



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: June 13, 2019

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of June 20, 2019

SUBJECT: Olive Street Park – General Development Plan and AIDS Memorial

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. The park is intended to be the location of an AIDS Memorial.

DISCUSSION

Public Works Department staff and the consultant team 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. Staff evaluated the proposed AIDS Memorial consistent with Park and Recreation Board Policy 1002, "Gifts of Architectural Features, Works of Art, and Commemorative Plaques for Public Parks or Other City-Owned Land." Section 8 of Board Policy 1002 requires analysis of the following nine questions:

	Question	Response
A	Does it add to the attractiveness and/or usefulness of the park?	Yes. The AIDS Memorial would pair well with Olive Street Park, especially the quiet, contemplative space overlooking Maple Canyon Open Space. The deck area and nearby walkways could lend themselves for memorial displays.
B	Does it commemorate an individual group or event of general interest to citizens and tourists?	Yes. The AIDS Memorial would be the first of its kind within the City of San Diego. Rather than being a large gathering space, Olive Street Park can provide a reflective, passive space for those whose families are suffering from AIDS or have loved ones lost from the disease.

	Question	Response
C	Is the individual, group, or event worthy of commemoration to future citizens?	Yes. The AIDS epidemic claimed more than 8,000 lives locally.
D	Does a proposal for a tribute to a living person meet all criteria, and will "time" substantiate the memorial?	Not applicable. The Memorial is to remember those who have lost their lives from AIDS and AIDS complications. It will also recognize organizations involved in assisting AIDS patients from the early onset of the epidemic to now.
E	If the "feature" provides a service, are City funds needed for installation, and are they available?	Yes. City funds are available to install the deck overlook and adjacent improvements. Additional fund raising may be necessary.
F	Will proper maintenance be feasible?	Yes. Staff will seek to enter a permit/license agreement for a non-profit organization to assist with maintenance of the Memorial.
G	Will the feature withstand vandalism and can its design be altered either to deter vandalism or make the cleanup of vandalism easier?	Yes. The plaques will use products that are resistant to vandalism and graffiti and avoid use of commonly stolen metals such as bronze or copper.
H	To what extent has the person, group, or event been commemorated in other locations in the metropolitan area?	No other AIDS Memorial exists on public land within the City of San Diego.
I	Does the location proposed add significance to the memorial?	Yes. The Truax House, located at 2513/2515 Union St. in Bankers Hill, is about one mile west of Olive Street Park via Maple Canyon. It once served as San Diego's first AIDS hospice and is named after one of the city's pioneering AIDS activists, Dr. Brad Truax.

Parks and Recreation Department will work closely with the AIDS Memorial Task Force to develop an approach to installation and long-term care and maintenance of the Memorial.

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. Aside from the AIDS Memorial, 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 and the proposed AIDS Memorial.
2. Recommend approval of the GDP for the Olive Street Park and/or AIDS Memorial with modifications.
3. Do not recommend approval of the GDP for the Olive Street Park or the proposed AIDS Memorial.

Respectfully submitted,



Herman D. Parker
Director
Parks and Recreation Department



Elif Cetin
Deputy Director
Public Works Department

Attachments:

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

cc: Honorable Councilmember Chris Ward, Council District 3
Francis Barraza, Deputy Chief Community Engagement
Eric C. Young II, Community Representative
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



ktua
3916 Normal Street
San Diego, CA 92103
619.234.4477 | www.ktua.com
PLA 2342 | 2386 | 2396 | 2774

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE		MULTI-PURPOSE CT.	NA	PAVK ROADS	NA	SECURITY LTS.	TBD
IMPROVED AREA	32,715 SF	TENNIS CTS.	NA	PARKING LOT	NA	BALLFIELD LTS.	NA
TURF	7,670 SF	RESTROOM	NA	PARKING STALLS-STDL.	NA	TENNIS COURT LTS.	NA
SHRUB BED	12,800 SF	REC. BLDG.	NA	PARKING STALLS-DISABLED	NA	MULTI-PURPOSE CT, LTS.	NA
NATURAL	4	POOL BLDG.	NA	COURT GAME AREA	NA	BACKSTOPS	NA
D.G. PAVING	4	POOL DECK	NA	LAWN EDGING	50 LF	BENCHES	7
DIRT INFIELDS	NA	POOL WATER	NA	BLEACHERS	NA	PICNIC TABLES	0
TOT LOT	3,125 SF	PAVED WALKWAYS	6,300 SF	ROCK WALL	145 LF	TRASH RECEPTACLES	3
ADULT EXERCISE AREA	1,020 SF	OVERLOOK DECK	1,800 SF	FILASTERS	10		
		SEATWALL	25 LF				
				REVISION			

COUNCIL DISTRICT: 3 COMMUNITY PLAN AREA: UPTOWN DISTRICT

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.		
	SITE DEDICATED	DIRG. NO.		
	GDP CONSULTANT HIRE	RESO. NO.	NAME:	
	PSA BOARD APPROVAL	PSA APPROVAL	DATE:	
	INITIAL DEVELOPMENT	WBS NO. S-10051	I.O. NO.	DRWG. NO.
		WBS NO. S-10051	I.O. NO.	DRWG. NO.
		WBS NO. S-10051	I.O. NO.	DRWG. NO.
		WBS NO. S-10051	I.O. NO.	DRWG. NO.
		WBS NO. S-10051	I.O. NO.	DRWG. NO.
		WBS NO. S-10051	I.O. NO.	DRWG. NO.
		WBS NO. S-10051	I.O. NO.	DRWG. NO.

CITY OF SAN DIEGO PARKS AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

OLIVE STREET PARK & AIDS MEMORIAL

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: PSD (PSD #)