

Hillside Planning and Design Master Planned Communities Visual / Computer A

Urban Design Concepts Specific Plans Community Design Guidelines Project Eva

and Planning Ordinance Writing / Public Planning Hillside Planning and Design

Planned Communities Visual / Computer Analysis Urban Design Concepts Spec

Community Design Guidelines Project Evaluation and Planning Ordinance Wri

Hillside Planning and Design Master Planned Communities V





The Leader in Hillside Planning & Design

LONGEVITY

Since 1995 TRG Land, Inc. has provided planning and design services to public agencies and private developers. Mark Rogers, principal of TRG Land, Inc., has over 33 years of experience.

CAPACITY

We are a versatile, multidisciplinary team, composed of professional planners, landscape architects, visual media specialists, computer-aided designers, and graphic artists. This team of professionals possess a comprehensive collective knowledge that provides you with the high quality work products for which we are known.

RESPONSIVENESS

Our products are quickly produced, to meet your goals for the community, natural environment, regulations, and economics. We collaborate easily with other client consultants.

MISSION STATEMENT

We enjoy what we do and approach our projects with the commitment to meet the client's goals while incorporating comprehensive planning and design principles.

This philosophy fosters a fun, creative, and productive work environment -- strengthening our genuine dedication to develop ideas and produce products we stand by.





The Leader in Hillside Planning & Design CLIENT LIST

- Ashley & Associates
- Barrett Homes
- Blackstone Group
- Brian Lake & Associates
- Brookfield Homes, Hawaii
- Brookfield Homes, Southern California
- California Pacific Homes
- Castle & Cooke
- Century American
- Charter Land Company
- City of Brea
- City of Chino Hills
- City of Diamond Bar
- City of Lake Forest
- City of Porterville
- City of San Marcos
- City of Santa Clarita
- Cook Hill Properties
- Corona - Norco Unified School District
- Coto de Caza - Lennar Homes
- County of Riverside
- County of San Bernardino
- Development Strategies
- Empire Homes
- First American
- Foremost Communities
- Green River Properties LLC

- Habitat Preservation Authority
- Hanson American
- Hogan Edgcomb Consulting
- Huntington Beach City School District
- John Laing Homes
- Katz Builders & Developers





The Leader in Hillside Planning & Design CLIENT LIST

- Lehigh Hanson, Inc.
- Lennar Communities
- Monteverde Companies
- Newport - Mesa Unified School District
- Newport Dunes Waterfront Resort
- P&D Consultants, Inc.
- Pacific Land
- Palm Hills Development
- Parker & Covert LLP
- Plains Exploration & Production Company
- Puente Hills Landfill
- R.Y. Properties
- Rancho Mission Viejo
- Richland Communities, Inc.
- Robb Evans & Associates LLC
- Royal Clark Development
- Standard Pacific Homes
- Sand Canyon Plaza, LLC
- SunCal Companies
- Surland Homes
- Synergy
- Taylor Woodrow
- The Hofmann Company
- The Irvine Company
- The New Home Company
- The Presidio Group LLC
- The Robert Mayer Corporation

- The Shopoff Group
- The Wellington Company
- TMM Realty Service
- Vale Consulting
- Vintage Communities
- Walnut Valley Unified School District
- William Lyon Homes
- Woodard Homes



Carbon Canyon Road, Brea



Newport Ridge, Newport Beach



The Leader in Hillside Planning & Design AWARD LIST

2009

Pacific Coast Builders Gold Nugget Award of Merit

- "Montebello Hills" - Montebello, CA*
 Best On-the-Board Site Plan

2008

Pacific Coast Builders GOLD NUGGET GRAND AWARD

- "Portola Springs" - Irvine, CA*
 Master Planned Community of the Year
 Best Community Site Plan of the Year

2007

Pacific Coast Builders GOLD NUGGET GRAND AWARD

- "Orchard Hills" - Irvine, CA*
 Best On-the-Board Site Plan

2005

Pacific Coast Builders Gold Nugget Award of Merit

- "Belcara at Pacific Ridge" - Newport Beach, CA*
 Project of the Year-Detached Residential
 Best Community Site Plan
 Best Single Family Detached Home
- "Belcara at Pacific Ridge - The Milano"*
 Best Single Family Detached Home 2,200 to 2,600 s.f.
- "Cypress at Pacific Ridge" - Newport Beach, CA*
 Project of the Year-Detached Residential
- "Cypress at Pacific Ridge - Plan 1" - Newport Beach, CA*
 Best Single Family Detached Home 3,001 to 3,300 s.f. Conventional Lot
- "Cypress at Pacific Ridge - Plan 3" - Newport Beach, CA*
 Best Single Family Detached Home 3,601 to 4,000 s.f. Conventional Lot
- "Cypress at Pacific Ridge - Plan 4" - Newport Beach, CA*
 Best Single Family Detached Home 3,601 to 4,000 s.f. Conventional Lot

2005

Pacific Coast Builders Gold Nugget Award of Merit

- "Turtle Ridge" - Irvine, CA*
 Master Planned Project of the Year
- "Fiore at Turtle Ridge" - Irvine, CA*
 Project of the Year - Detached Residential

APA California Chapter Comprehensive Planning Award

- "Small Jurisdiction" - Brea, CA*
 City of Brea General Plan Update

2003

Pacific Coast Builders Gold Nugget Award of Merit

In Recognition of Excellence & Value for:

- "Turtle Ridge" - Irvine, CA*
 Residential Master Planned Community
 Best Community Site Plan - 100 Acres or More

2001

City of Brea, California

- Participation in Tonner Hills Review Committee*

2000

Pacific Coast Builders GOLD NUGGET GRAND AWARD

- "Carmelita at Woodlands" - Santa Clarita, CA*
 Residential Project of the Year
 Residential Detached Project
 Residential Project Site Plan



Projects:
LE BARD SCHOOL

Client:
HUNTINGTON BEACH CITY SCHOOL DISTRICT

PROJECT SUMMARY:

Le Bard School - Surplus property owned by Huntington Beach City School District.

Property size 15 Acres

PRODUCT:

- Strategic Design Plan
- Park and Recreation Design
- Community Meeting Facilitation
- Multiple Agency Coordination

SUMMARY:

The Le Bard property is located in the City of Huntington Beach. The property is an infill site situated in a residential subdivision.

After a comprehensive review of the Districts holdings, the School Board decided to surplus the Le Bard property in 2008. The School District has been using the original school building as their District Offices and maintaining the surrounding field uses since the school closed in 1981. TRG Land, Inc. is currently working for the District, and with the City and the surrounding constituents to present a project that will meet their needs. The collaborative design team includes MSA Land Solutions, Inc.





Projects:
BANNING RANCH

Client:
**NEWPORT MESA
UNIFIED SCHOOL
DISTRICT**

PROJECT SUMMARY:

Banning Ranch - Surplus property owned by Newport Mesa Unified School District.

Property size 11.5 Acres

SUMMARY:

TRG Land, Inc. has been working with the Newport Mesa Unified School District for over 20 years. TRG Land, Inc. has helped Newport Mesa Unified School District follow negotiations regarding the 11.5 acre property which sits in the middle of a larger 500 acre piece of ground known as the Banning Ranch. Over the past 12 years, two separate entitlements efforts have ensued. The latest is being forwarded by Brooks Street and AERA Energy. TRG Land, Inc. responsibilities include review of site plan configurations, tentative tract mapping, environmental issues, and any other elements affecting the value of Newport Mesa Unified School District property. The collaborative design team includes Parker & Covert LLP, City of Newport Beach, and Newport Mesa Unified School District.





Projects:
BAYVIEW WAY

Client:
**NEWPORT MESA
UNIFIED SCHOOL
DISTRICT**

PROJECT SUMMARY:

Surplus property belonging to Newport Mesa Unified School District

SUMMARY:

Under the direction of a developer, Mark Rogers acted as a principal on behalf of J L Webb Planning in preparing numerous site plan studies for purposes of negotiating Land Use and Sale of the Bayview property. The successful completion of the project resulted in providing a large master plan that included two major residential projects as well as mixed use office, retail and hotel sites located on a very prominent section of Jamboree Road and North Bristol Street along the Back Bay of Newport Beach. The collaborative design team includes Wellington Group, J L Webb Planning, City of Newport Beach, and Newport Mesa Unified School District.





Projects:
BEAR STREET

Client:
**NEWPORT MESA
UNIFIED SCHOOL
DISTRICT**

PROJECT SUMMARY:

Surplus property belonging to Newport Mesa Unified School District

SUMMARY:

This property was formerly an elementary school site and was put into a for-sale mode in 1993. Mark Rogers, then as a principal for Dudek and Associates provided project management in order to obtain the necessary zoning, tentative tract mapping, and environmental clearance. He assisted in taking the property from surplus to a sale within a 6 month period in order to ensure the financial viability of Newport Mesa Unified School District. The collaborative design team includes Dudek & Associates, Inc., Parker & Covert LLP, City of Costa Mesa, and Newport Mesa Unified School District.





Projects:
**ENVIRONMENTAL
NATURE CENTER**

Client:
**NEWPORT MESA
UNIFIED SCHOOL
DISTRICT**

PROJECT SUMMARY:

1.3 acre property in Newport Beach adjoining Newport Harbor High School

SUMMARY:

The sale of a 1.3 acre property in Newport Beach was anticipated as a senior housing project. The site was ultimately sold to a local environmental group and is now the site of the Environmental Nature Center, a cornerstone of the neighborhood environmental educational opportunities for the youth of Newport Beach and Costa Mesa. The collaborative design team includes Parker & Covert LLP, City of Newport Beach, and Newport Mesa Unified School District.





Projects:

SITE D

Client:

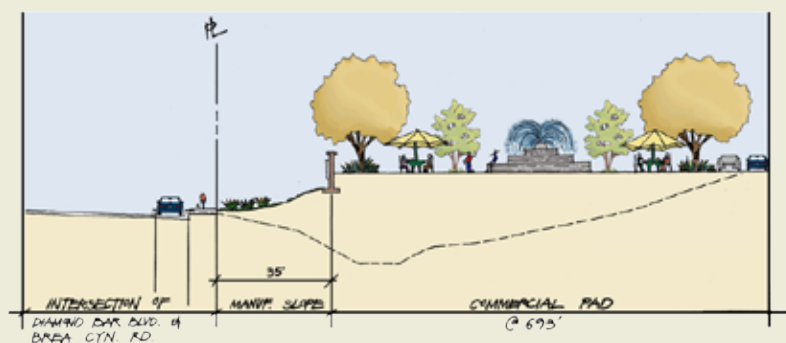
**WALNUT VALLEY
UNIFIED SCHOOL
DISTRICT**

PROJECT SUMMARY:

Site D - Surplus property under ownership of the Walnut Valley Unified School District for 40 years.

SUMMARY:

Over a period of roughly four decades the Walnut Valley Unified School District has owned the 28 acre property known as Site D. Together with the City of Diamond Bar, the school district has chosen to collaborate in the planning of Site D. TRG Land, Inc. has led the project team under the City's direction, with input from the School District to prepare a general plan amendment, zone change, tentative tract map, and environmental clearance and conduct public outreach. The current project includes a mix of both residential and commercial land uses and the associated performance standards envisioned to bring to fruition the successful sale and completion of a high quality project in the City of Diamond Bar. The collaborative design team includes Dudek & Associates, Inc., Parker & Covert LLP, KFM Engineering, Inc., PENCO Engineering, Inc., RJM Design Group, Inc., Environmental Impact Sciences, City of Diamond Bar, and Walnut Valley Unified School District.





Projects:
SOUTH POINTE

Client:
**WALNUT VALLEY
UNIFIED SCHOOL
DISTRICT**

PROJECT SUMMARY:

South Pointe properties - roughly 75 acres

SUMMARY:

TRG Land, Inc. has been involved with the Walnut Valley Unified School District over a 20 year period of time, managing several efforts related to South Pointe property. The removal of roughly half a million yards of dirt allowed for the completion of the South Pointe Middle School. The remediation of a large landslide on the western side of the property resulted in an additional 7 acres of usable ground for the district to benefit from. The removal of roughly a quarter of a million yards of earth on the eastern portion of the property during negotiation with Standard Pacific Homes provided not only 7 acres of usable ground, but also provided the district with more a comprehensive arrangement for a student drop-off area at the South Pointe Middle School. The collaborative design team includes NBS Lowry, Dudek & Associates, Inc., City of Diamond Bar, and Walnut Valley Unified School District.





Projects:
DEL PASO
LEMON AVENUE
SOUTH POINTE
SITE D

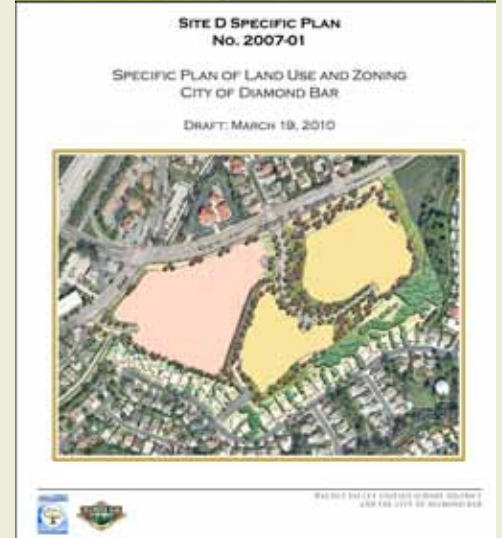
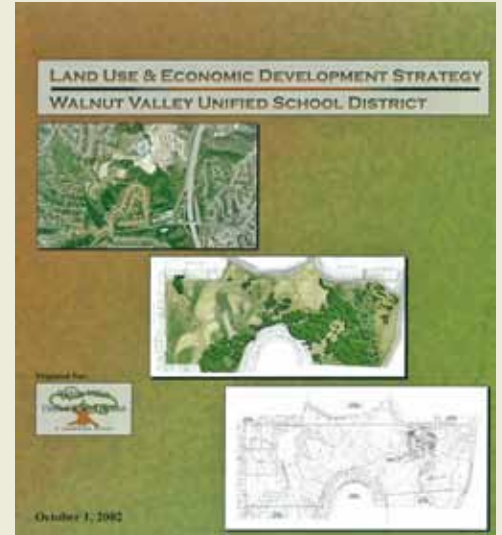
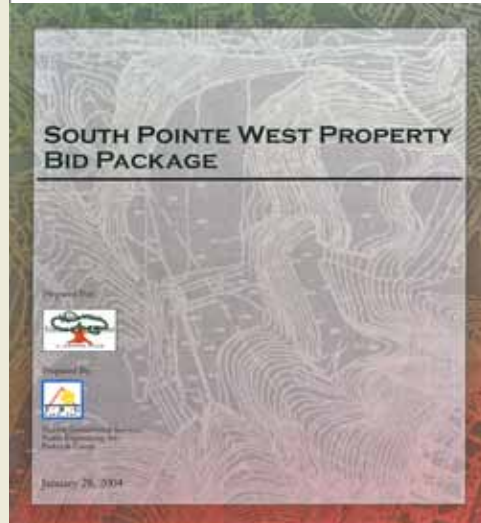
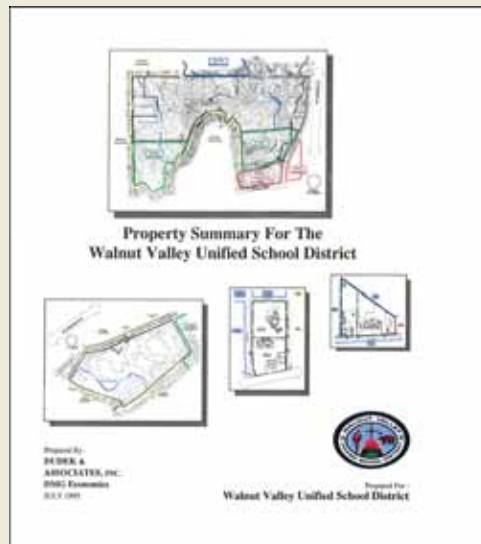
Client:
WALNUT VALLEY
UNIFIED SCHOOL
DISTRICT

PROJECT SUMMARY:

Del Paso, Lemon Avenue, South Pointe & Site D - surplus property sites owned by Walnut Valley Unified School District

SUMMARY:

Over the past 20 years TRG Land, Inc. has had a role managing the land use issues for Walnut Valley Unified School District. In addition to landslide remediation efforts and construction management efforts related to the properties, TRG Land, Inc. has also prepared numerous studies including feasibility studies for all of the properties as well as assisting in bidding the properties for sale. One portion of the South Pointe property - South Pointe West is currently in a sale mode with the owner providing the School District with a source of income to extend their option to retain the property. Site D, a 28 acre site in Diamond Bar is currently in an entitlement effort under the direction of TRG Land, Inc. The collaborative design team includes Dudek & Associates, Inc., Parker & Covert LLP, KFM Engineering, Inc., PENCO Engineering, Inc., Environmental Impact Sciences, City of Diamond Bar, and Walnut Valley Unified School District.





Project:

CARBON CANYON SPECIFIC PLAN

Client:

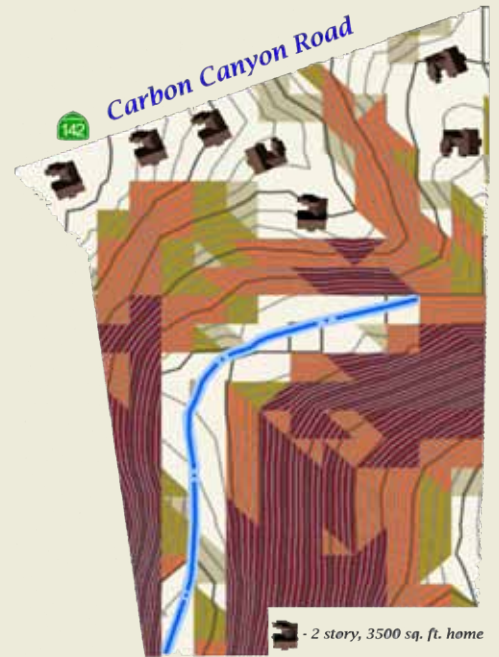
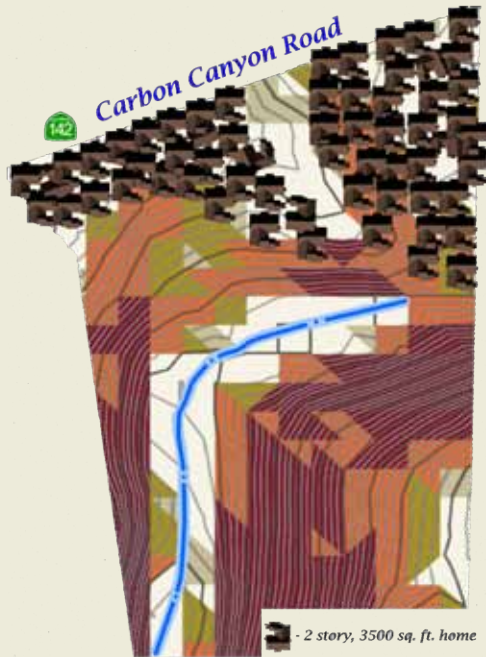
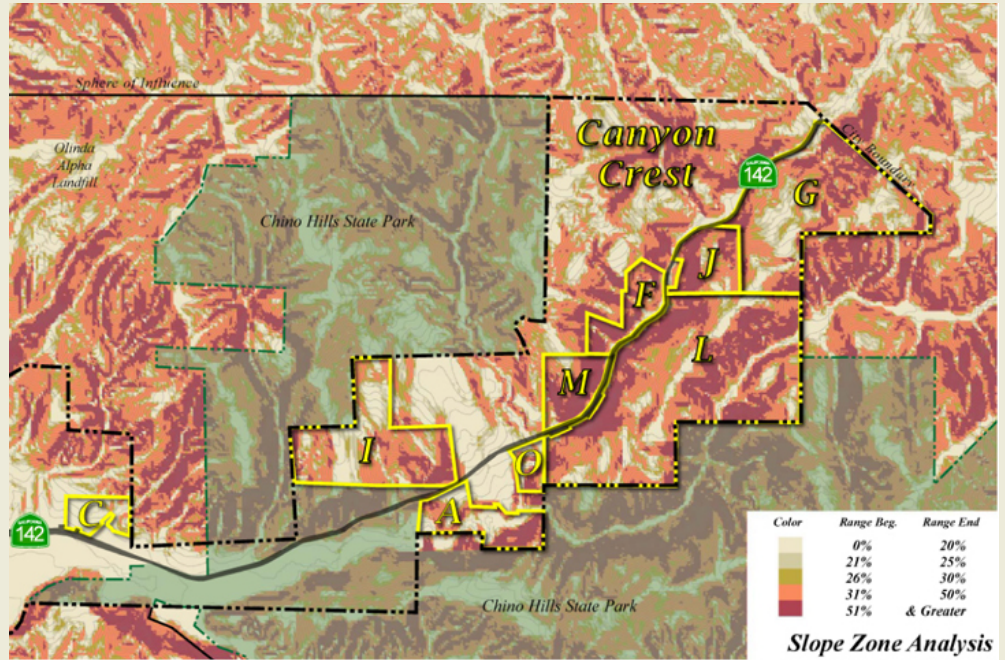
CITY OF BREA

PRODUCTS:

- Slope Analysis
- Holding Capacity Site Plan Analysis
- Computer Generated Modeling
- Public Presentations

SUMMARY:

TRG Land, Inc. worked with City staff to analyze a 23 year old Specific Plan allowing 2,060 homes in Carbon Canyon. TRG Land, Inc. devised a scientific method to determine the actual carrying capacity of the property which turned out to be much less than 2,060 homes. The collaborative design team includes the City of Brea, Cotton Bridges & Associates, a division of P&D Consultants and Digital Preview.





Project:
**GENERAL PLAN
UPDATE**

Client:
CITY OF BREA

PROJECT SUMMARY:

Opportunities and Constraints Analysis
Slope Analysis
Graphic Illustrative

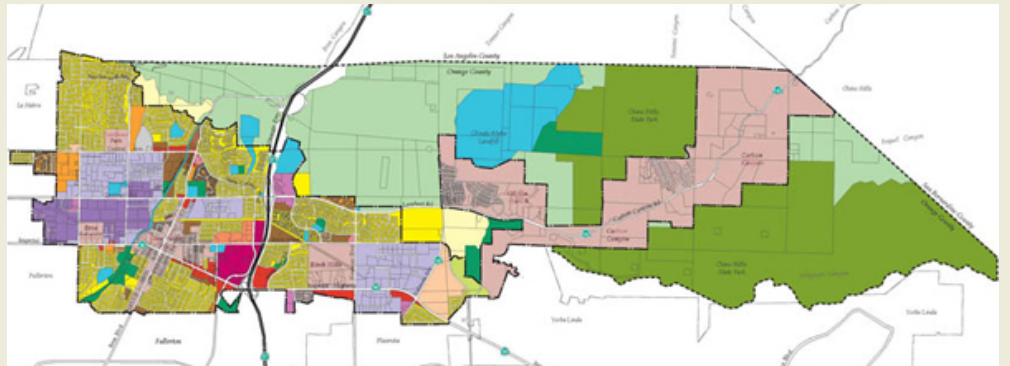
PRODUCTS:

Policy Review
Policy Formation
Public Meeting Facilitation

SUMMARY:

The City of Brea's hillsides are a unique and rare open space. These hills create a picturesque backdrop to the City, a feature the residents strongly identify with.

TRG Land, Inc. analyzed the hillsides' topography, geologic conditions, development opportunity and constraints to identify feasible land use intensities. This resulted in Hillside Policy for the hillside area of Brea and its sphere of influence. Several Opportunities and Constraints diagrams were produced to depict, through a three-dimensional perspective, the significance of Brea's unique topography in a regional context. The collaborative design team includes the City of Brea, Cotton Bridges Associates, a division of P&D Consultants.





Project:
HILLSIDE ORDINANCE

Client:
CITY OF BREA

PROJECT SUMMARY:

- Ridgeline Analysis
- Opportunities and Constraints Analysis
- Slope Analysis
- Zoning Standards
- Performance Standards
- Community Workshops
- Graphic Illustrations
- Public Presentations

PRODUCTS:

- Zoning Ordinance

SUMMARY:

The objective of creating a zoning ordinance for the City of Brea's hillsides was to create standards for hillside development that maintain the integrity of the hillsides' natural characteristics and features while addressing development challenges present in hillside settings. Criteria and standards were tailored to the City's unique setting and geography and guidelines were established to protect the natural and biological resources for the long term benefit of the City and its constraints. The ordinance included principles relating to subdivision, landscape and architectural design to promote hillside compatible development. The collaborative design team includes the City of Brea, Cotton Bridges Associates, a division of P&D Consultants.





Project:

RETAINING WALL DESIGN GUIDELINES

Client:

CITY OF LAKE FOREST

PROJECT SUMMARY:

Retaining Wall Design Guidelines

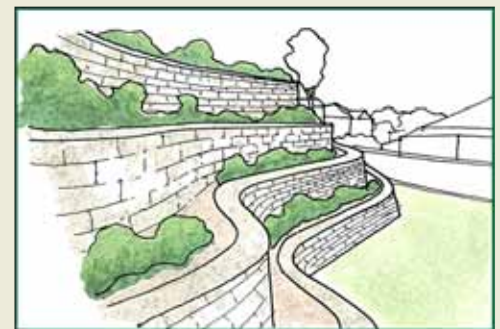
PRODUCTS:

- Renderings
- Workshops
- Public Hearings

SUMMARY:

The primary goal of the Retaining Wall Design Guidelines is to promote a positive physical image and high quality design.

Promote a balance between the desire of the property owner to create developable land with the Community's desire for high quality, visually harmonious development. The collaborative design team includes the City of Lake Forest.





Project:
HILLSIDE ORDINANCE

Client:
CITY OF PORTERVILLE

PROJECT SUMMARY:

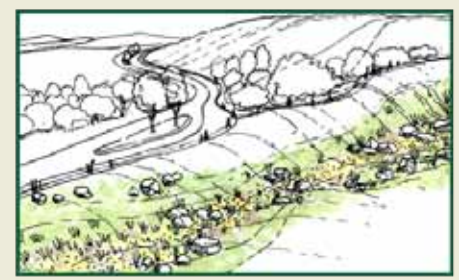
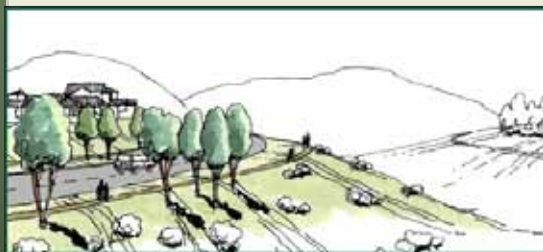
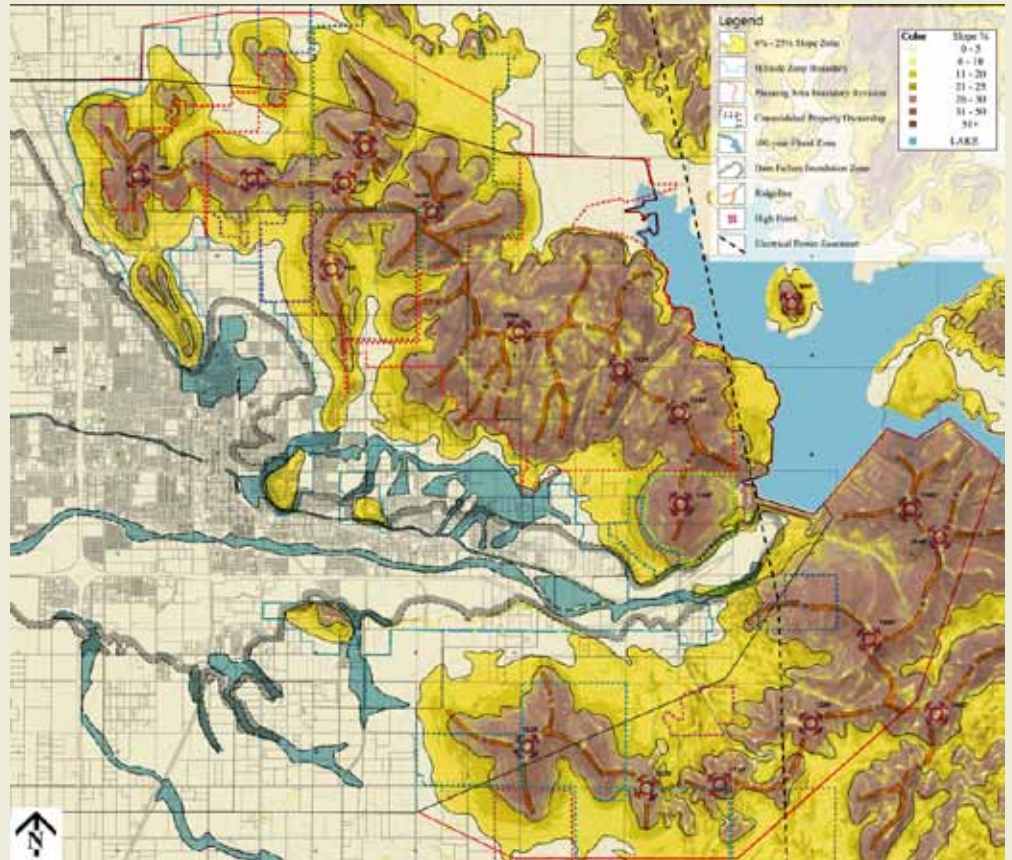
- Ridgeline Analysis
- Opportunities and Constraints Analysis
- Slope Analysis
- Zoning Standards
- Performance Standards
- Community Workshops
- Graphic Illustrations
- Computer Modeling
- Public Presentations

PRODUCTS:

- Zoning Ordinance

SUMMARY:

The City of Porterville's objective for creating a Hillside Ordinance is to facilitate and permit the orderly development of property within the hillside areas through a set of hillside development standards aimed at protecting the public health, safety and welfare; protecting and preserving natural and biological resources for the size, type, location, density, and intensity of development based on a available infrastructure, the geographic steepness of terrain, presence of unique geographic conditions and constraints. The collaborative design team includes the City of Porterville.





Project:
CRYSTAL COVE

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

772 Custom and semi-custom home sites

864 Acres

2-1/2 Acre Recreation Center

Extensive Trail System

Gated Community

PRODUCTS:

Master Plan

Concept Plan

Grading Design

Subdivision Design

View Analysis with Digital Preview

Custom Lot Refinement by View Orientation & Grading

SUMMARY:

The community of Crystal Cove is nestled in the coastal hills that rise above Pacific Coast Highway between Corona del Mar and Laguna Beach. The concept and grading plans were shaped to offer spectacular ocean vistas and to blend the manufactured hillside contours seamlessly into the natural surrounding open spaces. The most sophisticated visual analysis was utilized. The collaborative design team includes The Irvine Company, HRP, Lamb Studios, and Digital Preview.





Project:
EAST ORANGE AREA 1

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

821 Multi-Family and Single-Family Homes

361 Acres

Extensive Multi-Use Trail System

PRODUCTS:

Master Plan

Concept Plan

Zoning Development Design

Grading Design

Subdivision Design

Design Guidelines

Tree Impact Analysis

View Analysis and Computer Modeling

SUMMARY:

Area 1, just east of Santiago Hills, will have the convenience of accessibility while still having the atmosphere of Irvine Ranch's rustic past. Despite being located near a transportation corridor, once inside the community it will feel like an intimate rustic neighborhood and the centrally located sports park will be a focal point for all community members. The collaborative design team includes The Irvine Company, RBF Consultants, Jeffrey Crussell, JZMK, Digital Preview, and Lamb Studios.





Project:
EAST ORANGE AREA 2

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

956 Multi-Family and Single-Family Homes

599 Acres

Extensive Multi-Use Trail System

PRODUCTS:

Master Plan

Concept Plan

Zoning Development Design

Grading Design

Subdivision Design

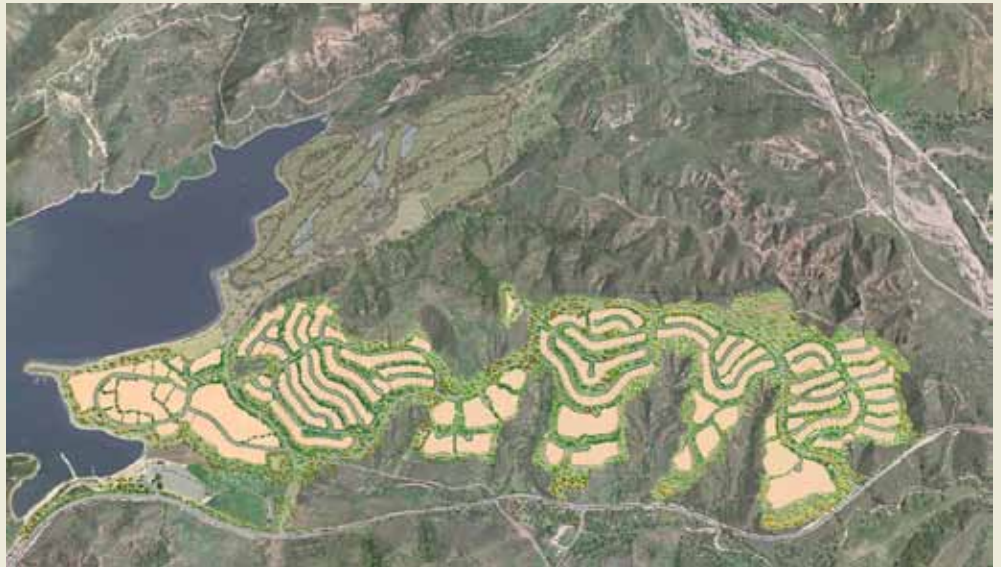
Design Guidelines

Tree Impact Analysis

View Analysis and Computer Modeling

SUMMARY:

East Orange - Area 2 is located on a truly unique piece of land. The community borders the southeastern side of Irvine Lake and contains a peninsula on which the Lake Villas homes will be built. Area 2 incorporates the surrounding environmental features into its design with preserved oak trees weaving in and out of the residential areas. The collaborative design team includes The Irvine Company, RBF Consultants, HRP, JZMK, Hunsaker & Associates, Clark & Green Associates, Jeffrey Crussell, Digital Preview, and Lamb Studios.





Project:
GOLDEN DOOR SPA

Client:
BLACKSTONE GROUP

PROJECT SUMMARY:

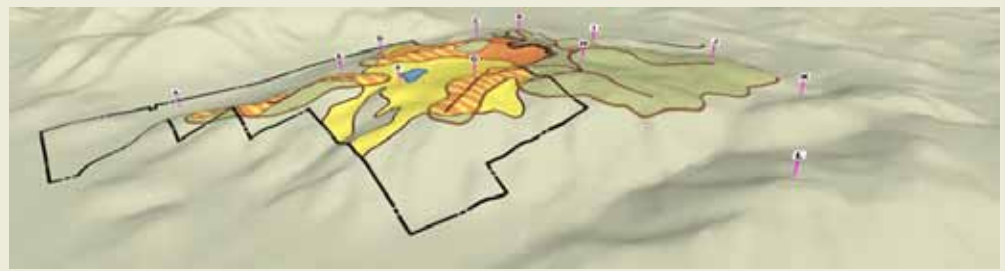
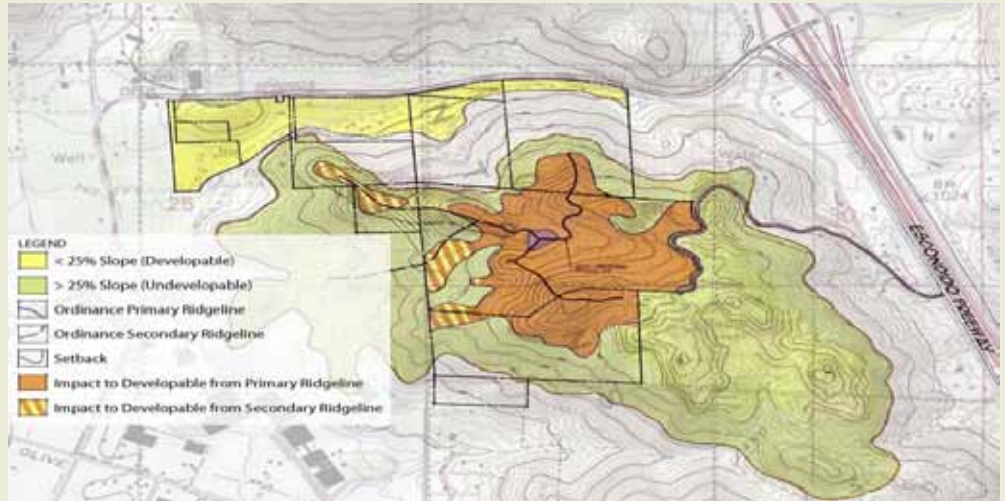
360 Acres
Existing Spa Property
Hilltop Property under Ridgeline
Overlay Zone

PRODUCTS:

Opportunities and Constraints Diagram
Hilltop Development Plan
Review & Revisions to the Draft
Ridgeline Overlay Zone
Property Analysis
Computer Simulated View Analysis &
Ridgeline Analysis

SUMMARY:

The hillside portion of the property would have been greatly affected by the City of San Marcos' draft Ridgeline Preservation Zone and would have precluded a majority of the site from any development. TRG Land, Inc., reviewed the City's Ridgeline Overlay Zone and concluded that the ridgelines shown in the vicinity of the Golden Door site were incorrectly mapped. TRG Land, Inc., provided extensive computer modeling to assess the ridgeline as plotted by the City and demonstrated that the mapping had not taken into account the surrounding ridgelines and consequently the property was removed from the Ridgeline Overlay Zone. The collaborative design team includes the City of San Marcos and Digital Preview.





Project:
HIGHLAND HILLS

Client:
FIRST AMERICAN TITLE

PROJECT SUMMARY:

Single Family Detached
Attached Homes
Private Recreation Center
Public Trail System
540 Acres

PRODUCTS:

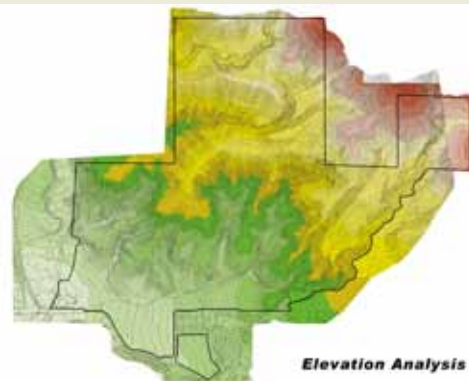
Grading Design
Concept Plan Alternatives
Flood Control Improvement Options
Community Connectivity

SUMMARY:

The Highland Hills property is located in the City of San Bernardino. The property's rolling terrain provides the opportunity for exceptional views of the valley and distant mountain ranges.

TRG Land, Inc. brings its expertise to this project by performing technical analyses to distinguish the opportunities and constraints of the site, provide creative design solutions, and careful consideration of site components under agency control.

Establishing the fundamental opportunities and constraints became the starting point to the Project Team's understanding of the site's character. The Team has focused their efforts toward a preliminary plan and earth-work analysis which have helped outline the strategy to maximize the potential of the property. These essential steps will serve as the basis for concept alternatives and more detailed neighborhood design. The collaborative design team includes Allard Engineering, Glenn Lukos Associates, and Leighton and Associates.





Project:
THE KEYSTONE

Client:
**BROOKFIELD HOMES
SYNERGY**

PROJECT SUMMARY:

- Residential
- Non-Residential
- Recreation Center
- Public Trail System
- 246 Acres

PRODUCTS:

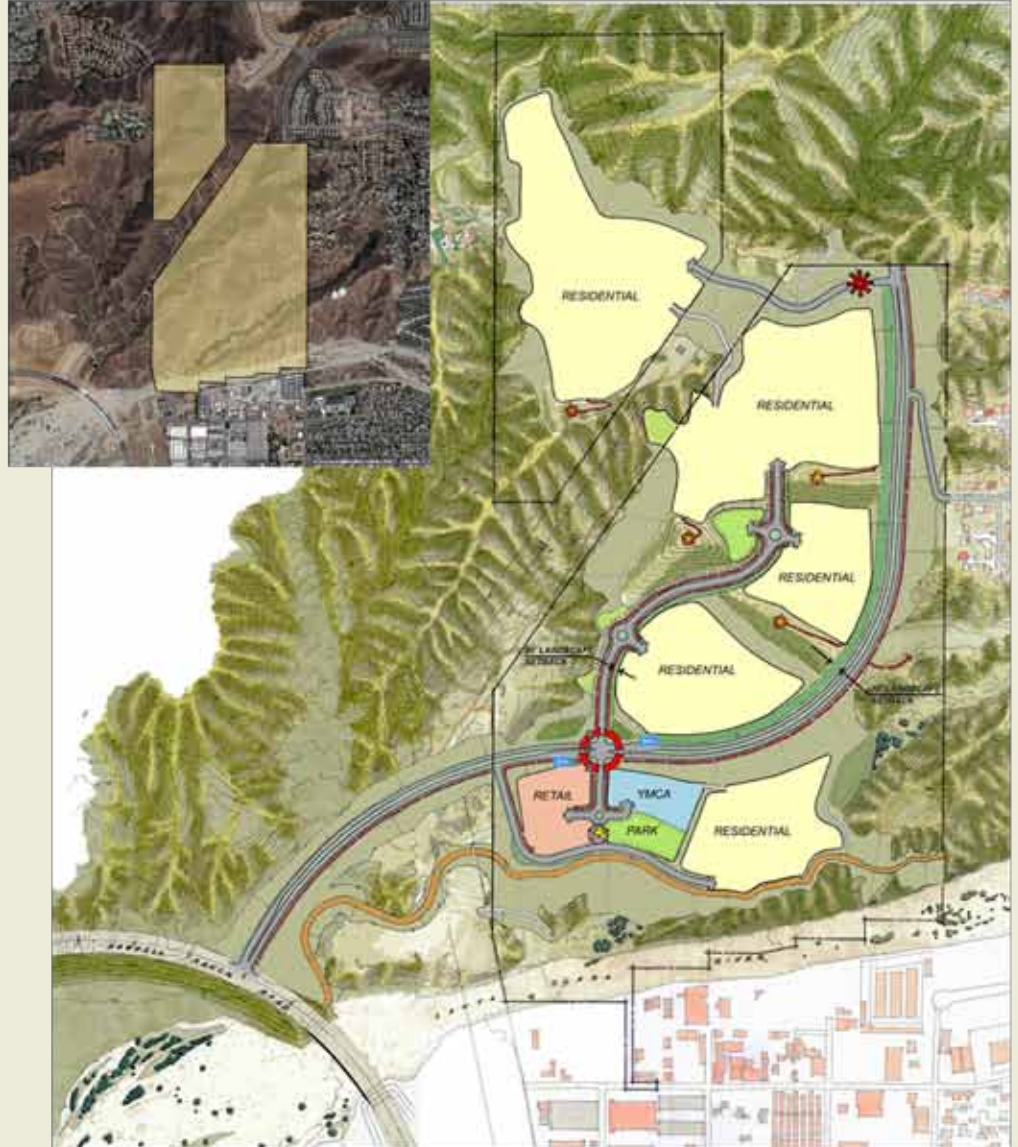
- Public Presentation
- Community Design Concept
- Hillside Development Principles/
Exemption to Hillside Ordinance
- Grading Concept
- Design Statistics
- Computer View Analysis

SUMMARY:

The Keystone property is located in the City of Santa Clarita. The Keystone is a unique project because of its responsiveness to the hillside terrain and developmental constraints.

TRG Land, Inc. approach to development concepts and designs, the Keystone project underwent an evolution in which each subsequent design incorporated more development features aimed at enhancing the residents' built environment and incorporating open space into the community.

Design principles were identified from existing successful hillside communities. The design principles were used as guides in the development of specific community elements throughout the design process for The Keystone.





Project:
LAGUNA CROSSING

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

4,450 Multi-Family and Single-Family Homes

1,148 Acres

595 Acres Open Space

Extensive Multi-Use Trail System

Gated Community

PRODUCTS:

Master Plan

Concept Plan

Grading Plan

Subdivision Design

Off & On-site Computer View Analysis

SUMMARY:

The Laguna Crossing land uses are as varied as the natural geography. The 1,148 acre site ranges from relatively flat ground to rolling hills, ridgelines and creek lined valleys. The land uses and contour grading are in harmony with the existing geography. The flatter areas of the property nearby the confluence of the I-405 and SR-133 and Irvine Spectrum will provide a mixture of traditional single-family homes, attached and cluster homes arranged with a strong village core theme. The San Diego creek and other wetlands areas have been preserved and a public trail system will open those areas to residents of the community and connect the users to the Laguna Coast Wilderness Park, Irvine Spectrum and Orange County Great Park. The collaborative design team includes The Irvine Company, EDAW, JZMK, Stantec, Hunsaker & Associates, and Digital Preview.





Project:
MONTEBELLO HILLS

Client:
COOK HILL PROPERTIES

PROJECT SUMMARY:

1,200 Multi-Family and Single Family Homes

488 Acres

260 Acre Open Space and Habitat Reserve

Extensive MultiUse Trail System

PRODUCTS:

Master Plan

Concept Plan

Mitigation Plan

Grading Design

Subdivision Design

View Analysis

SUMMARY:

A Gold Nugget Award of Merit recipient for Best Plan on the Boards, the Montebello Hills project is a hillside development where the "Science Forward" approach was used to craft a successful project. The unique property, currently being used for oil extraction, is one of the last significant opportunities to increase the housing supply in the City of Montebello and the Los Angeles metro area. The site's unique topography, vegetation, and history required a proactive planning approach. This infill and brown field site is also the northerly reach of the "Critical Habitat Area" for the California Gnatcatcher, as defined by the USFWS. The complexity of this project necessitated our "Predictable Outcome" strategy, and through this approach early communication was established between the City of Montebello, federal agencies, and the project team to bring each party's concerns and expectations out in the open. The collaborative design team includes Adams-Streeter Engineering, EPT Design, Mark Jacobucci Landscape Architecture, David Sheegog Architect, and Digital Preview.





Project:
NEWPORT RIDGE

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

381 Multi-Family and Single Family Homes

92 Acres

Gated Community

PRODUCTS:

Concept Plan

Development Design

Grading Design

Subdivision Design

Fuel Modification Strategy

Mitigation Plan

View Analysis

SUMMARY:

Newport Ridge is an exceptional coastal community with spectacular views of the Pacific Ocean and the Orange County basin. The master planning objective for Newport Ridge was to integrate the project layout with the surrounding natural features, including steep hill forms and environmentally sensitive areas. View analyses, night light, and animation technology were used during the planning and design stages. Simulated view analyses revealed valuable information about onsite and offsite perspectives. Other design challenges involved addressing existing conditions such as large reservoir. In addition to these factors, conscious effect was given to preserving natural coastal habitat and crucial wildlife features. The collaborative design team includes The Irvine Company, Adams-Streeter Engineers, Roberty Hiley, Scheurer Architects, HRP, Lamb Studios, and Digital Preview.





Project:
ORCHARD HILLS

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

4,500 Multi-Family and Single Family Homes

4,000 Acres

Retail Center - 125,000 Square Feet

Community Trail System

PRODUCTS:

Master Plan

Concept Plan

Grading Design

Subdivision Design

View Analysis

SUMMARY:

Orchard Hills is a 4,000-acre planned community within the Irvine Ranch. The setting of this community is historic ranch land with rolling terrain and the Lomas de Santiago Ridge as a majestic backdrop. The plan preserves and incorporates many of the existing natural and man-made features of the land. Decades old eucalyptus windrows and 500 acres of avocado orchards, the highline canal; a gravity fed irrigation system and the Rattlesnake Canyon Reservoir have been integrated into the four proposed neighborhoods to maintain the lands heritage. The highline canal will service as a trail that spans the community linking neighborhoods to one another and connecting passive and active recreational features. The collaborative design team includes The Irvine Company, Bender & Associates, JZMK, EPT Design, Lamb Studios, and Gerald E. Ervin, Architect.





Project:
PELICAN HILL

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

Alternative Design Analysis

PRODUCTS:

Alternative Design Analysis

Computer generated Modeling with Digital Preview

Design Impact Analysis

SUMMARY:

The Pelican Hill Resort opened in the winter of 2008. TRG Land, Inc. was involved in the early stages of the concept formation by providing alternative layouts for the residential / bungalow product associated with the project. In addition TRG Land, Inc. collaborated with Digital Preview to provide extensive computer modeling to aid not only the design process, but also to study the impacts associated with the project and the surrounding established custom home community of Pelican Hill. The collaborative design team includes The Irvine Company, Lamb Studios, and Digital Preview.





Project:
PORTOLA SPRINGS

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

4,500 Multi-Family and Single Family Homes

1,220 Acres

Retail Center

100 Acre Preserved Interactive Open Space

25 Acre Community Park

2 School Sites

Extensive Multi-Use Trail System

PRODUCTS:

Master Plan

Concept Plan

Grading Design

Subdivision Design

View Analysis

SUMMARY:

The community of Portola Springs has significant geographic and historical features that have been preserved and incorporated into a community of five distinctive residential enclaves featuring 4,500 single and multi-family homes. The site has varied topography that transitions from relatively flat ground to rolling hills with the Lomas Ridge as a backdrop. The site was home to Native American inhabitants who used the natural spring for water and was visited by Gaspar de Portola during the explorer's expedition and encampment on the site in the late 1800's. The collaborative design team includes The Irvine Company, JZMK, EDAW, Stantec, Lamb Studios, and Digital Preview.





Project:
RANCHO CORONADO

Client:
HANSON AMERICAN

PROJECT SUMMARY:

- Single Family Detached
- Attached Homes
- Permanent Open Space
- Public Trail System
- 51 Acres

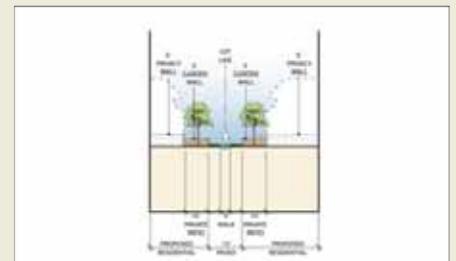
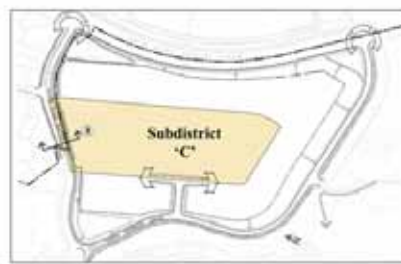
PRODUCTS:

- Public Presentation
- Concept Plan Alternatives
- Grading Design
- Specific Plan Amendment
- Design Guidelines

SUMMARY:

Rancho Coronado is located in the City of San Marcos, California and is sited within the Heart of the City Specific Plan area.

TRG Land, Inc. began work on this project by evaluating the land use plan and grading plan for the proposed villages. In addition to site planning and grading solutions, we amended the City of San Marcos' Heart of the City Specific Plan with new provisions for updated development and prepared Design Guidelines for the proposed pedestrian friendly design elements, distinctive architecture, landscape architecture and community structure of the villages. The collaborative design team includes Nuquest Ventures and Fuscoe Engineering.



1. ALLEY GARAGE/LANDSCAPE RETRAK
2. CANDLELIT BALLECONY
3. FRONT YARD LANDSCAPING
4. WOODGATE WOOD ACCENTS
5. WINDOW RETIALLS
6. BRICK FINISHES
7. SINGLE STORY ELEMENT
8. PARKWAY LANDSCAPING





Project:

SANTIAGO HILLS

Client:

THE IRVINE COMPANY

PROJECT SUMMARY:

1,602 Multi-Family and Single-Family Homes

494 Acres

Extensive Multi-Use Trail System

PRODUCTS:

Master Plan

Concept Plan

Zoning Development Design

Grading Design

Subdivision Design

Design Guidelines

Tree Impact Analysis

View Analysis and Computer Modeling

SUMMARY:

Santiago Hills Phase II will provide 1,602 homes that create a unique neighborhood. Within this 494-acre parcel of land, each distinct housing area has been designed to incorporate adjacent open space. The goal was to create a community that builds upon historic precedent linking individual neighborhood together to the community as a whole. These elements of connectivity provide the essential framework for establishing neighborhoods while defining the character of Santiago Hills. Additionally two neighborhood parks, a proposed elementary school, greenbelts and open space are planned for the community with an extensive multi-use trail system that links the villages to regional open space. The collaborative design team includes The Irvine Company, JZMK, HRP, RBF Consultants, Jeffrey Crussell, Lamb Studios, and Digital Preview.





Project:
STONEBRAE

Client:
YCS INVESTMENTS

PROJECT SUMMARY:

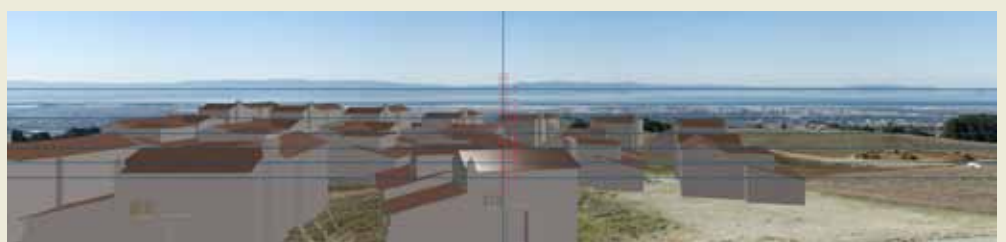
556 Custom and Semi-Custom Homes
1,600 Acres
1,200 Acre Open Space Preserve
Extensive Trail System
Gated Golf Course Community
Elementary School

PRODUCTS:

Grading Design
Subdivision Design
Computer View Analysis
Coordination of Golf Course and Residential Interface

SUMMARY:

TRG Land, Inc. brought its expertise to the 1,600 acre project by providing technical analysis, creative design, as well as conscientious of planning issues, all of which led to a predictable outcome. The 400 acre residential component of this project takes advantage of uninterrupted views of the surrounding hills that gently roll into the horizon and to the shimmering waters of San Francisco Bay. View Analyses were conducted through computer modeling to realistically represent post development conditions. From the generated information, design modifications could be made to optimize views and provide the individual with an unmatched vista of the surrounding landscape. The collaborative team included Ruggeri-Jensen-Azar and Associates, and David McLay Kidd - DMK Golf Design, and Digital Preview.





Project:
SYCAMORE HEIGHTS

Client:
RY PROPERTIES

PROJECT SUMMARY:

- Single Family Detached
- Attached Homes
- Private Recreation Center
- Public Trail System
- 24 Acres

PRODUCTS:

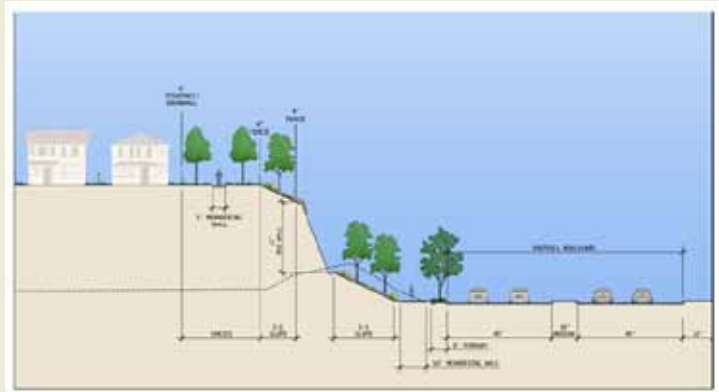
- Public Presentation
- Grading Design
- Community Connectivity
- Computer View Analysis

SUMMARY:

The Sycamore Heights property is an infill site situated along Historic Route 66, located in the City of Rancho Cucamonga.

TRG Land, Inc. was selected to provide technical analyses and creative design solutions which led to a plan that will integrate well into the surrounding community. The on and off site views from this property are an important component of this project. View analyses were conducted through computer modeling to realistically represent post development conditions.

TRG's efforts in this project utilized the firm's spectrum of services to increase the efficiency of the projects progress. Project coordination and prompt responses maintained the project's advancement to development. The collaborative design team includes Hall and Foreman, Inc., Langan Engineering & Environmental Services, and Digital Preview.





Project:
TRAVERTINE

Client:
HOFMANN LAND DEVELOPMENT

PROJECT SUMMARY:

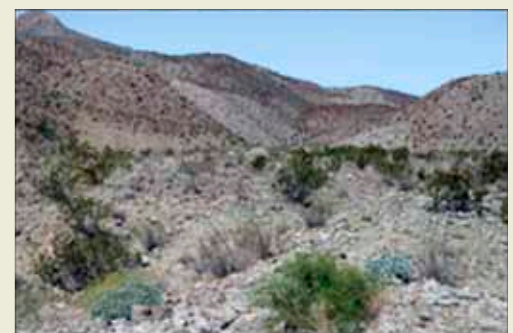
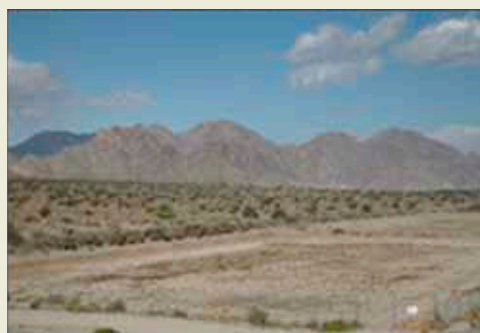
Residential Development

PRODUCTS:

- Master Plan
- Conceptual Grading Alternatives
- Storm Water Master Plan

SUMMARY:

The 910 acre property is located in the City of La Quinta in the Coachella Valley. The project has an underlying entitlement for over 1400 du, a 500-room resort hotel with a commercial component and two 18 hole golf courses. The 1995 approval was absent the analysis of the project's hydrological needs and is in the process of being re-planned for a less intense project footprint to allow flood control facilities. The project has biological opinion for the Peninsular Bighorn Sheep, and the ultimate solution has performance criteria for this unique species.





Project:
TURTLE RIDGE

Client:
THE IRVINE COMPANY

PROJECT SUMMARY:

2,155 Multi-Family and Single-Family Homes

864 Acres

735 Open Space Preserve

Extensive Multi-Use Trail System

Partially Gated Community

PRODUCTS:

Master Plan

Concept Plan

Grading Design

Subdivision Design

View Analysis and Computer Modeling

SUMMARY:

The Turtle Ridge community is the resulting evolution of an agreement between a city, its citizens and the landowner in a commitment to integrate development and preserved open space. The 1,570-acre new community is located on Irvine Ranch property adjacent to the 735-acre Bommer Canyon open space reserve. Its four distinctive neighborhoods are comprised of a mixture of 2,155 multi-family and single family residences that are integrated with churches, schools, and parks. The community offers bikes paths, trails, walkways and parks linked to each other as well as to open space trails offering diverse and spectacular views of the surrounding hills. The collaborative design team includes The Irvine Company, EDAW, Stantec, RBF Consultants, Robery Hiley-Architect, Lamb Studios, and Digital Preview.





Project:

UPPER NEWPORT COAST

Client:

THE IRVINE COMPANY

PROJECT SUMMARY:

1,083 Multi-Family and Single Family Homes

727 Acres

20 Acre Community Park

Extensive Trail System

Partially Gated Community

Community Trail System

PRODUCTS:

Concept Plan

Grading Design and Earthwork Analysis

Subdivision Design

View Analysis

Lot Refinement after View Analysis

SUMMARY:

Upper Newport Coast is in perfect harmony with the rolling hills of San Joaquin Hills. The master plan takes advantage of the vistas of canyons, coastal hills, arroyos and the distant ocean. TRG Land, Inc. prepared the master plan and grading design for the community and provided in depth view analysis of the project from both onsite and offsite. Grading and view orientations were refined to reflect the results of the computer view simulations. The collaborative design team includes The Irvine Company, JZMK, HRP, Hunsaker & Associates, Tom Lamb Studios, and Digital Preview.





Project:
WOODLANDS

Client:
TAYLOR WOODROW HOMES

PROJECT SUMMARY:

- 306 Home Sites
- 185 Acres
- 3 Acre Recreation Center
- Extensive Trail System
- 90 Acres Preserved Open Space
- Gated Community

PRODUCTS:

- Master Plan
- Concept Plan
- Grading Plan
- Subdivision Design

SUMMARY:

The community of Woodlands in Santa Clarita, California is a unique and distinctive residential enclave composed of a variety of housing types, a community recreational center, and beautiful preserved oak trees.

The neighborhood design incorporates varying lot sizes and home orientations to create an organic and rural community atmosphere. This project was designed to blend with existing surrounding development and incorporates multi-family, attached and detached housing units to diversify the community's character.

Bordered by the Valencia Country Club and Golf Course on three sides, homes afford views of the golf course and natural hillsides within the project site.

The project, adhered to designs that preserved large existing oak trees and natural landforms. The collaborative design team includes JZMK.

