



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: November 13, 2025

REPORT NO.: 102

ATTENTION: Parks and Recreation Board
Agenda of November 20, 2025

SUBJECT: Harmony Park General Development Plan and Naming

SUMMARY

Issue/s – Should the Parks and Recreation Board recommend approval of the proposed General Development Plan (GDP) for the implementation of Harmony Park and the naming of Harmony Park (Formerly identified as North Central Square Park)?

Department Recommendation – Recommend approval of the proposed GDP to implement the pocket park and the proposed naming of Harmony Park.

Fiscal Impact – On April 25, 2023, the City Council approved a Real Property Purchase and Sale Agreement (PSA) which includes a Reimbursement and Park Development Agreement (RA) between the City of San Diego and Bosa California LLC for North Central Square Park. The RA will be funded by Development Impact Fee (DIF) Payments from Fund 400122 collected in the Downtown Community Planning Area. The total estimated cost for design and construction is \$9.1 million. The PSA will be funded in the form of \$13,827,000 in DIF Credits available to Bosa to apply against DIF for future developments located in the Downtown Community Planning Area.

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

Climate Action Plan (CAP) Impact – The proposed Harmony Park GDP will implement Strategy 5: Resilient Infrastructure and Healthy Ecosystems by furthering the City's target of achieving 35% urban tree coverage by 2035.

Strategic/Tactical Equity Plan Impact – The proposed Harmony Park GDP supports the Strategic Plan's goals to *Protect and Enrich Every Neighborhood*, *Advance Mobility and Infrastructure*, and *Champion Sustainability* priority areas by creating new public spaces; enhancing connectivity for people walking, biking, and using transit; and promoting urban greening and street trees to address stormwater runoff and climate change.

Environmental – The approval of the proposed GDP for Harmony Park has been reviewed for consistency with and is covered under the following documents all referred to as the "Downtown FEIR": the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) certified by the former Redevelopment Agency ("Former Agency") and the San Diego City Council ("Council") on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR adopted by the Former Agency and the Council on August 3, 2007 (Resolutions

R-04193 and R302931, respectively), April 23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R306014, respectively), and adopted by the Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) certified by the Council on July 6, 2016 (Resolution R-310561). Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the “CAP FEIR”: the FEIR for the City of San Diego Climate Action Plan (CAP) (Project No. 416603/SCH No. 2015021053), certified by the Council on January 4, 2016 (Resolution R-310176); the Addendum to the CAP FEIR for the CAP Consistency Checklist (Project No. 416603/SCH No. 2015021053) adopted by the Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the City of San Diego CAP Update (Project No. 416603/SCH No. 2015021053) adopted by the Council on August 10, 2022 (Resolution R-314298). The Downtown FEIR and CAP FEIR are both “Program EIRs” prepared in compliance with the California Environmental Quality Act (“CEQA”) Guidelines Section 15168. The information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgement of the City of San Diego as the Lead Agency. Approval of the Harmony Park GDP is a subsequent discretionary action within the scope of the development program analyzed in the Downtown FEIR and CAP FEIR and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

BACKGROUND

The Development Services Department’s Urban Innovation Division initiated the project in 2023 as part of a broader communitywide effort to create “America’s Outdoor Downtown” by providing new parks and greenways to serve the City’s fastest-growing population center. The Park is identified in the Downtown Community Plan and the Downtown Community Public Facilities Financing Plan and was identified as the highest-priority park by the Downtown Community Planning Council.

DISCUSSION

The proposed GDP outlines a dynamic vision for the 24,000 square-foot site, transforming a formerly vacant surface parking lot into a highly-amenitized urban park consisting of family-focused play and recreation equipment, interactive musical-themed amenities and other urban park features.

Key features of the park include:

- A children’s play area with music-themed play equipment
- A fenced dog park with dog agility play equipment
- Two pickleball courts
- A perimeter running track
- A central plaza with a shade structure and urban rocker swings

- Raised plant beds with shade trees and custom music-themed seating areas
- Musical play elements located throughout the park

The GDP also includes improvements along the designated 8th Avenue Greenway street frontage, which is part of a comprehensive network of downtown Greenway streets linking parks, public spaces and other civic and cultural destinations along corridors that facilitate pedestrian travel by providing both passive and active amenities. Greenways are a key component of the Downtown San Diego Mobility Plan and the Downtown Community Plan, helping the City to achieve its climate goals by encouraging more people to get out of their cars and explore the City on foot.

The proposed name “Harmony Park” was derived from the community engagement process, where residents identified the desire for a musical-themed park due to the close proximity to the San Diego Symphony. The naming is consistent with City Council Policy 900-20 as it celebrates the park’s close location to a significant place – Symphony Hall.

Community Engagement

This project has been shaped by robust community involvement which consisted of five community stakeholder workshops and two online surveys. In an effort to reach all segments of the community, including those that don’t typically participate in formal community planning group meetings, the City’s Urban Innovation Division worked closely with the Communications Department to promote the meetings and the online survey on the interactive wayfinding kiosks located throughout downtown, as well as on the City’s project webpage, several community newsletters, social media posts, and in an article in the Union Tribune.

Through this comprehensive outreach effort, City staff gathered extensive input from a diverse range of stakeholders, including the Downtown Community Planning Council, the Cortez Hill Area Residents Group, The Downtown San Diego Partnership, the Centre City Business Improvement District, the Child & Teen Friendly City Coalition, and approximately 250 individuals who participated in the online surveys.

Alternatives

1. Recommend approval of the proposed GDP and park name with conditions;
2. Do not recommend approval of the proposed GDP and park name

Brian Schoenfisch

Brian Schoenfisch
Deputy Director
Development Services Department
Urban Innovation Division

Attachments: 1. Draft Harmony Park GDP
 2. Harmony Park GDP PowerPoint Presentation



Harmony Park



Image Credit: Downtown Community Plan



Park Amenity & Program Study:

- Highly Active Park
- Perimeter Running Track
- Dog Park
- Playground
- Pickleball
- Climbing Wall
- Plentiful Shade Trees
- Creative Seating
- Symphony Theme



LEGEND

- 1 Music Themed Children's Play Area Enclosed with 4'-0" Tall Steel Mesh Fencing
- 2 Two Pickleball Courts with 6'-0" Fence
- 3 Synthetic Turf Dog Run with 5'-0" Fence
- 4 42" Tall Feature Wall with Perforated Steel Panel Veneer
- 5 Signature Civic Music Sign
- 6 Shade Structure, Typ.
- 7 Running/Walking Path on Rubberized Surfacing
- 8 Street Trees, Typ.
- 9 Dog Run Entry Gate
- 10 Music Play Elements, Typ.
- 11 Dog Agility Equipment, Typ.
- 12 Future Kiosk/ Restroom Location
- 13 Pickleball Paddle Rack
- 14 Wood Slat Piano Key Bench at Pickleball Courts
- 15 Trash and Recycling, Typ.
- 16 Bench, Typ.
- 17 18" Tall Raised Steel Planter, Typ.
- 18 18" Tall Concrete Seats
- 19 Urban Rocker Swings Anchored to Shade Structure Above
- 20 Integral Color Concrete Paving with Grace Top Cast Finish
- 21 Existing Street Trees to Remain, Typ.
- 22 Understory Planting in Tree Wells Along Eighth Avenue
- 23 Decomposed Granite in Tree Wells Along C Street & Ninth Avenue
- 24 Concrete Pavers with Varying Tones, Typ. Each Line Represents a White Paver Separating Contrasting Paver Tones.
- 25 Modular Wetland Unit, Typ.

MATERIAL BOARD



Steel Mesh Fencing at Children's Play & Dog Park
Color: Black



Chain Link Fence at Pickleball Court
Color: Black



Concrete Wall/ Mow Curb



Perforated Panel at Feature Wall
Color: Dark Ash. Pattern: Onion



18" HT. Plant Railing at ROW Planting Areas



Pavers at Pedestrian Walkways
Color: Ackerstone Ivory, Mesa Beige & Arizona Tan



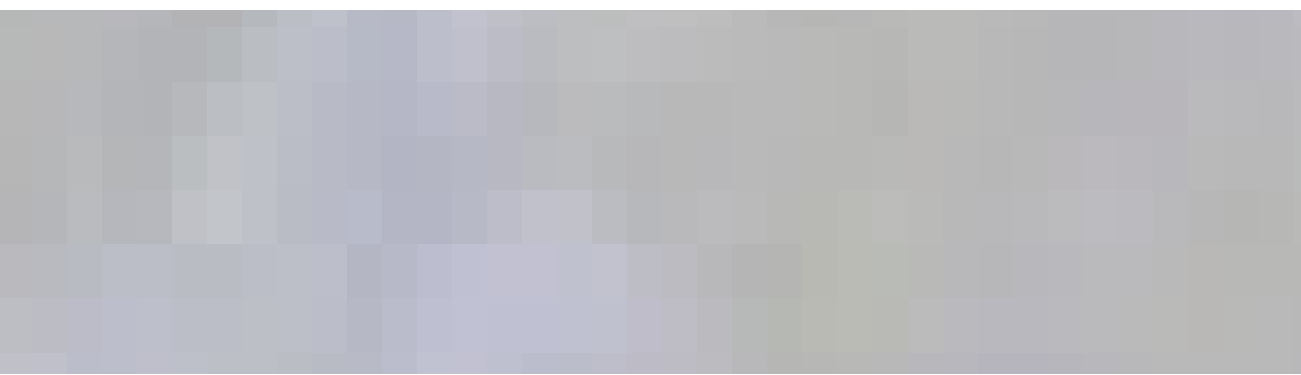
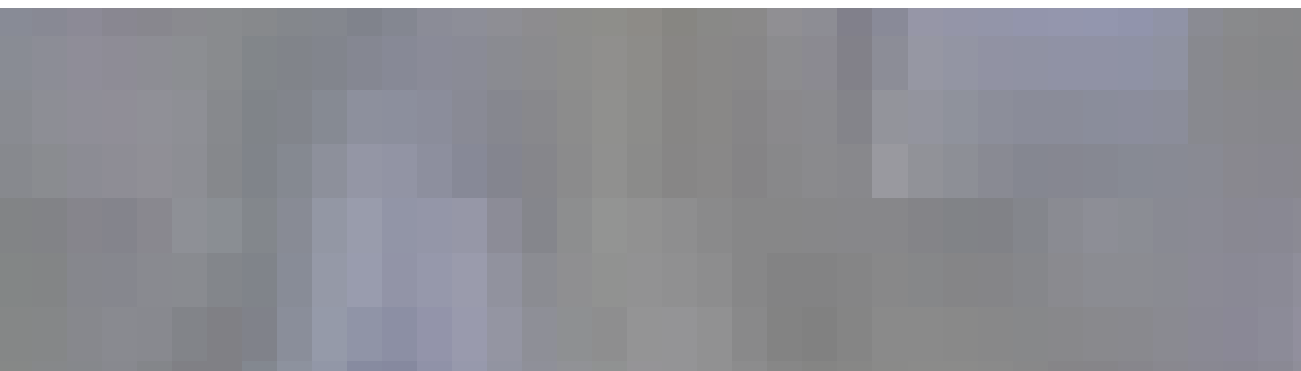
Concrete at Enhanced Pedestrian Walkways
Color: Davis Colors San Diego Buff



Concrete at Pickleball Courts
Color: Davis Colors Willow Green & Euroblue (Cobalt)



Resilient Surfacing at Running Track
Color: Turquoise & Standard Green



Resilient Surfacing at Play Area
Color: Orange & Standard Beige Ombre



White Play Structures with Black Netting



Trash & Recycling Receptacle



Game Table



Bench



Community Swings

TREES SUCH AS:



Coast Live Oak | *Quercus agrifolia*



California Sycamore | *Platanus Racemosa*



Lacebark Elm | *Ulmus parviflora*



Pink Trumpet Tree | *Tabebuia impetiginosa*



Bay Laurel | *Laurus nobilis*



Carrotwood | *Cupaniopsis anacardioides*



Honey Mesquite | *Prosopis glandulosa 'Thornless'*



Fern Pine | *Podocarpus gracilior*



Firecracker Island Snapdragon
Galvezia speciosa 'Firecracker'



Foxtail Agave | *Agave attenuata*



Indian Hawthorne | *Raphiolepis umbellata 'White'*



Natal Plum | *Carissa macrocarpa*



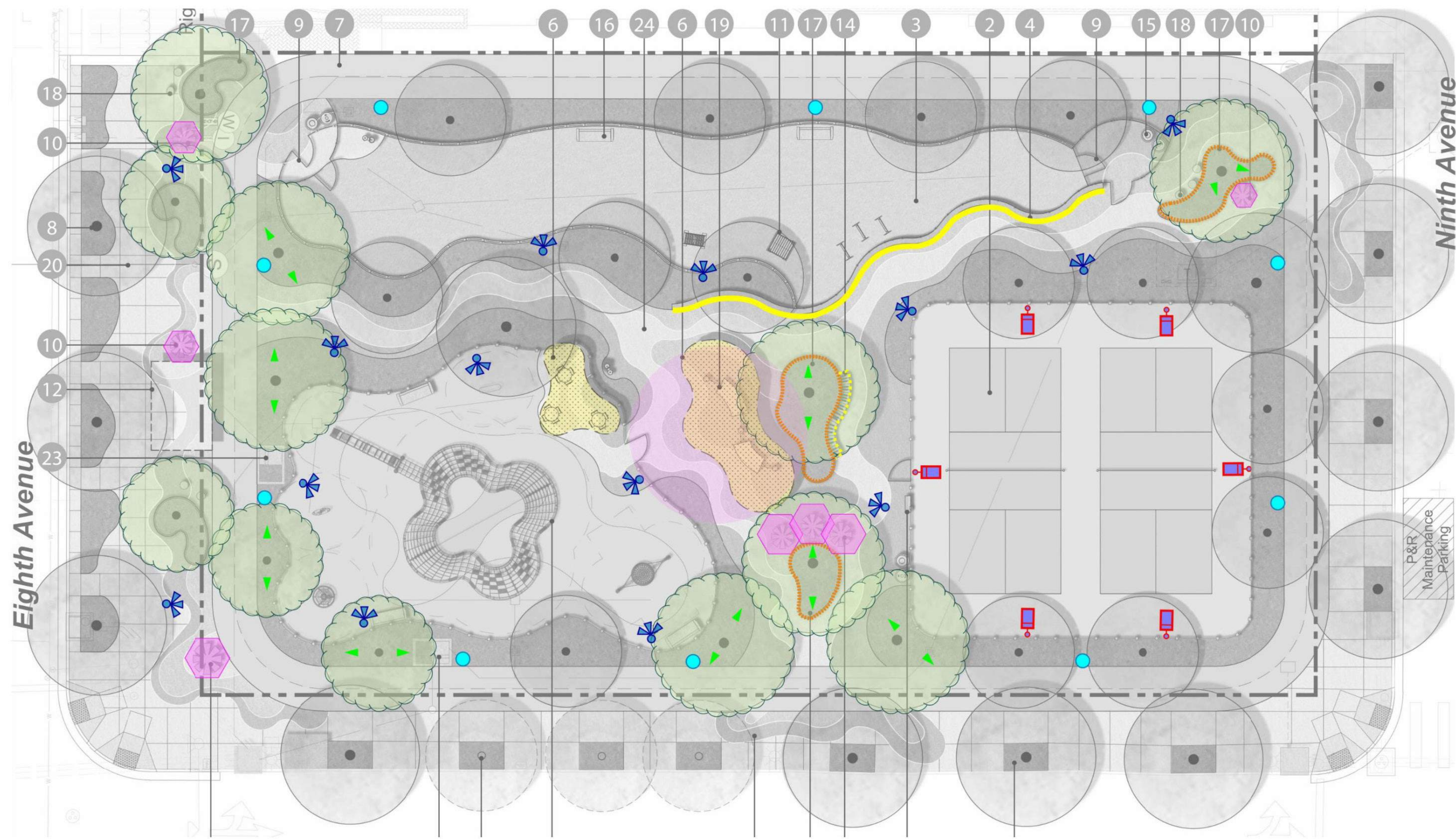
Pine Muhly | *Muhlenbergia dubia*



Flax Lily | *Dianella tasmanica 'Variegata'*



Anticipated Pet Relief Area Built into Planting Design



● Pedestrian Pole Lighting 16'



★ Area Pole Lighting 18'



■ Pickle Ball Pole Lighting 21'



★ Pattern Pole Lighting 18'



■ Canopy Lighting



■ Feature Wall Lighting



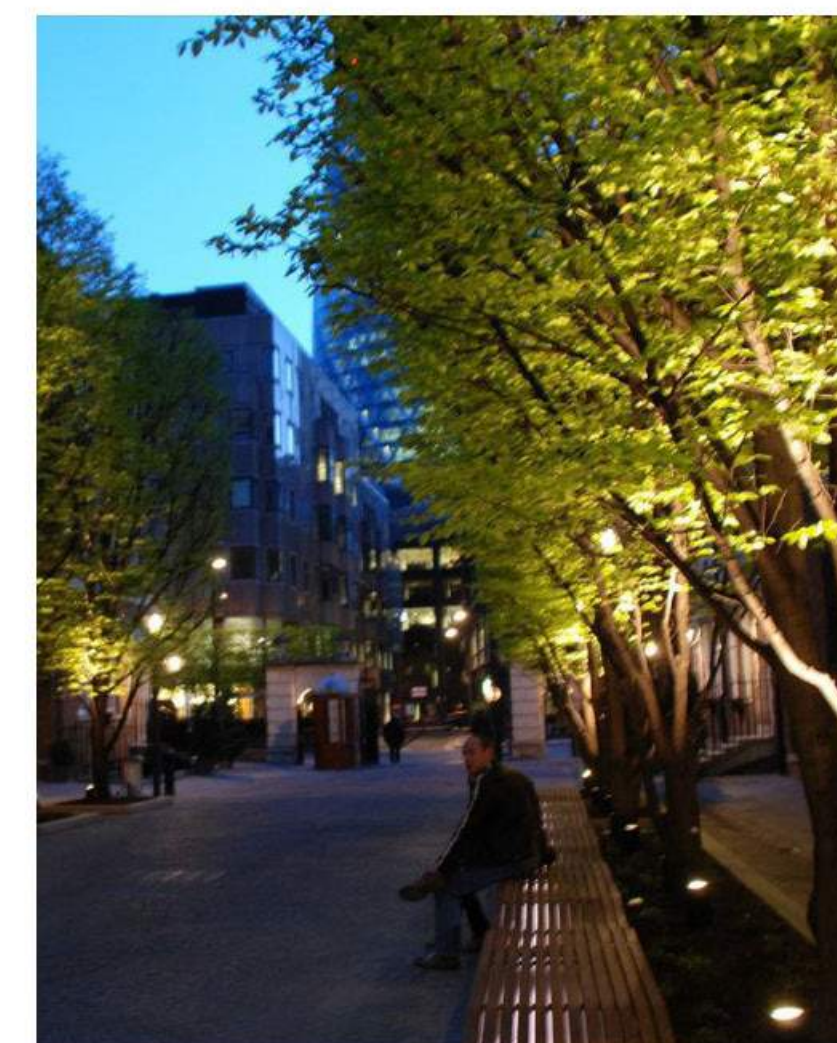
■ Sculpture Lighting



■ Special Lighting



■ Special Lighting



● Tree Lighting



■ Bench Lighting

SITE LIGHTING DIAGRAMMATIC LAYOUT

NOT TO SCALE



HLB



SCHMIDT
DESIGN
GROUP



BIRDS EYE VIEW RENDERING



STREETSCAPE RENDERING



CENTRAL PLAZA RENDERING



BIRDS EYE VIEW RENDERING

Development Services Department
Urban Innovation Division

Harmony Park General Development Plan and Naming

Parks and Recreation Department Board Presentation
November 20, 2025



Park Background

- City agreements with developer of adjacent residential tower
 - Purchase and Sale Agreement
 - Reimbursement Agreement
- Targeted completion prior to Certificate of Occupancy
- Ownership to be transferred to the City



Downtown Parks



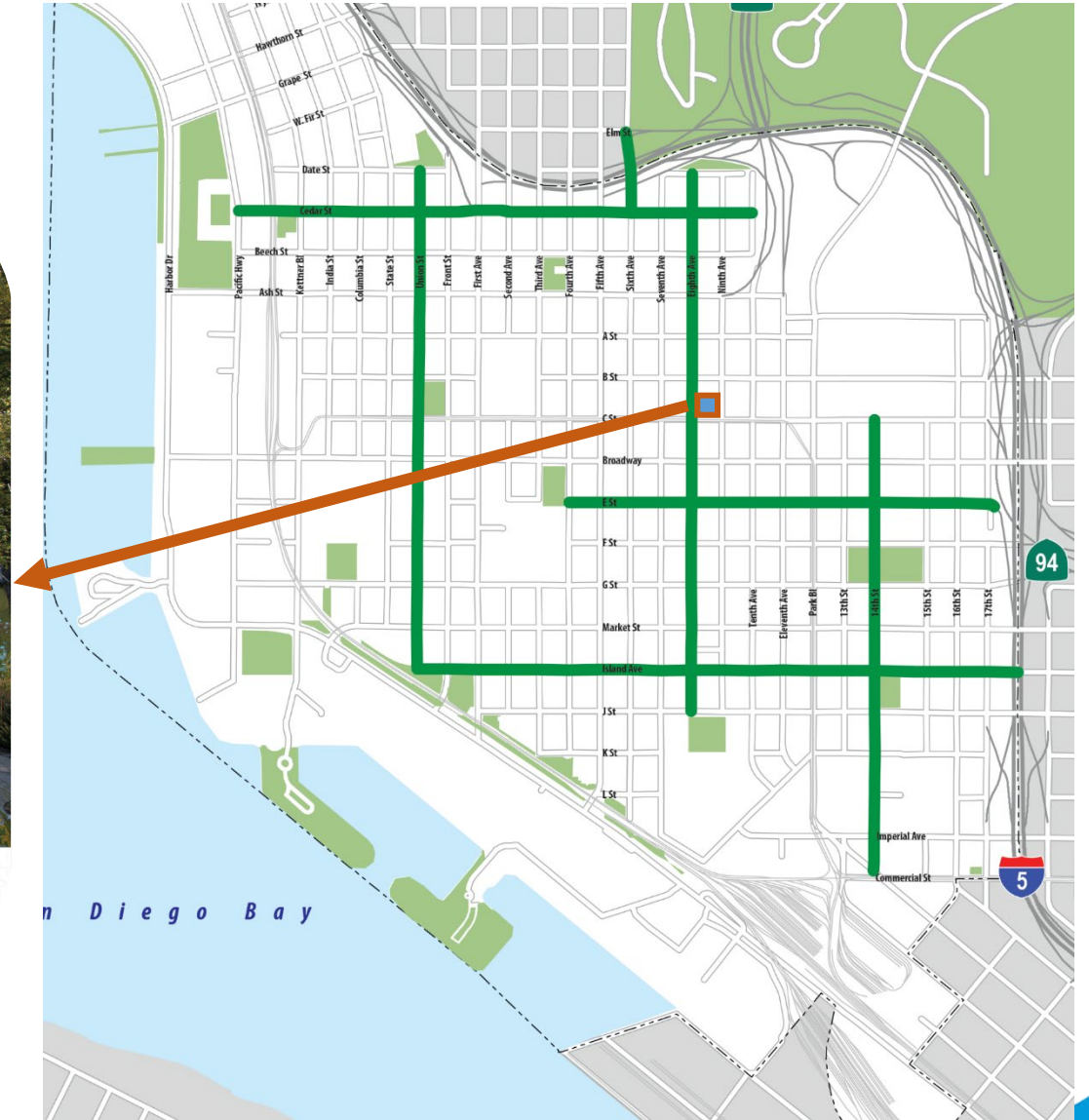
Project Site



Downtown Greenways



Rendering of the Eighth Avenue Greenway

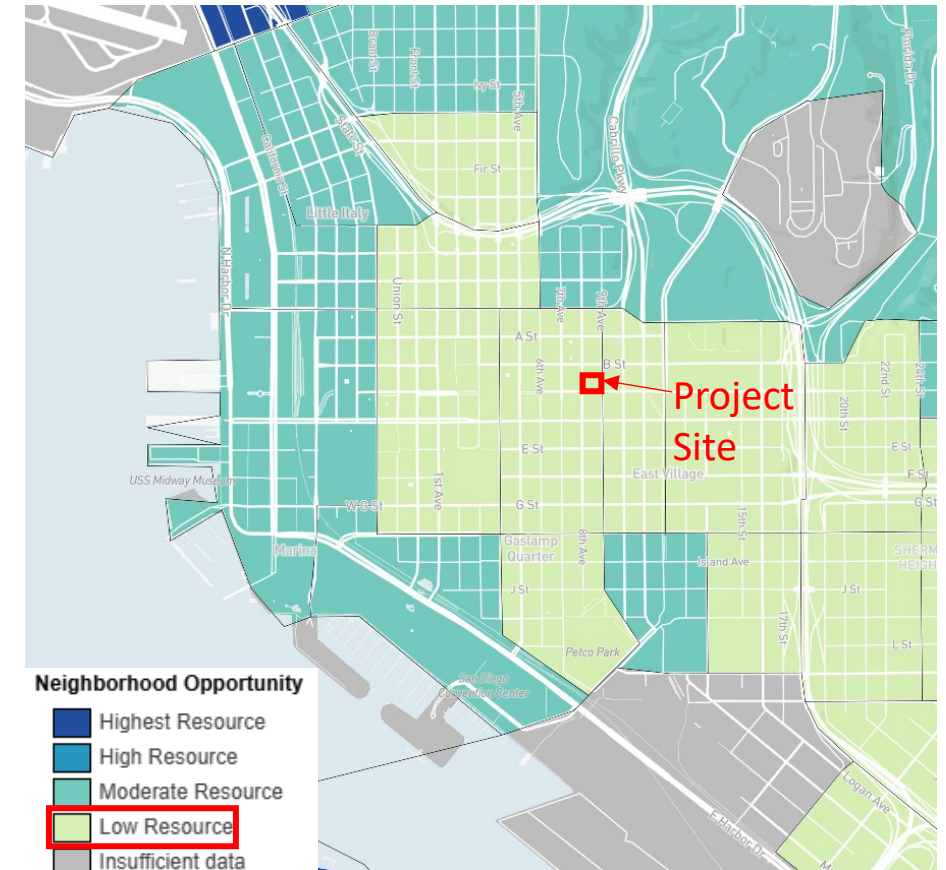


Downtown Growth

Permitted Homes by Community Plan Area 2021-2024

Community Plan Area	Permitted Homes	Community Plan Area	Permitted Affordable Homes
Downtown	3,407	Downtown	574
Uptown	2,782	San Ysidro	468
North Park	2,399	Clairemont Mesa	467
Mira Mesa	1,757	College Area	420
Navajo	1,667	Encanto Neighborhoods	392
College Area	1,567	City Heights	279
Kearny Mesa	1,518	Linda Vista	277
Otay Mesa	1,291	Rancho Bernardo	274
Clairemont Mesa	1,242	Uptown	270
Linda Vista	1,167	North Park	224

2025 CTCAC Opportunity Map



Neighborhood Growth



1,749 units

completed or currently under
construction within a 2-block radius,
since 2015

Site Context – C Street Corridor



① Project Site



C Street

Community Outreach Workshops

Downtown San Diego Partnership Policy Committee

Cortez Hill Active Residents Group (CHARG)

Child and Teen Friendly City Coalition

Summer 2025

Downtown Community Planning Group

City Center Business Improvement District

North Central Square Park



Project Location

1112 Ninth Ave, located along C Street between Eighth and Ninth Avenues.

Scope of Work

North Central Square Park is envisioned as an approximately 24,000 square-foot highly active urban park with family-focused play and recreation equipment and other active park amenities. This project will include a diverse range of public outreach opportunities, including workshops, presentations, listening sessions and a public survey to gather public input on the park features.

Preliminary Park Design: [Draft General Development Plan \(GDP\)](#) PDF

[Provide Feedback on the Draft Park Design](#)

Project Schedule

- Outreach and engagement completion: August 2025
- Anticipated general development plan completion: Fall 2025
- Anticipated start of construction: Winter 2026
- Anticipated construction completion: Spring 2027

Project Funding

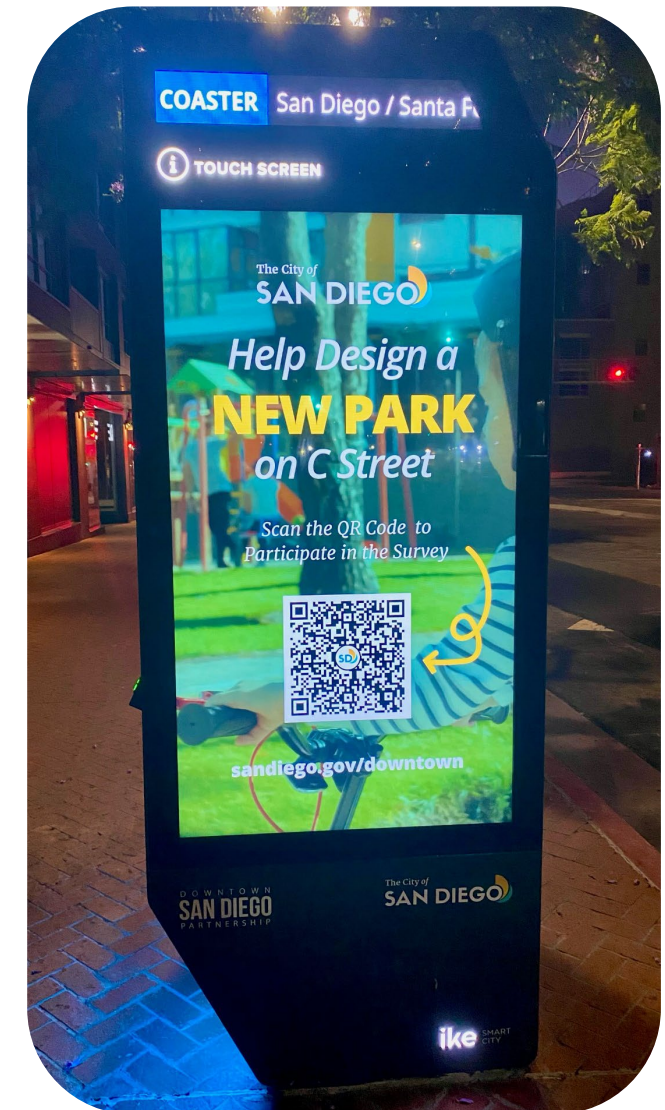
Funded through the Downtown Development Impact Fee (DIF)

Project Contact Information

Development Services Department, Urban Innovation Division DSDUrbanDivision@sanidiego.gov

Community Outreach Surveys

- Survey #1: Priorities for park features and amenities
 - 6/9/25 – 7/24/25
- Survey #2: Feedback on preliminary park design
 - 9/4/25 – 10/31/25
- Distributed via:
 - City Website
 - Downtown IKE Kiosks
 - City Social Media
 - Local News Outlets
 - Community Meetings



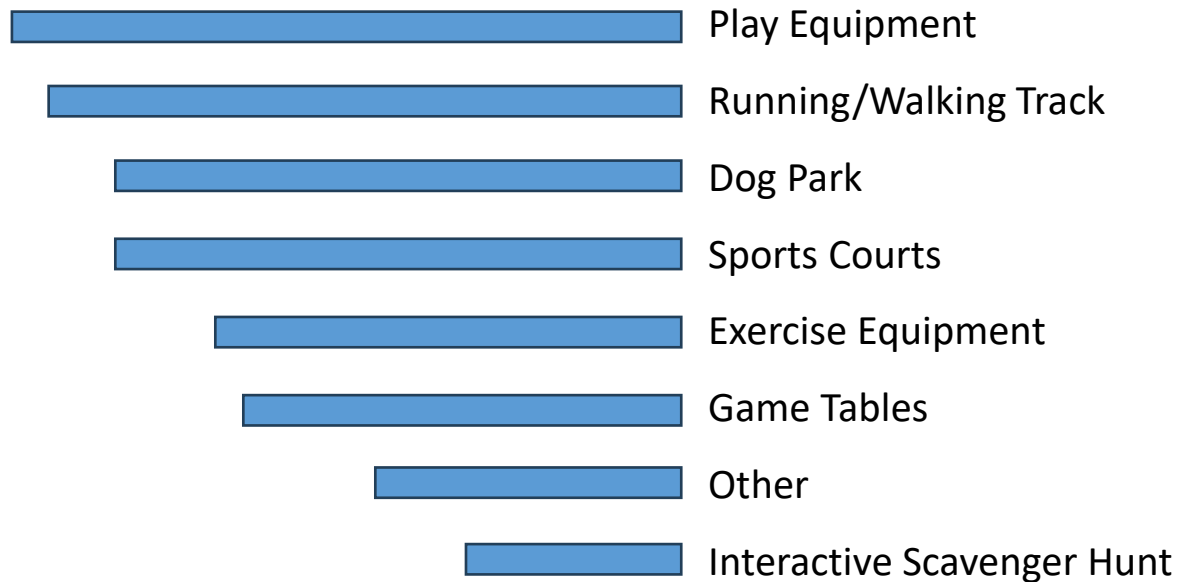


Community Outreach Results

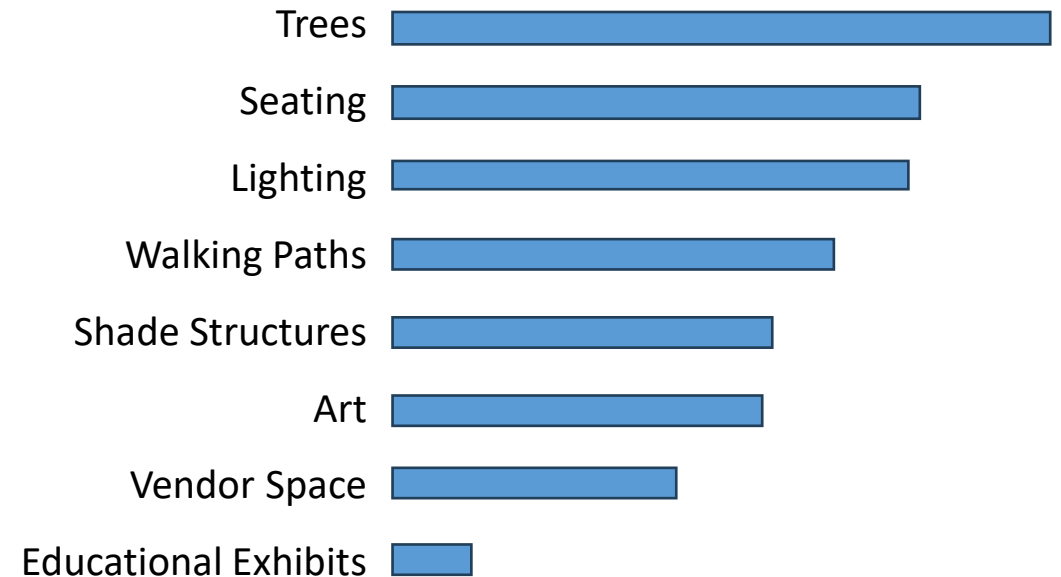
330

Survey responses and community workshop participants

Amenity Priorities



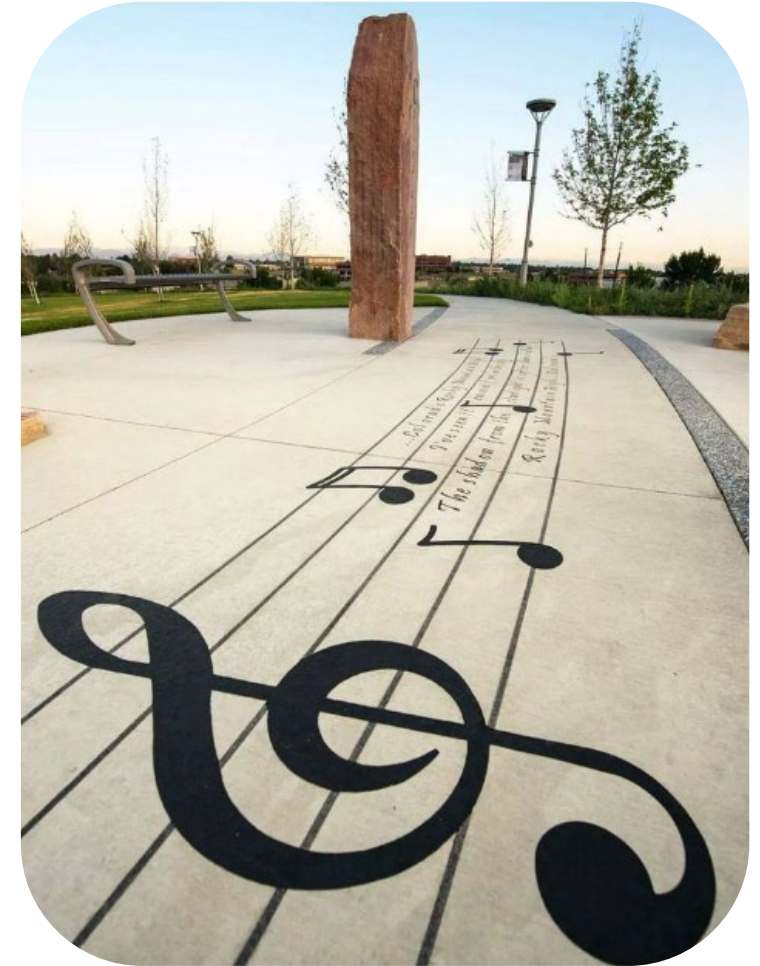
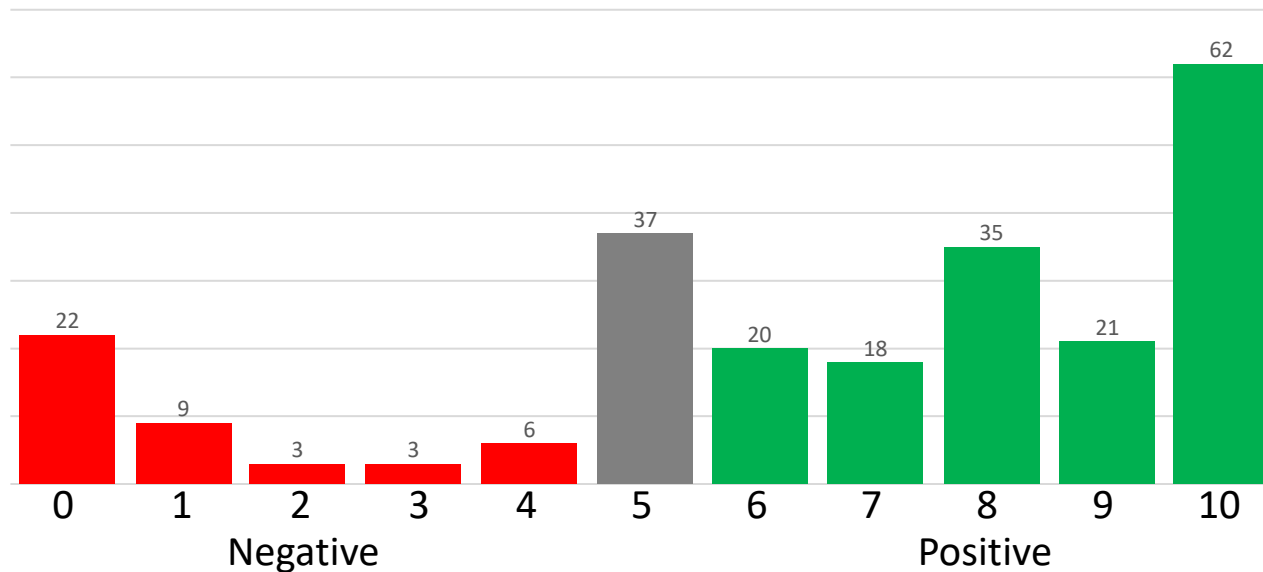
Feature Priorities



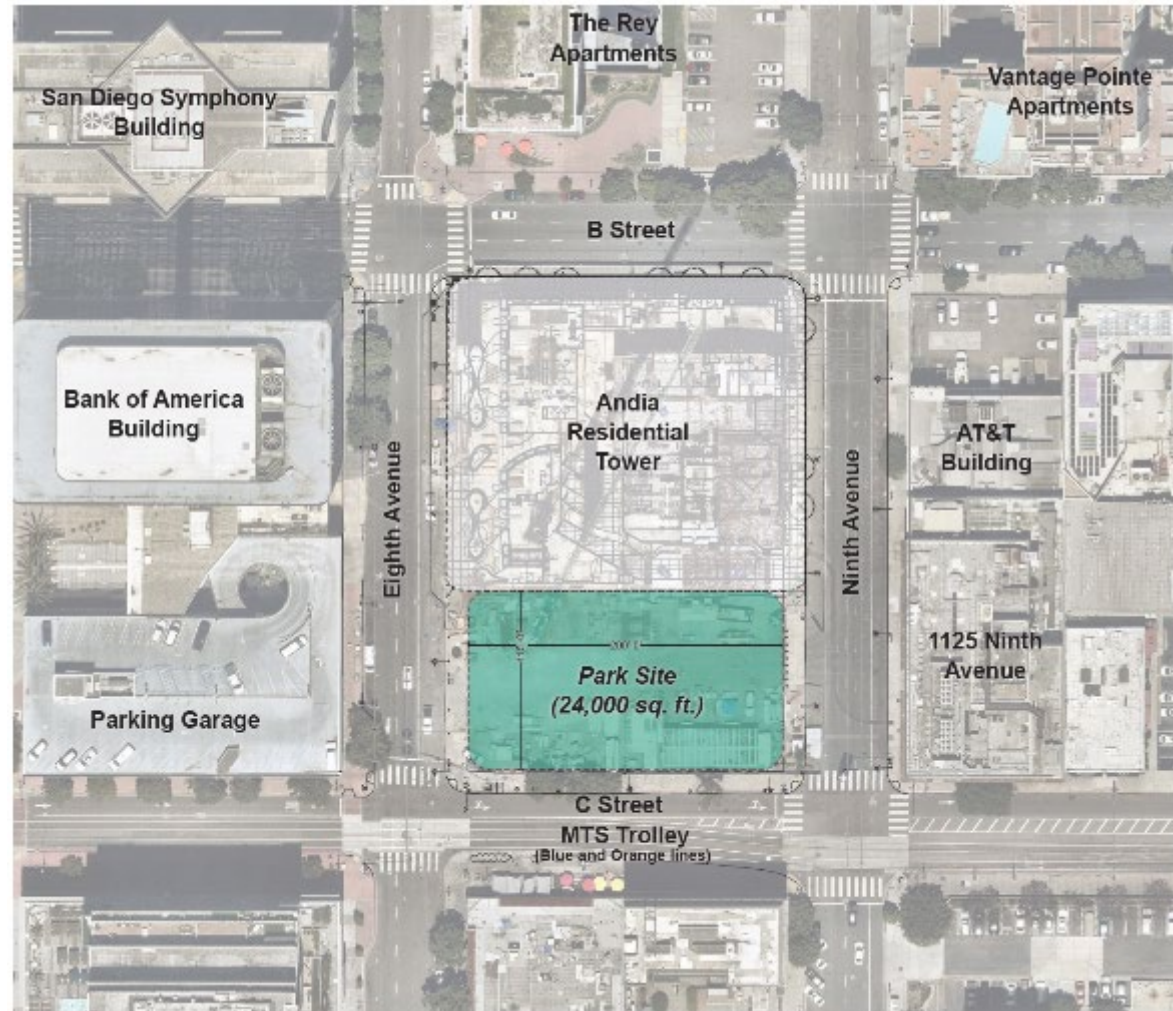
Park Naming

- Identified as North Central Square Park in Downtown Community Plan (2006)
- Proposed name “Harmony Park” to celebrate the emerging arts and culture district in the surrounding neighborhood, consistent with Council Policy 900-20

Park Theme Sentiment



Draft GDP

**Park Amenity & Program Study:**

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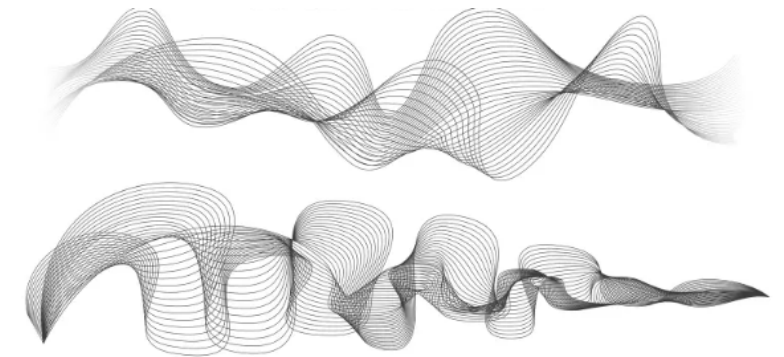
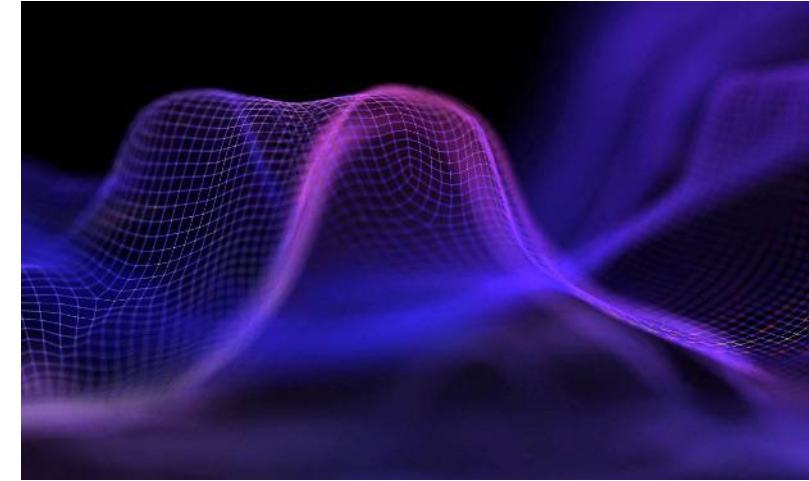
Draft GDP



Draft GDP



Park Inspiration: The Shape of Sound



Draft GDP

Park Access



Draft GDP



Children's Playground



Draft GDP



Lighted Pickleball Courts



Draft GDP



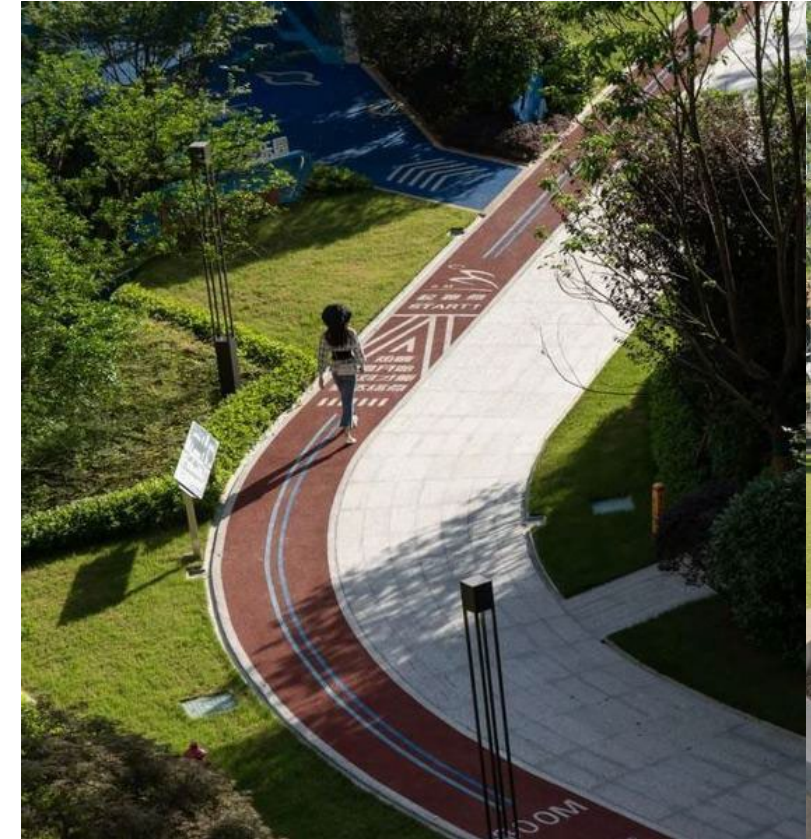
Dog Run



Draft GDP



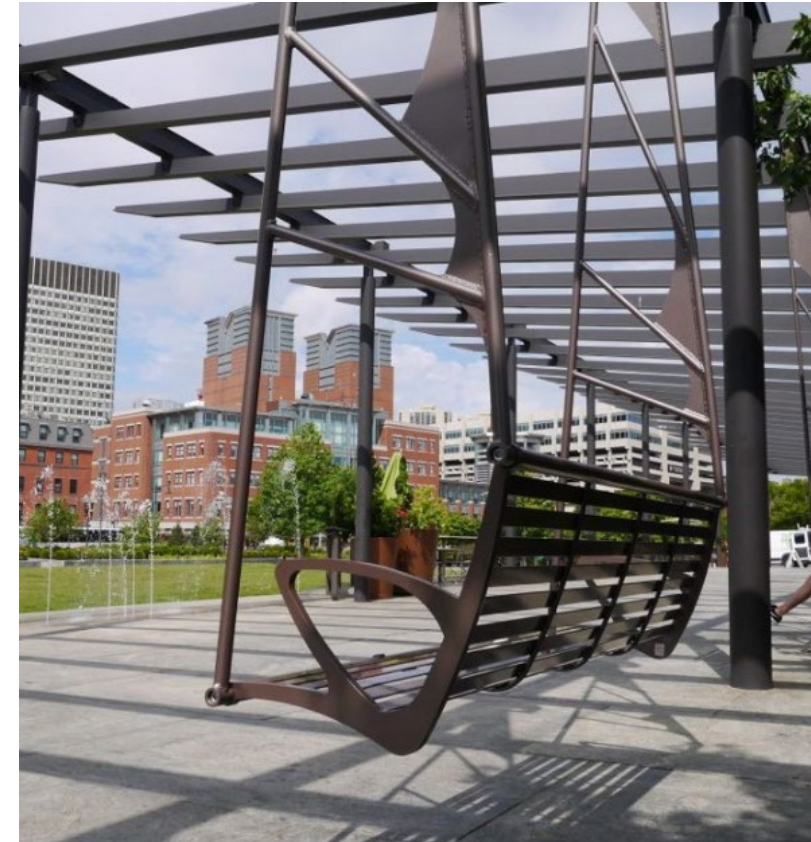
Jogging /Walking Track



Draft GDP



Urban Rockers & Shade



Draft GDP - Streetscape Rendering



Draft GDP



Music Play

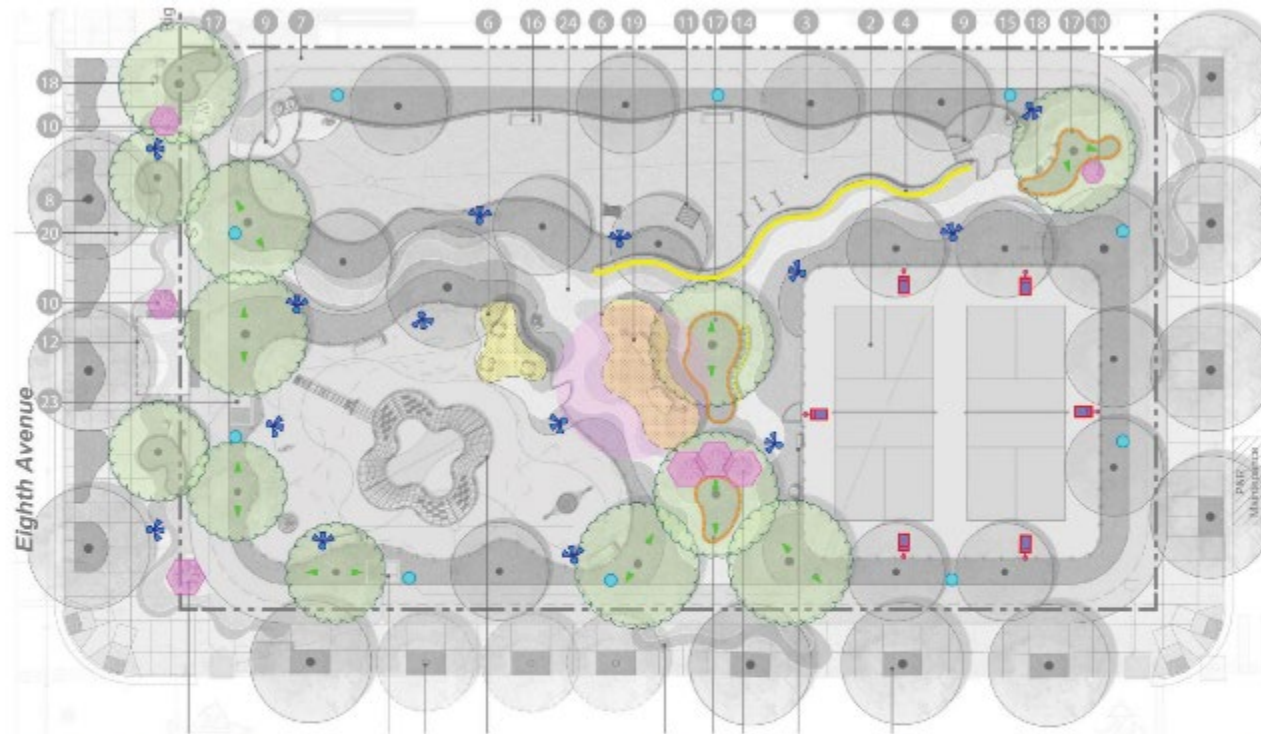


Draft GDP – Eight Avenue Streetscape Rendering



Draft GDP

Conceptual Site Lighting



● Pedestrian Pole Lighting 18'



✦ Area Pole Lighting 18'



■ Pickle Ball Pole Lighting 21'



✦ Pattern Pole Lighting 18'



■ Canopy Lighting



— Feature Wall Lighting



● Sculpture Lighting



● Special Lighting



● Special Lighting



■ Tree Lighting



— Bench Lighting

Draft GDP

Conceptual Park Materials

MATERIAL BOARD



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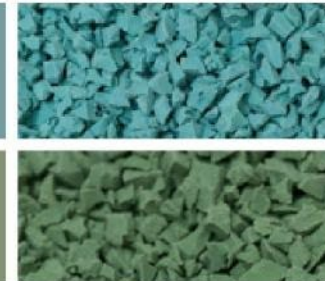
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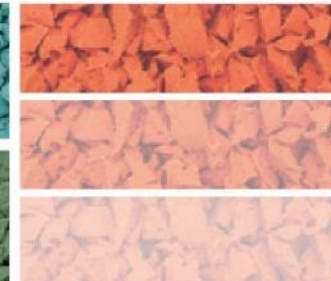
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Game Table



Bench



Community Swings

Draft GDP

Conceptual Plant Palette

TREES SUCH AS:



Coast Live Oak | *Quercus agrifolia*



California Sycamore | *Platanus racemosa*



Lacebark Elm | *Ulmus parviflorus*



Pink Trumpet Tree | *Tibouchina argentea*



Bay Laurel | *Laurus nobilis*



Carrotwood | *Euphorbia corollata*



Honey Mesquite | *Prosopis glandulosa* 'Thomson'



Fern Pine | *Podocarpus neriifolius*



Firecracker Island Snapdragon
Calceolaria speciosa 'Firecracker'



Foxtail Agave | *Agave attenuata*



Indian Hawthorne | *Waphosiphys ambellata*



Natal Plum | *Carya macrocarpa*



Pine Muhly | *Mathewsia elata*



Flax Lily | *Chamaelirium luteolum*



Aridated Pet Relief Area Built into Planting Design

Draft GDP - Birds Eye View Rendering



Draft GDP - Birds Eye View Rendering

