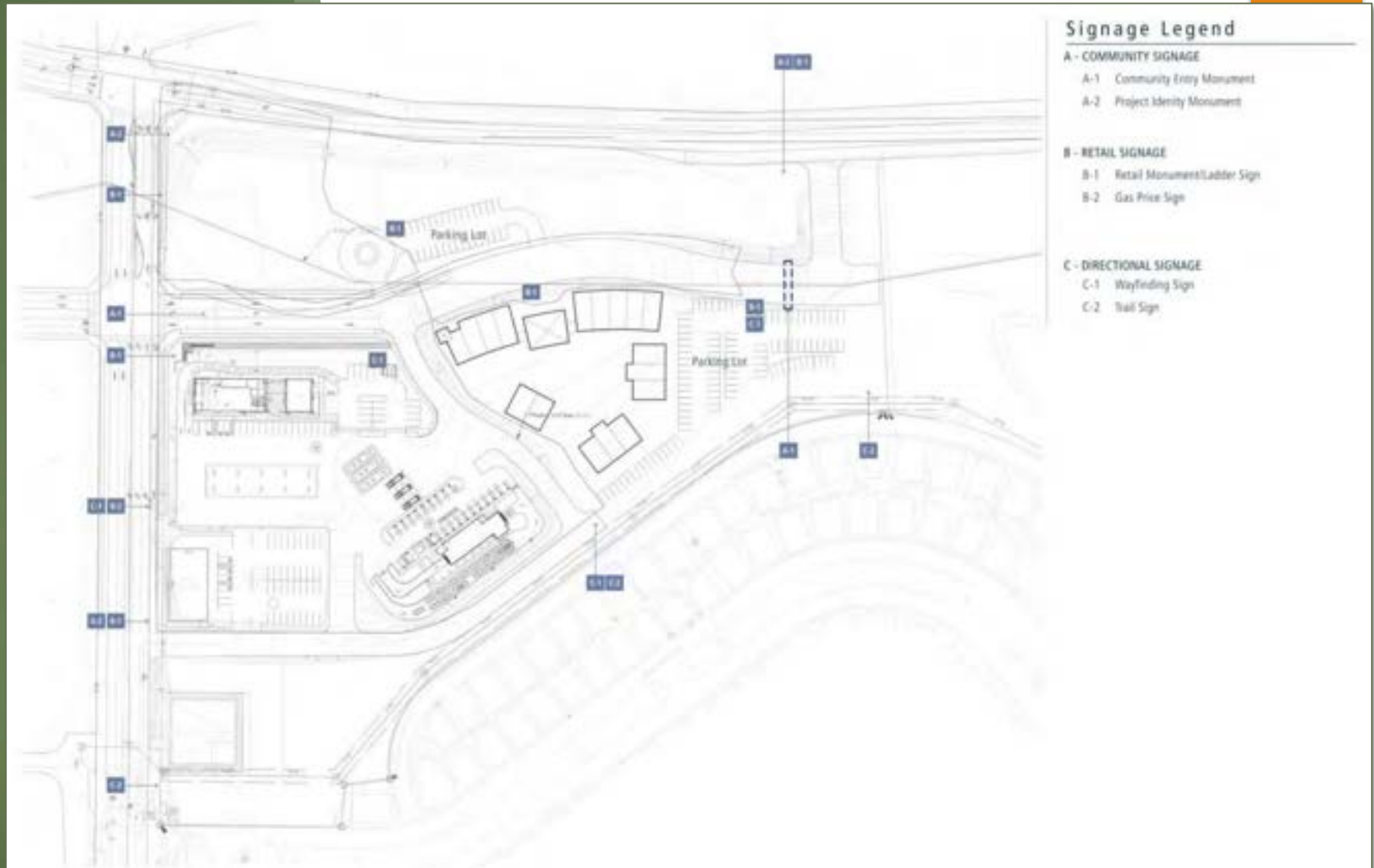
Gateway – Phase 3



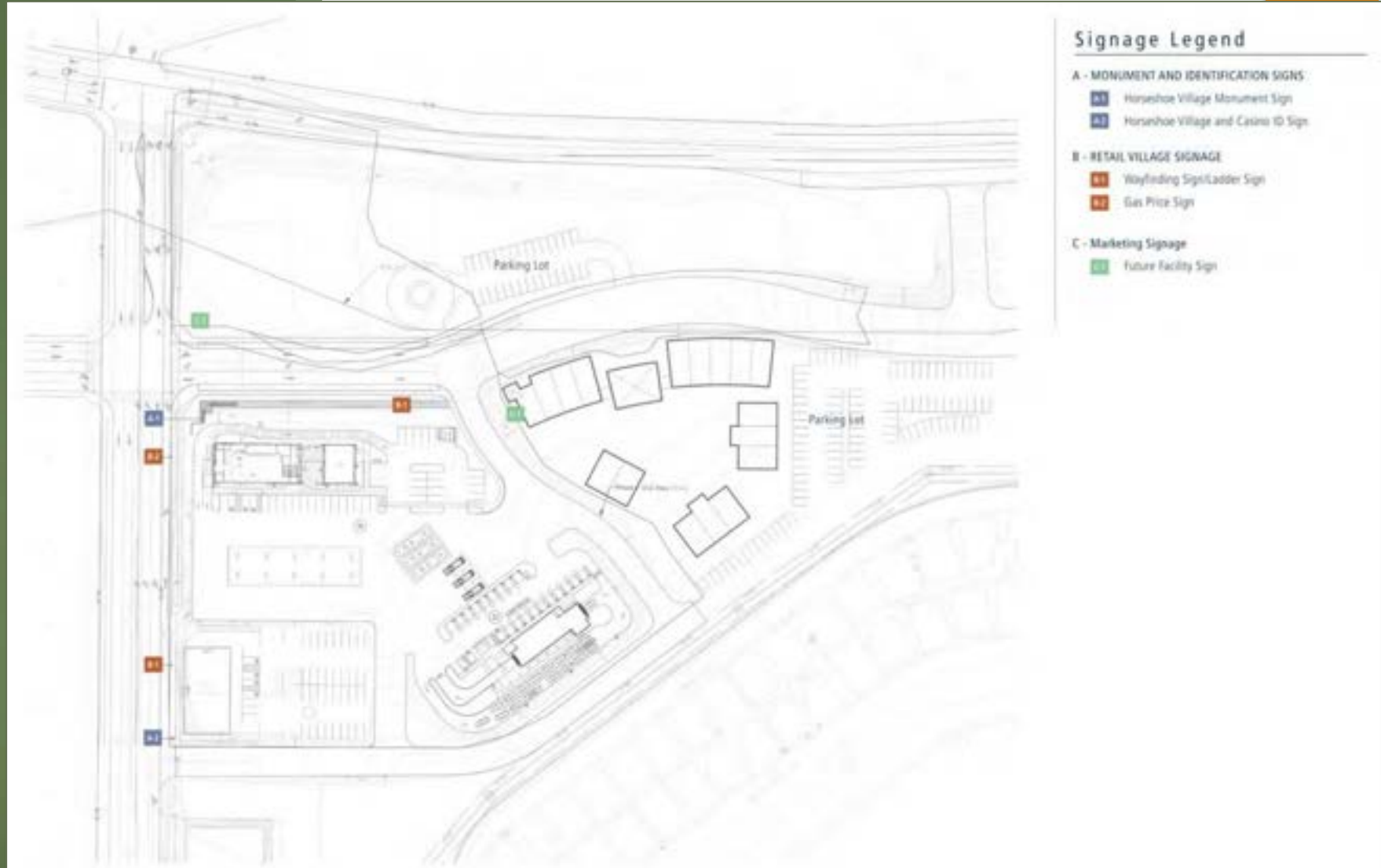
Signage Concept



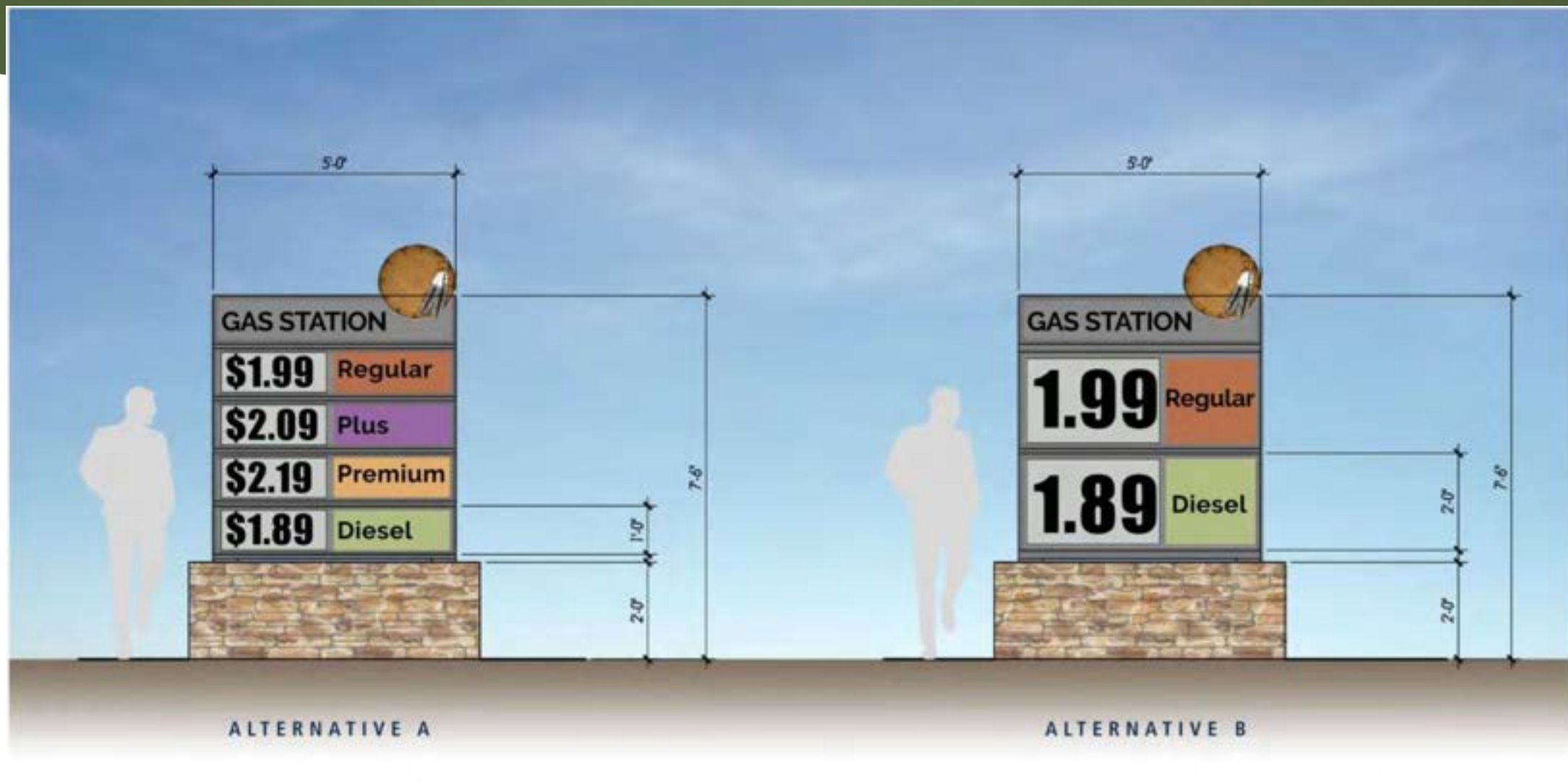
Signage Master Plan



Signage Location Plan – Phase 1



Monument Sign



Gas Station Sign – Alt. B



Perspective View



Signage



Perspective View



Construction



Fuel Station electrical trenching and installation.



West Elevation.



North Elevation.



Pot of gold at the end of the rainbow.

Remember – Vision | Phasing | Flexibility

- Relevant
- Timeless
- Emotional Connection
- Respond to Future Opportunities
- First Impressions are Lasting



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QUESTIONS & ANSWERS

