

GDP AMENDMENT MEETING

MISSION BAY PARK COMMITTEE

FEBRUARY 06, 2024

avrp
STUDIOS



SCHMIDT
DESIGN
GROUP

The City of
**SAN
DIEGO** 



INTRODUCTIONS

Mission Bay Park Committee

- Judith Munoz, MBPC Chair

City of San Diego

- Juliana Grotzinger, Project Manager

AVRP, Architect

- Randy Robbins
- Pablo Collin
- Klaudia Gemballa

Schmidt Design Group, Inc., Landscape Architect

- Jeff Justus, Principal
- Jenn Montgomery, Project Manager
- Cody Bonnet, Landscape Designer



AGENDA

- Summary of Community Feedback
- Draft Proposed General Development Plan Amendment
- Discussion



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SCHMIDT
DESIGN
GROUP

SUMMARY OF COMMUNITY FEEDBACK

ROBB FIELD



What We Heard

- Community Meeting #1, April 4, 2023
- Approximately 40 community members attended

General Development Plan Amendment Scope

Includes the Following (Items 1-9):

- | | | | |
|---|--|---|-------------------------------|
| 1 | Accessible Pathway, Parking, & Lighting Improvements | 6 | Recreation and Fitness Center |
| 2 | Field Renovations (Fields 1-5) | 7 | Pickleball |
| 3 | Replace Comfort Station (Field 3) | 8 | Additional Parking |
| 4 | Playground | 9 | Additional Sports Lighting |
| 5 | Community Garden | | |

Blue – Phase I Improvements - Conceptual Design and Construction Documents
Orange – Phase II Improvements - Conceptual Design Only



COMMUNITY MTG #1 SUMMARY

Blue – Phase I Improvements - Conceptual Design and Construction Documents

Orange – Phase II Improvements - Conceptual Design Only



- ① Accessible Pathway, Parking, & Lighting Improvements
- ② Field Renovations (Fields 1-5)
- ③ Replace Comfort Station (Field 3)
- ④ Playground
- ⑤ Community Garden
- ⑥ Recreation/Fitness Center
- ⑦ Pickleball
- ⑧ Additional Parking
- ⑨ Additional Sports Lighting



What We Heard

- Security and Maintenance
- Sustainable Design
- Funding Information
- Discussed options for amenities such as Pickleball, Community Garden, and Multi-use courts.

Option A



Option B



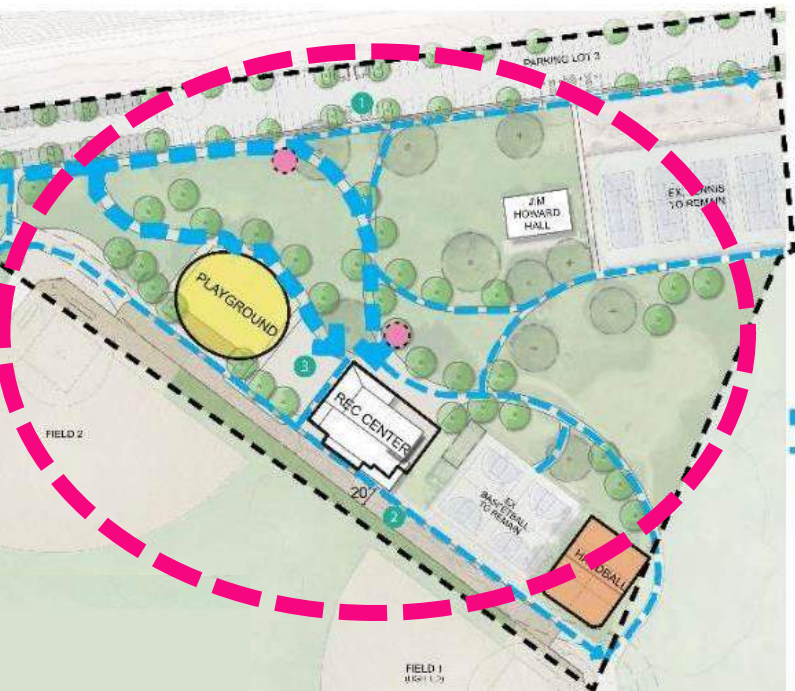
Option C



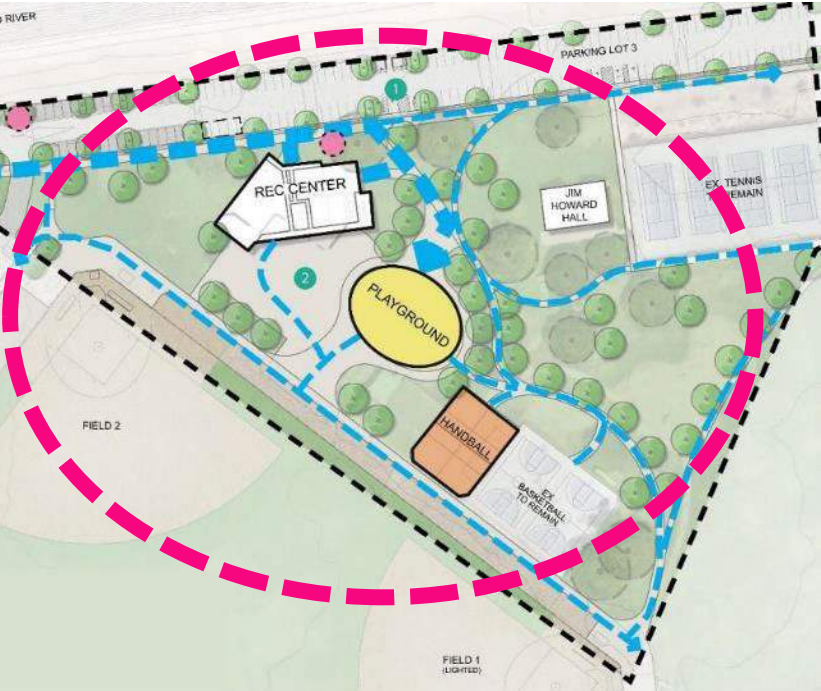
Option A



Option B



Option C





What We Heard

- Community Meeting #2, July 11, 2023
- Approx. 40 community members attended

Stakeholder Presentations

- Robb Field Recreation Alliance: Jill Wyatt, John McKaveney, and Todd Sprague
- AGIA Padel, LLC: Ryan Redondo

Prepared Statements

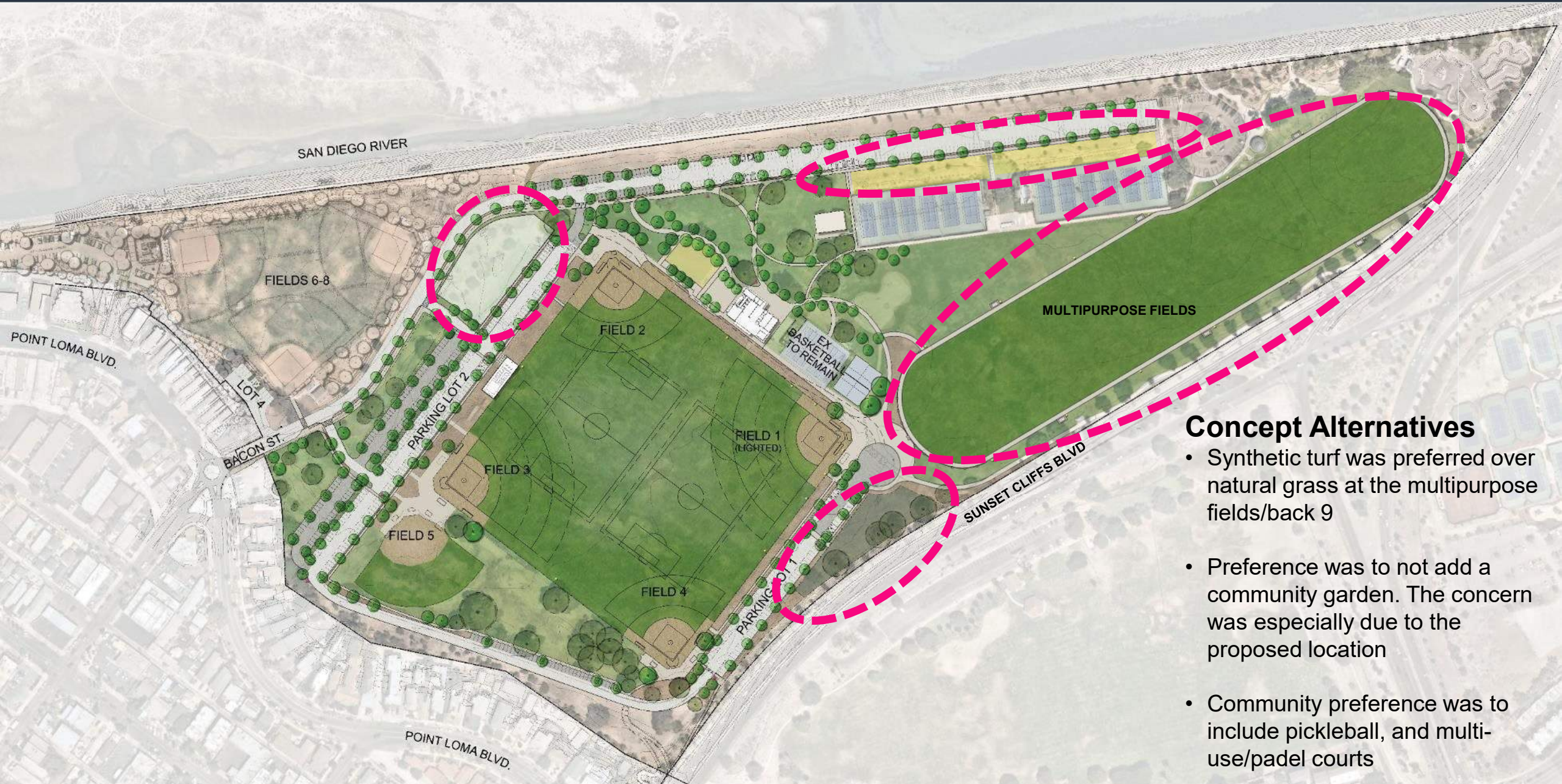
- Peninsula Community Garden Association: Deanna Chandra
- The Pickleball Association of San Diego, PASD: Michael Shinzaki and Stefan Boyland

Provided Input by Email

- Small Sided Soccer Park: Adam Rahrer



COMMUNITY MTG #2 SUMMARY

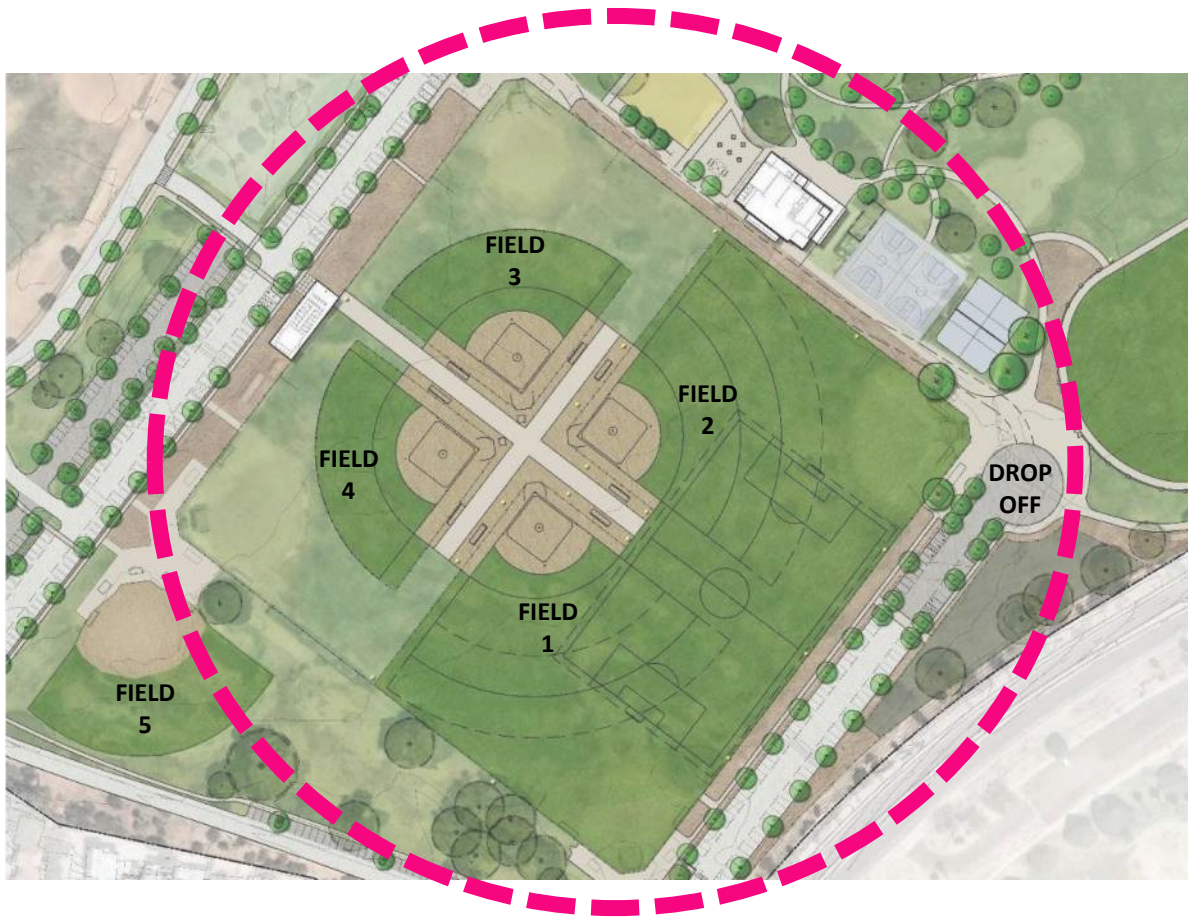


Concept Alternatives

- Synthetic turf was preferred over natural grass at the multipurpose fields/back 9
- Preference was to not add a community garden. The concern was especially due to the proposed location
- Community preference was to include pickleball, and multi-use/padel courts

Quad

- Pinwheel design (L) was preferred rather than existing field layout (R) by the community





What We Heard

- Community Meeting #3, Oct 03, 2023
- Approx. 80 community members attended
- Approx. 30 community members advocated for the construction of new handball courts that would be phased in a way as to not disrupt play at the existing courts

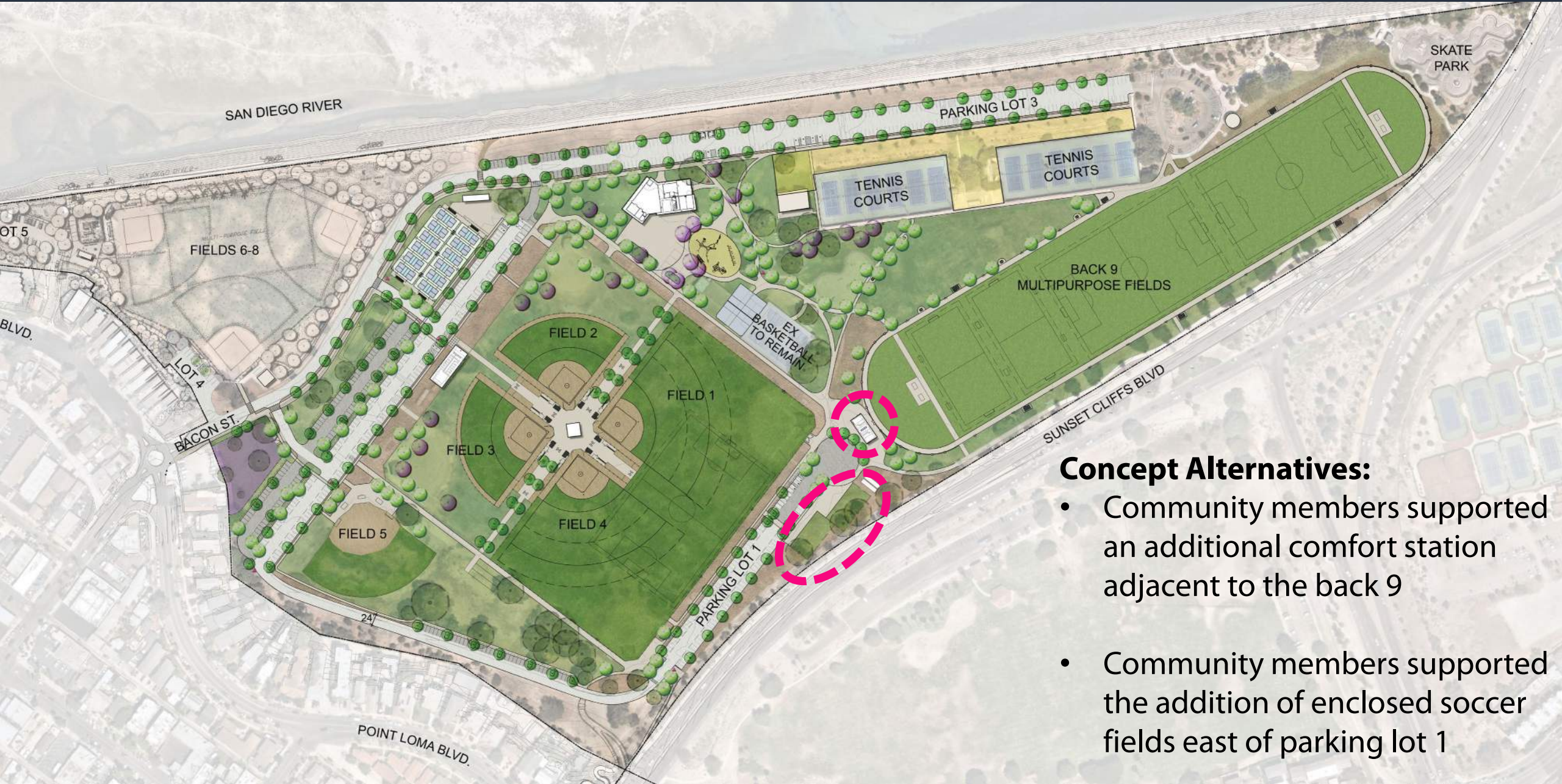


Approval Vote

- Preferred concept received “unofficial” approval from 8/10 CRG board members



COMMUNITY MEETING #3



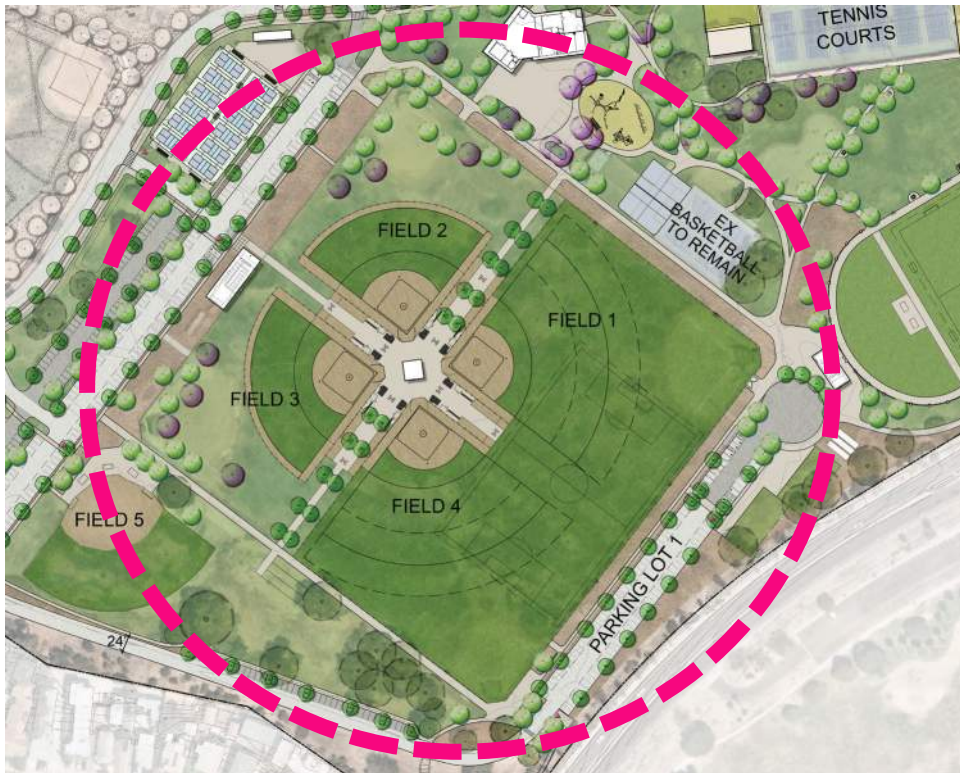
Concept Alternatives:

- Community members supported an additional comfort station adjacent to the back 9
- Community members supported the addition of enclosed soccer fields east of parking lot 1

Comfort Station:

- Community members supported keeping the new comfort station at the existing location (Option A) rather than placing it in the middle of the pinwheel (Option B).

Option A



Option B



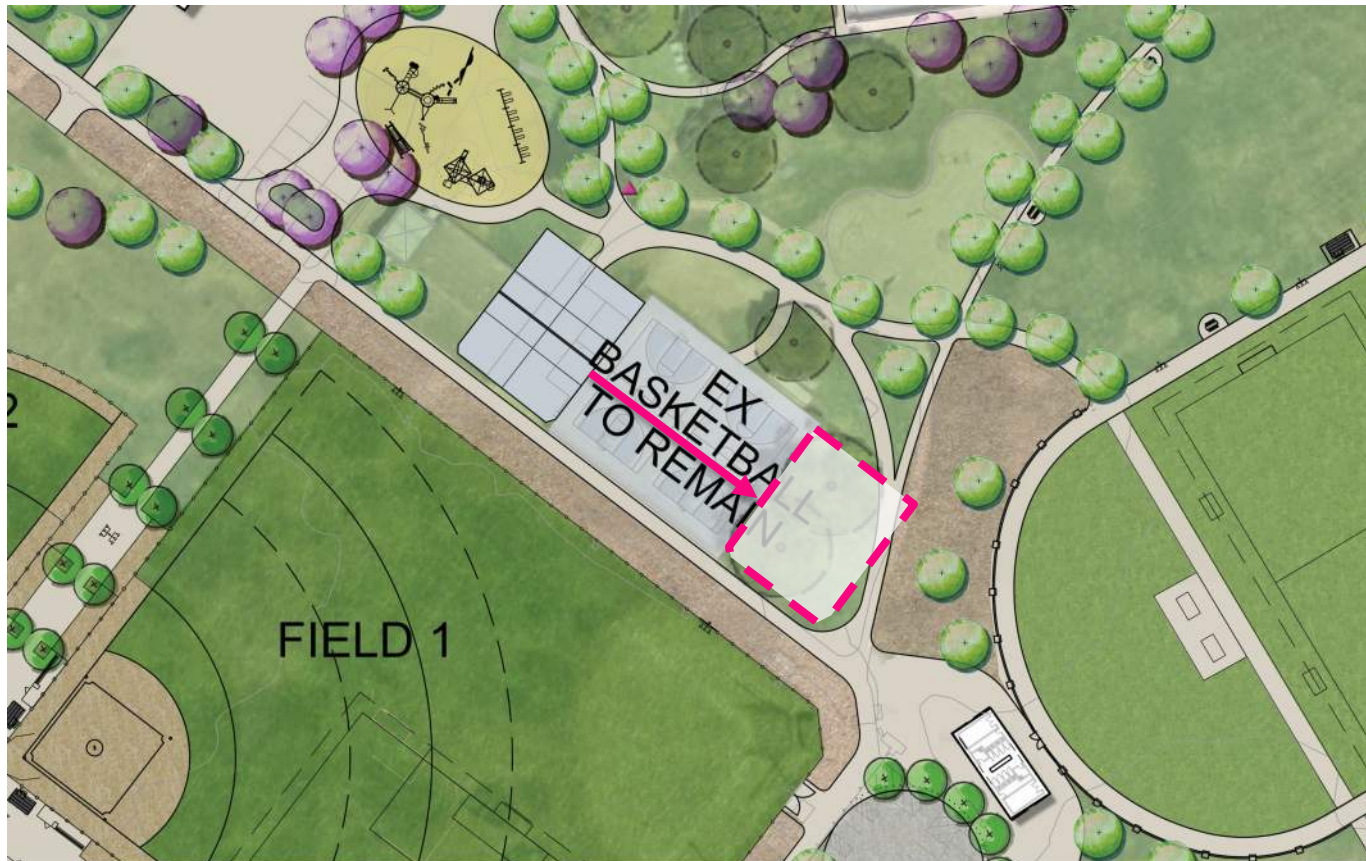
Community Garden:

- The OB Planning Board, OB Community Development Corporation, OB Town Council, and Peninsula Community Garden Association support and advocate for the addition of a community garden at the park
- The public and CRG have approved its inclusion in the new proposed location



Handball Court Location:

- The construction of new handball courts below will be phased in a way as to not disrupt play at the existing courts





CRG Meeting:

- The GDP plan received unanimous approval
- A field user matrix and parking calculations were provided in addition to the GDP plan



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GROUP

PREFERRED CONCEPTUAL DESIGN PLAN

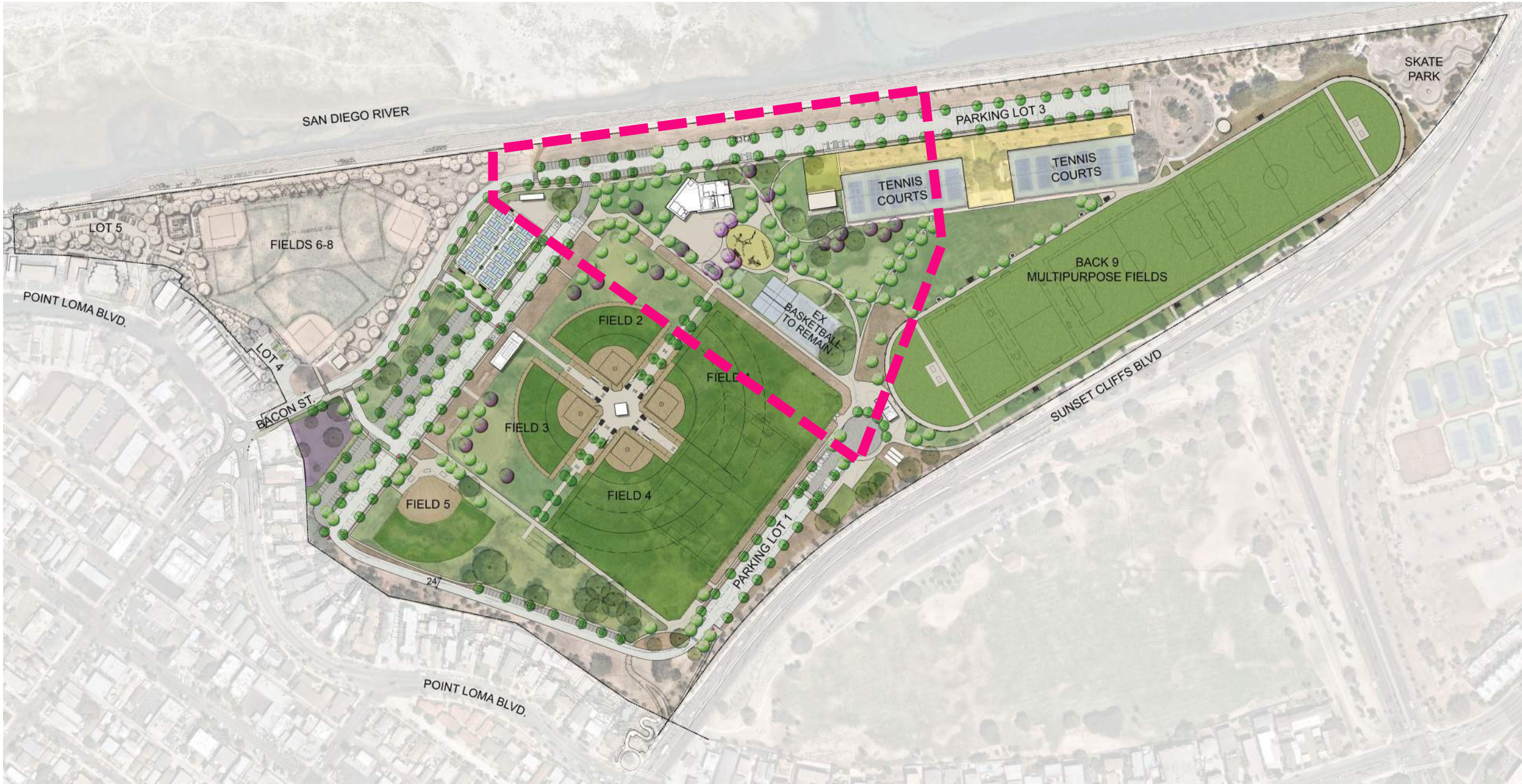
ROBB FIELD

CONCEPT PLAN



Recreation And Fitness Center

CONCEPT PLAN



CONCEPT PLAN

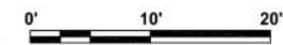


CONCEPT PLAN

PROGRAM LEGEND

- FITNESS CENTER
- ADMINISTRATION
- PUBLIC
- COMMUNAL RESTROOMS
- STORAGE/UTILITIES
- OVERHEAD LINES
- NEW WALL
- PARTIAL HEIGHT WALL
- ENTRY / EXIT

TOTAL BLDG SF:
7,781 SF

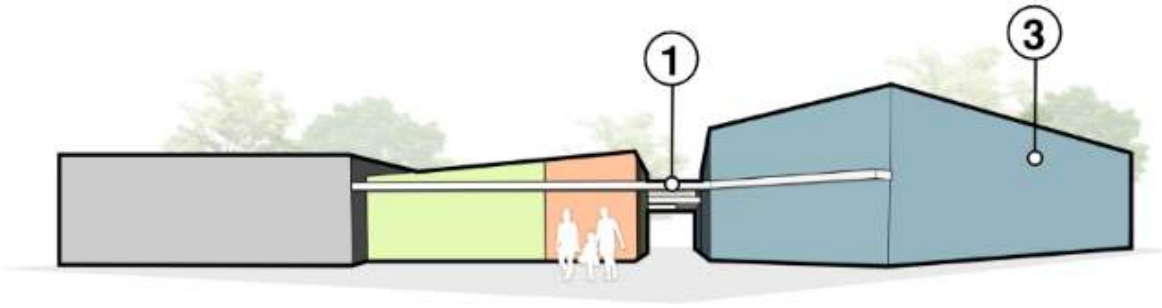


CONCEPT PLAN

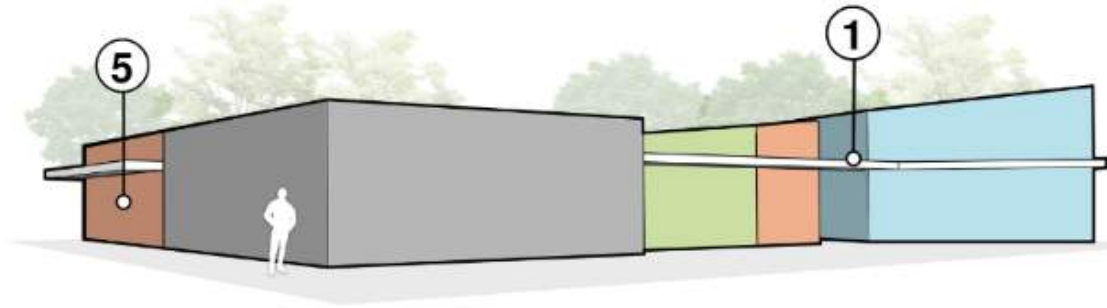
PROGRAM LEGEND

-  FITNESS CENTER
-  ADMINISTRATION
-  PUBLIC
-  COMMUNAL RESTROOMS
-  STORAGE/ UTILITIES
-  ENTRY / EXIT

TOTAL BLDG SF:
7,781 SF

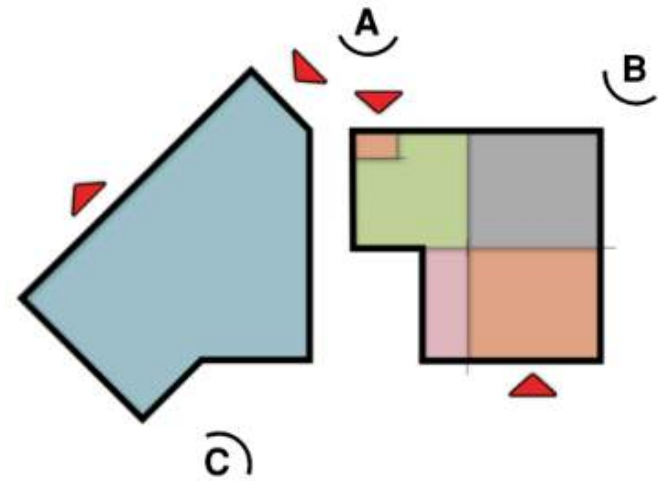


A NORTH PERSPECTIVE



B NORTHWEST PERSPECTIVE

INSPIRATION



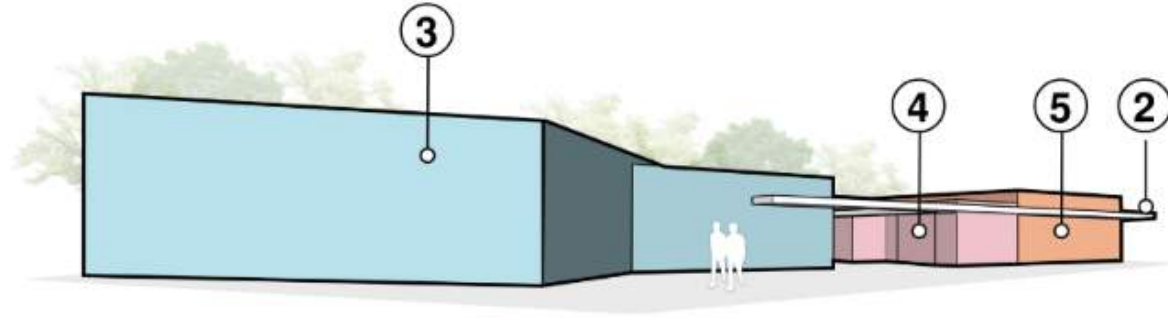
KEY PLAN 

CONCEPT PLAN

PROGRAM LEGEND

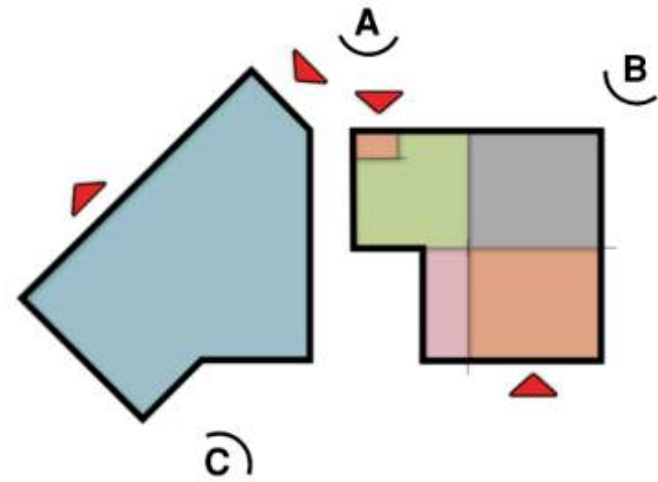
-  FITNESS CENTER
-  ADMINISTRATION
-  PUBLIC
-  COMMUNAL RESTROOMS
-  STORAGE/ UTILITIES
-  ENTRY / EXIT

TOTAL BLDG SF:
7,781 SF



C SOUTHEAST PERSPECTIVE

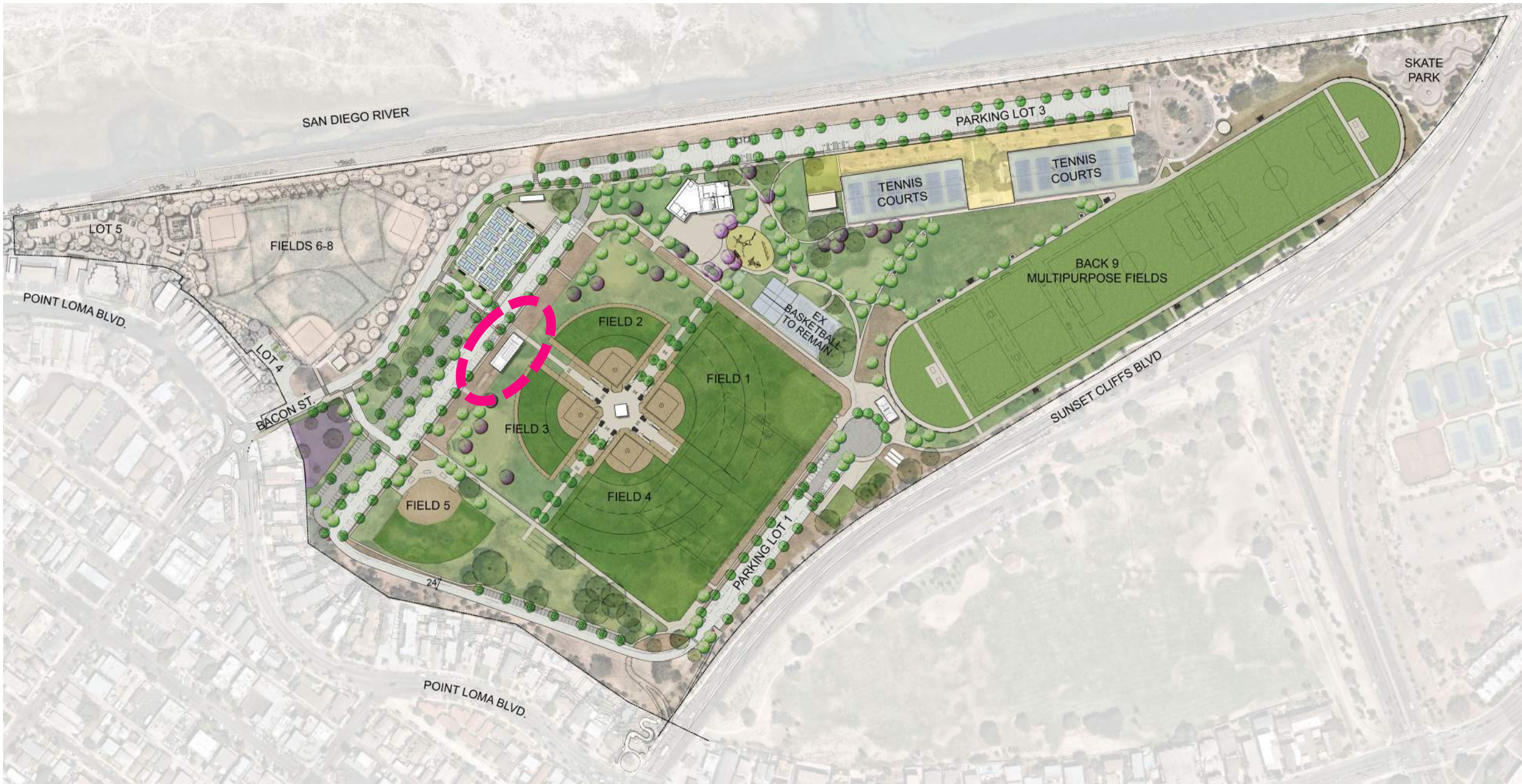
INSPIRATION



KEY PLAN 

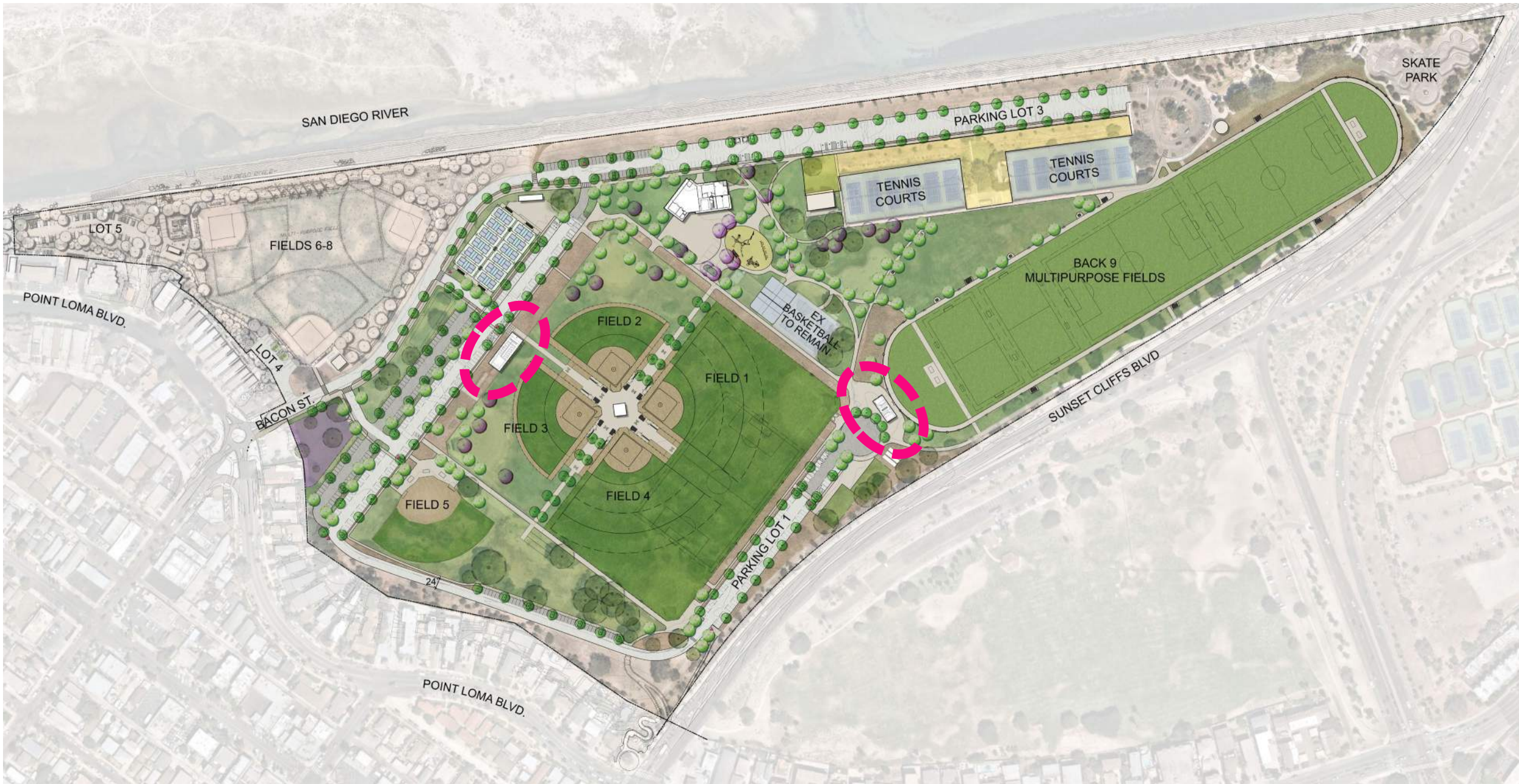
Comfort Station

CONCEPT PLAN



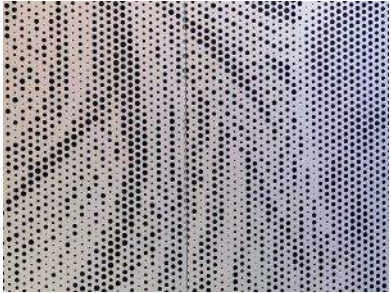
Comfort Station

CONCEPT PLAN



Comfort Station Inspiration

CONCEPT PLAN



Quad Pinwheel Design

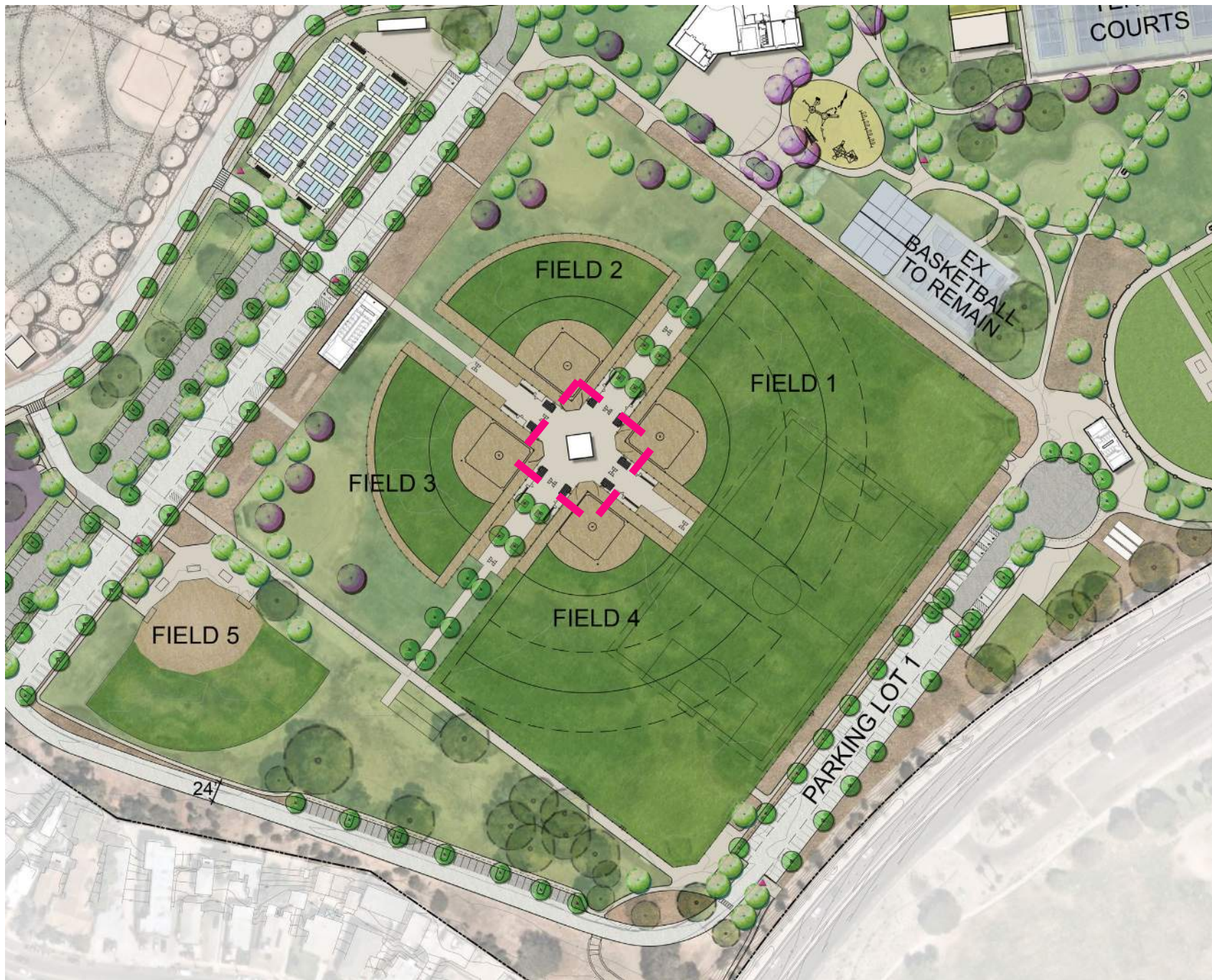
CONCEPT PLAN



CONCEPT PLAN

Concession Stand

- Independent Comfort Station and Concession Stand



Back Nine Fields

CONCEPT PLAN



Pickleball

CONCEPT PLAN



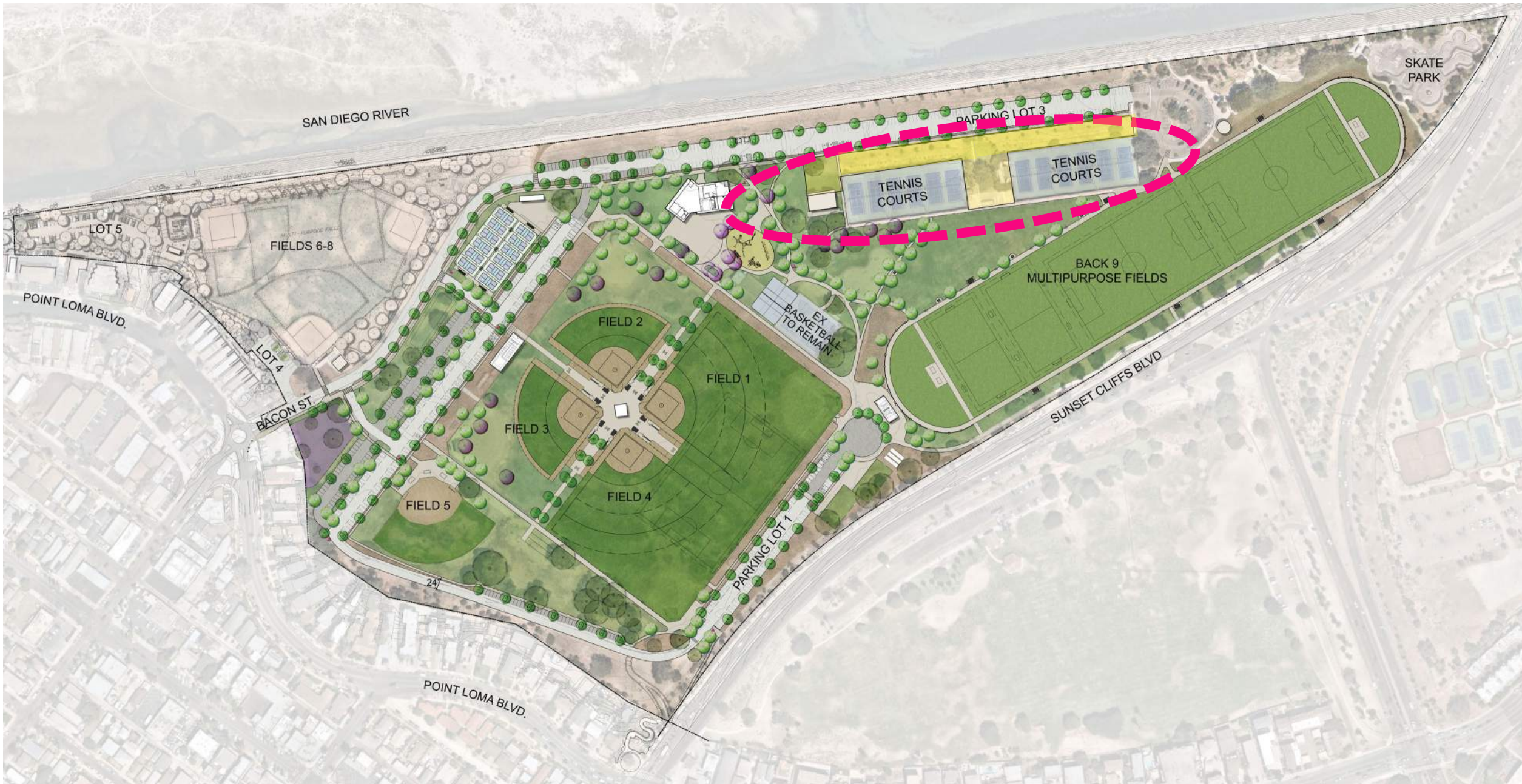
CONCEPT PLAN

Pickleball



Multi-Use Sport Area / Padel Courts

CONCEPT PLAN



CONCEPT PLAN

Multi-Use Sport Area / Padel Courts



Community Garden

CONCEPT PLAN



CONCEPT PLAN

Community Garden

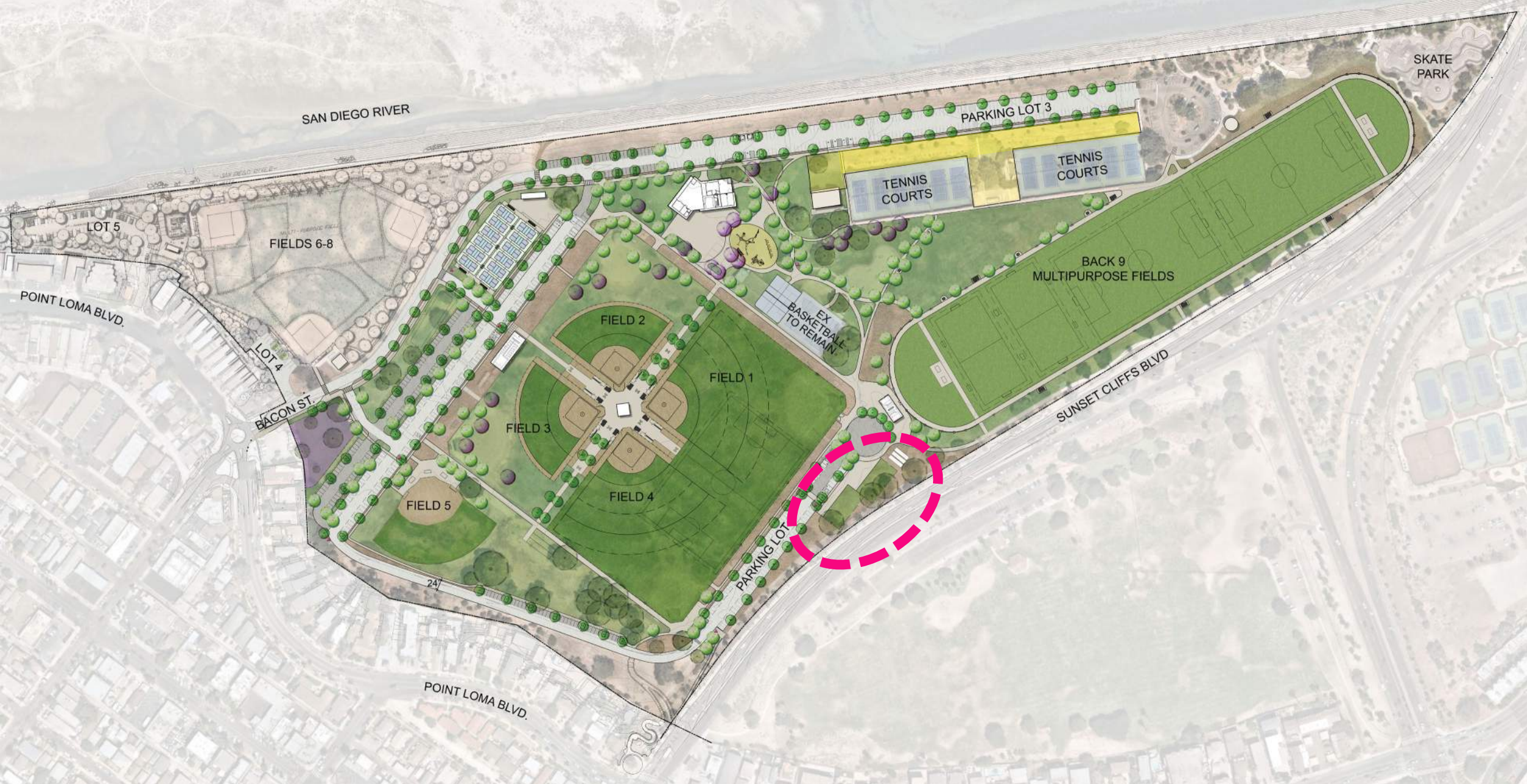


Community Garden Amenities:

1. Raised Garden Beds
2. Accessible Garden Beds
3. Irrigation
4. Lighting
5. Tool Storage Shed
6. Compost Bulk Storage Area
7. Educational Gathering Space
8. Accessible Parking Space

Sided Soccer

CONCEPT PLAN



Sided Soccer

CONCEPT PLAN



50x100'



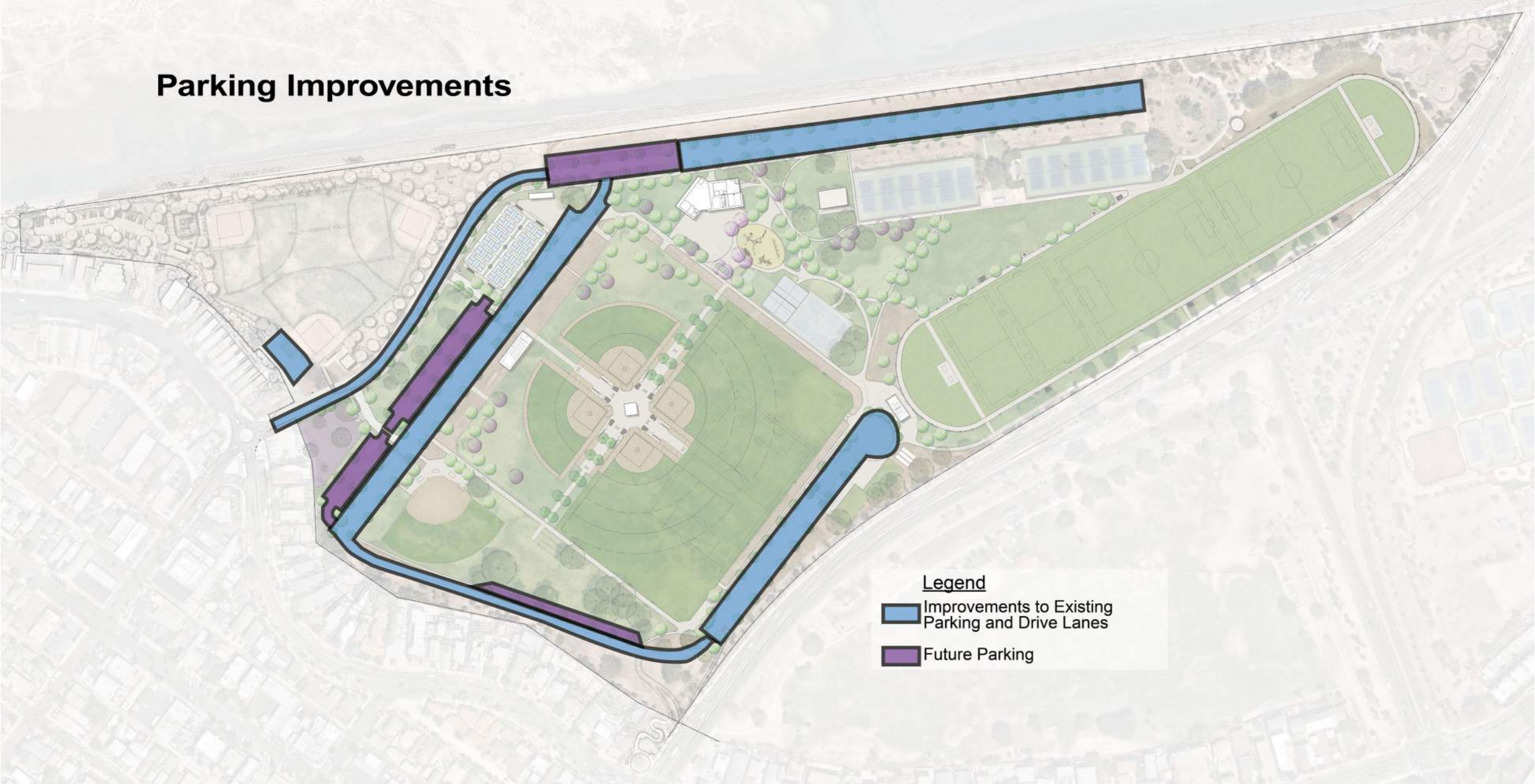
Accessible Pathway Improvements



Legend

- New Accessible Pathway Improvements
- New Multi-Use Path

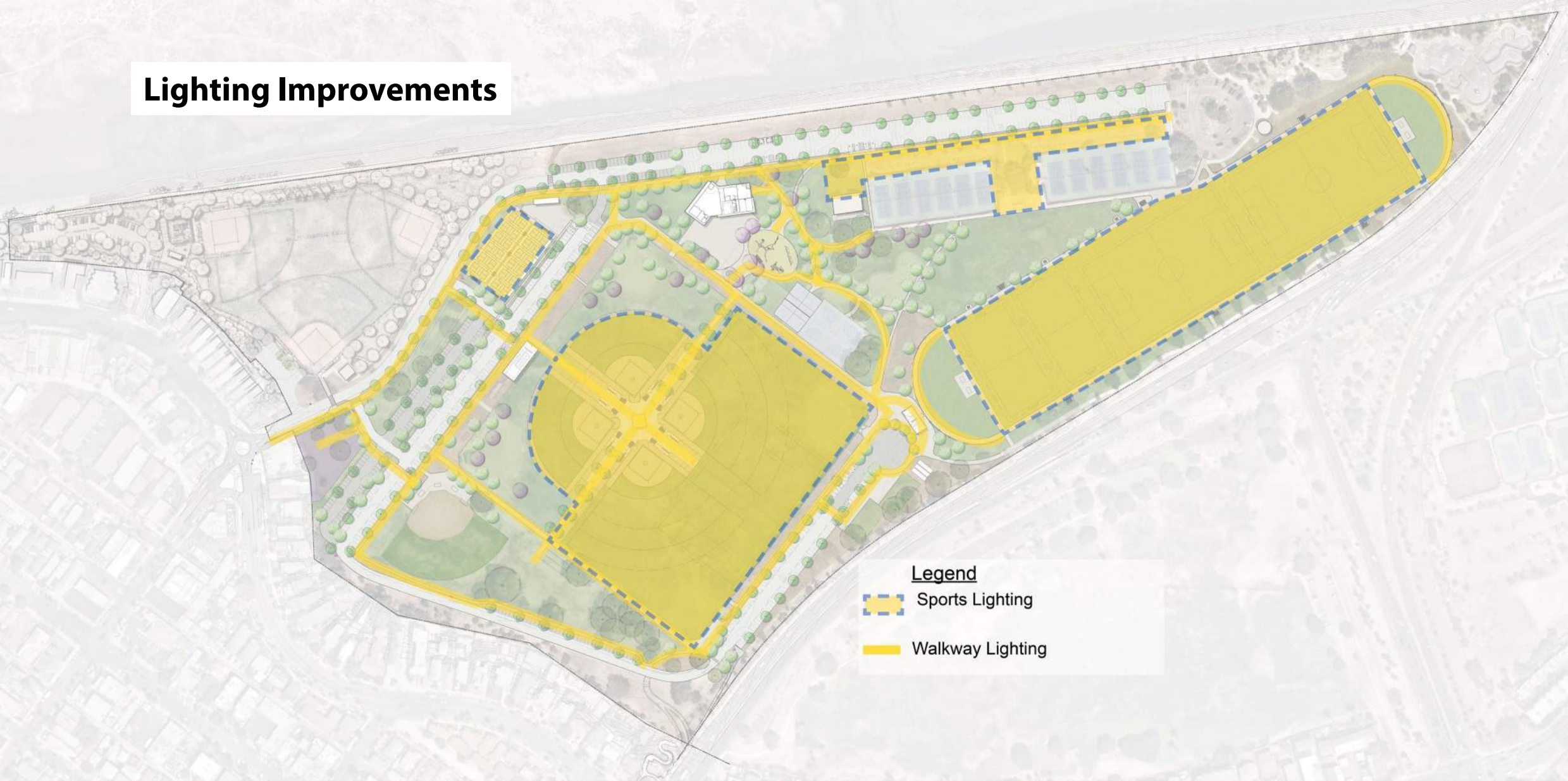
Parking Improvements





Legend

- Improvements to Existing Parking and Drive Lanes
- Future Parking

Lighting Improvements



Legend

-  Sports Lighting
-  Walkway Lighting

Planting

CONCEPT PLAN



PARKING LOT & ALLEE TREES SUCH AS:

Fraxinus oxycarpa 'Raywood' / Raywood Ash
Lophostemon confertus / Brisbane Box
Quercus Ilex / Holm Oak



ACCENT TREES (10' OR LARGER PLANTERS)

Platanus mexicana / Mexican Sycamore
Pinus torreyana / Torrey Pine
Tipuana tipu / Tipu Tree
Quercus agrifolia / Coast Live Oak



FLOWERING TREES:

Bauhinia blakeana / Hong Kong Orchid Tree
*Lagerstroemia indica** / Crape Myrtle
Tabebuia rosea / Pink Trumpet Tree

*Limit to areas where there are space constraints.



PLANTING AREAS AND PARKING ISLANDS:

Primarily bark mulch or decomposed granite with accent boulders and groupings of plantings such as:

Abutilon palmeri / Indian Mallow
Agave attenuata / Foxtail Agave
Agave desmettiana 'Variegata' / Variegated Smooth Agave
Artemisia californica / California Sagebrush
Aster chilensis 'Point Saint George' / Point Saint George Aster
Bahioopsis laciniata / San Diego Sunflower
Cercocarpus betuloides / Mountain Mahogany
Chilopsis linearis / Desert Willow
Dasyliion wheeleri / Spoon Yucca
Erigeron glaucus 'Sea Breeze' / Seaside Daisy
Gambelia speciosa / Island Snapdragon
Grindelia stricta venulosa / Grindelia
Heteromeles arbutifolia 'Davis Gold' / Davis Gold Toyon
Hesperaloe parviflora / Red Yucca
Lantana montevidensis / Trailing Lantana
Nolina microcarpa / Beargrass
Rhamnus californica / Coffeeberry
Rhaphiolepis indica / Indian Hawthorn
Salvia clevelandii / Cleveland Sage
Salvia 'Point Sal Spreader' / Point Sal Purple Sage

BASIN:

Achillea millefolium / Yarrow
Baccharis pilularis 'Pigeon Point' / Dwarf Coyote Brush Plant
Carex praegracilis / Field Sedge
Carex tumulicola / Berkeley Sedge
Cercocarpus betuloides / Mountain Mahogany
Iva hayesiana / San Diego Povertyweed
Muhlenbergia rigens / Deer Grass
Populus fremontii / Fremont Cottonwood



Planting

CONCEPT PLAN



Fraxinus oxycarpa 'Raywood'



Lophostemon confertus



Quercus Ilex



Platanus mexicana



Pinus torreyana



Tipuana tipu



Quercus agrifolia



Bauhinia blakeana



Lagerstroemia indica



Tabebuia

CONCEPT PLAN



Abutilon palmeri



Achillea millefolium



Agave spp



Artemisia californica



Aster chilensis 'Point Saint George'



Baccharis pilularis 'Pigeon Point'



Bahiopsis laciniata



Cercocarpus betuloides



Chilopsis linearis



Dasylirion wheeleri



Erigeron glaucus 'Sea Breeze'



Gambelia speciosa



Grindelia stricta venulosa



Heteromeles arbutifolia 'Davis Gold'



Hesperaloe parviflora



Lantana montevidensis



Rhamnus californica



Rhipiolepis indica



Salvia clevelandii



Salvia 'Point Sal Spreader'



EXISTING CONDITIONS PARKING COUNT

TOTAL PARK AREA = 64 ACRES
 NON-PROGRAMMED AREA = 13.6 ACRES
 NEEDED PARKING BREAKDOWN:
 68 SPOTS = 5 SPOTS PER ACRE OF NON PROGRAMMED PARK LAND (13.6 ACRES)
 240 SPOTS = 30 SPOTS PER SOFTBALL BACKSTOP (8)
 24 SPOTS = 12 PARKING SPOTS PER 6 TENNIS COURTS (12 COURTS)
 120 SPOTS = 30 SPOTS PER SOCCER FIELD (2 ADULT, 2 YOUTH)
 47 SPOTS = 1 SPOT PER 200 SF OF BUILDING (9,417 SF)
499 TOTAL PARKING SPACES REQUIRED
 CURRENT PARKING BREAKDOWN
 PARKING LOT 1 = 131 SPACES (5 ADA REQUIRED, 4 EXISTING)
 PARKING LOT 2 = 196 SPACES (6 ADA REQUIRED, 5 EXISTING)
 PARKING LOT 3 = 314 SPACES (8 ADA REQUIRED, 8 EXISTING)
 PARKING LOT 4 = 12 SPACES (1 ADA REQUIRED, 1 EXISTING)
 PARKING LOT 5 = 57 SPACES (3 ADA REQUIRED, 3 PLANNED)
TOTAL SPACES = 710 SPACES

EXISTING CONDITIONS PARKING COUNTS

- 499 PARKING SPACES NEEDED
 - 710 PARKING SPACES PROVIDED
 - 211 PARKING SPACE SURPLUS
 (211/30 = 7 ADDITIONAL ACTIVITIES ACCOMMODATED)

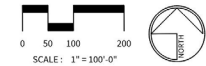
PROPOSED PARKING COUNT

TOTAL PARK SCOPE = 64 ACRES
 TOTAL IMPROVEMENT SCOPE AREA = 51 ACRES
 NON-PROGRAMMED AREA = 6.1 ACRES
 BREAKDOWN:
 41 SPOTS = 5 SPOTS PER ACRE OF NON-PROGRAMMED PARK LAND (8.1)
 240 SPOTS = 30 SPOTS PER SOFTBALL BACKSTOP (8)
 68 SPOTS = 1 SPOT PER 200 SF OF BUILDING (13,650 SF)
 36 SPOTS = TWELVE SPOTS PER SIX TENNIS PADEL COURTS (18 COURTS)
 24 SPOTS = TWELVE SPOTS PER SIX PICKLEBALL COURTS (12 COURTS)
 120 SPOTS = 30 SPOTS PER SOCCER FIELD (2 ADULT, 2 YOUTH)
 30 SPOTS = 15 SPOTS PER ENCLOSED SOCCER COURT (2)
559 TOTAL PARKING SPACES NEEDED
 PROPOSED PARKING BREAKDOWN:
 PARKING LOT 1 = 120 SPACES (5 ADA)
 PARKING LOT 2 = 275 SPACES (7 ADA)
 PARKING LOT 3 = 345 SPACES (8 ADA)
 PARKING LOT 4 = 12 SPACES (1 ADA)
 PARKING LOT 5 = 57 SPACES (3 ADA)
 PARKING LOT 6 = 34 SPACES (2 ADA)
TOTAL SPACES = 843 SPACES

PROPOSED PARKING COUNTS

559 PARKING SPACES NEEDED
 843 PARKING SPACES PROVIDED
 284 PARKING SPACE SURPLUS
 (284/30 = 9 ADDITIONAL ACTIVITIES ACCOMMODATED)

*Striping at synthetic field shown for graphic purposes only. Field area can accommodate soccer, football, rugby, and lacrosse field sizes. Final multi-use striping to be determined in the future.
 *Existing handball courts to remain until new ones are built



| DATE | ACTION | REFERENCE DOCUMENTS | RESO. NO. TRANSF. FROM STATE | COST \$ | ACRES: | 66.76 |
|------------|------------------------|---------------------|------------------------------|-------------------|--------|-------|
| 04/24/1982 | SITE DEDICATED | ORD. NO. 8628 NS | | | ACRES: | 66.76 |
| 03-56 | GDP CONSULTANT HIRED | RESO. NO. | NAME: | | | |
| 2/7/01-80 | P&R BOARD APPROVAL | PF&R APPROVAL | DATE: | | | |
| 1957 | INITIAL DEVELOPMENT | CIP NO. | J.O. NO. | DRWG. NO. 3757-D | | |
| 2-58 | RESTROOM | CIP NO. | J.O. NO. | DRWG. NO. 5884-D | | |
| 2-58 | PARKING LOT | CIP NO. | J.O. NO. | DRWG. NO. 4825-D | | |
| 5-72 | IMPROVEMENT PLANS | CIP NO. | J.O. NO. 64083 | DRWG. NO. 14712-D | | |
| 8-72 | IMPROVEMENT PLANS | CIP NO. | J.O. NO. 64883 | DRWG. NO. 14827-D | | |
| 1-78 | SPRINKLER SYSTEM | CIP NO. | J.O. NO. 164016 | DRWG. NO. 15640-D | | |
| 6-78 | TENNIS/HANDBALL COURTS | CIP NO. | J.O. NO. 164016 | DRWG. NO. 16078-D | | |
| 6-85 | PARKING RESTROOM | CIP NO. | J.O. NO. 119223 | DRWG. NO. 25735-D | | |
| | | | J.O. NO. 119233 | DRWG. NO. 25826-D | | |

| IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS) | | | |
|--|-----------|-------------------------|-----------|
| ITEM | QUANTITY | ITEM | QUANTITY |
| TOTAL SITE | 66.76 AC. | PLAY AREA | 6,875 SF |
| IMPROVED AREA | 51 AC. | MULTI-PURPOSE CT. | 13,520 SF |
| TURF | 21,86 AC. | TENNIS CTS. | 73,200 SF |
| SYNTHETIC TURF | 8.3 AC. | RESTROOMS | 5,181 SF |
| SHRUB BED | 2.8 AC. | REC. BLDG. | 10,606 SF |
| DIRT INFIELDS | 1.29 AC. | TENNIS BLDG. | 3,038 SF |
| NON PROGRAMMED AREA | 8.1 AC. | CONCESSION STAND | 1,000 SF |
| | | LAWN EDGING | 19,922 LF |
| | | BLEACHERS | 16 EA. |
| | | TRACK AT SYNTHETIC TURF | 40,780 SF |
| | | ENCLOSED SOCCER FIELDS | 2 EA. |
| | | REVISION S.M. | 11-2-05 |

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

(ROBB FIELD)

(NEIGHBORHOOD OR COMMUNITY) PARK

PSD
 (MB-113)

LAMBERT COORDINATES: 215-1685 THOMAS BROTHERS PAGE: PG. 59-B3

ROBB FIELD SPORTS MATRIX

| AREAS | EXISTING SUPPORTED SPORTS | PROPOSED SPORTS |
|-------------------|---|--|
| BACK 9 | <ul style="list-style-type: none"> - YOUTH SOCCER (MIN. 2 FIELDS) - ADULT SOCCER (2 FIELDS) - LACROSSE (3 FIELDS) - RUGBY (2 FIELDS) - FLAG FOOTBALL (4 FIELDS) | <ul style="list-style-type: none"> - YOUTH SOCCER (MIN. 2 FIELDS) ● - ADULT SOCCER (2 FIELDS) ● - LACROSSE (3 FIELDS) ● - RUGBY (2 FIELDS) ● - FLAG FOOTBALL (4 FIELDS) ● |
| COURTS | <ul style="list-style-type: none"> - TENNIS (12 COURTS) ● | <ul style="list-style-type: none"> - TENNIS (12 COURTS) ● - PADEL ● - PICKLEBALL (12-14 COURTS) ● |
| FIELDS 1-4 | <ul style="list-style-type: none"> - ADULT SOFTBALL (2 FIELDS) ●(1) - YOUTH SOFTBALL (2 FIELDS) - ADULT SOCCER (2 FIELDS) - YOUTH SOCCER (12 FIELDS) - RUGBY (1-4 FIELDS) - LACROSSE (1-3 FIELDS) - FLAG FOOTBALL (4 FIELDS) | <ul style="list-style-type: none"> - ADULT SOFTBALL (2 FIELDS) ●(2) - YOUTH SOFTBALL (2 FIELDS) ●(2) - ADULT SOCCER (1 FIELD) ● - YOUTH SOCCER (MULTIPLE) ● - RUGBY (1-2 FIELDS) ● - LACROSSE (2 FIELDS) ● - FLAG FOOTBALL (4 FIELDS) ● |
| FIELD 5 | <ul style="list-style-type: none"> - YOUTH SOFTBALL (1 FIELD) | <ul style="list-style-type: none"> - YOUTH SOFTBALL (1 FIELD) |
| FIELDS 6-8 | <ul style="list-style-type: none"> - YOUTH SOFTBALL (3 FIELDS) - COED SOFTBALL (3 FIELDS) - ADULT SOCCER (1 FIELD) - YOUTH SOCCER (1 FIELD) | <ul style="list-style-type: none"> - YOUTH SOFTBALL (3 FIELDS) - COED SOFTBALL (3 FIELDS) - ADULT SOCCER (1 FIELD) - YOUTH SOCCER (1 FIELD) - FLAG FOOTBALL (2 FIELDS) - RUGBY (1 FIELD) - LACROSSE (1 FIELD) |
| HANDBALL COURTS | <ul style="list-style-type: none"> - HANDBALL ● | <ul style="list-style-type: none"> - HANDBALL ● |
| BASKETBALL COURTS | <ul style="list-style-type: none"> - BASKETBALL ● | <ul style="list-style-type: none"> - BASKETBALL ● |
| SIDED SOCCER | <ul style="list-style-type: none"> - N/A | <ul style="list-style-type: none"> - SIDED SOCCER (2 FIELDS) |

LIGHTING LEGEND
 ● CURRENTLY LIT
 ● PROPOSED LIGHTING AFTER IMPROVEMENTS

SPORTS MATRIX





Discussion

Email questions and additional feedback to

Juliana Grotzinger

JGrotzinger@san Diego.gov



DISCUSSION

