



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 9, 2019

REPORT NO: 102

ATTENTION: Park and Recreation Board
Agenda of May 16, 2019

SUBJECT: Olive Street Park – General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Olive Street Park in the Uptown Community, including the provision for a future AIDS Memorial.

Director's Recommendation – Recommend approval of the GDP for the proposed Olive Street Park in the Uptown community, including the provision for a future AIDS Memorial.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken made by these groups are listed below.

- On April 2, 2019 the Uptown Planning Group voted 9-3-2 to recommend approval of the Site Development Permit for the proposed GDP.
- On February 22, 2018, The City of San Diego presented the General Development Design to the Uptown Planning Group. During the meeting the Bankers Hill Community Group presented a similar design which was approved by “straw vote”.

Fiscal Impact – The total project budget, including a portion of the cost for site acquisition, is approximately \$3.27 million within CIP Project S10051. Design and construction are expected to cost \$2.17 million. Primary funding for the proposed project is available from Uptown Development Impact Fee (DIF) and contributions from the City General Fund. The cost to operate and maintain this project on an annual basis has not been determined.

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

Environmental – Review of the project is currently in progress for both the Site Development Permit (SDP) and environmental document; therefore, the information provided in this

section is preliminary. The project may qualify for a Categorical Exemption from CEQA pursuant to Section 15332 of CEQA Guidelines (In-Fill Development Projects) which applies to projects characterized as in-fill development meeting the conditions described in Section 15332, if all project review issues are adequately addressed. Since the SDP application is processing, this exemption determination is preliminary and subject to change.

BACKGROUND

This project provides for the design and construction of a 0.60-acre park within the Uptown Community. The park improvements will include typical neighborhood park amenities, such as multipurpose turf areas, children's play area, adult exercise area, seating areas, walkways, overlook deck, landscaping, monument sign, security lighting, and acquisition of property.

DISCUSSION

Public Works Department staff and the consultant conducted five public workshops with the community, mostly via Uptown Planners. The initial workshop was focused on a survey of amenities for community input and vision for this future site. During these community workshops, staff and the consultant team presented concepts of proposed park amenities appropriate for this site.

In addition to traditional park amenities, Olive Street Park is intended to be the location for an AIDS Memorial. The San Diego AIDS Memorial Task Force conducted a competition for an AIDS Memorial in Olive Street Park; the Task Force selected a preferred design by Domus Studio. Domus Studio, Public Works Department staff, the consultant met to incorporate all elements into one design including the design presented by Bankers Hill community.

The proposed GDP is a product of consensus achieved through those meetings as well as substantial design development undertaken by the community, staff, and project designers.

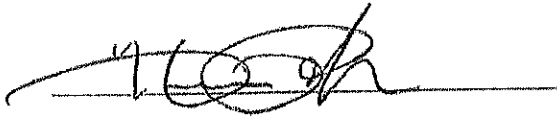
Park amenities included within the proposed GDP (Attachment 1) include:

- Children's play area
- Adult exercise area
- Overlook deck
- High-low drinking fountain with dog bowl
- Interpretive signage
- Decorative concrete seat wall
- Multipurpose turf areas
- Landscaping area
- Walkways
- Monument sign
- Security lighting

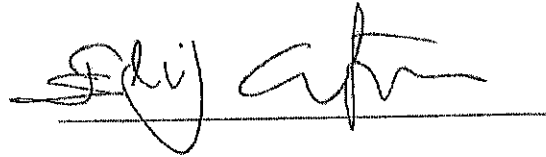
ALTERNATIVES

1. Recommend approval of the GDP for the Olive Street Park.
2. Recommend approval of the GDP for the Olive Street Park with modifications.
3. Do not recommend approval of the GDP for the Olive Street Park.

Respectfully submitted,



Herman Parker
Director
Parks and Recreation Department



Elif Cetin
Deputy Director
Public Works Department

YL:yj

Attachments:

1. Olive Street Park - General Development Plan
2. Supporting Exhibits

cc: Eric C. Young II, Community Representative, Office of Mayor Kevin Faulconer
Lara Gates, Deputy Chief of Staff, Office of Council President Georgette Gómez
James Nagelvoort, Director, Public Works Department
Andrew Field, Assistant Director, Parks and Recreation Department
David Monroe, Deputy Director, Parks and Recreation Department
Kevin Oliver, Project Officer II, Public Works Department





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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE		MULTI-PURPOSE CT.	NA	PARKROADS	NA	SECURITY LTR.	782
IMPROVED AREA	32,718 SF	TENNIS CTE.	NA	PARKING LOT	NA	BALLFIELD LITE.	NA
TURF	7,470 SF	RESTROOM	NA	PARKING STALLS/STKS	NA	TENNIS COURT CTE.	NA
GRASS BED.	12,800 SF	SEC. BLDG.	NA	CHANGING STALLS/CHANGEBL.	NA	MULTI-PURPOSE CT. LITE.	NA
NATURAL	-	POOL BLDG.	NA	COURT GAME AREA	NA	BACKSTOP	NA
D.G. PAVING	-	POOL DECK	NA	LAWN EDGING	52 LF	BENCHES	7
GIRT RW/ALLEY	NA	POOL WATER	NA	ELECTRICAL	NA	PRINT TABLES	0
TOT LOT	3,126 SF	PAVED WALKWAYS	8,300 SF	HOCK HALL	145 LF	FLASH RECEPTACLES	3
ADULT EXERCISE AREA	1,280 SF	OVERLOOK DECK	1,800 SF	PLANTERS	12		
				SEAFALL	28 LF		
				REVISION			

COMMUNITY PLAN AREA: LITTOWN DISTRICT				
DATE	ACTION	REFERENCE DOCUMENTS	COPIE #	ACRES
	SITE ACQUIRED	RESA NO.		
	SITE DESIGNATED	CRD NO.		
	SOIL CONSULTANT REPORT	RESO NO.	NAME:	ACRES:
	PERMITS BOARD APPROVAL	PERM APPROVAL	DATE:	
	INITIAL DEVELOPMENT	MBS NO. 5-10051	J/O. NO.	DRWS. NO.
		MBS NO. 5-10051	J/O. NO.	DRWS. NO.
		MBS NO. 5-10051	J/O. NO.	DRWS. NO.
		MBS NO. 5-10051	J/O. NO.	DRWS. NO.
		MBS NO. 5-10051	J/O. NO.	DRWS. NO.
		MBS NO. 5-10051	J/O. NO.	DRWS. NO.

CITY OF SAN DIEGO PARKS AND RECREATION DEPARTMENT

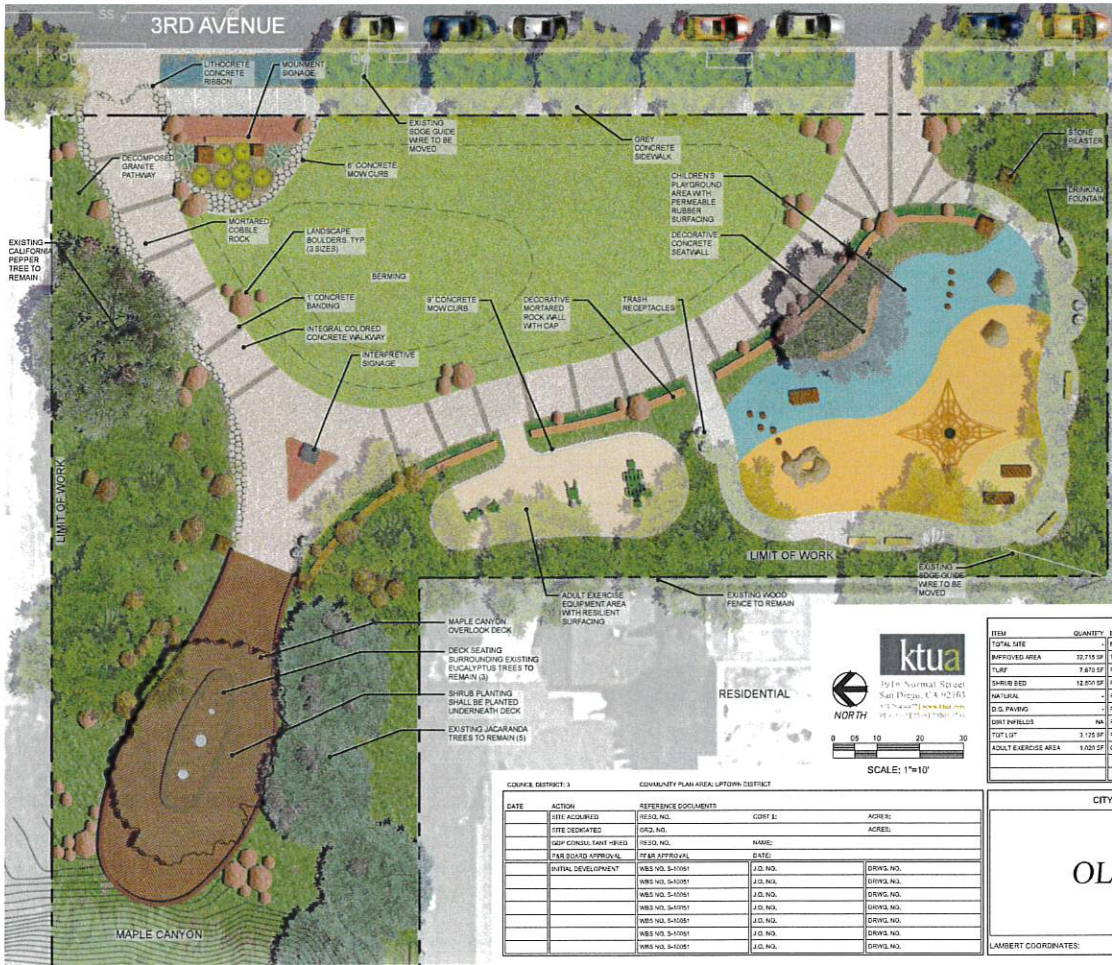
THE GENERAL DEVELOPMENT PLAN

OLIVE STREET PARK

NEIGHBORHOOD PARK

PSD
(PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE.



PLANTING LEGEND:

TREES SUCH AS:

- 60"-62" DBH, 30"-40" BOK, 15"-17" BOK
- ACER PLATANOIDES CRIMSON KING
- CERCIS CANADENSIS FOREST PANSY
- OLEA EUROPAEA HYBRID
- RHUS LANCEA
- CRIMSON KING MAPLE
- FOREST PANSY REDBUD
- OLIVE TREE
- AFRICAN SUMAC

EXISTING TREES TO REMAIN

- EUCALYPTUS SPECIES
- JACARANDA BRUSSEPOLIA
- SCHNUS MOLLE
- EUCALYPTUS
- JACARANDA
- CALIFORNIA PEPPER TREE

SHRUBS / GROUNDCOVER SUCH AS:

SHRUBS SUCH AS:

- 35"-41" GAL, 30"-34" GAL, 20"-15" GAL
- ANIGONANTHOS X GOLD VELVET
- DIANELLA TASMANICA
- ENCINIA CALIFORNICA
- LODMANDRA LONGIFOLIA BREEZE
- LODMANDRA LONGIFOLIA 'NYALLA'
- MULLENBERGIA HYDENS
- RIBES SPECIOSUM
- ROSA CALIFORNICA 'ELISE'
- SALVIA AFRIANA
- SALVIA CLEVELANDI 'POSS BLUE'
- SALVIA SPATHACEA
- ZAUSCHNERIA CALIFORNICA 'BERT'S BLUFF'
- GOLD VELVET
- KANGAROO PAW
- FLAX LILY
- CALIFORNIA ENCINIA
- DWARF MAT RUSH
- HYALLA BREEZE GRASS
- BEECH GRASS
- FLOWERING GOOSEBERRY
- CALIFORNIA WILD ROSE
- WHITE SAGE
- CLEVELAND SAGE
- HUMMINGBIRD SAGE
- CALIFORNIA FUCHSIA

GROUNDCOVERS SUCH AS:

- 80"-1 GAL, 20"-8 GAL
- ACHILLEA MILEFOLIUM
- ALOE X ALWAYS RED
- ERIGERON GLAUCUS WAYNE RIDERICK
- FESTUCA GLAUCA 'ELIJAH BLUE'
- PENSTEMON HETEROPHYLLUS
- 'MARGARITA BOP'
- VERBENA CANADENSIS
- 'HOMESTEAD PURPLE'
- WESTRINGIA FRUTICOSA 'MUNDI'
- COMMON YARROW
- ALOE
- SEASIDE DAILY
- BLUS FESCUE
- BEARD TONGUE
- PURPLE SPREADER GARDON
- VERBENA
- LOW COAST ROSEMARY

TURF FIELD:

- TURF SCD HYBRID BERMOUDA GRASS

1914 Normal Street
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NORTH

0 5 10 20 30

SCALE: 1"=10'

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE		MULTIPURPOSE CT.	NA	PARKING DECKS	NA
IMPROVED AREA	10,715 SF	REMBD CTS.	NA	PARKING LOT	NA
TURF	7,870 SF	RESTROOM	NA	PARKING STALLS-TOTL.	NA
SHRUB BED	12,800 SF	REC. BLDG.	NA	PARKING STALLS-DISABLED	NA
MATERIAL:		POOL BLDG.	NA	COURT DANCE AREA	NA
D.G. PAVING		POOL DECK	NA	LAWN SCISSOR	51 SF
DIRT IMPROV.	NA	POOL WATER	NA	BLEACH-ERS	NA
TOT LPT	3,125 SF	PAVED WALKWAYS	8,338 SF	ROCK WALL	145 LF
ADULT EXERCISE AREA	1,620 SF	OVERLOOK DECK	1,809 SF	PLASTER	10
				CEILING	28 SF
				REVISION	

COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: UPTOWN DISTRICT

DATE	ACTION	REFERENCE DOCUMENTS	COORDINATOR	AGREED
	SITE ACQUIRED	RESO. NO.		ACRES
	SITE DEDICATED	ORD. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES
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	DEVELOPMENT	RESO. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES
	DEVELOPMENT	RESO. NO.		ACRES

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THE GENERAL DEVELOPMENT PLAN

OLIVE STREET PARK

NEIGHBORHOOD PARK

PSD

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: (PSD #)