

2.0 Ballpark District

2.1 Introduction

The Ballpark District is located in the south central portion of the City of Lake Elsinore, just north of the City limit line in this area. The Ballpark District is northwest of the City of Wildomar, northeast of the East Lake District, west of the Lake Elsinore Hills District, and southeast of the Riverview District. The Ballpark District is bordered on the east by Lakeshore Drive/Mission Trail and on the south by Malaga Road. The San Jacinto River runs along the northern and western border of the Ballpark District generally parallel to Diamond Drive. Mission Trail, which runs in a roughly north-south direction, serves as a main thoroughfare, carrying traffic from the neighboring unincorporated areas of Wildomar and the East Lake District to the freeway and other parts of the City. The topography of the Ballpark District is mostly flat.



Entrance to Diamond Stadium

The Ballpark District takes its name from Diamond Stadium, a first class minor league baseball stadium constructed in 1994. It is home to the Lake Elsinore Storm professional baseball team, an affiliate of the San Diego Padres. The area was once the site of the first train depot in Lake Elsinore, however no train tracks or structures from that era remain.

2.2 Description

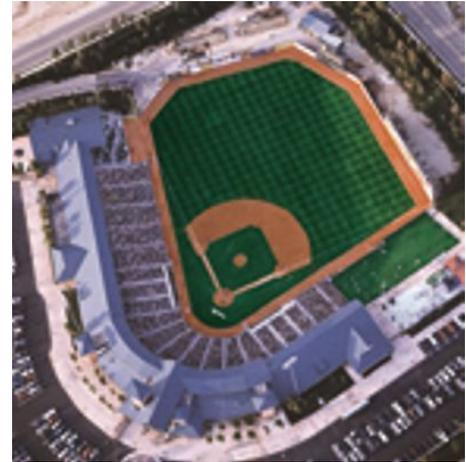
The Ballpark District comprises approximately 123.2 acres and is made up of a mix of existing commercial, tourist, entertainment facilities, and the stadium. The District's general commercial uses are mainly service-oriented facilities. The Ballpark District is surrounded by pre-existing and older commercial developments.

In line with the City's vision for the 21st century that it serve as both a getaway for those seeking an escape from the adjacent heavily urbanized areas and as a place where thrill seekers visit to take advantage of the wide variety of extreme sport opportunities offered in the City and the surrounding area, the Ballpark District will be an integral place for this "Dream Extreme" vision to be fulfilled. The Ballpark District will offer a dynamic mix of commercial, entertainment and residential uses.

2.3 Land Use

2.3.1 Unique Attributes

The most outstanding attribute of the Ballpark District is the Diamond Stadium. The stadium represents an activity center that creates unique recreation and entertainment opportunities for the Ballpark District in particular and the City as a whole. The venue features a variety of special events year round. In addition to the stadium, the motocross facility, airstrip, gliders, hang gliding activities and lake are all a short distance from the Ballpark District. The District’s easy access to the freeway and Historic District support tourism and make this district the entertainment center for the City.



Diamond Stadium

2.3.2 Planned Land Use

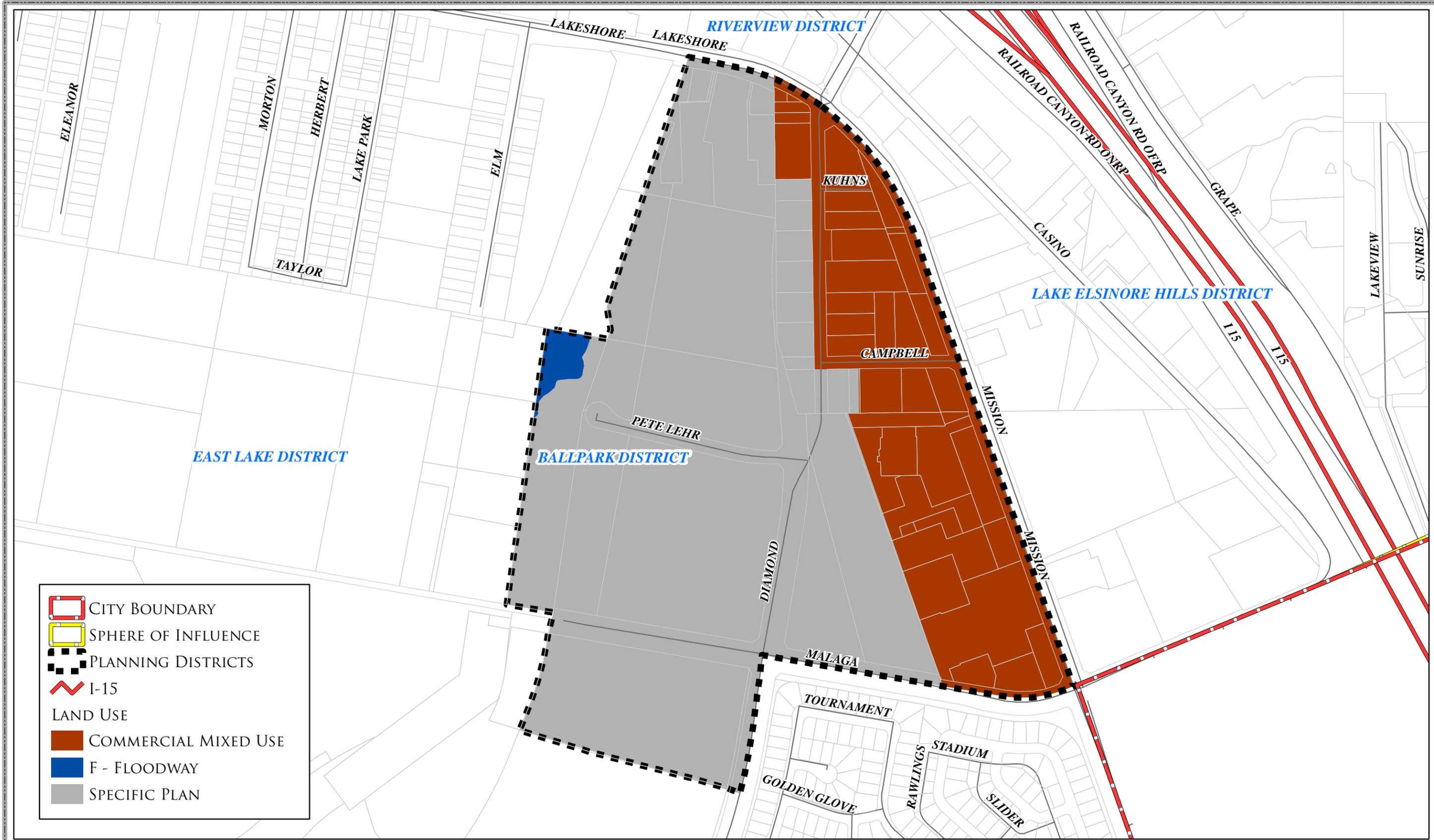
A mix of land uses is planned for the Ballpark District. The District is surrounded on three sides by commercially designated properties. Mixed-use commercial is designated along the west side of the Mission Trail corridor as it passes along the Ballpark District and near the casino. The combination of the commercial mixed-use and tourist-oriented uses is intended to create a distinctive entertainment destination. The residential uses within the mixed-use will help sustain the commercial and entertainment activities for the long-term.

The main portion of the Ballpark District is governed by the Diamond Specific Plan. This primary land use is applicable to approximately seventy-one percent (71%) of the total number of acres within the Ballpark District. Table BP-T1 below summarizes the distribution of land-use designations within the Ballpark District. Chapter 2.0, Section 2.3 of the General Plan defines each land use designation in terms of the allowable uses, density, and intensity standards. However, the Diamond Specific Plan standards prevail for those lands within it. Figure BP-1 illustrates the distribution and location of the land-use designations.

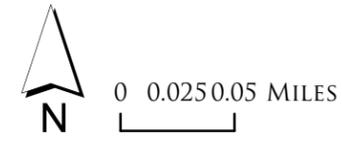
“The most outstanding attribute of the Ballpark District is the Diamond Stadium.”

Table BP-T1. Distribution of Land Uses - Ballpark District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Commercial Mixed-Use	36.1	29.3%
Specific Plan	87.2	70.7%
Total	123.2	100.0%



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 BALLPARK DISTRICT LAND USE PLAN
 FIGURE BP-1

BALLPARK DISTRICT



BACKSIDE OF FIGURE

2.3.3 Overall District Goal

Goal 1 The primary goal of the Ballpark District is to redevelop the area into a vibrant “Dream Extreme” mixed-use entertainment, commercial, and residential district by capitalizing upon the opportunities associated with Diamond Stadium.

Implementation Program With the Diamond Specific Plan in place, the City shall support land use applications consistent with the Specific Plan uses, design, development standards and guidelines, circulation, and public spaces.

Agency/Department Community Development and Engineering Departments

2.4 Urban Design

The Ballpark District will embody the Dream Extreme theme and incorporate contemporary design elements to reflect that progressive vision. The streetscape should include the use of neon light standards, street art and creative landscaping, industrial design/Bauhaus architecture, and other features that promote a vibrant entertainment destination. Design should foster a sense of creativity, adventure and excitement. Future development of the Ballpark District should include the provision for parks and other public spaces.

2.4.1 Goals and Policies

Goal 2 Create a contemporary theme within the Ballpark District, by incorporating design elements that create a progressive entertainment image.

Policies

- BP 2.1 Support the establishment of design guidelines for the Ballpark District that encourage pedestrian-oriented development.
- BP 2.2 Encourage commercial and entertainment development in mixed use areas along street frontages.
- BP 2.3 Encourage the construction of community gateway identification signs at the I-15 and Diamond Drive interchange and main points of entry to the “Ballpark District” and surrounding neighborhoods.

Implementation Program Through the project development and CEQA processes, utilize street frontages effectively, provide public plazas, and include traffic calming techniques, where feasible, that promote a vibrant, pedestrian-friendly venue. Support creative signage, both onsite and offsite, that promote activities within the Ballpark District.

Agency/Department Community Development and Engineering Departments

2.5 Transportation/Circulation

“Ballpark District is the site of the original railroad station stop which marked the beginnings of the City.”

The roadway network throughout the Ballpark District consists of major corridors and supporting collector roadways. Portions of the circulation system within the Ballpark District are underutilized, while other areas are heavily impacted by high traffic volumes. As the Ballpark District develops with an increase in population and intensity of uses, freeway access, roadway capacities, provision of parking and pedestrian circulation will need to be enhanced.

Diamond Drive is a key circulation roadway through the Ballpark District. This major route provides direct access to and from the Interstate 15 corridor. Mission Trail has also been identified as a major roadway and carries high traffic volumes by serving the Ballpark District as the primary north-south vehicular connection from the Eastlake District and Wildomar and the unincorporated area known as Lakeland Village. Finally, Lakeshore Drive serves as the main east-west route, connecting the eastern portions of the City to the Historic Downtown District.

The Circulation Element in Chapter 2.0, Section 2.4 of the General Plan identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways. The Circulation Element’s Truck Route Map follows portions of Diamond Drive, Lakeshore Drive, and Mission Trail within the Ballpark District. The following table reflects the Circulation Element’s Roadway Plan and Bikeway Plan for the Ballpark District.

Table BP-T2. Roadway Plan and Bikeway Plan – Ballpark District

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Lakeshore Drive	Riverview District	Mission Trail	Urban Arterial	Class II
Mission Trail	Lakeshore Drive	East Lake District	Urban Arterial	Class II
Diamond Drive	Auto Circle Drive	East Lake District	Major	Class II
Malaga Road	Diamond Drive	Mission Trail	Major	Class II

2.5.1 Goals and Policies

Goal 3 Through project development and CEQA processes continue to improve the near-by street system for the Diamond Drive and Railroad Canyon Road interchange improvement, especially the intersection of Auto Center Drive and Diamond Drive, Railroad Canyon Road, Grape Street, and southbound on-ramp to I-15, as recommended by traffic studies.

Policies

- BP 3.1 Encourage the use of traffic-calming measures along roadways that provide pedestrian access to Diamond Stadium as recommended by traffic studies.
- BP 3.2 Continue to conduct necessary studies in coordination with Caltrans in order to make interchange improvements at I-15 and Diamond Drive/Railroad Canyon Road.
- BP 3.3 Lakeshore Drive and Mission Trail are designated Urban Arterials. As future volumes increase and the Level of Service falls below “E,” these existing four lane streets shall be widened to six lanes, the full width of Urban Arterials.
- BP 3.4 Continue to pursue a citywide trail system that integrates regional trails and provides connections to Diamond Stadium and the Lake Edge Parkway multi-purpose trail.

Implementation Program With the approval of the Diamond Specific Plan, support land use applications whose designs address and implement the circulation plan and trail systems identified in the Specific Plan.

Agency/Department Engineering Department

2.6 Parks and Recreation

Diamond Stadium is the centerpiece of the Ballpark District and a catalyst for future recreational opportunities throughout the District. Together, the Stadium and other sports businesses it can attract will create a synergetic venue for the City.

The East Lake District to the southwest is generally undeveloped, but the Links at Summerly golf course has been constructed and operational, to the west of the Ballpark District. The proximity of the lake just to the northwest and the recreational amenities it provides offer significant recreational opportunities for the Ballpark District. As the District transitions into active entertainment, commercial and recreational uses, it will be important to emphasize linkages to the Lake and nearby facilities.

2.6.1 Goals and Policies

Goal 4 Promote the stadium, “Dream Extreme” sports activities, and other recreational opportunities in the Ballpark District and provide linkages to the Lake and other park and recreation amenities.

Policies

BP 4.1 Encourage strong connections between usable recreational networks and facilities within the Ballpark District and surrounding City communities.

BP 4.2 Encourage recreational uses and attractions that contribute to a comprehensive network of pedestrian trails, providing access from the Ballpark District to Diamond Stadium, the lake, the Lake Edge parkway and other nearby recreational facilities.

Implementation Program With the Diamond Specific Plan in place, support land use applications that are consistent with the permitted uses and uses permitted by conditional use permit identified in the Specific Plan, and that incorporate the linkages, networks, trails and public spaces that are designed to connect the Specific Plan to surrounding communities, the lake, and other nearby recreational facilities.

Agency/Department Community Development, Engineering and Lakes, Parks & Recreation Departments