

Park and Recreation Board Meeting
General Development Plan Presentation

June 21, 2018

Mission Beach
Pocket Park



City of San Diego

AGENDA

- General Development Plan Process and schedule
- Project Site Review
- Site Analysis
- Community Workshop Summary
- Coastal Commission Conditions
- General Development Plan

GENERAL DEVELOPMENT PLAN PROCESS

- Collection of site data (Geotech, Grading Plan)
- Site Analysis
- Presentation and Community Workshop (3/20/18)
- Alternate Park Concepts
- Workshop #2 and Recreation Council Vote (5/15/18)
- Final GDP
- Presentation of Final GDP Presentation to San Diego Park and Recreation Board.

PARK INTRODUCTION

- The Park Site is .32 acre
- Surrounded by homes on 3 sides; with an alley to the south and Mission Blvd. to the west.
- Public park built and maintained by the developer/HOA
- Some park amenities have already been identified by the California Coastal Commission
- Park Schedule: GDP 2018, Construction 2019, Open to the Public August 2019.

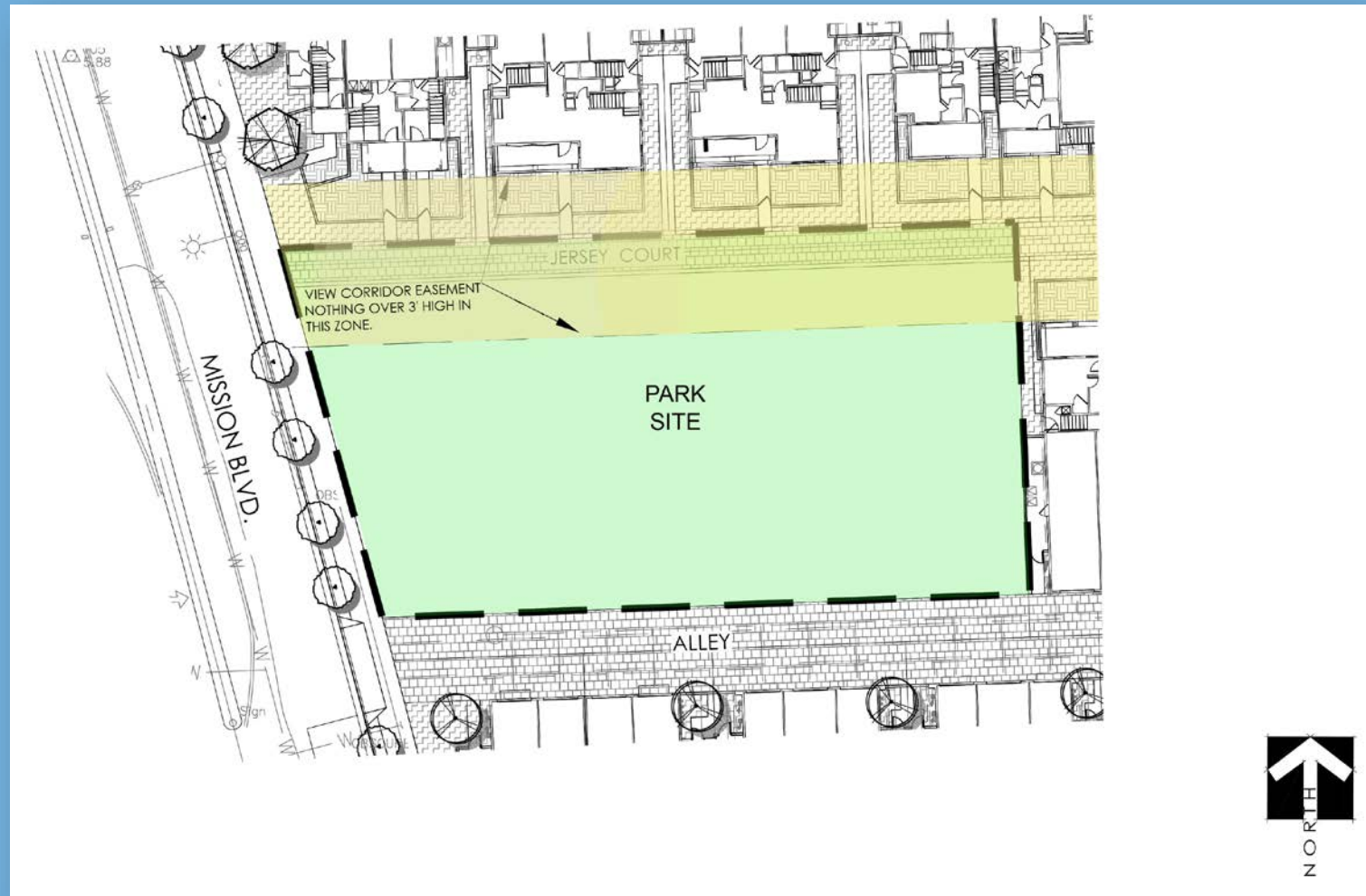
VICINITY MAP



LOCATION MAP



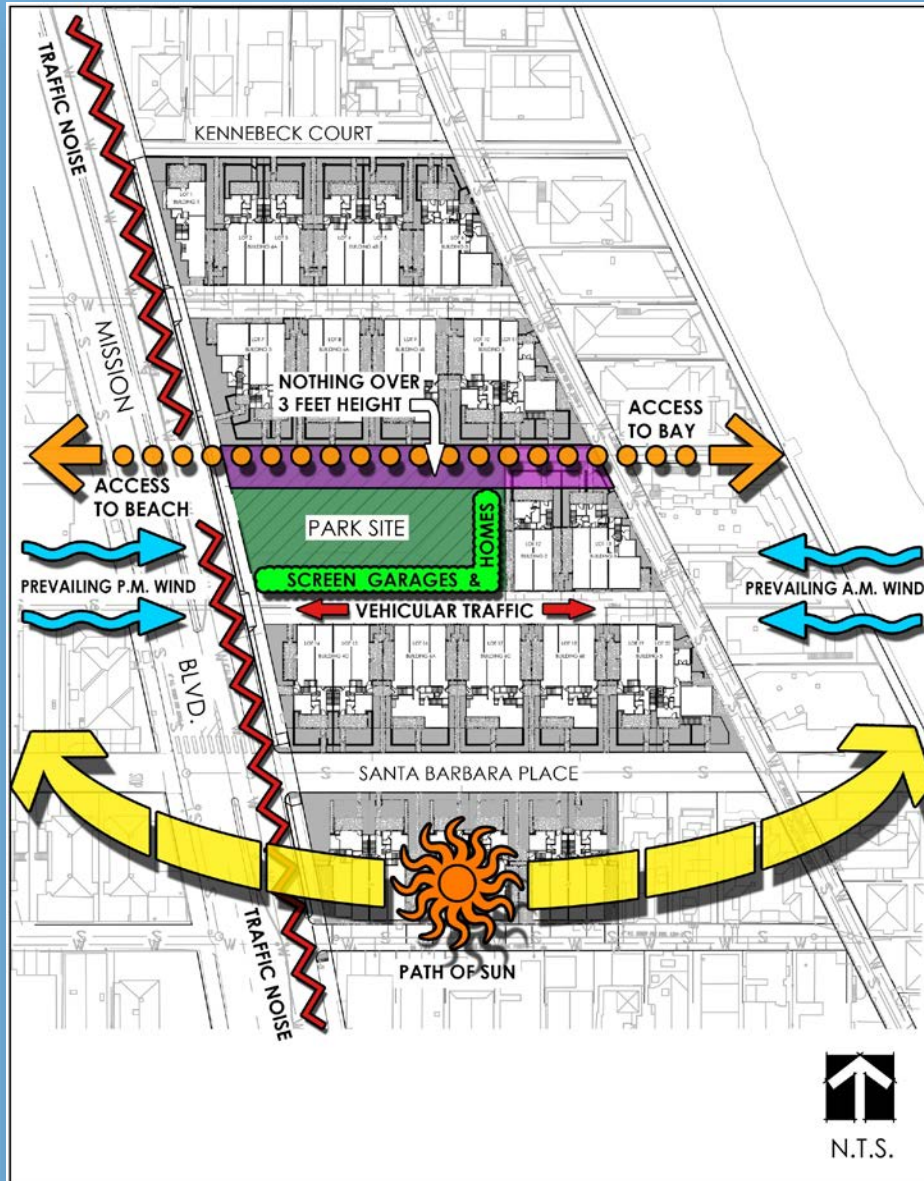
SITE PLAN



PARK SITE PERSPECTIVE LOOKING EAST TOWARD MISSION BAY



SITE ANALYSIS



PARK AMMENITIES SURVEY

COASTAL COMMISSION REQUIREMENTS

- BENCHES
- DRINKING FOUNTAINS
- EXERCISE AREAS
- PLAYGROUNDS OR SIMILAR FACILITIES
- BIKE RACKS
- NO FENCING, WALLS OR SIMILAR EXCLUSIONARY STRUCTURES ALONG THE PERIMETER OF THE PARK.

POSSIBLE AMENITIES

- GAME TABLES
- SHADE TREES
- LIGHTING
- SHADE STRUCTURE
- OPEN PLAY AREA
- PAR EXERCISE COURSE
- PICNIC TABLES

Mission Beach Pocket Park

March 20, 2018 Recreational Council Meeting

QUESTIONNAIRE

The following are some park amenities that have already been identified and conditioned for this site by the California Coastal Commission (CCC):

Benches

Drinking Water Fountain

Tables

Exercise Areas

Bike Racks

Playgrounds or Similar Facilities

Below is a list of possible park amenities that are appropriate for this park. Please rate the remaining park amenities in the order of their importance to you. With the number 1 being the most important to you, write the number in the box provided alongside the park amenity. For instance, if Shade Trees are the most important to you write the number 1 in the box but if they are not as important to you write in a higher number in the box. We have provided three additional lines should you like to suggest amenities not found on our list.

<input type="checkbox"/>	Game Tables
<input type="checkbox"/>	Shade Trees
<input type="checkbox"/>	Safety Lighting
<input type="checkbox"/>	Shade Structure
<input type="checkbox"/>	Open Play Area
<input type="checkbox"/>	Par Exercise Course
<input type="checkbox"/>	Picnic Tables
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

SURVEY RESULTS

SURVEY RESULTS AS SELECTED FROM LIST

- SHADE TREES
- SAFETY LIGHTING
- SHADE STRUCTURE
- OPEN PLAY AREA
- PAR EXERCISE COURSE
- PICNIC TABLES
- GAME TABLES

SURVEY RESULTS OF WRITE IN RESPONSES

- FOCAL POINT
- POOP BAG DISPENSER
- HORSE SHOE PIT

NON RATED WRITE IN RESPONSES

- PARK NAME
- RECYCLE BARRELS

Mission Beach Pocket Park

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- Tables
- Exercise Areas
- Bike Racks
- Playgrounds or Similar Facilities

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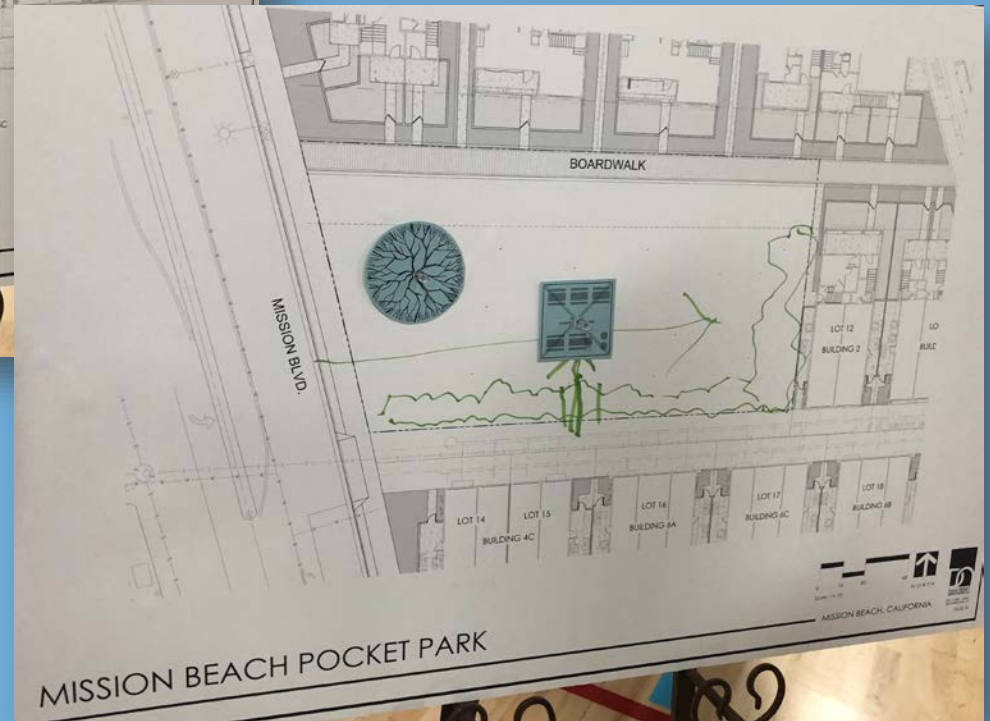
- Game Tables
- Shade Trees
- Safety Lighting
- Shade Structure
- Open Play Area
- Par Exercise Course
- Picnic Tables
-
-
-

Mission Beach Pocket Park Results from 3/20/18 Recreational Council Meeting Questionnaire												
Amenity Rating	Suggested Amenities							Write In Amenities				
	Game Tables	Shade Trees	Safety Lighting	Shade Structure	Open Play Area	Par Exercise Course	Picnic Tables	*Park Name	Poop Bag Dispensers	Recycle Barrels	Horse Shoe Pit	**Focal Point
NR								1		1		
1		4	2		1							
2		1	1	2		1	1					1
3		1		1	2		2		1			
4	1		2		2		1					
5			1	1	1	1	1					
6	2	1		1		2						
7	3		1	1		1						
8						1					1	
High	0	5	3	2	1	1	1					1
Average	3	2	3	3	5	3	4		1			
Low	3	0	1	1	0	2	0				1	
NR								1		1		

* Name park after prominent Mission Beach citizen

** Focal Point - Something beautiful to look at such as a large tree or sculpture.

WORKSHOP RESULTS



GENERAL DEVELOPMENT PLAN



LEGEND

- | | |
|--|--|
| ① PICNIC SHELTER WITH 2 TABLES | ⑪ BIKE RACKS |
| ② WOOD TRELLIS WITH 3 GAME TABLES UNDERNEATH. | ⑫ JERSEY COURT |
| ③ 5 CONCRETE BENCHES AND 3 CONCRETE TRASHCANS | ⑬ ALLEY |
| ④ EXERCISE AREA WITH 6 STATIONS | ⑭ SHRUB AND GROUNDCOVER AREA |
| ⑤ DRINKING FOUNTAIN WITH DOG BOWL | ⑮ NOTHING OVER 3' VERTICAL HEIGHT IN THIS AREA PER CALIFORNIA COASTAL COMMISSION REQUIREMENT |
| ⑥ OPEN LAWN AREA | ⑯ SAFETY LIGHTING: BOLLARD-TYPE LIGHTS |
| ⑦ DECOMPOSED GRANITE PATH | ⑰ PARK SIGN MONUMENT |
| ⑧ FOCAL TREE | ⑱ 6" CONCRETE MOW CURB |
| ⑨ VERTICAL SCREENING TREES | ⑲ SHADE TREES - 4' DIA. PLANTER FOR THOSE IN D.G. PATH |
| ⑩ PALMS (IN NO LESS THAN 4' WIDE PLANTING SPACE) | ⑳ DOG WASTE STATION |

PLANT LEGEND - TYPICAL PLANTING

BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	PLANT FACTOR
MISSION BLVD. STREET TREES				
MELALEUCA LEUCADENDRA	CAJUPUT TREE	24" BOX	AS SHOWN	LOW
SHADE TREES				
METROSDROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	AS SHOWN	MEDIUM
ACCENT TREES				
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12" BTH	AS SHOWN	MEDIUM
FOCAL TREE				
FICUS RUBIGINOSA	RUSTY LEAF FIG	24" BOX	AS SHOWN	MEDIUM
VERTICAL SCREENING TREES				
MELALEUCA LEUCADENDRA	CAJUPUT TREE	24" BOX	AS SHOWN	LOW
MEDIUM PARK SHRUBS				
AGAVE ATTENUATA	FOX TAIL AGAVE	5 GALLON	3'-4' O.C.	LOW
BOLGARNVILIA ROSENKA	BOGDARVILLEA	5 GALLON	3'-4' O.C.	LOW
CESTIS X PURPUREUS	ORCHID SPIRIT ROCKROSE	5 GALLON	3'-4' O.C.	LOW
DIELIS ALCEA	FOURTH OF JULY	5 GALLON	2'-4' O.C.	LOW
HELICTROICHON SEMPERVIRENS	BLUE CAT GRASS	5 GALLON	2'-3' O.C.	LOW
HEMEROCALLIS HYBRID	DAILYLY	1 GALLON	18" O.C.	MEDIUM
EMONILUM PERFIDE	SEA LAVENDER	5 GALLON	2'-3' O.C.	LOW
PTERISOPHYLLA CRASSIFOLIUM "NANA"	DWARF BARD	5 GALLON	2'-3' O.C.	LOW
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GALLON	4'-6' O.C.	LOW
ROSA SPECIES	SHRUB ROSE	5 GALLON	3'-4' O.C.	LOW
RIAPHOLEPS L. MAJESTIC BEAUTY	INDIA HAWTHORN	5 GALLON	3'-4' O.C.	LOW
LOW AND MEDIUM HEIGHT GROUNDCOVERS				
CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER	1 GALLON @ 24" O.C.		LOW
COTONEASTER D. "LOWFAST"	LOWFAST COTONEASTER	1 GALLON @ 24" O.C.		LOW
MULLENBERGIA CAPILLARIS "REGAL MIST"	PINK MULLENBERGIA	1 GALLON @ 24" O.C.		MEDIUM
MYOPORUM "TANK"	PINK MYOPORUM	1 GALLON @ 24" O.C.		MEDIUM
ROSA (GROUNDCOVER VARIETIES)	GROUNDCOVER ROSE	1 GALLON @ 24" O.C.		LOW
ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY	1 GALLON @ 24" O.C.		LOW
HYBRID BERMUDA	BANGERA BERMUDA	SODDED		MEDIUM
VINES				
DIETICUS BUCONATORIA	RED TRUMPET VINE	5 GALLON		MEDIUM
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GALLON		MEDIUM

04.04.18



COUNCIL DISTRICT				COMMUNITY PLAN AREA				IMPROVEMENTS SUMMARY DATA FROM AS-BUILT DRAWINGS					
DATE	ACTION	REFERENCE DOCUMENTS	DATE	ACTION	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM
	ITEM ACQUIRED	REQD NO.		AS-BUILT	TOTAL W/E	AC	TOTAL LOT	SP	SHADE VOLUNTARY	SP	SECURITY LIGHTS	ITEM	ITEM
	ITEM ORDERED	REQD NO.		AS-BUILT	APPROXIMATE AREA	AC	NET SQUARE FEET	SP	PAVING WALK	SP	PAVING WALK	ITEM	ITEM
	ITEM CONTRACTS	REQD NO.		AS-BUILT	TYPE			SP	CHANGING LOT	SP	CHANGING LOT	ITEM	ITEM
	ITEM APPROVAL	REQD APPROVAL	DATE		SH-PLAN REQD	AC	AS-BUILT REQD	SP	PAVING STALL REQD	SP	MAINTENANCE LOT	ITEM	ITEM
	ITEM DEVELOPMENT	DATE			AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM
					AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM
					AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM
					AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM
					AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM
					AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM
					AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM
					AS-BUILT	JOB NO.	DATE	NO.	PAVING STALLS REQD	SP	PAVING STALLS REQD	ITEM	ITEM

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN FOR

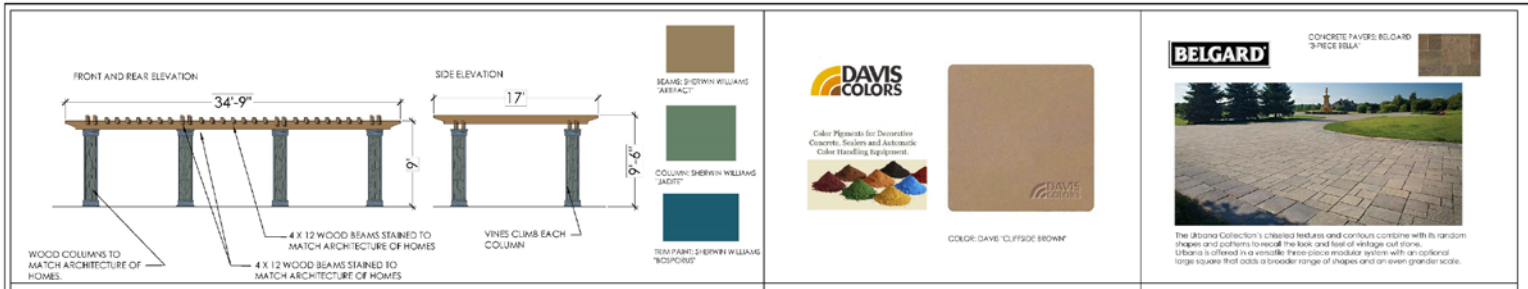
MISSION BEACH POCKET PARK

COMMUNITY PARK

PSD (PSD #)

BLANKET COORDINATES: 222-189 THOMAS BROTHERS PAGE: 1261-42

GENERAL DEVELOPMENT PLAN



ARBOR

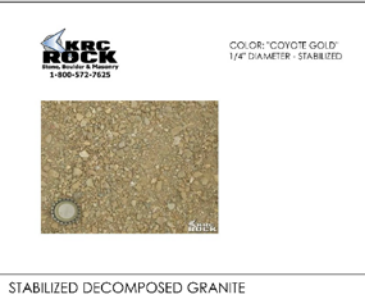


COLOR: DAVIS 'CLIFFSIDE BROWN'

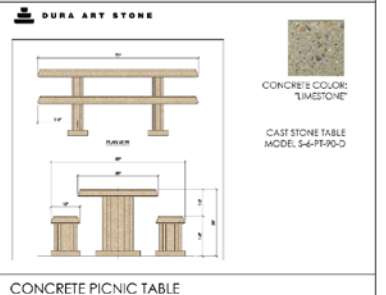


CONCRETE PAVERS AT JERSEY COURT

- ① POURED IN PLACE INTEGRAL COLORED CONCRETE WALLS - LIGHT SANDBLAST FINISH - COLOR: DAVIS "SIERRA"
 - ② RECESSED LETTERING, "TIMES NEW ROMAN" OR AS APPROVED BY CITY. PROVIDE SHOP DRAWINGS FOR APPROVAL.
 - ③ 2" CHAMFERS ON ALL TOP EDGES, TYP.
 - ④ #3 BAR BOTH DIRECTIONS, HOLD 3" CLEAR FROM EDGES OF CONCRETE
 - ⑤ CONCRETE FOOTING
 - ⑥ FINISH GRADE
 - ⑦ COMPACTED SUBGRADE PER SOLS REPORT
 - ⑧ RECESSED PARK AND REC. / CITY LOGOS
- NOTE:
 1. APPLY ANTI-GRAFFITI COATING - SHERWIN WILLIAMS "PRO INDUSTRIAL ANTI-GRAFFITI COATING" - APPLY PER MANUF. RECOMMENDATIONS.
 2. PARK NAME PENDING
- INTEGRAL CONCRETE COLOR: DAVIS "CLIFFSIDE BROWN"



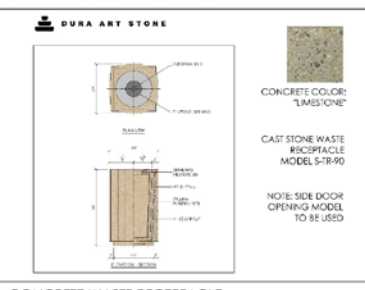
STABILIZED DECOMPOSED GRANITE



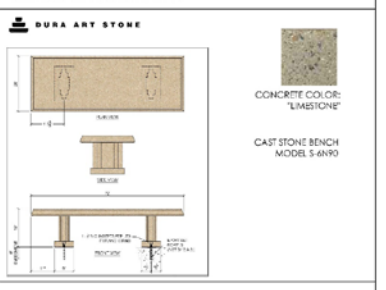
CONCRETE PICNIC TABLE



PARK SIGNAGE SCALE: 1/2" = 1'-0"



CONCRETE WASTE RECEPTACLE



CONCRETE BENCH

COUNCIL DISTRICT		COMMUNITY PLAN AREA		PROJECT INFORMATION		PERMITS		APPROVALS	
DATE	ACTION	PROJECT NO.	PROJECT NAME	ADDRESS	STATUS	DATE	BY	DATE	BY
	SITE ACQUIRED	1983-03							
	SITE DESIGN	1983-03							
	PRELIMINARY DESIGN	1983-03							
	PERMITS APPROVAL	1983-03							
	INITIAL DEVELOPMENT	1983-03							

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT		THE GENERAL DEVELOPMENT PLAN FOR:		MISSION BEACH POCKET PARK		COMMUNITY PARK	
DATE	ACTION	PROJECT NO.	PROJECT NAME	ADDRESS	STATUS	DATE	BY



CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN FOR:


MISSION BEACH POCKET PARK

COMMUNITY PARK


PSD (PSD #)

LAMBERT COORDINATES: 202-186 THOMAS BROTHERS PAGE: 1267_22


GENERAL DEVELOPMENT PLAN




Back Extension
model 10




GREENFIELD BACK EXTENSION




Military Single Pull-Up Bar
model 10




GREENFIELD MILITARY SINGLE PULL-UP BAR




Kickboxing Station
model 10




GREENFIELD KICK BOXING STATION




Military Push-Up Bar
model 10




GREENFIELD MILITARY PUSH-UP BAR




2 Person Dips Station
model 10




GREENFIELD DIP STATION



Wheelchair Accessible Hand Cycle
model 10




GREENFIELD WHEEL CHAIR ACCESSIBLE HAND CYCLE



Barrier-Free Stainless Steel Pedestal Fountain
Model 2802

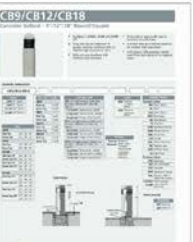
COLOR: AS SHOWN

DRINKING FOUNTAIN - MULTI-LEVEL



CONCRETE CLASSICS TABLES


GAME TABLES



CB9/CB12/CB18

COLOR: DAYS "CLIFFSIDE BROWN"

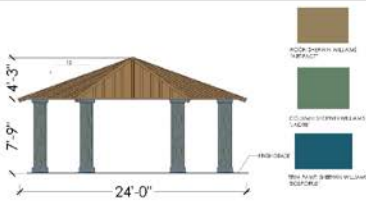
PATH LIGHT



Heavy Duty Challenger

COLOR: LEXINGTON GREEN


BIKE RACK



SHELTER

COLORS: FOLIAGE GREEN, FOLIAGE GREEN, FOLIAGE GREEN, FOLIAGE GREEN

SHELTER




DOG POT Pet Waste Station with Aluminum Receptacle

High Quality, Eye Pleasing Aluminum Pet Waste Station

COLOR: FOREST GREEN

DOG BAG STATION



DAVID REAULT ASSOCIATES INC.
951 | 296 | 3430
www.davidreault.com

COUNCIL DISTRICT			COMMUNITY PLAN AREA		
DATE	ACTION	REFERENCE DOCUMENTS	COST \$	ACRES	ADRES
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			
	DEVELOPED	REF: 8-0			

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC	TOTAL SITE	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES
SECURITY AREA	AC	SECURITY AREA	AC	SECURITY LITE	ETES

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN FOR:

MISSION BEACH POCKET PARK

COMMUNITY PARK

PSD
(PSD #)

15

**THANK
YOU**