

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: July 28, 2011

TO: Balboa Park Committee, Agenda of August 4, 2011

FROM: Kathleen S. Hasenauer, Deputy Director, Developed Regional Parks Division

SUBJECT: Balboa Park 6th Avenue Tot Lot Enhancements

SUMMARY

Issue - Should the Balboa Park Committee recommend approval of the proposed enhancements to the 6th Avenue Playground on the West Mesa of Balboa Park?

Department Recommendation - Recommend approval of the proposed enhancements to the 6th Avenue Playground on the West Mesa of Balboa Park.

Other Recommendations – None

Fiscal Impact - Funding for installation and major repairs will be provided by the Friends of Balboa Park. Normal maintenance will be performed by the Park and Recreation Department.

Environmental – The City of San Diego has conducted an Initial Study which determined the project meets the criteria set forth in State CEQA Section 15301 (Existing Facilities) which allows for the minor alterations and additions to existing structures. The project as proposed is consistent with the Balboa Park Master Plan and does not contain historical or biological resources. Therefore the project is exempt from CEQA, and the exceptions listed in CEQA Section 15300.2 do not apply.

BACKGROUND

The 6th Avenue tot lot (also known as the Mr. & Mrs. Irving Salomon tot lot) was originally constructed in 1968 as a gift from Mr. & Mrs. Irving Salomon. Many original play pieces are missing, removed due to age and/or safety reasons. The main modular play structure was added in the early 1990's.

In 2001 construction plans for a new tot lot at this site were completed. Construction has not occurred due to a lack of funding. While a current cost estimate for the proposed tot lot is not available, staff estimates the cost of construction for the current plans to be approximately \$2 million to \$3 million. A copy of the approved General Development Plan is attached.

DISCUSSION

The Friends of Balboa Park wishes to provide enhancements to the existing tot lot. While they do not have funding in the amount of \$3 million, they wish to expend approximately \$125,000 to enhance the tot lot in the immediate future.

A concept plan for the proposed play area enhancements is attached. The proposed play equipment does not match any of the play equipment specified on the previously approved plans. However, the approved plans are over ten years old and there have been numerous changes in the field of play equipment design. Also, changes in the Americans with Disabilities (ADA) guidelines make it likely substantial changes to the current tot lot design will be required.

DISCUSSION:

The proposed play equipment does not match what is specified on the currently approved tot lot plans. However, a change in the play equipment does not necessarily indicate a substantial change to the overall tot lot design.

The existing play structure listed on the current plans to remain is now ten years older and would need to be replaced; the play equipment is now approximately twenty (20) years old.

The current plans will need to be revised to accommodate changes in ADA guidelines and currently available play equipment. The plans can be revised to incorporate the play equipment proposed by the Friends of Balboa Park if desired. The proposed play equipment could be relocated when the final tot lot is constructed.

ALTERNATIVES:

1. Do not recommend approval of the proposed enhancements to the 6th Avenue Playground on the West Mesa of Balboa Park.
2. Recommend approval of the proposed enhancements to the 6th Avenue Playground on the West Mesa of Balboa Park with conditions.

Respectfully submitted,



Kathleen S. Hasenauer
Deputy Director

KSH/cd

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Balboa Park Committee
July 28, 2011

- Attachments:
1. Site photographs
 2. Current approved General Development Plan
 3. Proposed tot lot enhancements



Original swings.



Original swings.



Original swings located at the proposed site.



Original climber.



Original climber.



Original climber.



Empty play area.



Empty play area.



Newer modular play structure.



Original dedication plaque.

City of San Diego

6th Avenue Playground















ENLARGED GENERAL DEVELOPMENT PLAN



PLANT LEGEND

- | | | |
|--|--|--|
|  Accent Tree
<i>Melaleuca alpestralis</i>
(BAC) |  Deciduous Tree
<i>Pariana acerifolia</i>
Linden Plane Tree
<i>Pariana rademosa</i>
California Sycamore |  Palm Tree
<i>Syagrus rooseae</i>
(Queen Palm) |
|  Pine Tree
<i>Pinus torreyana</i>
Kramer's Weeping Pine
<i>Pinus jeffersonii</i> |  Cycad Tree
<i>Ginkgo biloba</i>
Holly Oak
<i>Quercus laevis</i>
(Cork Oak) |  Shrub
Date Palm
<i>Phoenix dactyloides</i>
Hortensia
<i>Hieracium sp.</i>
(Day Lily)
<i>Antirrhinum sp.</i>
Black Orange
<i>Phytolacca sp.</i>
Shade Hawthorn |

MATERIALS LEGEND

- | | |
|--|--|
|  Concrete |  Overhead Wooden Truss |
|  Concrete With Textured Surface |  Precast Concrete Picnic Table |
|  Sand |  30" Concrete Seal Wall |
|  Resilient Play Surface |  Landscape Border |
|  Lawn |  30" Diameter Concrete Sphere |
|  Bark Mulch |  4" Round Cast Iron Tree Gate |
|  Water Feature |  Drinking Fountain |

PLAY EQUIPMENT

- | | | |
|---|--|---|
| Tot Play Area
Small Play Structure
including slides, vertical climbing, and overhead climbing
Toddler Seesaw
Spring Toys
Balance Beam | Woodland Village Play Area
Large Play Structure
including peak roofs, two bridges, vertical climbing, overhead climbing, disc climbers, slides and play panels
Spring Poles
Disc Challenge
Overhead Climbing | Open Play Area
Existing Play Structure
including slides, vertical climbing, play panels, and horizontal bridges
Seesaw
Spring Seesaw
Spring Toys
Slide |
|---|--|---|

ESTRADA KEA
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1001 AVENUE 100, SUITE 100, SAN DIEGO, CA 92101
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Scale 1" = 10'
DATE: 11/10/10
BY: [Signature]



The play area is designed on this plan on special certified (Union certified) materials. The components conform to the requirements of ASTM F1487.

THE PLAY AREA & EQUIPMENT IS DESIGNED TO MEET THE ADA ACCESSIBILITY REQUIREMENTS LISTED ON THIS PLAN. IF AS THE MANUFACTURER'S INSTRUCTIONS, THE PLAY AREA DOES CONFORM TO THE ADA, ACCESSIBILITY GUIDELINES (AGMG), AND THE PLAY AREA IS LOCATED ON A SURFACE THAT IS SMOOTH, UNIFORM AND WITHOUT THE ENTIRE LINE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US FROM THE CLIENT. WE HAVE CONDUCTED VISUAL SURVEYS AND VISUAL INSPECTIONS OF THE SITE, INCLUDING THE EXISTING UTILITIES, SOIL CONDITIONS AND SURFACE CONDITIONS. WE HAVE CONDUCTED A VISUAL SURVEY AND INSPECTION OF THE PLAY AREA AND EQUIPMENT. WE HAVE CONDUCTED VISUAL SURVEYS AND VISUAL INSPECTIONS OF THE PLAY AREA AND EQUIPMENT. WE HAVE CONDUCTED VISUAL SURVEYS AND VISUAL INSPECTIONS OF THE PLAY AREA AND EQUIPMENT.

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DESIGNED BY:

GLC

LANDSCAPE STRUCTURES, INC.

10000 W. CENTRAL EXP. #100

IRVINE, CA 92618

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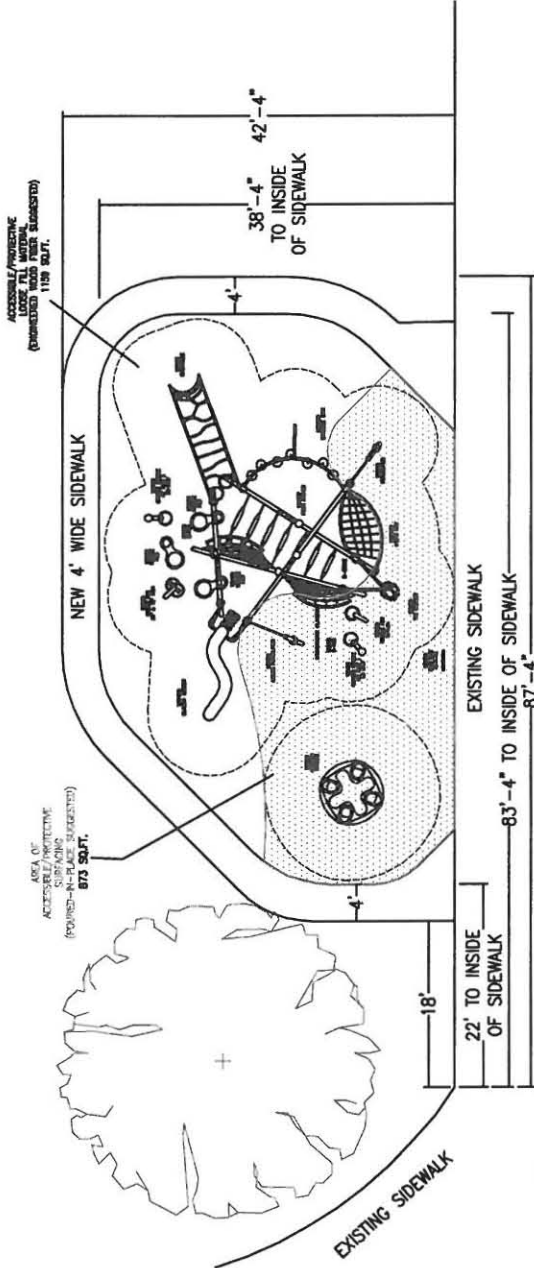
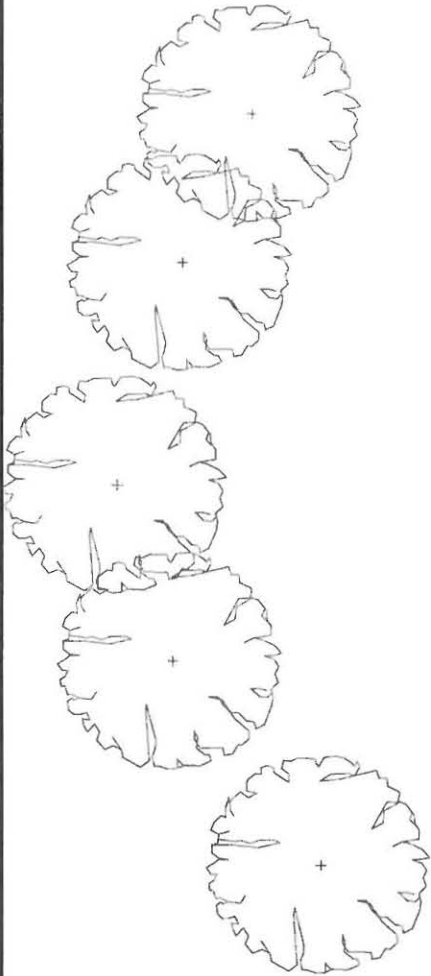
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TOTAL ELEVATED PLAY COMPONENTS	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	15	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	11	REQUIRED	11

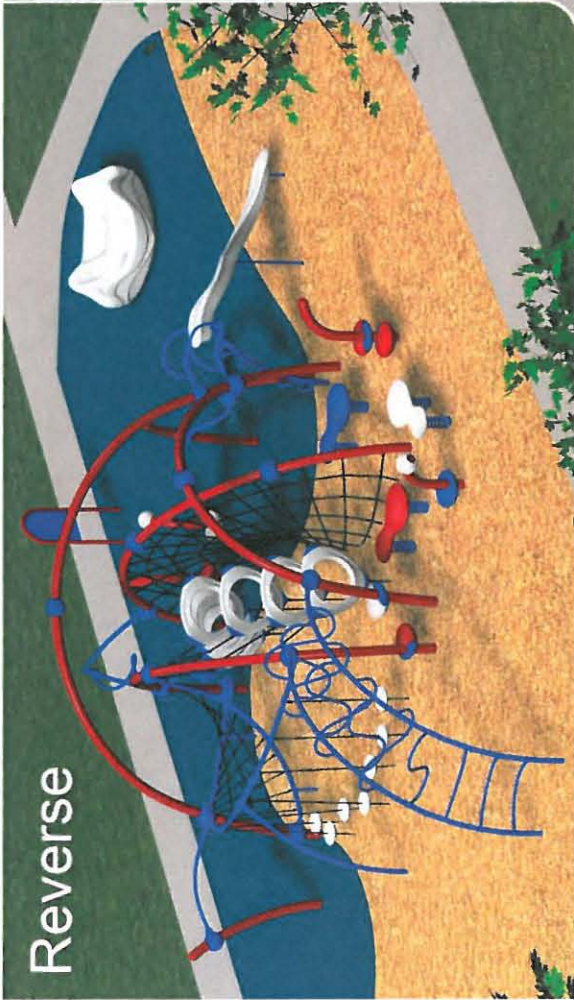
SCALE IN FEET:



SYSTEM TYPE:
EVOS
DRAWING #: 44129-2-10

COAST RECREATION, INC.
MIKE EISERT

6TH AVENUE PARK
SAN DIEGO, CA



Reverse



6th Avenue Park
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