



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: April 6, 2026

REPORT NO.: (# 102)

ATTENTION: Parks and Recreation Board
Agenda of April 16, 2026

SUBJECT: Dennis V. Allen Neighborhood Park GDP Amendment

SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the General Development Plan (GDP) Amendment for Dennis V. Allen Neighborhood Park to include a recreation center, off leash dog areas, fitness area, multi-purpose lawn, and other park enhancements?

Department Recommendation – Recommend approval of the proposed GDP Amendment for Dennis V. Allen Neighborhood Park

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

Mount Hope Community Recreation Group

Fiscal Impact – Preparation of the GDP Amendment is fully funded in the amount of \$950,000 through 100012 Infrastructure Fund, 400002 Capital Outlay, 400265 GFCIP Contributions, and 400891 Citywide Park Fund. The estimated total construction cost for the proposed improvements at Dennis V. Allen Park is \$29,630,645.

Water and Energy Conservation Status – The proposed GDP Amendment will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Climate Action Plan (CAP) Impact – N/A

Strategic/Tactical Equity Plan Impact – This project is consistent with Priority Area: Protect & Enrich Every Neighborhood by providing additional park amenities including a new recreation center at Dennis V. Allen Neighborhood Park. This project is in alignment with *Goal 2 -Ensure access to enjoyable, fulfilling recreational opportunities to all* of the Tactical Equity Plan by providing additional park enhancements and programs to a historically underserved community.

Environmental – This activity is not a “project” as defined in CEQA Guidelines Section 15378 because it involves an amendment to a previously-approved and adopted GDP which, on its own accord, does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment. Thus, this activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3). This determination is predicated on CEQA Guidelines Section 15004, which provides direction to lead agencies on the appropriate timing for environmental review. Future implementation of the amended GDP, including design and construction of the CIP project, would be subject to its own environmental review.

BACKGROUND

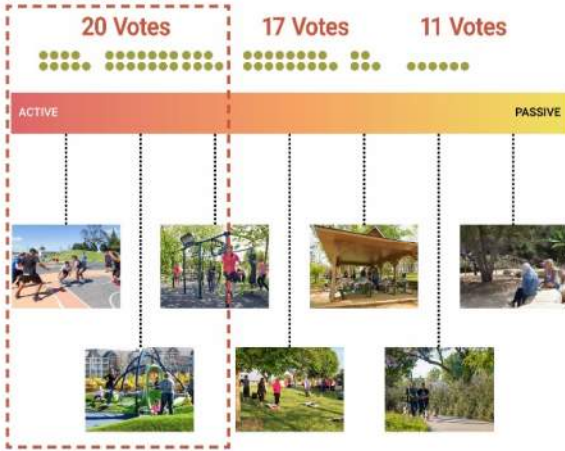
This project is in the Southeastern San Diego Community and Council District 4. The project proposes to amend the existing GDP for Dennis V. Allen Neighborhood Park through community engagement and input. Based on community input, the proposed park improvements include: a new recreation center, off-leash dog areas, a basketball court, fitness area, playground, shaded overlook, amphitheater, multi-purpose lawn, walking loop trail, security and sports lighting, on-site stormwater treatment facilities, and associated landscaping and irrigation improvements.

DISCUSSION

On July 10, 2024, the first community workshop for the proposed GDP Amendment was held in a hybrid format at the City Life Church, facilitated by the Mountain View Community Recreation Group (CRG). At the time, the Mount Hope community did not have a CRG established, so the meeting was facilitated by the Mountain View CRG with community members from Mount Hope included. The first workshop was to review a list of community desired park amenities, collect interactive feedback from the community, review proposed conceptual park program allocation and collect input on additional amenities. At this meeting, all the meeting attendees participated in a series of voting exercises and surveys to determine preferred types/styles of several park amenities; the results are captured in the diagrams below:

Programming Preferences

Preferred Active Activity Level with Sports Courts, Playground, Fitness, and Multi-purpose Lawn



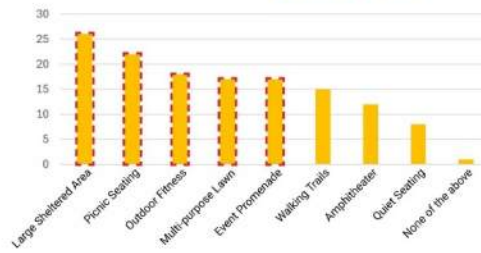
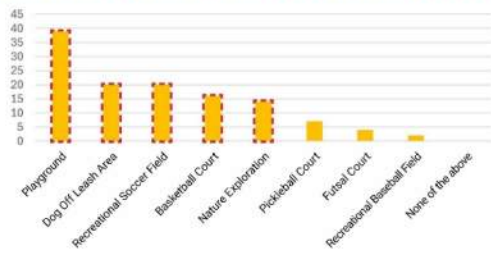
Preferred Urban / Contemporary Park Character



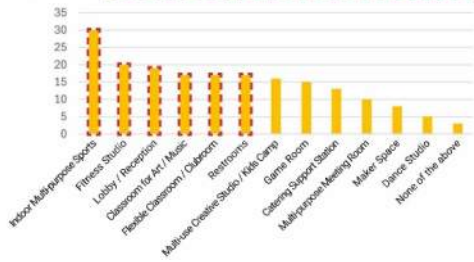
Preferred Active Park Amenities



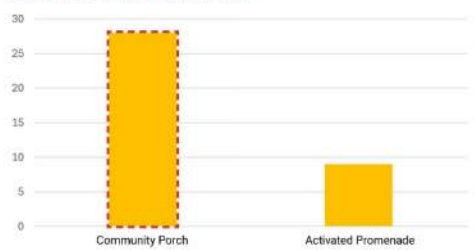
Preferred Passive Park Amenities



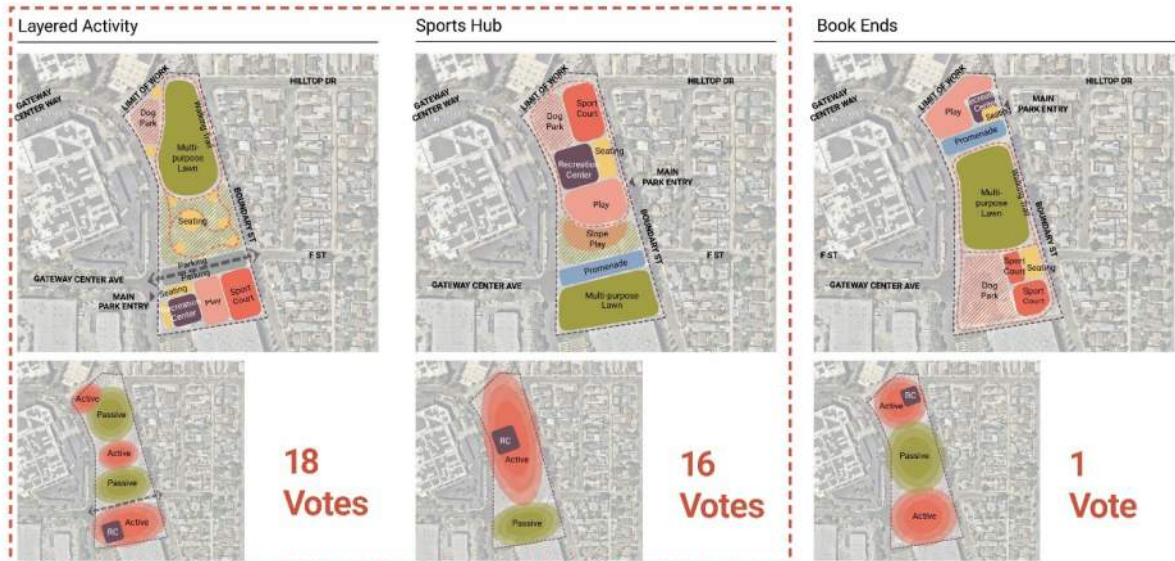
Preferred Rec Center Amenities



Preferred Rec Center Character



Preferred Park Program Allocation



What we heard:
 • Maximize Program
 • Preserve the Mt. Hope hill

On June 26, 2025 a second design workshop meeting for the proposed GDP Amendment was held in a hybrid format at the City Life Church, facilitated by the newly established Mount Hope Community Recreation Group (CRG). Three (3) proposed park layouts were developed and presented to the community, along with layouts and massing studies for the recreation center and different types for play and fitness equipment. A series of voting exercises were conducted to collect community feedback and input. The results are captured in the diagrams below:

3 Concept Alternatives / Preferred Concept Selection



Additional Comments:
• Include a loop trail
• No pickleball courts



3 Rec Center Massing Options / Preferred Option Selection

CONCEPT STUDY 1 - STEPPED BOXES



5
 Votes

CONCEPT STUDY 2 - THE BIG LOBBY



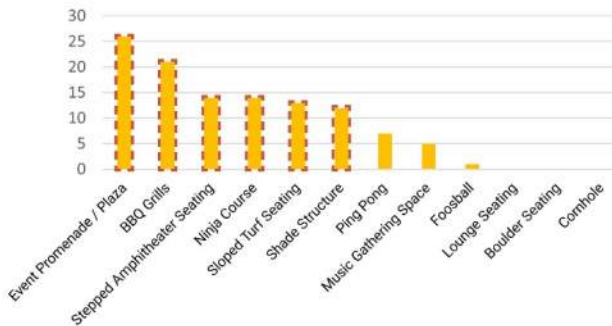
7
 Votes

CONCEPT STUDY 3 - TERRACED ROOFS



17
 Votes

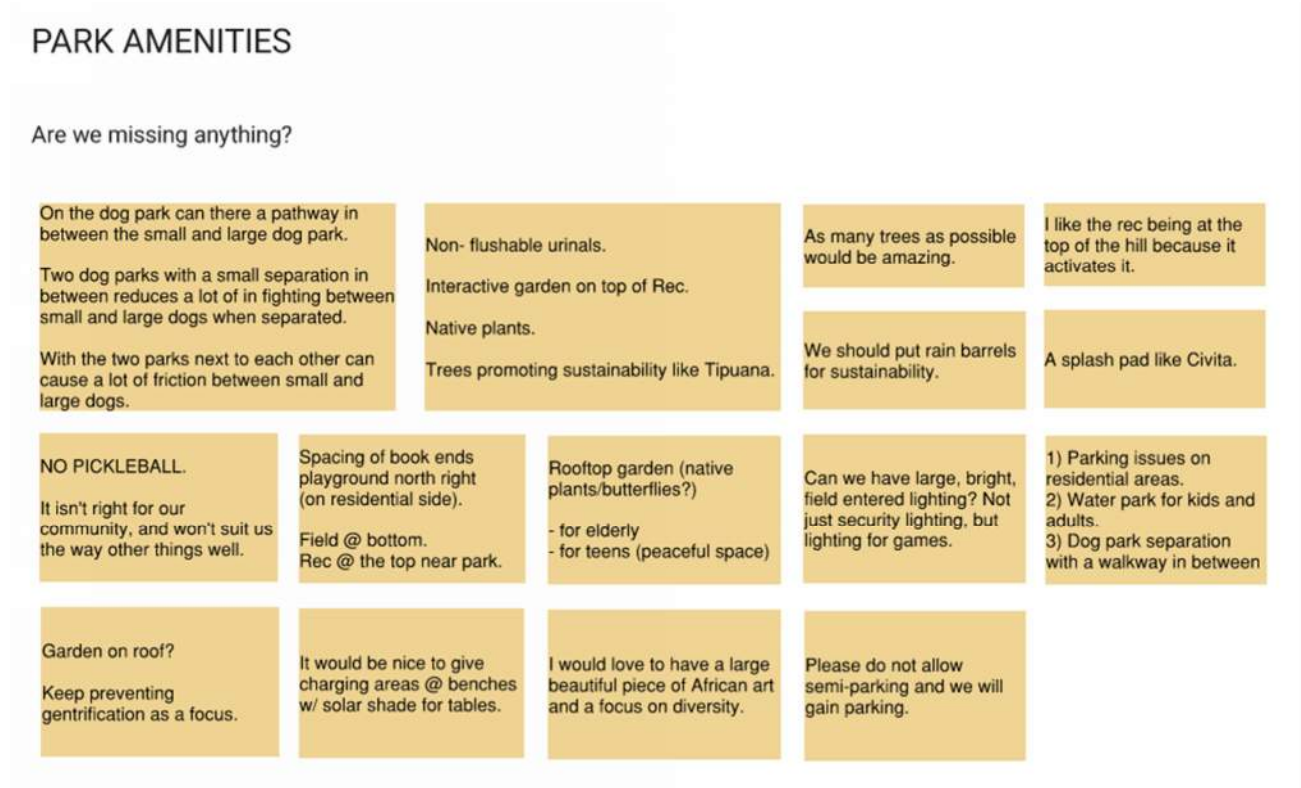
Park Amenities / Preferred Option Selection



Additional Community Feedback:

1. Second Story at the Rec Center with additional flexible event space.
2. Sport lighting at the multipurpose filed.
3. Separation of small and sarge dogs at the dog park
4. Opportunities for art installations in the park
5. Solar changing stations
6. Parking challenges, interested in diagonal street parking
7. No pickleball
8. Loop trail
9. Native plants

Additional input was collected beyond the presentation materials. Meeting attendees were given the opportunity to write down additional park amenities they would like to see considered. The diagram below summarizes the notes collected from both in-person and online participants.



On January 22, 2026 a third design workshop meeting for the proposed GDP Amendment was held in a hybrid format at the City Life Church, facilitated by the Mount Hope CRG. A finalized park concept plan, with community input incorporated from the first two workshop meetings, was presented to the community. The preferred design concept is reflected below:

Workshop #3 Mount Hope Neighborhood Group-Action Item
 Preferred General Development Plan Amendment

**Preferred GDP Amendment and Program
 Approved by the community**

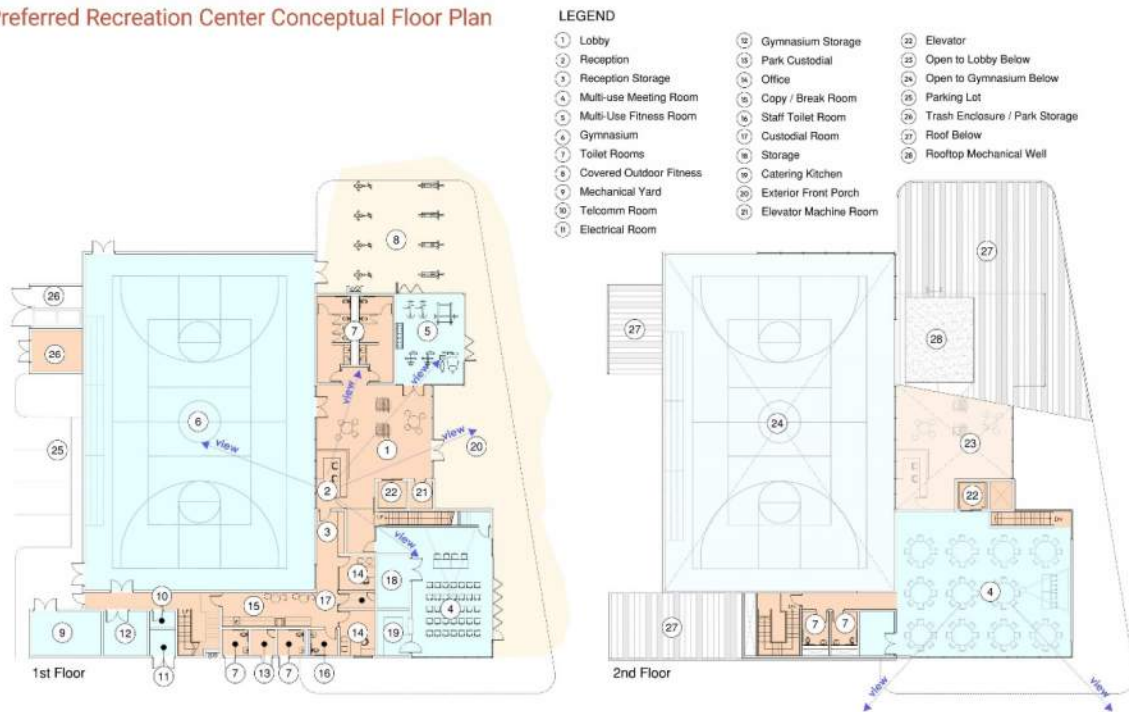
Additional Comments:

- Increase street parking and address semi-truck use of street parking. Response: This would be addressed through a separate effort / department.



In addition, a finalized design for the recreation center was presented to the community as well with modifications that reflect community's input as well as the City's operational and maintenance needs. A second story was added to the recreation center with large community multi-use space as a result of community's requests.

Preferred Recreation Center Conceptual Floor Plan



Preferred Recreation Center Massing



The proposed GDP Amendment was reviewed and unanimously approved by the Mount Hope CRG, with 7 votes in favor and 0 against. Please refer to the meeting minutes in Attachment 2.

The City recommends approval of the proposed GDP Amendment, as it thoughtfully reflects the community's vision and evolving needs while remaining closely aligned with the City's broader goals and mission.

ALTERNATIVES

1. Recommend approval of the proposed GDP Amendment with conditions;
2. Do not recommend approval of the proposed GDP Amendment.

Respectfully submitted,



Parita Ammerlahn
Deputy Director (OCA), FPPD Division



Prepared by: Lin Kieser-Hua
Project Officer II (OCA), FPPD Division

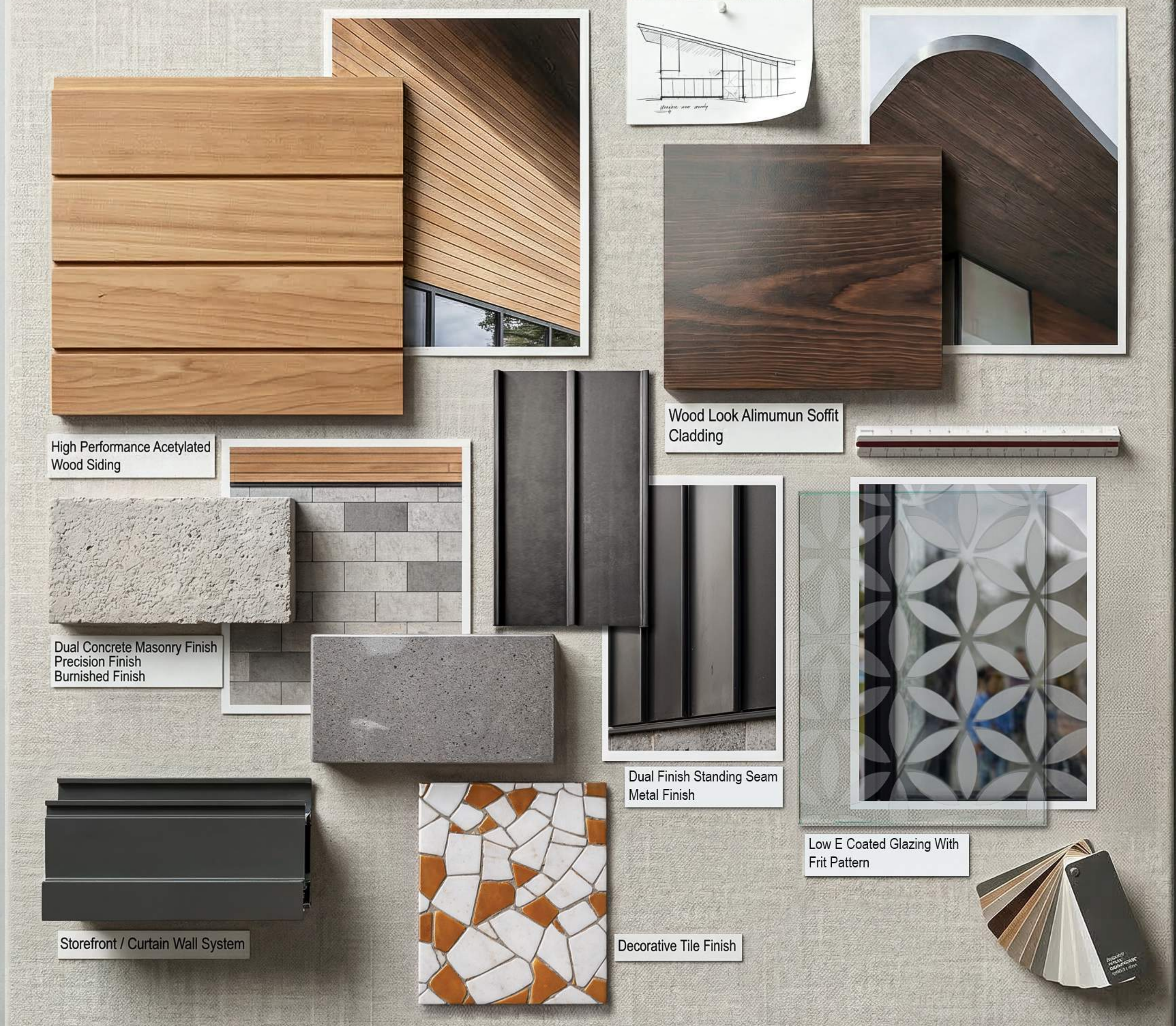
PA/LKH

Attachment(s):

1. Dennis V. Allen Neighborhood Park General Development Plan
2. Mount Hope CRG Workshop #3 Meeting Minutes – Jan 23, 2026

cc: Council District 4 Office

DENNIS V. ALLEN RECREATION CENTER



High Performance Acetylated Wood Siding

Wood Look Alimuminum Soffit Cladding

Dual Concrete Masonry Finish Precision Finish Burnished Finish

Dual Finish Standing Seam Metal Finish

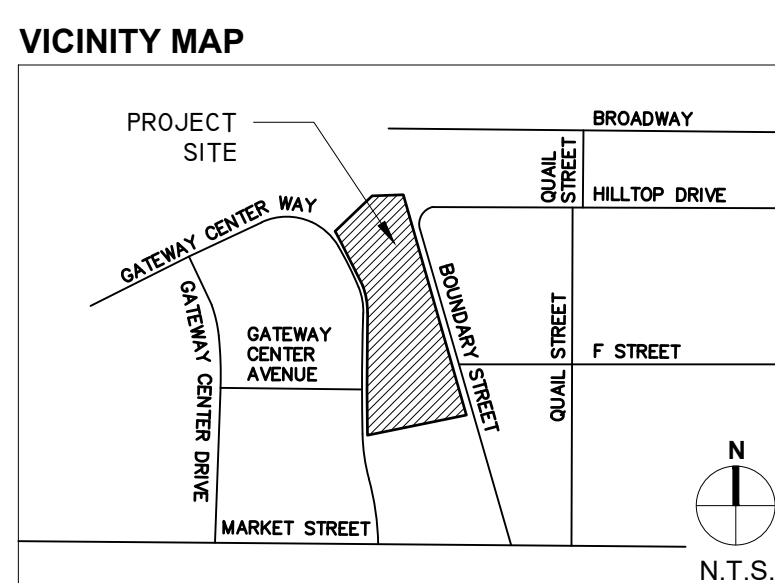
Storefront / Curtain Wall System

Decorative Tile Finish

Low E Coated Glazing With Frit Pattern

SPURLOCK LANDSCAPE ARCHITECTS
 2122 Hancock Street
 San Diego, CA 92110
 619.681.0090
 spurlock-land.com

HGWARCHITECTURE
 1955 Bacon Street
 San Diego, CA 92107
 619.523.8465
 www.hgwarchitecture.com



DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
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	SITE DEDICATED	ORD. NO.		ACRES:
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF
IMPROVED AREA	AC.	PAVED WALKWAYS	SF
TURF	AC.	MULTI-PURPOSE CT.	SF
SHRUB BED	AC.	TENNIS CTS.	SF
NATURAL	AC.	RESTROOM	SF
D.G. PAVING	AC.	POOL BLDG.	SF
DIRT INFIELDS	AC.	POOL DECK	SF
		POOL WATER	SF
		LAWN EDGING	LF
		BLEACHERS	EA.
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

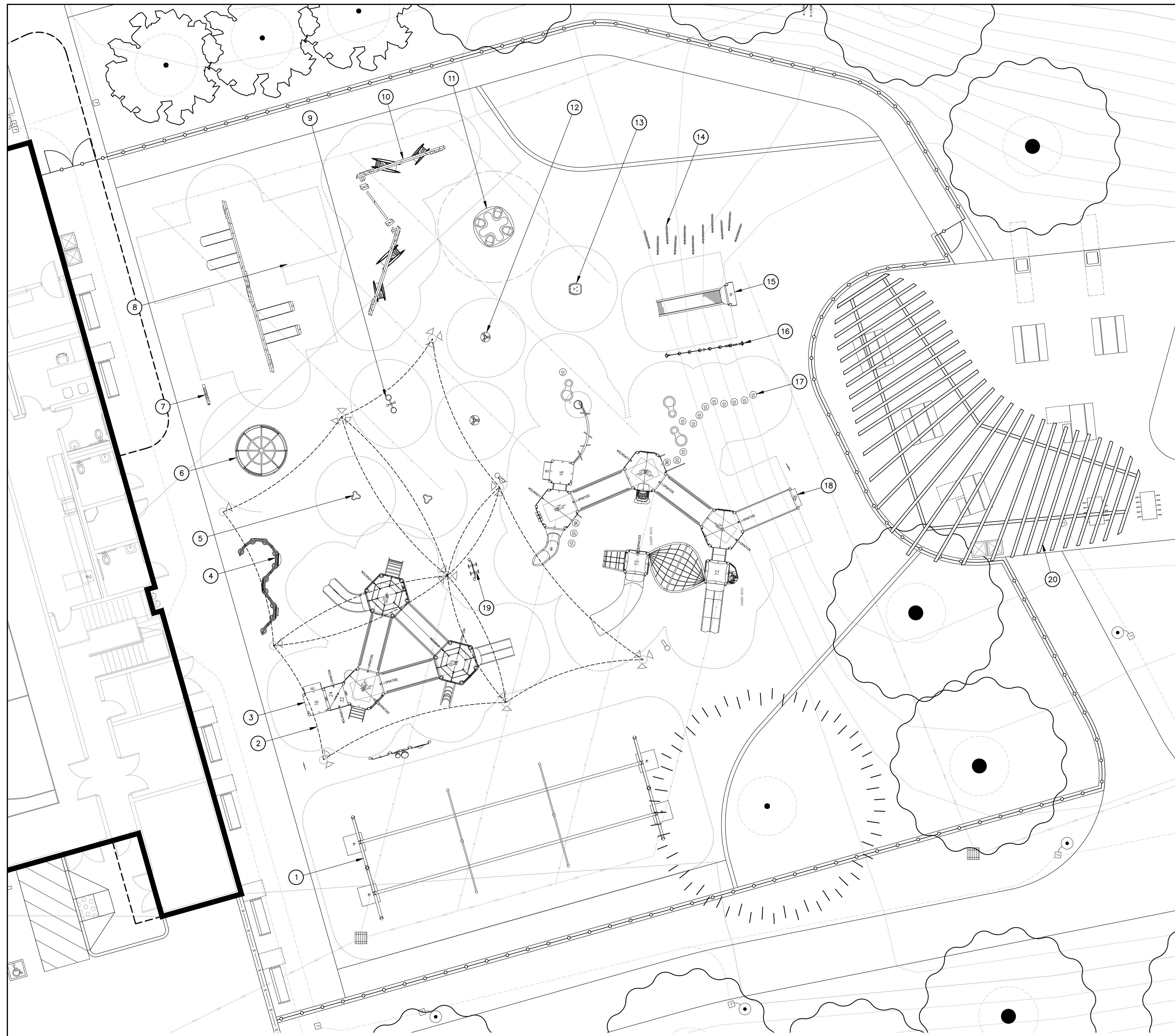
THE GENERAL DEVELOPMENT PLAN

DENNIS V. ALLEN

NEIGHBORHOOD PARK

PSD (PSD #)

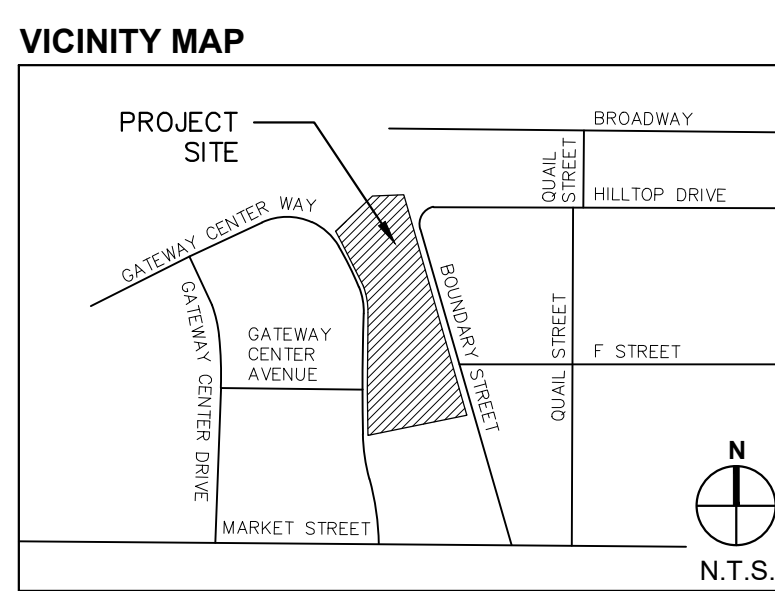
LAMBERT COORDINATES: THOMAS BROTHERS PAGE:



PLAY AREA LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	ZIP LINE STRUCTURE	11	OMNISPIN SPINNER
2	SHADE SAILS	12	CURVA SPINNE
3	2-5YR PLAY STRUCTURE	13	CHILL SPINNER
4	SENSORY PLAY	14	HILL LOOP
5	SADDLE SPINNER	15	ROLLERSLIDE
6	CAROUSEL	16	ROPE PULL CLIMBER
7	COMMUNICATIONS PANEL	17	POB CLIMBER
8	SWINGS	18	5-12YR PLAY STRUCTURE
9	DOUBLE BOBBLE SPRING RIDER	19	KALEIDOSPIN PANEL
10	FOX DEN HANGOUTS	20	OVERLOOK WITH SHADE STRUCTURE

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, CA 92110
619.461.3000
spurlock-land.com



DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
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D.G. PAVING	AC.	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF
		POOL WATER	SF
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		PARKING STALLS-DISABLED	SF
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		BLEACHERS	EA.
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		BALLFIELD LTS.	STDS.
		TENNIS COURT LTS.	STDS.
		MULTI-PURPOSE CT. LTS.	STDS.
		BACKSTOPS	EA.
		BENCHES	EA.
		PICNIC TABLES	EA.
		TRASH RECEPTACLES	EA.
		REVISION	



OVERALL VIEW



BRIDGE TO 5-12YR PLAY STRUCTURE



5-12YR PLAY STRUCTURE



SLOPE PLAY, ARTIFICIAL TURF AND OVERLOOK



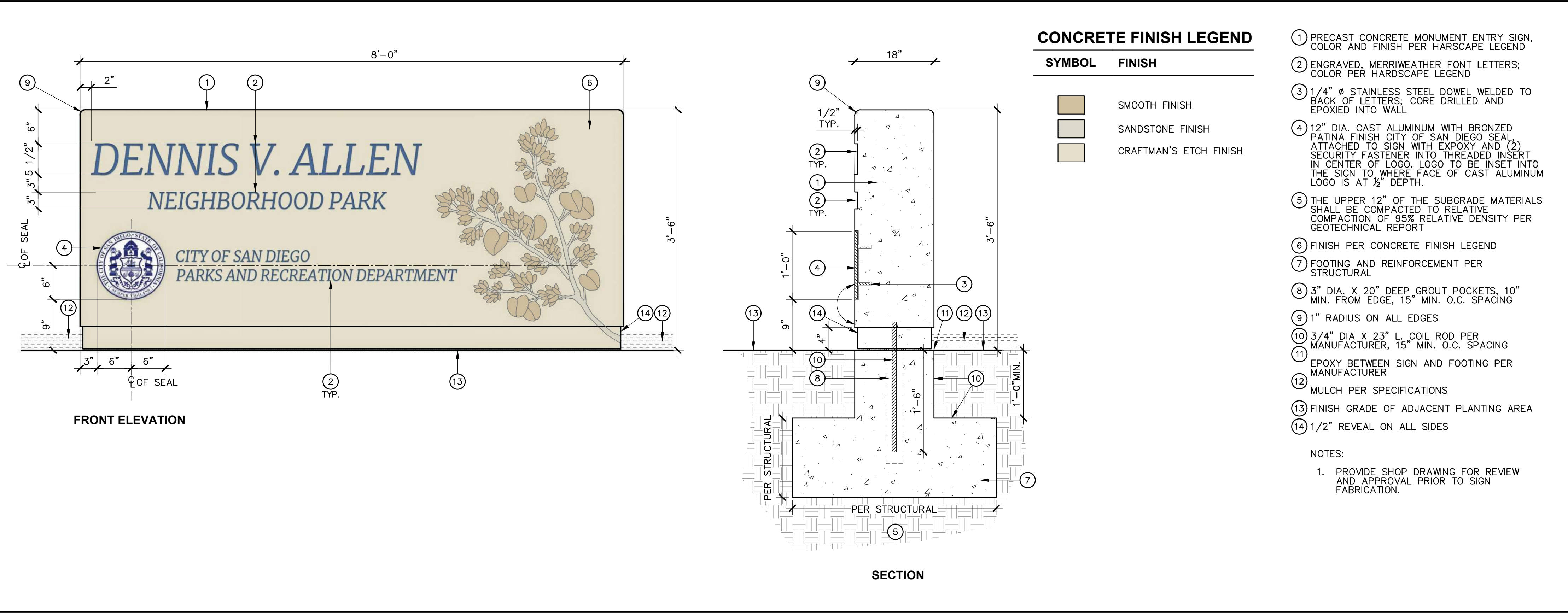
SWINGS, RUBBERIZED PLAY SURFACING

PLAYGROUND PLAN AND VIEWS L3

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

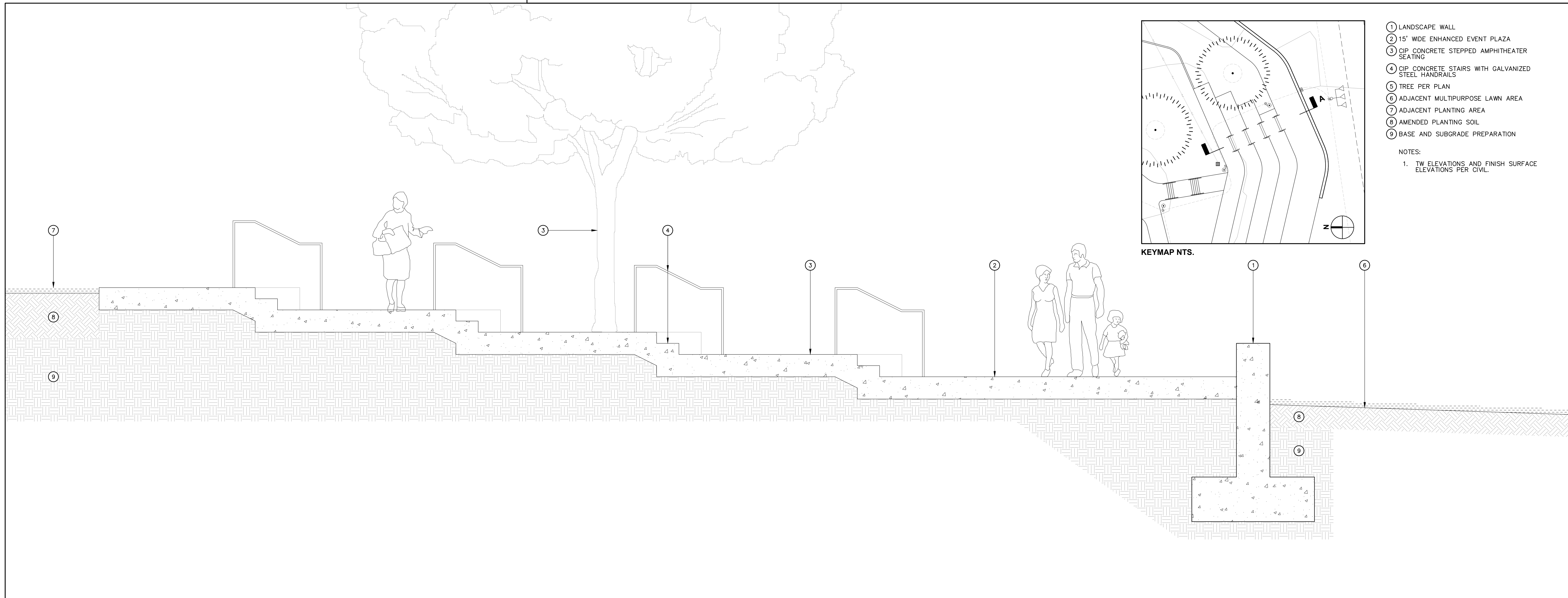
The General Development Plan
DENNIS V. ALLEN
Neighborhood Park

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



1 MONUMENT SIGN

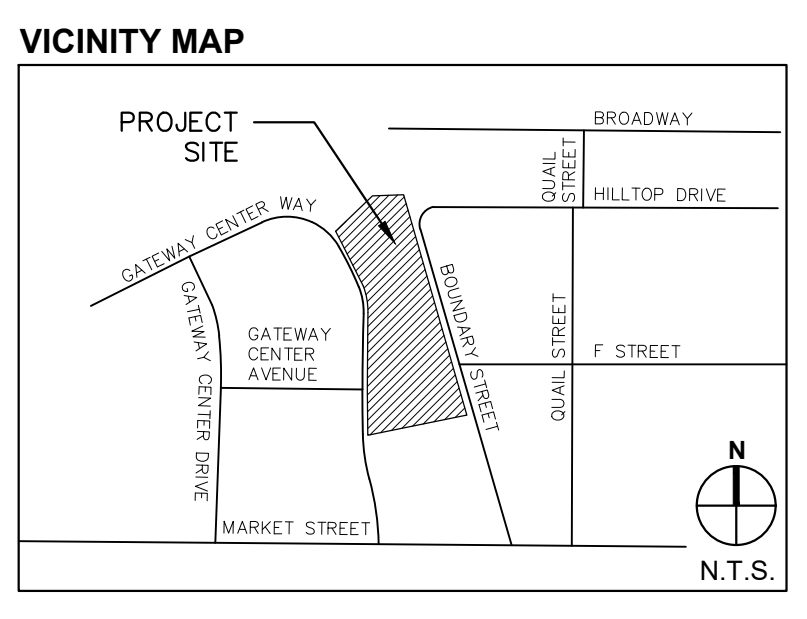
SCALE: 1" = 1'-0"



2 SECTION A-A

SCALE: 1/2" = 1'-0"

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San Diego, CA 92110
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		BALLFIELD LTS.	STDS.
		TENNIS COURT LTS.	STDS.
		MULTI-PURPOSE CT. LTS.	STDS.
		BACKSTOPS	EA.
		BENCHES	EA.
		PICNIC TABLES	EA.
		TRASH RECEPTACLES	EA.
		REVISION	

HARDSCAPE DETAILS L4

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

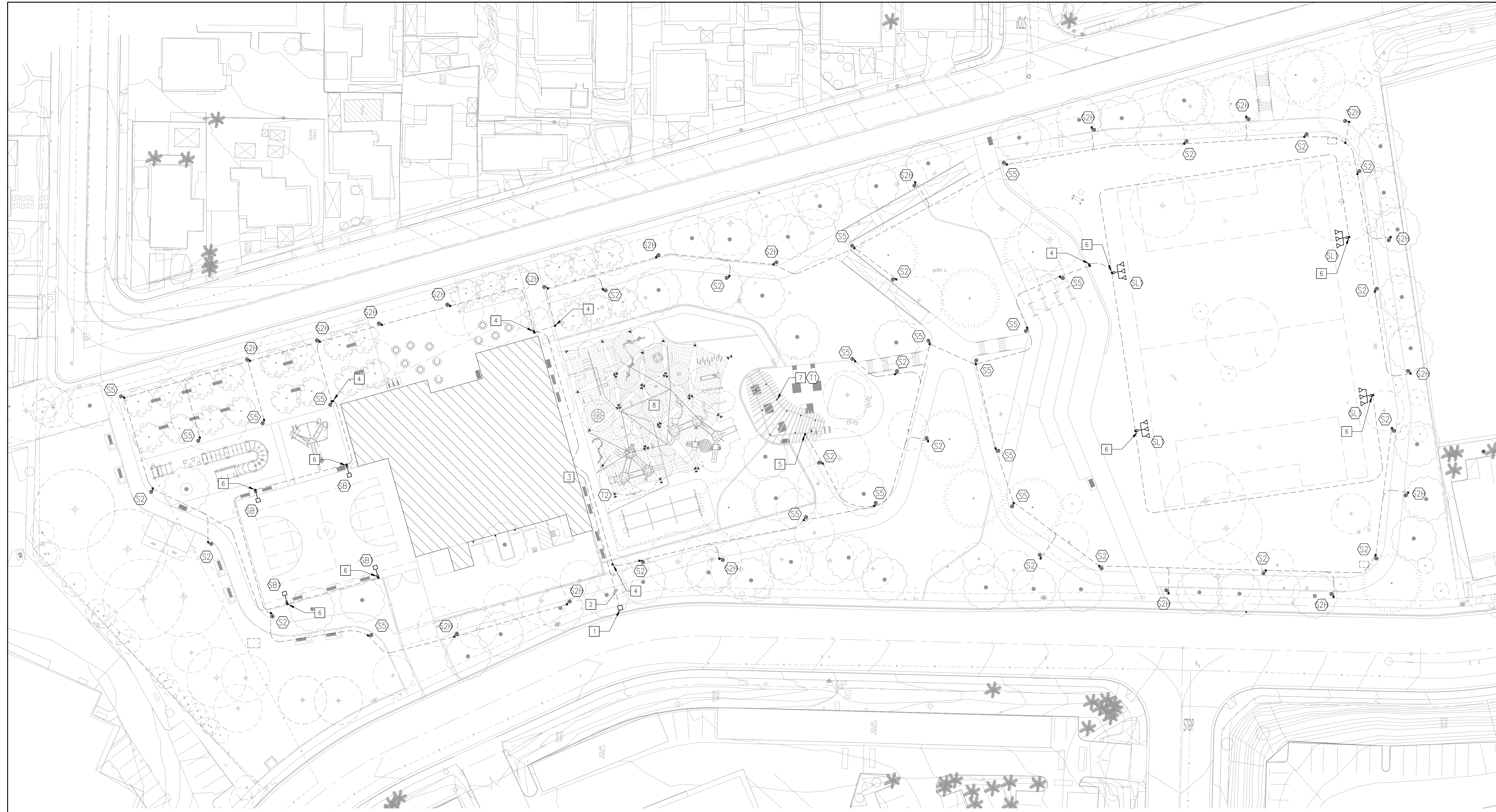
The General Development Plan

DENNIS V. ALLEN

Neighborhood Park

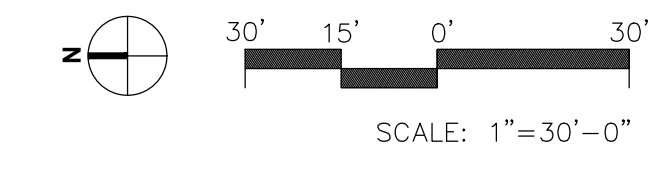
PSD
(PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:



ELECTRICAL SITE PLAN

1



GENERAL NOTES

1. ALL ELECTRICAL EQUIPMENT SHOWN IS NEW U.O.N.
2. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, MINIMUM TWO INCHES. (ONE INCH FOR CONDUITS FROM HAND HOLE TO FIXTURE BASE).
3. ABOVE GROUND CONDUITS IMPROVEMENT SHALL BE IN RIGID METALLIC CONDUIT (RMC).
4. WHEN ADJACENT TO SIDEWALK, CONDUIT SHALL BE INSTALLED PARALLEL TO THE SIDEWALK WITH ADEQUATE CLEARANCE FROM IRRIGATION LINES AND OTHER UTILITIES.
5. ANCHOR BOLTS FOR LIGHT POLES SHALL NOT BE EXPOSED. ANCHOR BOLTS SHALL BE CAPPED WITH CONCRETE OR SHALL HAVE A COMPOSITE SHROUD PROVIDED BY THE MANUFACTURER.
6. A MIDGET FERRULE FUSE SHALL BE PROVIDED IN THE BASE OF EACH LIGHT POLE.
7. ALL WIRING SHALL BE STRANDED, COPPER THHN TYPE, INCLUDING #12 WIRE, EXCEPT WHERE MC IS USED.
8. FOR FUTURE SECURITY CAMERAS LOCATIONS, COORDINATE EXACT LOCATION OF SECURITY PULL BOXES AND PROVIDE 2" C.O. FOR SECURITY RACEWAYS. COORDINATE WHICH POLES ARE REQUIRED BY CITY PARKS AND REC DEPARTMENT.

KEYNOTES

- 1] APPROXIMATE LOCATION OF NEW SDGE UTILITY TRANSFORMER. COORDINATE EXACT LOCATION AND INSTALLATION PER SDGE WORK ORDER PRIOR TO ROUGH IN.
- 2] PROVIDE (1) 4" C.O. FOR SDGE SECONDARY FEEDERS. COORDINATE EXACT ROUTING WITH SDGE WORK ORDER PRIOR TO ROUGH IN.
- 3] RECREATION CENTER MAIN ELECTRICAL ROOM.
- 4] APPROXIMATE LOCATION OF PULLBOX. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH IN. SEE DETAIL 3/E501.
- 5] APPROXIMATE LOCATION OF PULLBOX IN HARDSCAPE AREA PROVIDE PVC TO EMT TRANSITION COUPLING. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH IN.
- 6] APPROXIMATE LOCATION OF SPORTS LIGHTING FIXTURE. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO ROUGH IN.
- 7] MOUNT FIXTURE TO UNDERSIDE OF HORIZONTAL COLUMNS. ROUTE CONDUIT AND WIRE ABOVE SHADE STRUCTURE BEAMS AND OUT OF PUBLIC VIEW. PAINT CONDUIT AND JBOXES TO MATCH SHADE STRUCTURE. COORDINATE EXACT ROUTING WITH ARCHITECT PRIOR TO ROUGH IN.
- 8] PLAYGROUND SHADE STRUCTURE. FUTURE COORDINATION WITH SHADE STRUCTURE SHOP DRAWINGS FOR MOUNTING AND LIGHT LOCATIONS.

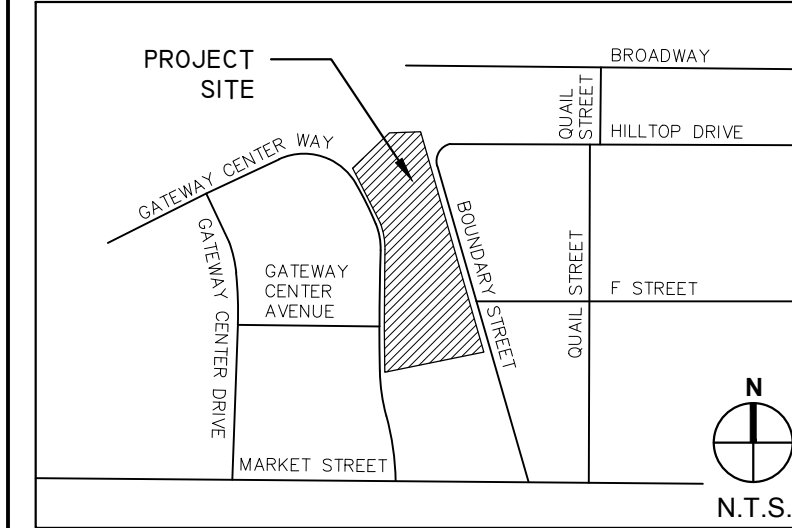
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spurlock-land.com

BSE PROJECT NO. 23-892-1185



BSE ENGINEERING, INC.
9903 BUSINESS PARK AVE., SUITE 104
SAN DIEGO, CA 92131
TEL: 858.800.6000
FAX: 858.800.6001

VICINITY MAP



COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
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DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.
						REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
DENNIS V. ALLEN

NEIGHBORHOOD PARK
ELECTRICAL SITE PLAN

E-101

PSD
(PSD #)

LAMBERT COORDINATES:

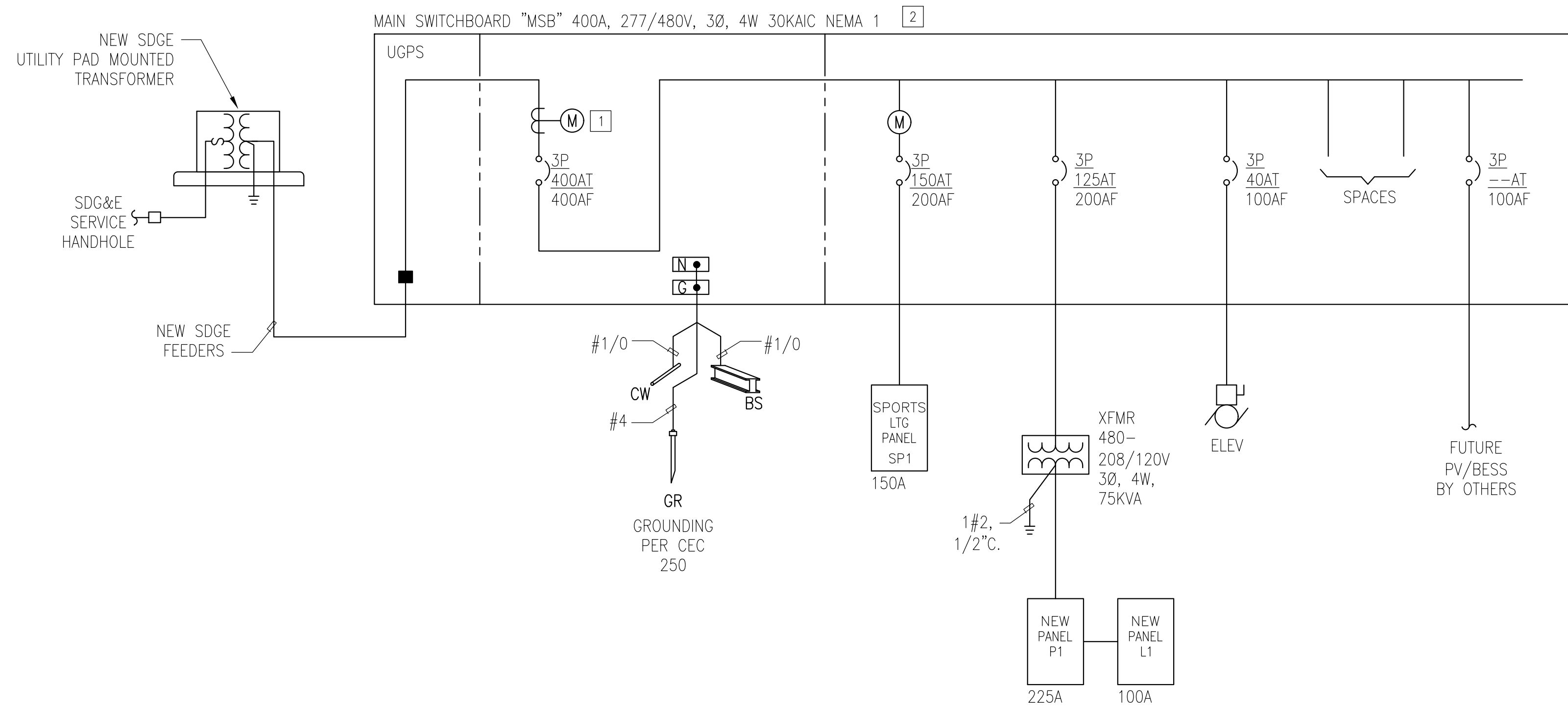
THOMAS BROTHERS PAGE:

GENERAL NOTES

1. ALL ELECTRICAL DEVICES SHOWN ARE NEW U.O.N.
2. SEE UTILITY STANDARD AND SITE SPECIFIC INSTALLATION DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. NEW PANELBOARDS TO BE FULLY RATED, SERIES RATED IS PROHIBITED.
4. CONTRACTOR TO PROVIDE POWER SYSTEM STUDY AND ASSOCIATED ARC FLASH LABELING ON ALL NEW ELECTRICAL EQUIPMENT.

KEYNOTES

- 1 METER AND SOCKET PER UTILITY STANDARDS.
- 2 PROVIDE SERVICE ENTRANCE RATED PANEL.
- 3 -
- 4 -



SINGLE LINE DIAGRAM

1

REC CENTER LUMINAIRE SCHEDULE

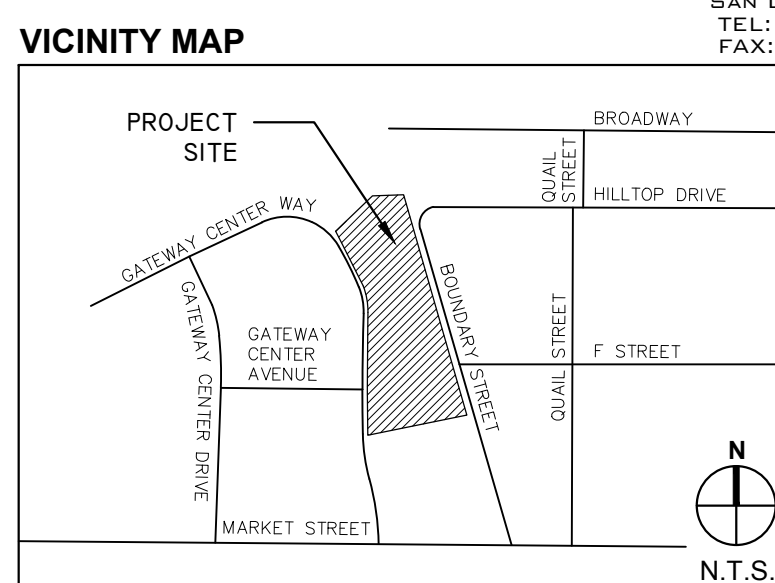
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	TOTAL VA	VOLTS
S2	⊙	(1) 34W 4000K 3700 LUMEN MIN	15' LED ROUND POST TOP SITE FIXTURE TYP 2 DIST. 7-PIN RECEPTACLE PER CITY STREET DIV.	DIMMING	POLE	NLS: ORX-2-DPT-T2-16L-700-40K8	34	277V 1P 2W
S2H	⊙	(1) 34W 4000K 3700 LUMEN MIN	15' LED ROUND POST TOP SITE FIXTURE TYP 2 DIST, WITH BACKSIDE SHIELD, 7-PIN RECEPTACLE PER CITY STREET DIV.	DIMMING	POLE	NLS: ORX-2-DPT-T2-16L-700-40K8-HHS	34	277V 1P 2W
S5	⊙	(1) 4000K 3700 LUMEN MIN	15' LED ROUND POST TOP SITE FIXTURE TYP 5 DIST. 7-PIN RECEPTACLE PER CITY STREET DIV.	DIMMING	POLE	NLS: ORX-2-DPT-T5-16L-700-40K8	34	277V 1P 2W
SB1	⊙	(1) 706W LED 5000K MIN. 87	LED BASKETBALL COURT LIGHTING POLE 20' TALL POLE	ELECTRONIC	POLE	NLS: VUE-34X-SP-224L-70-50K7	706	277V 1P 2W
SL1	⊙	(6) 805W LED 5000K MIN. 90000 LUMENS	SOCCER FIELD (6) MULTI HEAD POLE FIXTURE. 42' POLE	ELECTRONIC	POLE	NLS: NV-F5-15/30-805W-50K7	805	277V 1P 2W
T1	◇	7.8W LED 4000K MIN. 600 LUMENS	SMALL WALL MOUNTED ANGULAR WALL SCONCE, LED WALL LUMINAIRE, 4000K, BLACK FINISH	ELECTRONIC	WALL	BEGA: 33815-MGU	7.8	120V 1P 2W
T2	◇	7.5W LED 4000K MIN. 700 LUMENS	SMALL PILLAR MOUNTED LED FLOOD LIGHT, 4000K, BLACK FINISH	ELECTRONIC	WALL	ECOSENSE: F080-1S-M0-50-8-40	7.5	120V 1P 2W

FIXTURE SCHEDULE

2

SPURLOCK
LANDSCAPE ARCHITECTS
2122 Hancock Street
San Diego, CA 92110
619.681.0090
spurlock-land.com

BSE PROJECT NO. 23-052-1185



BSE ENGINEERING, INC.
9903 BUSINESS PARK AVE, SUITE 104
SAN DIEGO, CA 92131
TEL: 858.800.6000
FAX: 858.800.6001

COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.		ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R 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.
		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	AC.	TOT LOT	SF
IMPROVED AREA	AC.	PAVED WALKWAYS	SF
TURF	AC.	PARK ROADS	SF
SHRUB BED	AC.	TENNIS CTS.	SF
NATURAL	AC.	PARKING LOT	SF
D.G. PAVING	AC.	RESTROOM	SF
DIRT INFIELDS	AC.	PARKING STALLS-DISABLED	SF
		PARKING STALLS-STD.	SF
		COURT GAME AREA	SF
		POOL BLDG.	SF
		POOL DECK	SF
		POOL WATER	SF
		LAWN EDGING	LF
		BLEACHERS	EA.
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

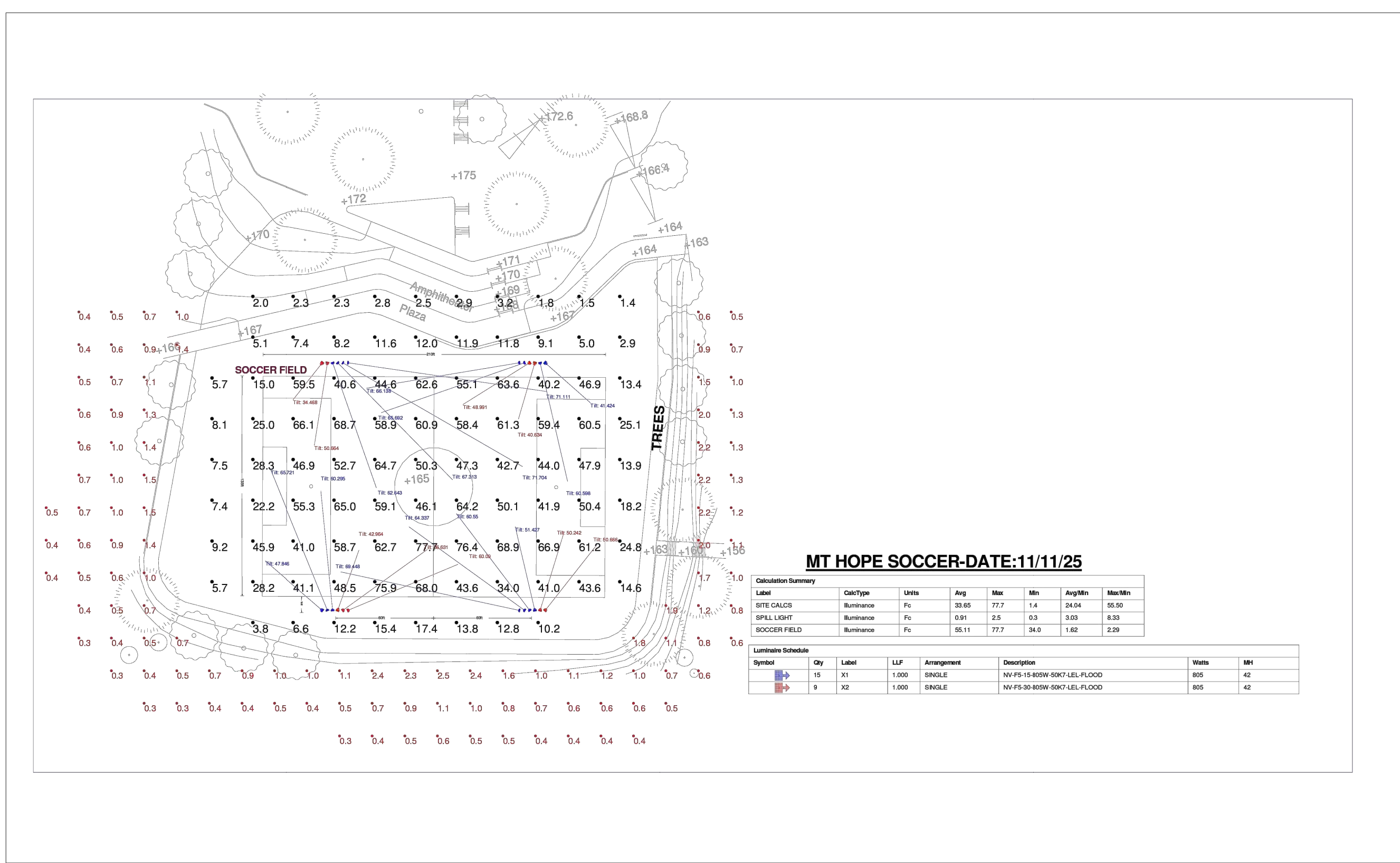
THE GENERAL DEVELOPMENT PLAN

DENNIS V. ALLEN

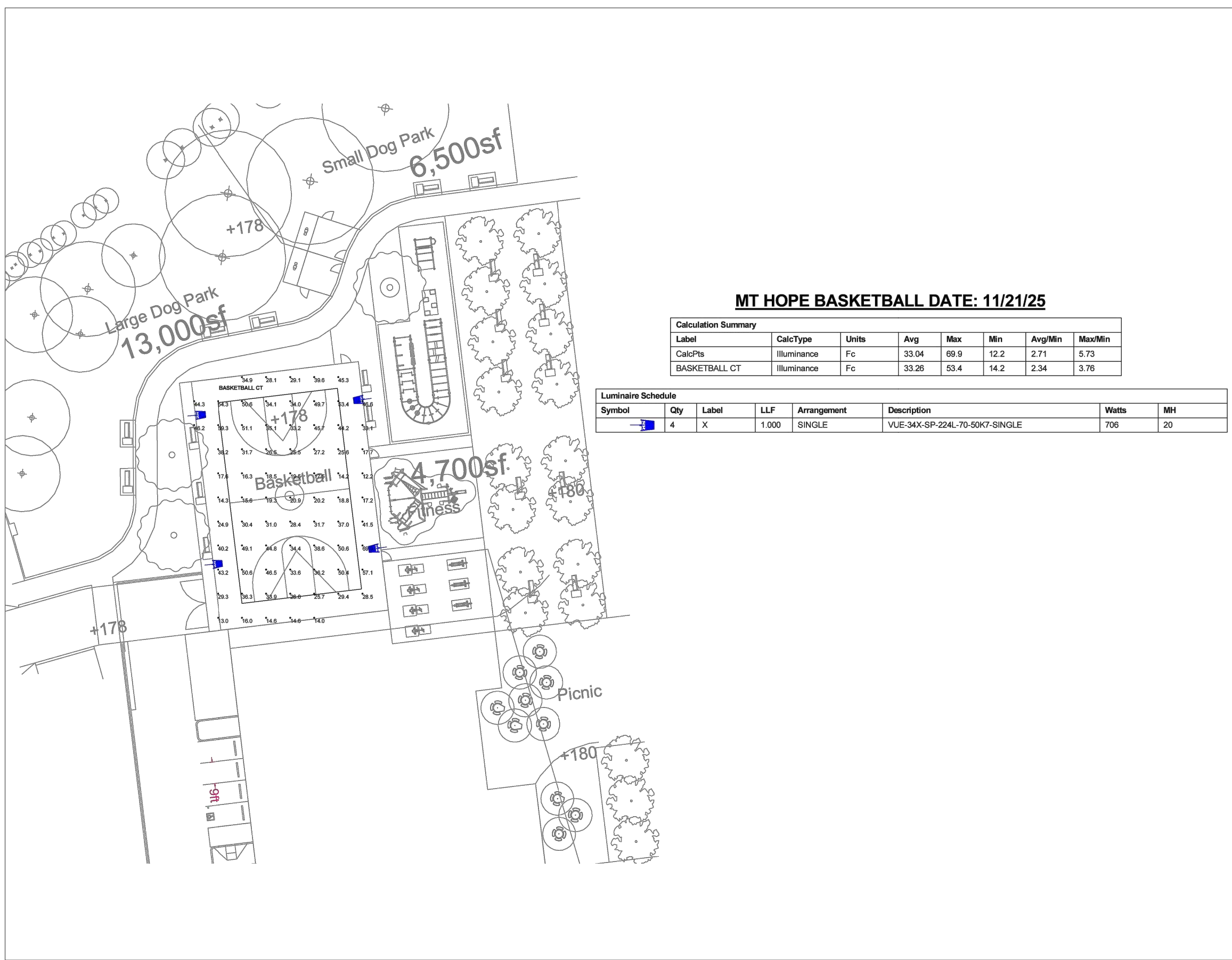
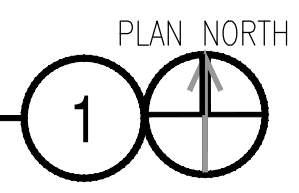
NEIGHBORHOOD PARK

PSD (PSD #)

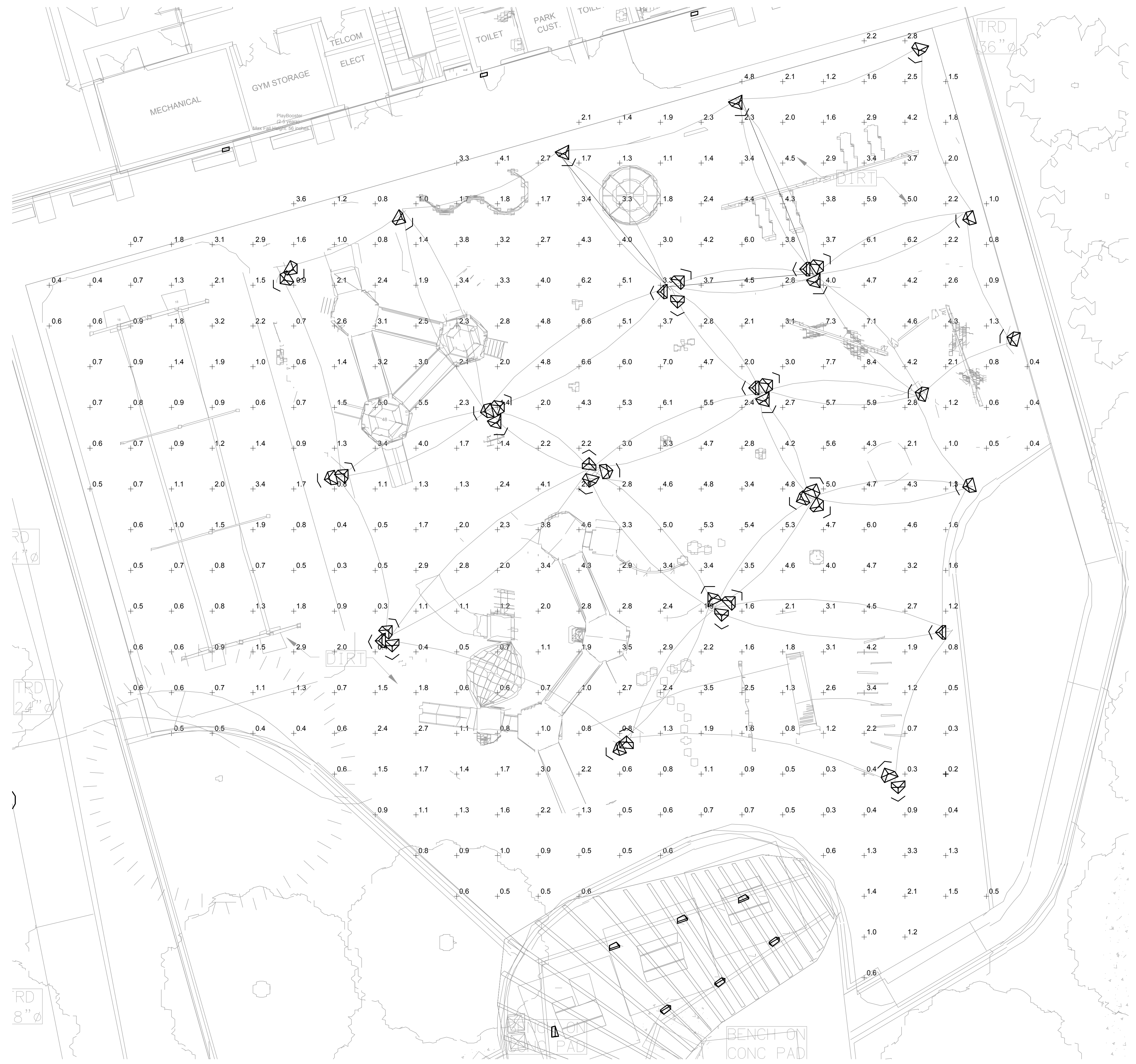
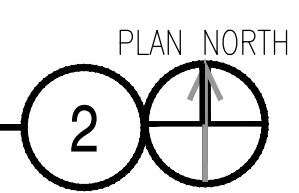
LAMBERT COORDINATES: THOMAS BROTHERS PAGE:



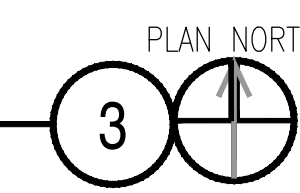
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BASKETBALL PHOTOMETRICS



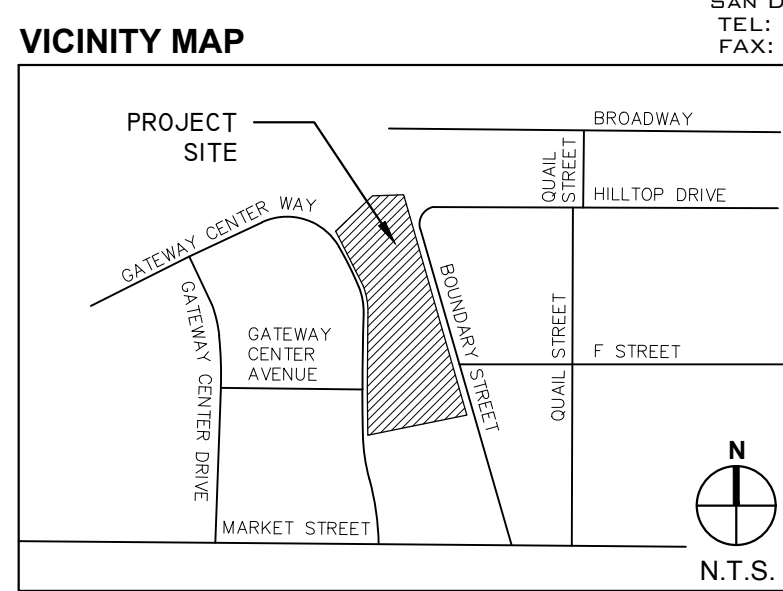
PLAYGROUND PHOTOMETRICS



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TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	SF
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF
		POOL WATER	SF	BLEACHERS	EA.
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

DENNIS V. ALLEN

NEIGHBORHOOD PARK
SPORT PHOTOMETRICS

PSD
(PSD #)

LAMBERT COORDINATES: THOMAS BROTHERS PAGE:

Attachment 2

Mount Hope Community Recreation Group (CRG) Meeting Minutes

Date: Thursday, January 23, 2026

Time: 6:00 PM – 7:27 PM

Location: City Life Church, Market Street

1. Call to Order

The meeting was called to order at **6:04 PM** by **Elena Franco**.

2. Introductions

The City of San Diego Parks & Recreation Development Team was introduced and welcomed.

3. Presentation – General Development Plan (GDP)

The Parks & Recreation Development Team presented slides detailing the proposed park design for Dennis V. Allen Park. The presentation included an overview of the design elements, the rationale behind selected features, and how the design aligns with community needs and City development guidelines. Questions and clarifications were addressed during the presentation.

4. Vote – Adoption of the General Development Plan

At **7:22 PM**, a motion was called to adopt the General Development Plan (GDP) as presented.

Eligible Voters (7):

Elena Franco

Rick Smith

Juan Cruz

Dale Huntington

Brother Charles

Richard Hayes

Richard Hayes

Vote Results:

YAY: 7

NAY: 0

Abstentions: 0

Outcome: The motion passed unanimously, and the GDP was formally adopted.

5. Adjournment

The meeting was adjourned at **7:27 PM**.

Minutes prepared by:

Rick Smith

Board Chair