

Planning Department

Paradise Hills Elementary Joint Use Facility General Development Plan

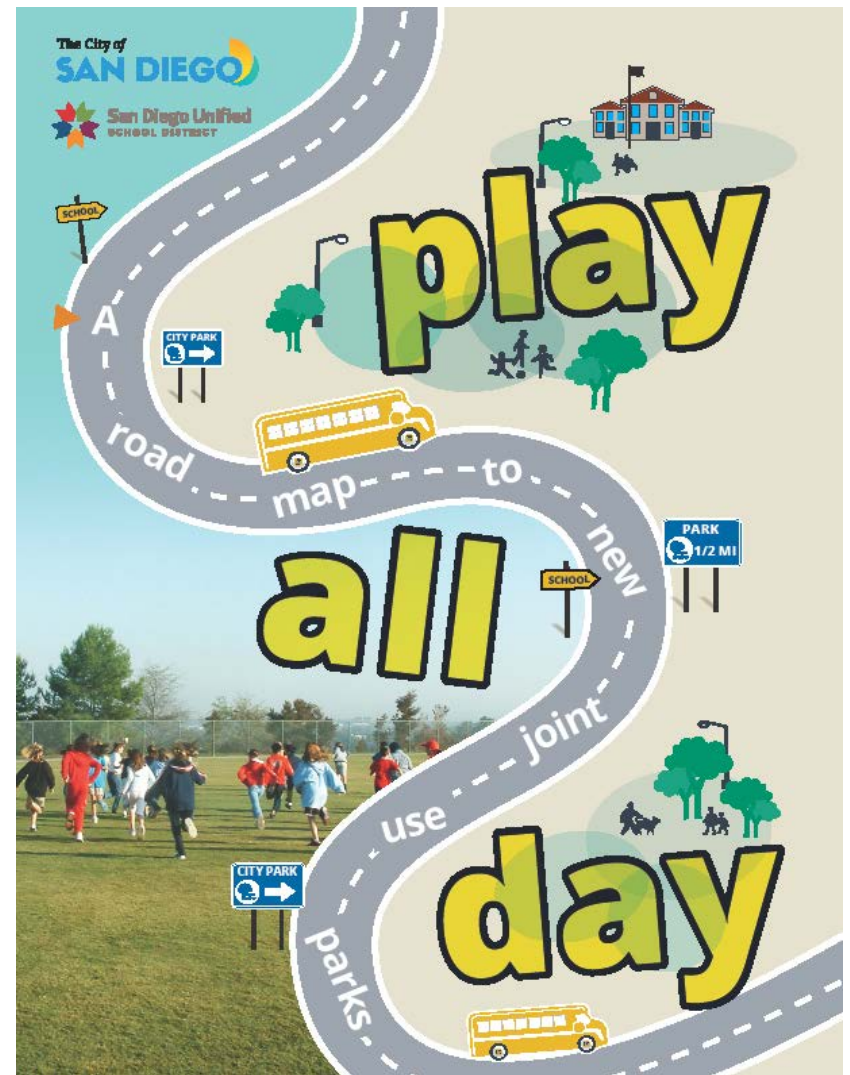
Park and Recreation Board
September 21, 2017

Action Item #101

Introduction

Play All Day Parks Program

- New initiative put forth by Mayor Kevin Faulconer and Superintendent Cindy Marten in 2016
- Over 45 new joint use facilities in the next 5-10 years.





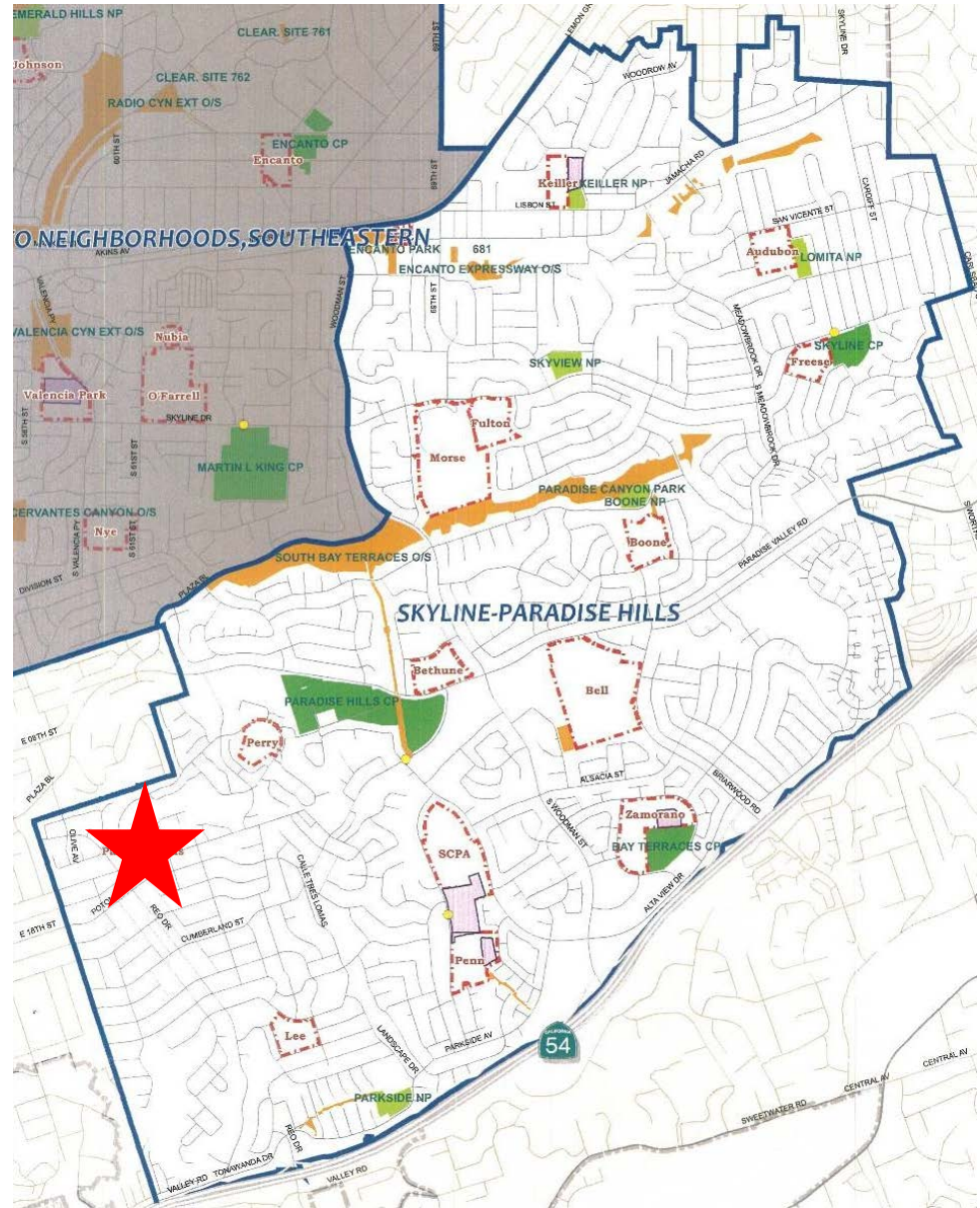
Background

Paradise Hills Elementary School

This project provides for the design and construction of a new joint use facility at Paradise Hills Elementary School.

Located at 5816 Alleghany Street within the Skyline-Paradise Hills Community, Council District 4.

Will provide approx. 1.92 acres of population based park land.



Project Scope

Design and construction of a multi-purpose natural turf field, walking track, drinking fountain, backstop, off-street parking area, fencing and trees. The existing hardcourts and play equipment will also be included in the joint use area.

Funding for Design and Construction:

San Diego Unified School District
Proposition S & Z Capital
Improvement Bond Program



Site Location, Aerial Map

Discussion

Community Concerns

- Traffic congestion during school hours
 - Off-street Parking/ Student Drop off Area
- Field Layout
 - Youth Ballfield with District backstop

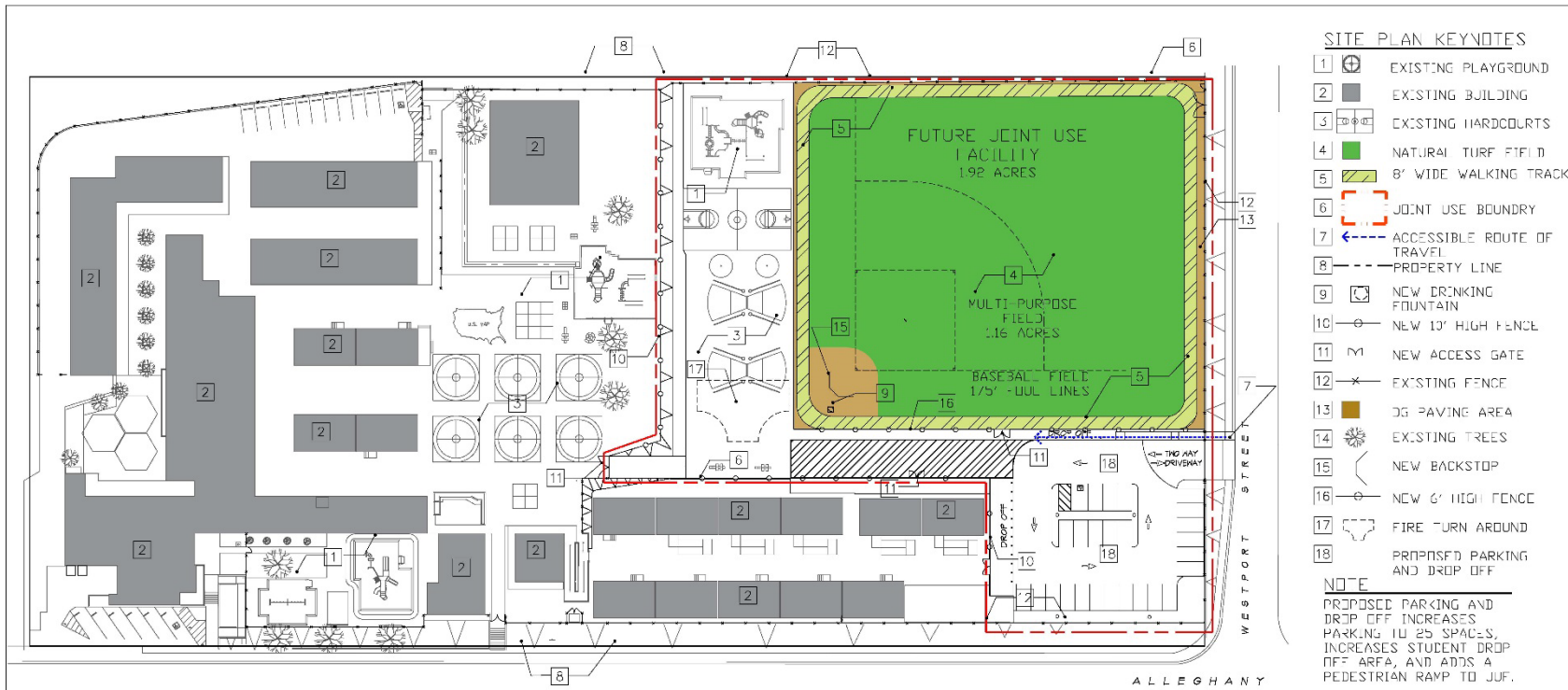
Public Input Process

Recreation Council Recommendation

- On April 6, 2017, the Paradise Hills Recreation Council voted (6-0-0) to recommend approval the General Development Plan for Paradise Hills Elementary School Joint Use Facility.



General Development Plan



- SITE PLAN KEYNOTES**
- 1 ⊕ EXISTING PLAYGROUND
 - 2 ■ EXISTING BUILDING
 - 3 □ EXISTING HARCOURTS
 - 4 ■ NATURAL TURF FIELD
 - 5 ▨ 8' WIDE WALKING TRACK
 - 6 ▭ JOINT USE BOUNDARY
 - 7 ← ACCESSIBLE ROUTE OF TRAVEL
 - 8 - - - PROPERTY LINE
 - 9 ☉ NEW DRINKING FOUNTAIN
 - 10 ⊙ NEW 10' HIGH FENCE
 - 11 M NEW ACCESS GATE
 - 12 X EXISTING FENCE
 - 13 ■ DG PAVING AREA
 - 14 🌳 EXISTING TREES
 - 15 ↶ NEW BACKSTOP
 - 16 ⊙ NEW 6' HIGH FENCE
 - 17 ⬇ FIRE TURN AROUND
 - 18 ▭ PROPOSED PARKING AND DROP OFF

NOTE
 PROPOSED PARKING AND DROP OFF INCREASES PARKING TO 25 SPACES, INCREASES STUDENT DROP OFF AREA, AND ADDS A PEDESTRIAN RAMP TO JUF.

OPTION 1
 SITE PLAN
 1" = 30'-0"
 N

Rodriguez Park
 Architecture and Planning
 8611 Nancy Ridge Drive, Suite 200
 San Diego, California 92121
 858485-1303

DATE		ACTION		REFERENCE DOCUMENTS	
		SITE ACQUIRED	RESO. NO.	COST \$	ACRES
		SITE DEDICATED	ORD. NO.		ACRES
		DDP CONSULTANT HIRE	RESO. NO.	NAME	
		PDR BOARD APPROVAL	DATE		
		INITIAL DEVELOPMENT	DDP NO.	J.O. NO.	DRWG. NO.
			DDP NO.	J.O. NO.	DRWG. NO.
			DDP NO.	J.O. NO.	DRWG. NO.
			DDP NO.	J.O. NO.	DRWG. NO.
			DDP NO.	J.O. NO.	DRWG. NO.
			DDP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC	TOT LOT	SF	PAVED WALKWAYS	SF
IMPROVED AREA	AC	MULTI-PURPOSE CT.	SF	PARK ROADS	SF
TURF	AC	TENNIS CTS.	SF	PARKING LOT	SF
SPRIG BED	AC	RESTROOM	SF	PARKING STALLS-BTD.	SF
NATURAL	AC	REC. BLDG.	SF	PARKING STALLS-DISABLED	SF
D.B. PAVING	AC	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	B. FACHERS	EA
				TRASH RECEPTACLES	EA
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

PARADISE HILLS ELEMENTARY SCHOOL

JOINT USE FACILITY

PSD
(PSD #)

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____



Recommendation

Recommend approval of the proposed General Development Plan (GDP) for the Paradise Hills Elementary School Joint Use Facility