

# 33ROOTS



by Mesa Canyon Community Partners



GDP Presentation

San Diego Park and Recreation Board

November 19, 2020

# Park Planning/GDP Project Team

- 3Roots San Diego Team / GDP Project Manager: Allegra Parisi



- Facilitator and Park Design Team: Larry Ryan



- City Staff Representative: Frank E. Hunt, City of San Diego Parks & Recreation Dept.



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## Requested Action:

Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for 3Roots Community Park?

## Staff Recommendation:

Recommend approval of the proposed GDP.

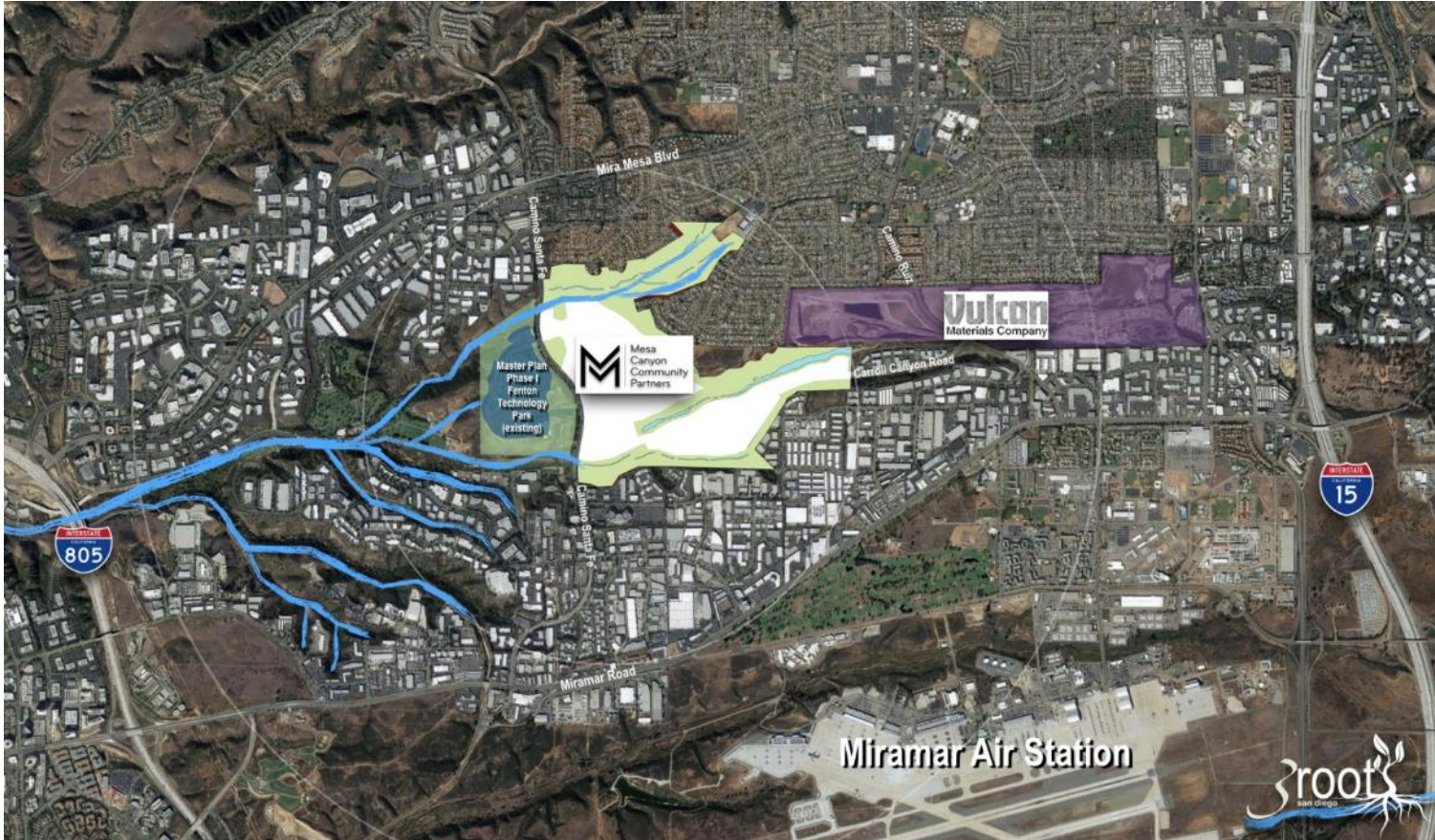
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## Other Recommendations:

On October 16, 2018 the Mira Mesa Recreation Council voted 11-1 to recommend approval of the proposed GDP

# 3ROOTS SAN DIEGO PROJECT OVERVIEW

# Background & Location



- This 412-acre site was previously owned and operated as a mining facility for 60+ years.
- 3Roots San Diego is a legacy project for Mira Mesa, part of the 1994 approved Carroll Canyon Master Plan, within the Mira Mesa Community Plan.
- In December 2017, Mesa Canyon Community Partners took over reclamation efforts and will implement the vision for 3Roots San Diego.

# 3Roots San Diego – Vision



- After decades as a mining quarry, 3Roots San Diego will bring life back to the site with:
  - 8 miles of trails
  - “Root Collective” with restaurants, shops and event gathering spaces
  - New homes close to regional job centers
  - 200+ Acres of preserved open space
  - Restored Carroll Canyon Creek
  - More than 40 acres of publicly accessible parks, including a new 25-acre Public Community Park
- 3Roots San Diego Development Plan is currently under review by the City of San Diego.
  - An Environmental Impact Report (EIR) has been certified.

# Master Plan Development – Parks Typology

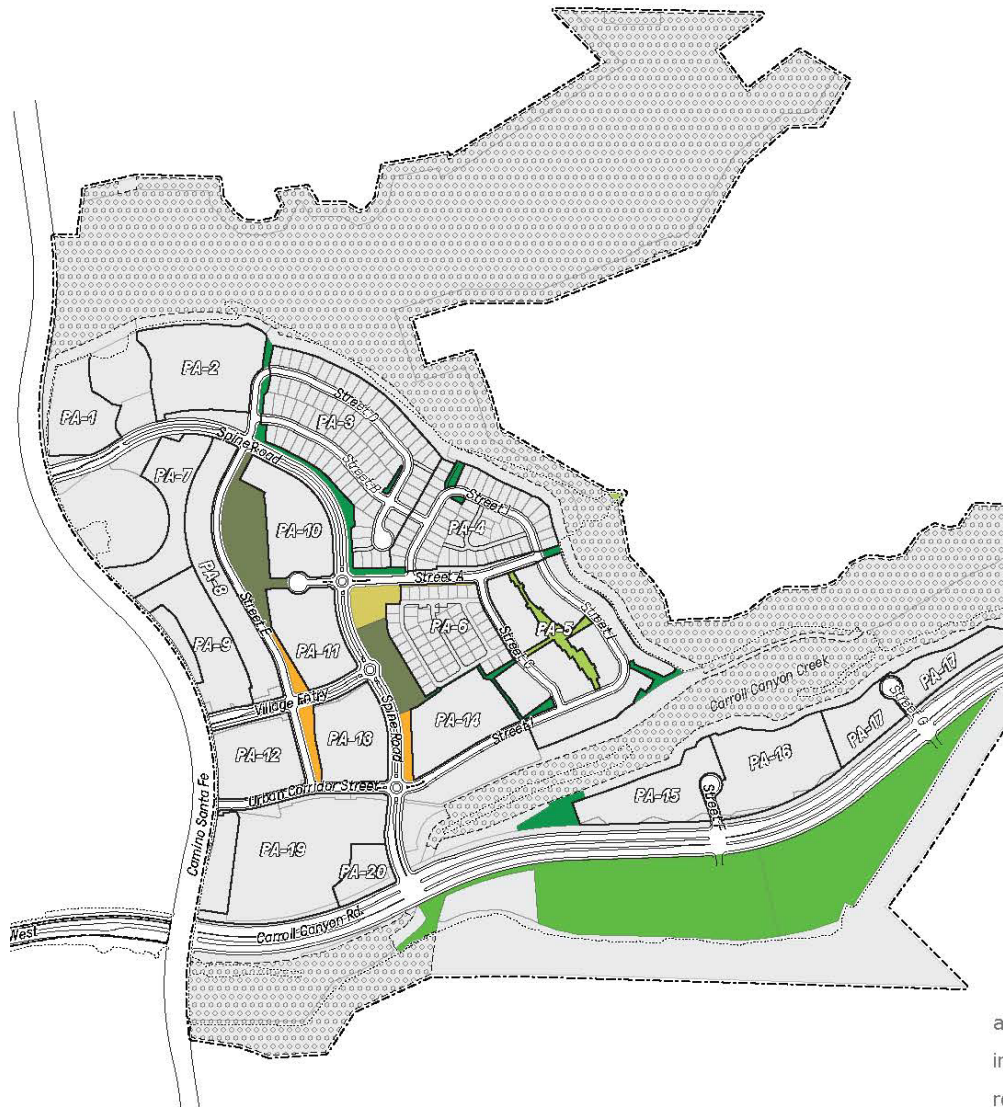


TABLE 10-3 - ACREAGE, OWNERSHIP, AND MAINTENANCE BY PARK TYPOLOGY

Category	Gross Acres	Useable Acres <sup>1</sup> (<2% Slope)	Useable Acres <sup>1</sup> (<10% Slope)	Total Useable Public Park Area	Ownership	Maintenance	Recreation Easement <sup>2</sup>
Community Park	23.9	23.9	0.0	23.9	City of San Diego	City of San Diego	Not Required
Neighborhood Park	5.1	2.3	1.5	3.8	H.O.A.	H.O.A. or S.A.D.	Yes
Mini Park	3.9	2.3	0.5	2.8	H.O.A.	H.O.A. or S.A.D.	Yes
Pocket Park	1.2	0.9	0.0	0.9	H.O.A.	H.O.A. or S.A.D.	Yes
Urban Plaza	1.2	0.9	0.0	0.9	H.O.A.	H.O.A. or S.A.D.	Yes
Subtotal	35.3	30.3	2.0	32.3	-	-	Yes
Private Park	1.1	0.0	0.9	-	H.O.A.	H.O.A.	No
<b>Total</b>	<b>36.4</b>	<b>30.3</b>	<b>2.9</b>	<b>32.3</b>			

Notes: 1) Useable Acres: A graded pad not exceeding two percent rough grade, as required to provide for structured, public recreational programs of an active nature common to local parks in the City of San Diego (such as ball games or court games). Or gently sloping land not exceeding ten percent grade for unstructured public recreational activities, such as children's play areas, appreciation of open spaces, or a combination thereof, unconstrained by environmental restrictions that would prevent its use as a park and recreation facility, free of structures, roads or utilities, and unencumbered by easements of any kind. 2) Public access to these park is required and provided from a public street frontage on at least one side and shall not be more than three (3) feet above, or below, street level.

Note: Carroll Canyon Road shall provide a center-aligned 26-foot Irrevocable Offer of Dedication (IOD) in order to accommodate a Future Rapid Transit (BRT) route and transit stop.



# GDP PARK PLANNING PROCESS

# 3Roots San Diego – New Community Park – GDP Process



- 3Roots has been working with the City of San Diego and The Mira Mesa Recreation Council to lead the GDP Process, a Public engagement strategy to collect input and get feedback on the elements and design ideas for the new Community park.
- To date there have been 3 public informational meetings hosted at the Mira Mesa Recreation Council.
- The goal is to start delivering facilities in 2022.
- The public park could be constructed in multiple phases.
- The City of San Diego will manage the design, use, maintenance and programming of the public park.
- The funding for the Community Park will be a combination of private and public funds.
- The Park construction and land dedication is subject to 3Roots Project Approvals and Environmental Clearance.

RECAP MEETING #1 - JUNE 12<sup>TH</sup>, 2018  
“COLLECTING YOUR INPUT”

# Goals of Meeting #1 – Collecting Community Input



- Share project background information
- Hear your ideas and discussion topics, both individual responses and shared with the group:
  - Likes/Dislikes
  - Vision
  - Facilities
- Hands-on design charrette with group presentations

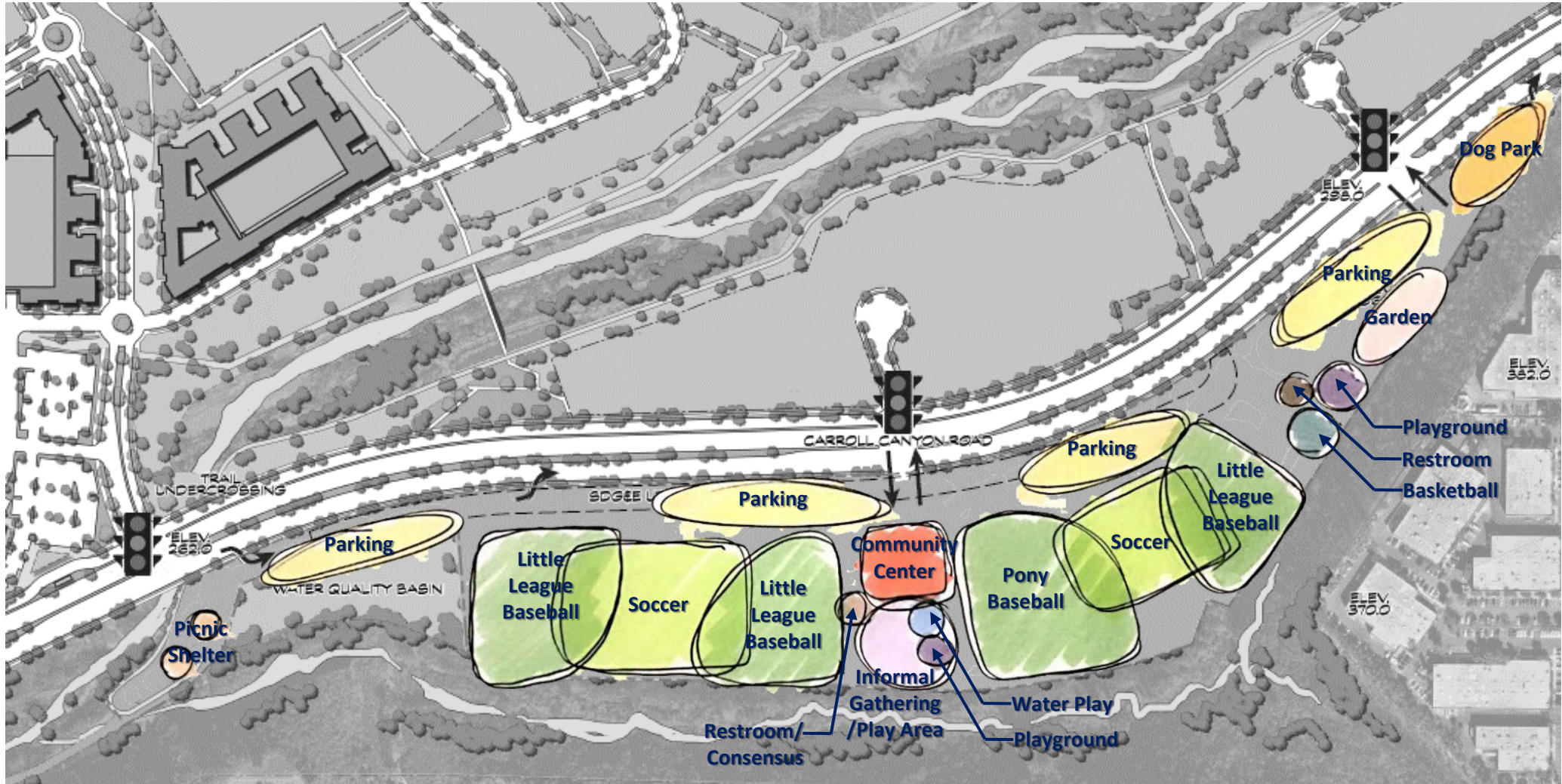


# 6 Unique Group Plans



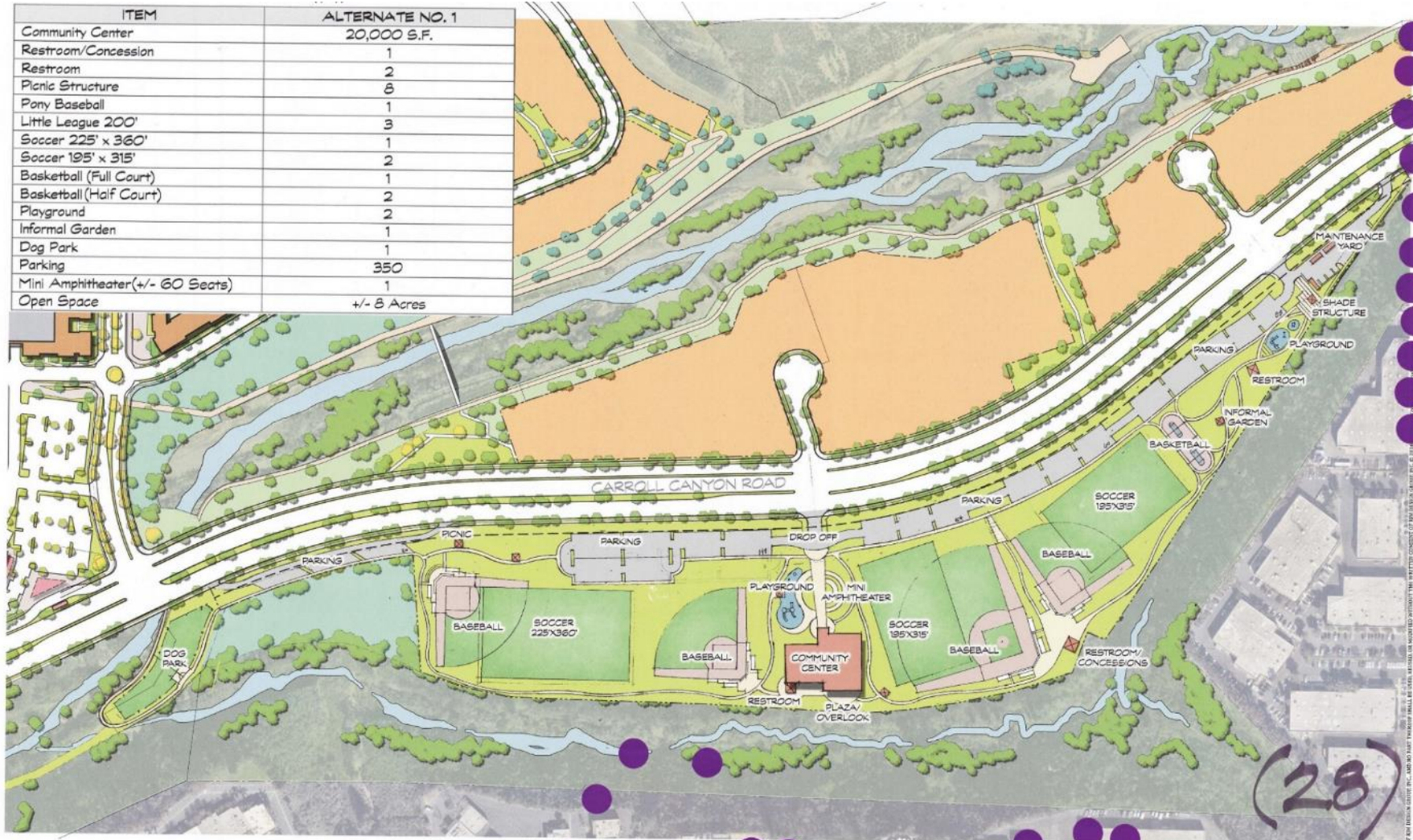
RECAP MEETING #2- AUGUST 14<sup>TH</sup>, 2018  
“SHARING THE RESULTS”

# Group Plans Analyzed and Refined into Consensus Plan



Consensus Diagram Plan

# 28 preferences for Alternative 1 – Recreation Center in middle

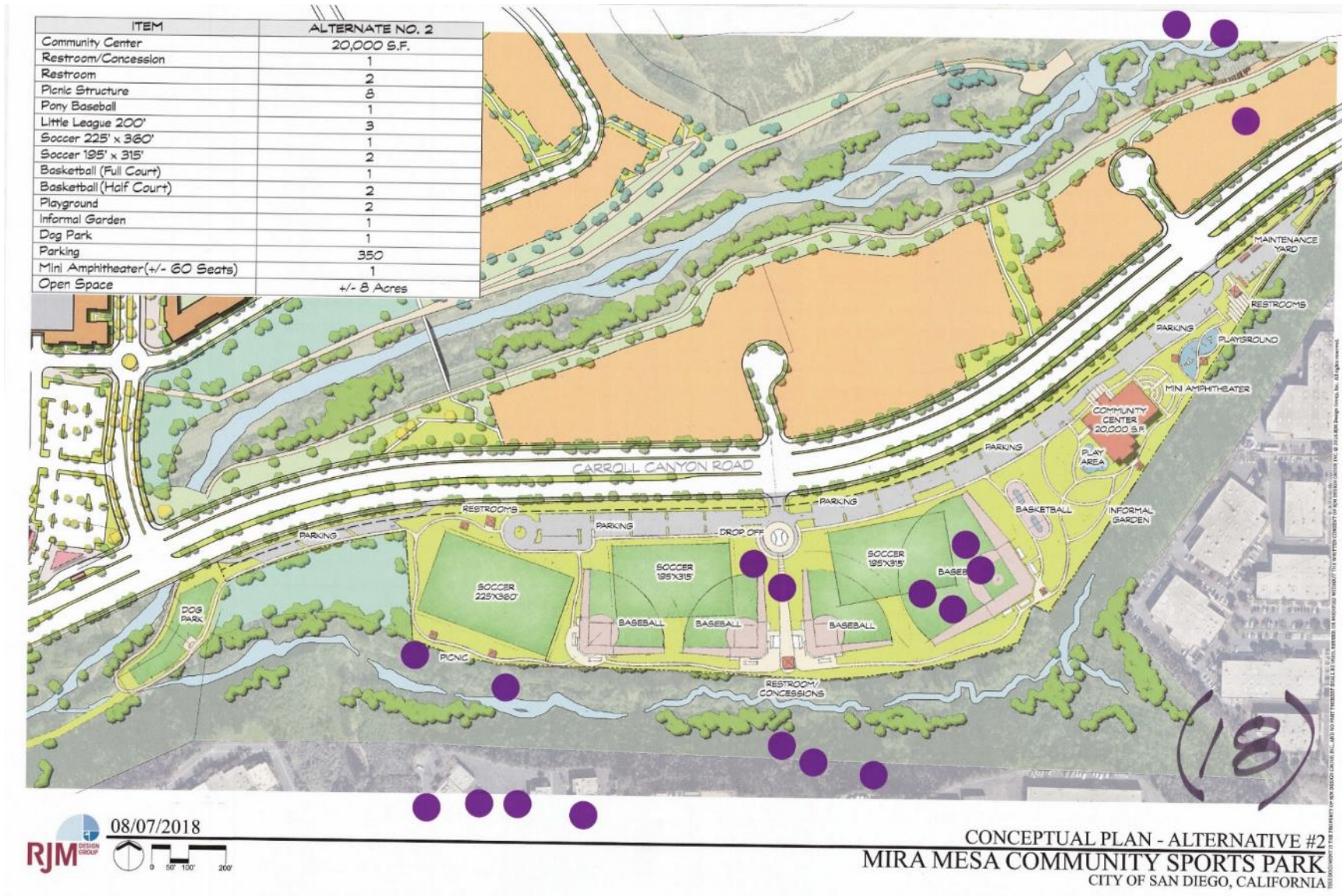


08/07/2018  
 RJM DESIGN GROUP

CONCEPTUAL PLAN - ALTERNATIVE #1  
 MIRA MESA COMMUNITY SPORTS PARK  
 CITY OF SAN DIEGO, CALIFORNIA



# 18 preferences for Alternative 2 Recreation Center to East



MEETING #3- SEPTEMBER 11, 2018  
“PRESENTING THE DESIGN”

ITEM	ALTERNATE NO. 1
Future Recreation Center	20,000 S.F.
Comfort Station/Concession	1
Comfort Station	2
Picnic Structure	5
Shade Structure (Passive)	6
Shade Structure (Spectator Sport)	9
Pony Baseball	2
Softball 250'	1
Little League 200'	1
Soccer 225' x 360'	1
Soccer 195' x 315'	2
Basketball (Full Court)	1
Basketball (Half Court)	2
Musco LED Sports Field Lights (Approx.)	25
Musco LED Sports Court Lights (Approx.)	4
Playground	2
Dog Park	1
Parking (For All Program Elements and Future Recreation Center)	290
Presentation Area	1
Maintenance Yard	23,270 S.F.
Open Space	+/- 8 Acres



08/30/2018

PRELIMINARY MASTER PLAN - "REFINED" ALTRNATIVE #1  
 MIRA MESA COMMUNITY SPORTS PARK  
 CITY OF SAN DIEGO, CALIFORNIA



Mesa Canyon Community Partners



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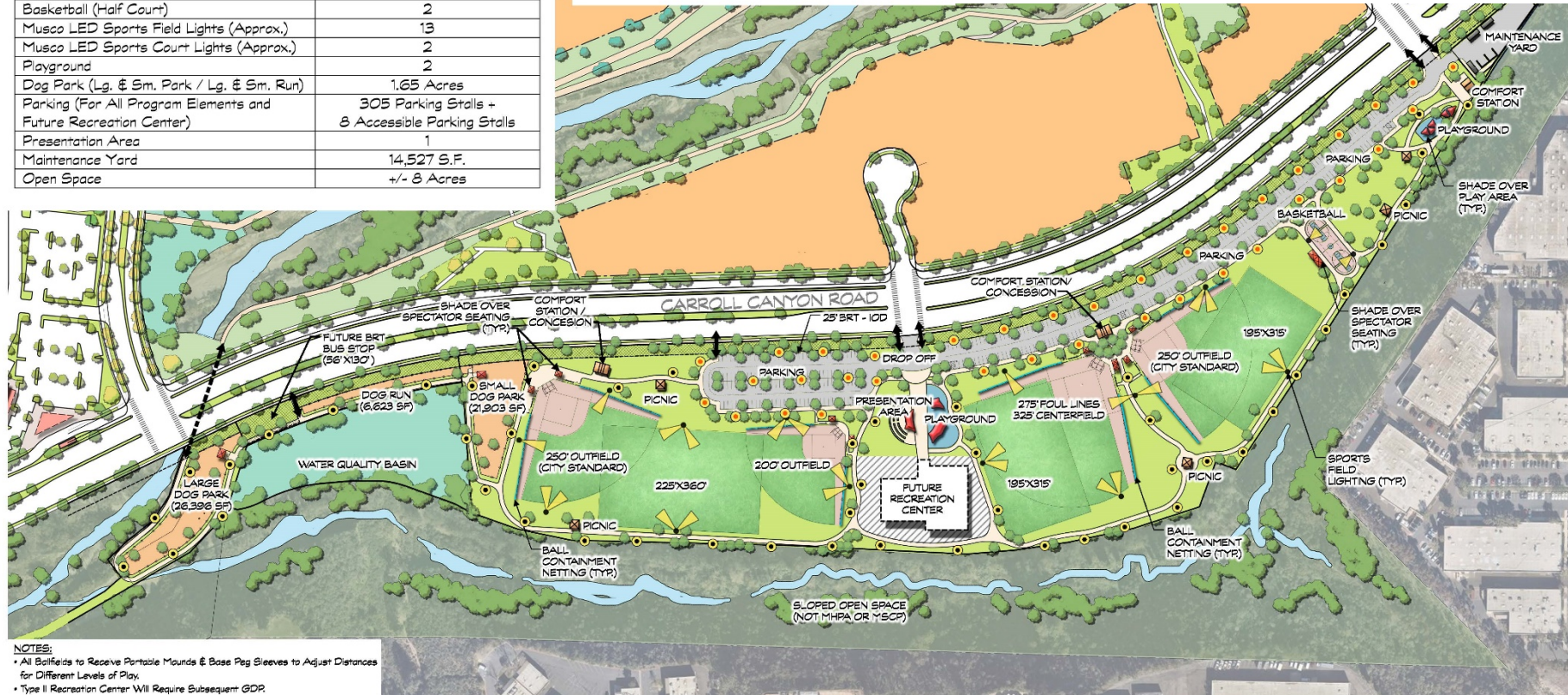
## MEETING #4 – OCTOBER 16, 2018 GDP VOTE

- City of San Diego Parks & Recreation Department Design Review and Comments Incorporated into Design
- Use of Parks & Recreation Department Park Development Standards for Sports Fields
- City Requested “Flip” of Ballfields from North-facing Batter to South-facing Batter

ITEM	GDP #4
Future Recreation Center (20,000 S.F.)	1.25 Acre Area
Comfort Station/Concession	2
Comfort Station	1
Picnic Structure	5
Shade Structure (Passive)	5
Shade Structure (Spectator Sport)	9
Ballfields	4
Soccer 225' x 360'	1
Soccer 195' x 315'	2
Basketball (Full Court)	1
Basketball (Half Court)	2
Musco LED Sports Field Lights (Approx.)	13
Musco LED Sports Court Lights (Approx.)	2
Playground	2
Dog Park (Lg. & Sm. Park / Lg. & Sm. Run)	1.65 Acres
Parking (For All Program Elements and Future Recreation Center)	305 Parking Stalls + 8 Accessible Parking Stalls
Presentation Area	1
Maintenance Yard	14,527 S.F.
Open Space	+/- 8 Acres

- LEGEND**
- Sports Lighting (Lit to Multi-Purpose Field Standards)
  - Pedestrian Security Lighting
  - Parking Lot Lighting
  - Sidewalk Connection
  - Carroll Canyon Road Under Crossing Access (Not Part of GDP)
  - Ballfield Safety Netting

**Gross Acres with IOD – 24.79 Acres**  
**IOD Acreage – 1.14 Acres**  
**Total Park Acreage – 23.65 Acres**



**NOTES:**

- All Ballfields to Receive Portable Mounds & Base Peg Sleeves to Adjust Distances for Different Levels of Play.
- Type II Recreation Center Will Require Subsequent GDP.



**GDP #4 - MIRA MESA RECREATION ADVISORY BOARD VOTE**  
**MIRA MESA COMMUNITY SPORTS PARK**  
 CITY OF SAN DIEGO, CALIFORNIA

**Approval Vote of 11 to 1 by MMRAG for GDP #4**






## POST GDP DESIGN DEVELOPMENT

- Engineering and Grading Refinements
- Removal of BRT IOD across park and expansion of Carroll Canyon Road footprint to accommodate a center median BRT alignment (No Removal of Park Features)
- Refined size of Water Quality Basin adjacent to park accommodating more usable Dog Park footprint (accommodating Community requests)

ITEM	TOTAL
Future Recreation Center (20,000 S.F.)	1.25 Acre Area
Comfort Station/Concession	2
Comfort Station	1
Picnic Structure	5
Shade Structure (Spectator Sport)	9
Ballfields	4
Soccer 225' x 360'	1
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Basketball (Full Court)	1
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Musco LED Sports Field Lights (Approx.)	13
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Playground	2
Dog Park (Lg. / Sm. / Beginner)	1.65 Acres
Parking (For All Program Elements and Future Recreation Center)	305 Parking Stalls + 8 Accessible Parking Stalls
Presentation Area	1
Maintenance Yard	12,550 S.F.
Open Space	+/- 8 Acres

### LIGHT STANDARD LEGEND

-  Sports Lighting (Lit to Multi-Purpose Field Standards)
-  Pedestrian Security Lighting
-  Parking Lot Lighting

# Final Plan

## 23.91 Total Park Acres



**NOTES:**

- All Ballfields to Receive Portable Mounds & Base Peg Sleeves to Adjust Distances for Different Levels of Play.
- Type II Recreation Center Will Require Subsequent GDP.

DATE	ACTION	REFERENCE DOCUMENTS
	SITE ACQUIRED	RESO. NO. COST \$: ACRES:
	SITE DEDICATED	ORD. NO. ACRES:
	GDP CONSULTANT HIRED	RESO. NO. NAME:
	PAR BOARD APPROVAL	PF&R APPROVAL DATE:
	INITIAL DEVELOPMENT	CIP NO. J.O. NO. DRWG. NO.
		CIP NO. J.O. NO. DRWG. NO.
		CIP NO. J.O. NO. DRWG. NO.
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		CIP NO. J.O. NO. DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	23.91 AC	TOT LOT	12,025 SF
IMPROVED AREA	23.91 AC	MULTI-PURPOSE CT.	6,997 SF
TURF	12.70 AC	TENNIS CTS.	0 SF
SHRUB BED	4.12 AC	RESTROOM	1,951 SF
NATURAL	0 AC	REC. BLDG. (Future)	20,000 SF
D.G. PAVING	1.59 AC	POOL BLDG.	0 SF
DIRT INFIELDS	1.21 AC	POOL DECK	0 SF
		POOL WATER	0 SF
		PAVED WALKWAYS	133,064 SF
		PARK ROADS	0 SF
		PARKING LOT	126,778 SF
		PARKING STALLS-STD.	305
		PARKING STALLS-DISABLED	8
		COURT GAME AREA	0 SF
		LAWN EDGING	0 LF
		BLEACHERS	9 TOTAL
		SECURITY LTS.	64 STDS.
		BALLFIELD LTS.	13 STDS.
		TENNIS COURT LTS.	0
		MULTI-PURPOSE CT. LTS.	2 STDS.
		BACKSTOPS	4
		BENCHES	EA.
		PICNIC TABLES	EA.
		TRASH RECEPTACLES	EA.
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# 3Roots Community Park

PSD (PSD #)

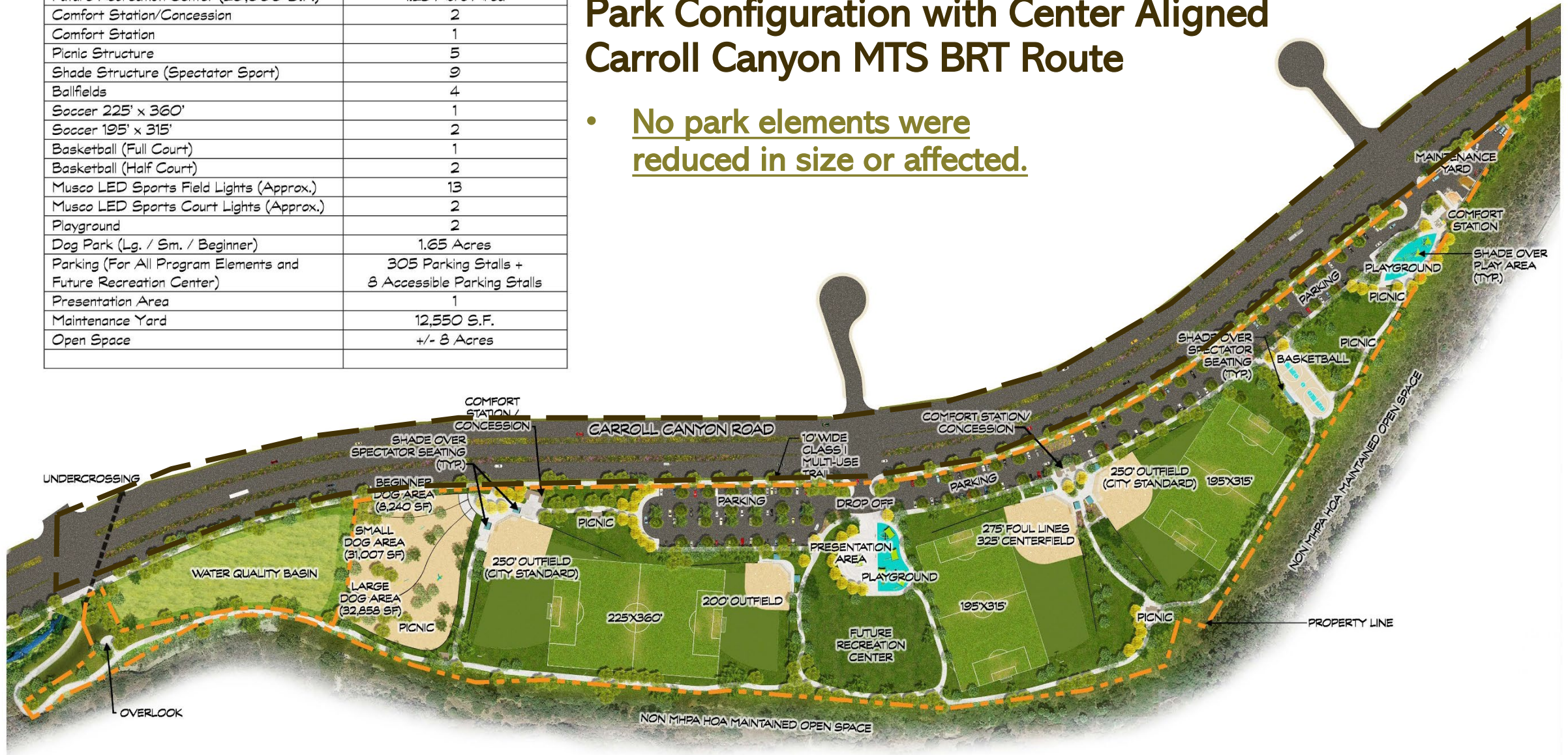
LAMBERT COORDINATES: THOMAS BROTHERS PAGE:



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Presentation Area	1
Maintenance Yard	12,550 S.F.
Open Space	+/- 8 Acres

# Park Configuration with Center Aligned Carroll Canyon MTS BRT Route

- No park elements were reduced in size or affected.





# Future Recreation Center

- Future Recreation Center site dedicated by 3Roots (1.22 Acres)
- Can fit 20,000 Square Foot Recreation Center
- Centrally located within Park (Community Voted Preference)
- Directly adjacent to Presentation/Assembly Area, Play Area, and Vehicular Drop Off Area
- In interim, area will be open lawn area until Recreation Center is constructed.
- Recreation Center will not be constructed by 3Roots and will require separate FBA.



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## Dog Park / Water Quality Basin / Overlook



- Water Quality Basin to be maintained by HOA. Not a part of park acreage.

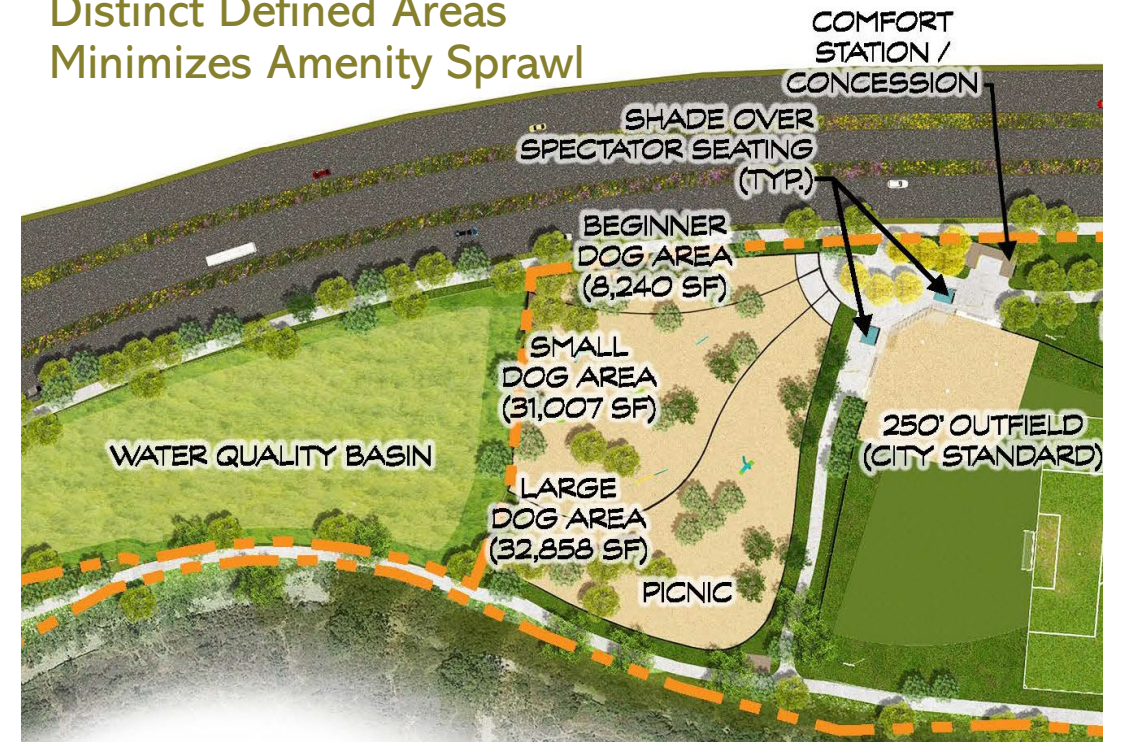
# Dog Park Evolution



## Latest Dog Park Layout

- Consists of (3) Specific Areas:
  - Large Dog Area (32,858 sf)
  - Small Dog Area (31,007 sf)
  - Beginner Dog Area (8,240 sf)
- New Design Allows For:
  - Centralized Entry into Areas
  - Distinct Defined Areas
  - Minimizes Amenity Sprawl

**Dog Park Size did not reduce.**



CONCEPTUAL RENDERINGS  
“VISUALIZING THE PARK”













## CHARACTER IMAGES

### “PARK FURNISHING MATERIALS & STYLES”

The following images represent the general character of the proposed park amenities. The specific materials, colors, and detailing will be coordinated and approved by the City of San Diego Park Staff.

# Character Images – Baseball Fields

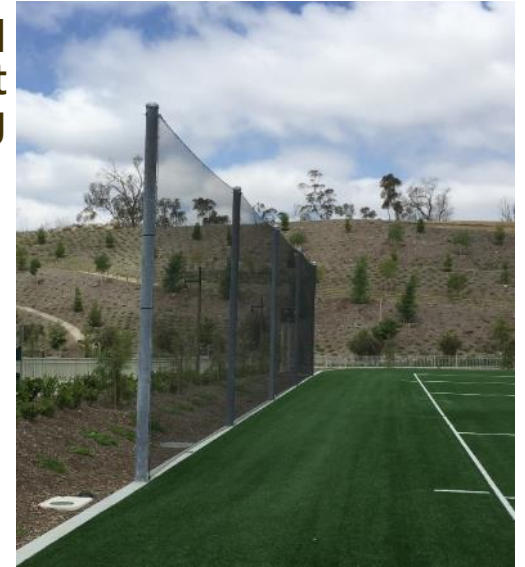


Baseball Containment Netting

# Character Images – Soccer Fields



Ball  
Containment  
Netting



Field Overlay

# Character Images – Passive Landscape and Trails



# Character Images – Curiosity Play Structures



Agility climbing cable structure

**Approved Play Equipment Vendor:**  
**Landscape Structures – Evos / Weevos**  
[www.playlsi.com](http://www.playlsi.com)



# Character Images – Dexterity Play Structures



To be installed on DG or resilient surfacing material and not on synthetic turf.

# Character Images – Play Equipment Shade



Shade to be provided over play areas.

Approved Play Equipment Vendor:  
Landscape Structures [www.playlsi.com](http://www.playlsi.com)  
Final Colors to be determined.



# Character Images – Shipping Container Shade Structures



Custom built not manufactured – Design goal not a specification

# Character Images – Solar Options



*Primo Wind is a local vendor in San Diego delivering net zero products in the form of off the grid shade structures, seating elements, and charging stations.*



**Solar Tree by Spotlight Solar is an SDGE partner. Applicant is working on CAP goals, grants, and financing options for this and requests to explore this opportunity.**



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# Character Images – Dog Parks

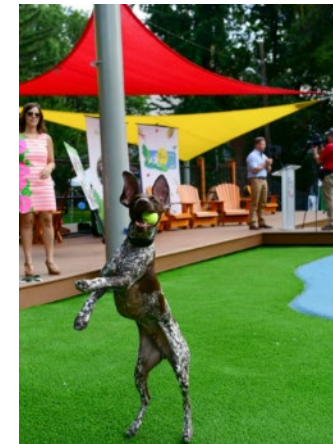


Decomposed Granite Surfacing

Separated Dog Areas

Shade / Seating Options

Dog  
Agility  
Amenities



# Character Images – Site Furnishings - Benches



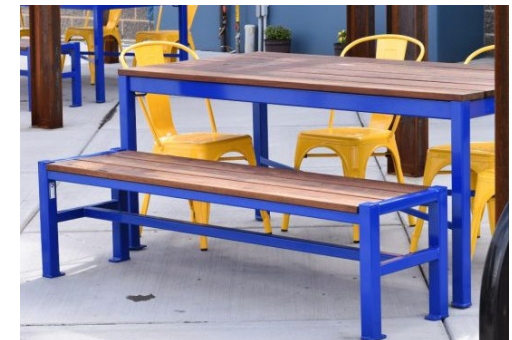
Recycled Plastic Material – No Wood



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# Character Images – Site Furnishings – Picnic Tables



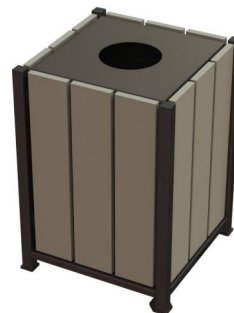
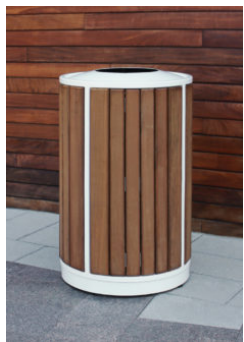
Recycled Plastic Material – No Wood



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# Character Images – Site Furnishings - Receptacles



Recycled Plastic Material – No Wood

# Character Images – Site Furnishings – Drinking Fountains



**High/Low  
with Bottle Filler**



**High/Low with Bottle Filler & Dog Bowl**



**Bottle Filler Only**



# Character Images – Site Furnishings – Barbecue Grills



Ash Receptacles





# Character Images – Park Signage



Park Monument Signage



Safety Signage



Wayfinding Signage



Field Identification

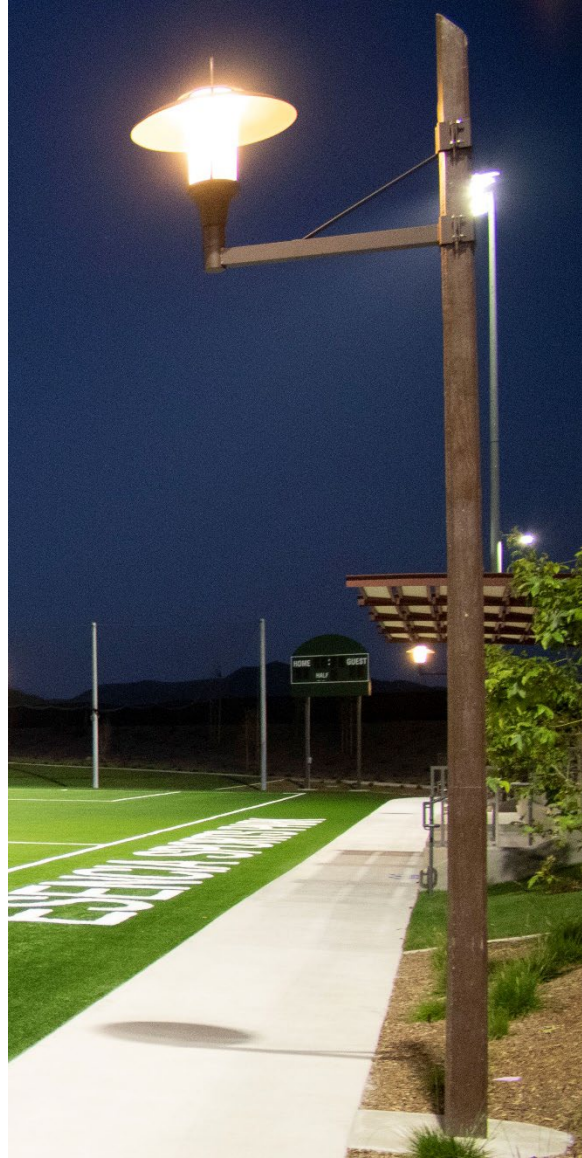
# Character Images – Sports Field Lighting



Musco Sports Field Lighting – LED Cutoff



# Character Images – Pedestrian / Security Lighting



# Character Images – Shipping Containers

## – “Alternative” Concessions / Comfort Stations



No Wood or Shade Sails are envisioned on Structures  
Custom built not manufactured – Design goal not a specification

# Character Images – Shipping Container Bandstand



Design goal not a specification

# Character Images – Field Storage / Maintenance Yard



Bin Storage

Access Gate / View Screen



Screen Wall with  
Container Storage

# Character Images – Trash Enclosures



- Concrete Masonry Block Walls with anti-graffiti coating
- Corrugated Steel Roof & Doors to match
- Concrete Apron for Heavy Vehicle Loading

THANK YOU!

Any questions or comments, please email us at [info@3rootssd.com](mailto:info@3rootssd.com)