



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: October 8, 2009

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of October 15, 2009

SUBJECT: Wegeforth Elementary School Joint Use Park - General Development Plan.

SUMMARY: Should the Park and Recreation Board approve the proposed General Development Plan (GDP) for Wegeforth Elementary School Joint Use Park?

Director's Recommendation - Approve the proposed GDP.

Other Recommendations – The following groups have reviewed and approved the proposed GDP:

- Serra Mesa Recreation Council Committee
- Community Parks I Committee
- Design Review Committee

Fiscal Impact – The total project cost is estimated at \$2,200,000. Funding for this project is from Serra Mesa Developer Impact Fees. Annual operation and maintenance cost for the new development is estimated at \$86,000. The project schedule currently reflects a completion date of April 2011. Funding for these costs will need to be budgeted in the Park and Recreation Department Operating Budget in Fiscal Year 2011, as approved by the Budget Appropriations Ordinance.

Water and Energy Conservation Status - The proposed GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Status – The City of San Diego, as a lead agency under CEQA, has prepared and completed a Notice of Exemption, dated 07/27/2009 covering the park development activity.

BACKGROUND

The Wegeforth Elementary Joint Use Park site is located on a portion of the Wegeforth Elementary School at 9020 Village Glen Drive adjacent to the Serra Mesa Recreation Center, in the Serra Mesa Community Area. The joint use park is a proposed four acre site developed in a partnership between the City of San Diego and the San Diego Unified School District.

The proposed park improvements include open turf area for active recreation, running track, picnic tables, perimeter fencing, comfort station, security lighting, landscaping, irrigation systems, signage, and parking lot with disabled accessible parking spaces.

The design as proposed is consistent with the Memorandum of Understanding between the City of San Diego and the San Diego Unified School District for Development and Maintenance of Joint Use Facilities, Document No. RR-297149, filed with the City Clerk on October 7, 2002.

DISCUSSION

On June 10, 2009, The Serra Mesa Recreation Council voted unanimously (5-0-0) to recommend approval of the proposed GDP.

On August 5, 2009, The Community Parks I Committee voted unanimously (7-0-1) to recommend approval of the proposed GDP.

On August 12, 2009, The Design Review Committee voted unanimously (13-0-0) to recommend approval of the proposed GDP with the following recommendations:

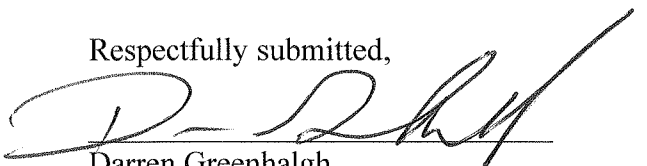
- Move the backstop bleachers close to the backstop fence for easier viewing of the games.
- Study what can be done in the area where there are two parallel walkways near the parking lot entrance.
- The comfort station interior design needs further study to address sight lines into the restroom.
- Study the turn-around at the west end of the parking lot to see if there is a better way to address vehicle navigation when the parking lot is full.
- Do not use Sycamore trees anywhere on the project. Look for alternative species that will better tolerate the site conditions.
- Study methods to make the Oak trees on the north side of the parking lot more sustainable. They may not prosper in the small planting space provided.
- Study how best to control the rampant growth of the existing Pepper trees on the north slope.
Alternative description: Removal of the existing Brazilian pepper trees was recommended by some members, but rejected by others. This item will be handled as a bid alternate in the Construction Documents: if sufficient funds are available, the invasive trees may be eradicated.

Staff has reviewed and considered that the recommendations of the DRC are feasible and will move forward with the modifications if so recommended by the Board.

ALTERNATIVES:

1. Approve the proposed GDP for Wegeforth Elementary Joint Use Park as presented.
2. Approve the proposed GDP for Wegeforth Elementary Joint Use Park with modifications.
3. Reject approval of the proposed GDP for Wegeforth Elementary Joint Use Park.

Respectfully submitted,


Darren Greenhalgh
Deputy Director, Architectural Engineering
and Parks Division


Prepared by: Ana Del Rincon
Project Manager, Architectural Engineering
and Parks Division

AD/

Attachments: General Development Plan Package



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: October 8, 2009

REPORT NO: 103

ATTENTION: Park and Recreation Board
Agenda of October 15, 2009

SUBJECT: Angier Elementary School Joint Use Park - General Development Plan.

SUMMARY: Should the Park and Recreation Board approve the proposed General Development Plan (GDP) for Angier Elementary School Joint Use Park?

Director's Recommendation - Approve the proposed GDP.

Other Recommendations – The following groups have reviewed and approved the proposed GDP:

- Serra Mesa Recreation Council Committee
- Community Parks I Committee
- Design Review Committee

Fiscal Impact – The total project cost is estimated at \$2,250,000. Funding for this project is from Serra Mesa Developer Impact Fees. Annual operation and maintenance cost for the new development is estimated at \$36,300. The project schedule currently reflects a completion date of April 2011. Funding for these costs will need to be budgeted in the Park and Recreation Department Operating Budget in Fiscal Year 2011, as approved by the Budget Appropriations Ordinance.

Water and Energy Conservation Status - The proposed GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Status – The City of San Diego, as a lead agency under CEQA, has prepared and completed a Notice of Exemption, dated 07/27/2009 covering the park development activity.

BACKGROUND

The Angier Elementary Joint Use Park site is located on a portion of the Angier Elementary School at 8450 Hurlbut Street, adjacent to Cabrillo Heights Community Park, in the Serra Mesa Community area. The joint use park is a proposed four acre site developed in a partnership between the City of San Diego and the San Diego Unified School District.

The proposed park improvements include open turf area for active recreation, full and half court basketball, hardscape areas, jogging/walking trail, benches and tables, drinking fountains, perimeter safety fencing, security lighting, landscaping, irrigation systems, signage, and parking lot with disabled accessible parking spaces.

The design as proposed is consistent with the Memorandum of Understanding between the City of San Diego and the San Diego Unified School District for Development and Maintenance of Joint Use Facilities, Document No. RR-297149, filed with the City Clerk on October 7, 2002.

DISCUSSION

On May 13, 2009, The Serra Mesa Recreation Council voted unanimously (5-0-1) to recommend approval of the proposed GDP.

On August 5, 2009, The Community Parks I Committee voted unanimously (6-0-2) to recommend approval of the proposed GDP.

On August 12, 2009, The Design Review Committee voted unanimously (13-0-0) to recommend approval of the proposed GDP with the following recommendations:

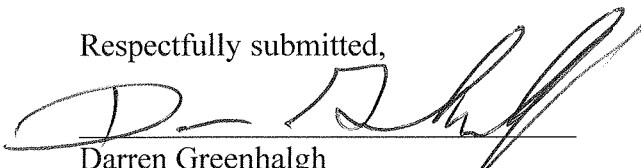
- Consider using only evergreen trees near the softball field backstop.
- The concrete walkway adjacent to the running track on the north and east side of the site to be removed and the track moved adjacent to the chain link fence if utilizing synthetic material.
- The trees near the basketball courts should be moved further away from the courts to prevent any conflicts between the tree canopies and the use of the courts.
- Add a pedestrian gate along Afton Street to allow public access from the east. This gate could be located near the south east corner of the multi-purpose field.
- Study the pedestrian access point from the parking lot to see if there is a way to spread the foot traffic out to prevent a wear area in the turf at this point.
- Soften the sharp angle of the running track on the west side (near callout 13 on the plan) to prevent a wear pattern in the turf where pedestrians will most likely cut the corner.
- Include directional signage in the joint use improvements to direct users to the existing comfort station within Cabrillo Heights Park.

Staff has reviewed and considered that the recommendations of the DRC are feasible and will move forward with the modifications if so recommended by the Board.

ALTERNATIVES:

1. Approve the proposed GDP for Angier Elementary Joint Use Park as presented.
2. Approve the proposed GDP for Angier Elementary Joint Use Park with modifications.
3. Reject approval of the proposed GDP for Angier Elementary Joint Use Park.

Respectfully submitted,



Darren Greenhalgh
Deputy Director, Architectural Engineering
and Parks Division



Prepared by: Ana Del Rincon
Project Manager, Architectural Engineering
and Parks Division

AD/

Attachments: General Development Plan



CONCRETE BENCH WITH BACK

Quick Crete Products Q-PS84B light sand blast finish, tan color w/ skateboard stop and anti-graffiti coating. Mount so that seat is 18" above grade.



DRINKING FOUNTAIN

Heavy 3150FR Dual Facet HighFlow type with sand trap #6655, gray color, heavy sandblast finish w/anti-graffiti coating



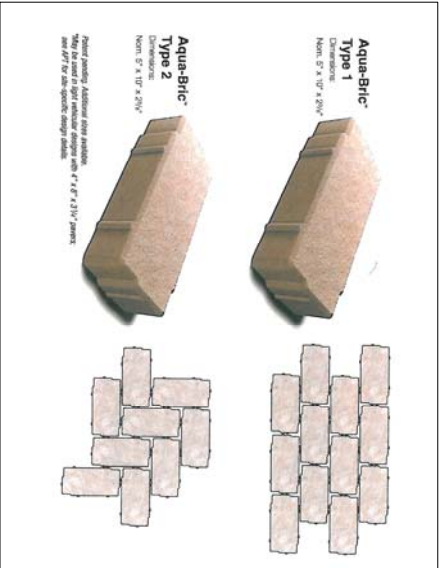
KIOSK / BULLETIN BOARD

Barco Outdoor Products large message center, KMC3510, evergreen color. (800) 356-2597. Attach to two 4"x4" square x 10' thick galv. steel posts as shown in attached detail.



PRE-FABRICATED RESTROOM

Model R312 Three Men's restrooms, built by Richardson Facilities Limited. Includes three toilets, one sink, two sinks total. Bright smooth sea blue, painted to match existing Recreation Center Structure (green).



PERVIOUS PAVERS

Aqua-Bric, Type 1: 6"x10"x3.98" interlocking pre-cast concrete pavers with joint width not to exceed 13 mm (1/2 inch) allowing minimum 5% surface area open to water infiltration water infiltration, and meeting joint width requirements for access compliance. Tan color.



BLEACHER

5-row, 15' long painted bleacher, 9894-4, Kelly green color, Miraclic (800) 264-7225.



LITTER RECEPTACLE

US Concrete Precast Group, TR270SCH-CHK, gray color, light sandblast finish w/anti-graffiti coating



CHITALPA
TASHKENTENSIS



TECOMA STANS



PINUS CANARIENSIS



CHILOPSIS LINIARIS



QUERCUS ILEX



QUERCUS AGRIFOLIA



TIPUANA TIPU



PLATANUS RACEMOSA



LIGHTING ON
CONCRETE POST

With Conduits CC-217 are mounted cut-off luminaires dark bronze color on gray exposed aggregate concrete pole with anti graffiti finish. Dark bronze color.



DECOMPOSED GRANITE

KSC Rock - Bags Brown with stabilizer



CONCRETE PICNIC TABLE

Dura Art Stone S-PT-1 LSS, Round pre-cast concrete tan color w/ anti-graffiti coating

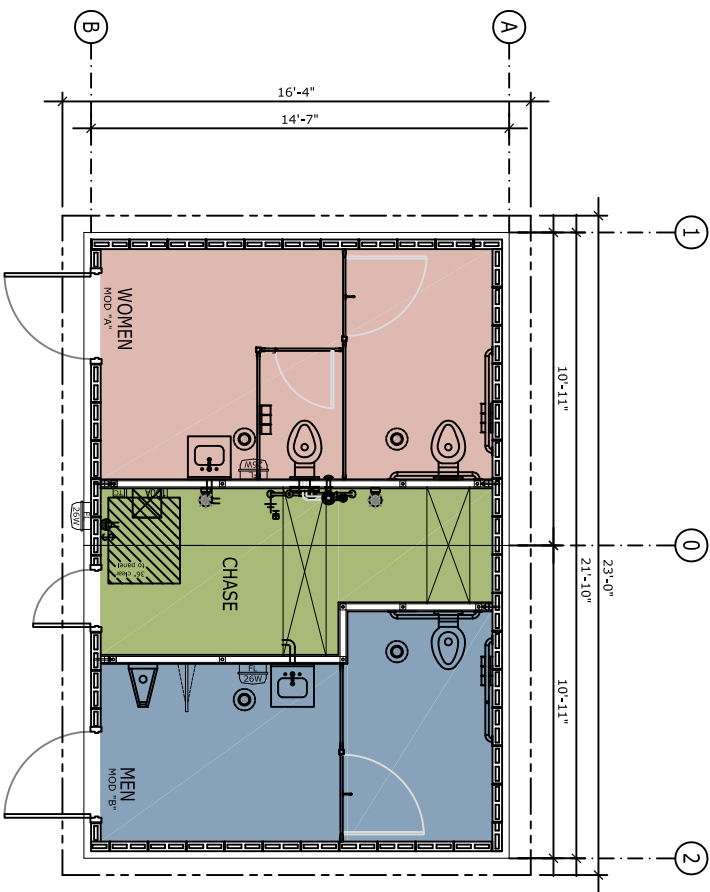


WEGEFORTH JOINT USE PARK DESIGN ELEMENTS

August 5, 2009



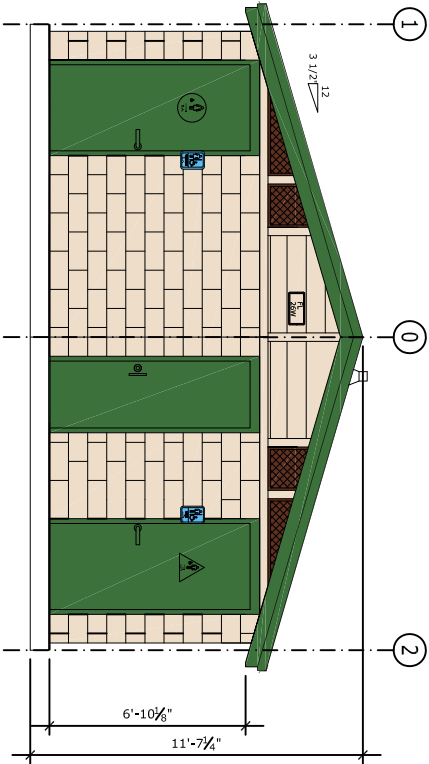
**Estrada
Land Planning**
Owner's Design
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7505 Broadway Circle, Suite 300
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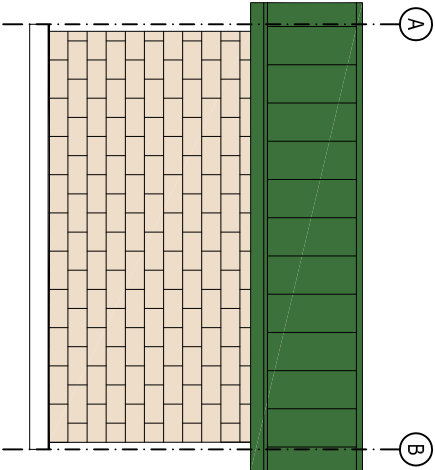
FLOOR PLAN
SCALE: 1/2" = 1'-0"

PRE-FABRICATED RESTROOM

MODEL B312 "THE NEVADAN" RESTROOM BUILDING BY RESTROOM FACILITIES LIMITED. SEPARATE MEN'S AND WOMEN'S ROOMS. INCLUDES THREE TOILETS, ONE URINAL, TWO SINKS TOTAL. BEIGE SMOOTH FACE BLOCK PAINTED TO MATCH EXISTING RESTROOM STUCCO COLOR (BEIGE). TRIM COLOR TO MATCH EXISTING RECREATION CENTER STRUCTURE (GREEN).



FRONT ELEVATION
SCALE: 1/2" = 1'-0"



SIDE ELEVATION
SCALE: 1/2" = 1'-0"

**WEGEFORTH JOINT USE PARK
RESTROOM PLANS**

August 5, 2009