

Engineering and Capital Projects Department

DENNIS V. ALLEN NEIGHBORHOOD PARK GENERAL DEVELOPMENT PLAN AMENDMENT

Parks and Recreation Board Meeting

April 16, 2026

Item #102

S P U R L O C K

LANDSCAPE ARCHITECTS



Project Background

Summary of Previous Community Meetings and Feedback

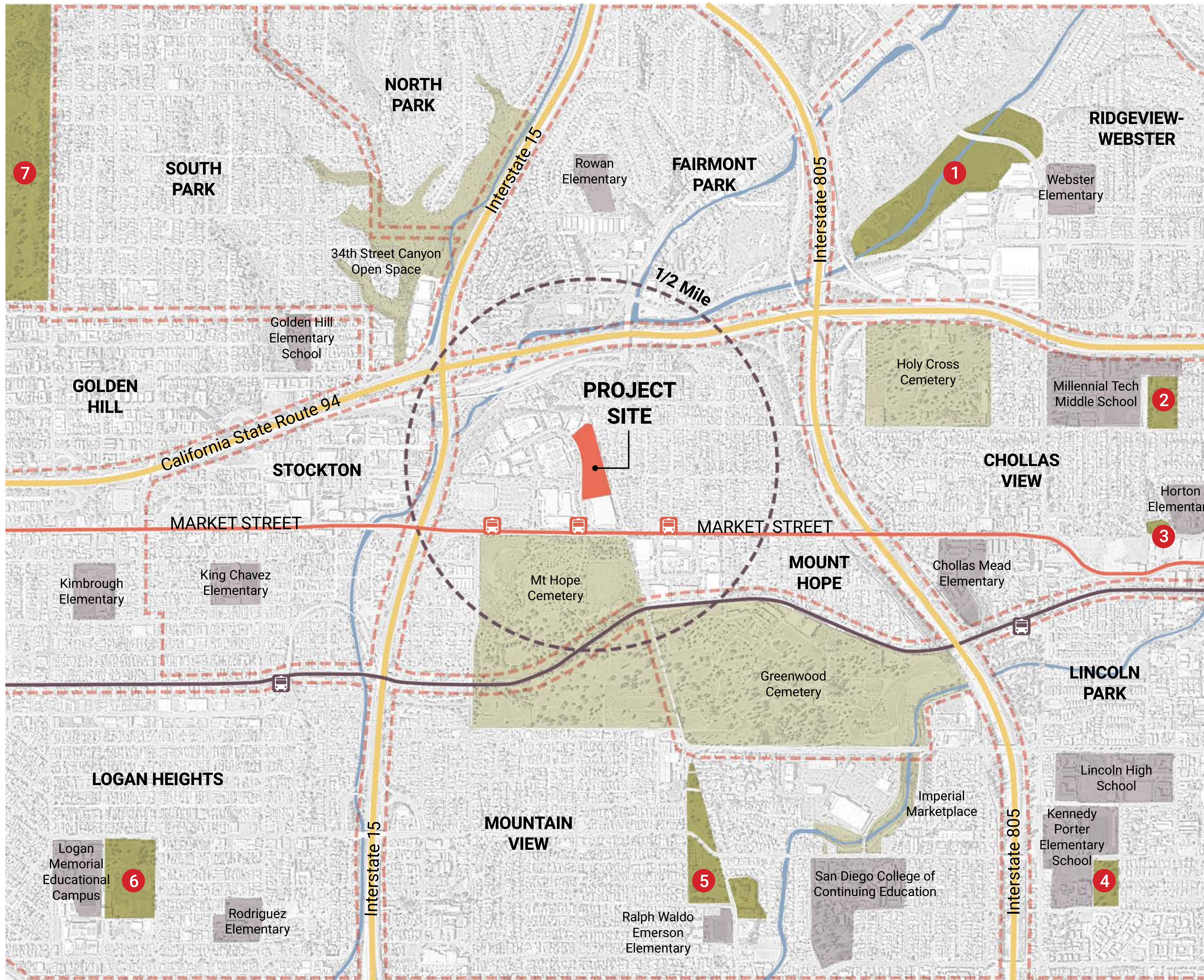
- Community Workshop #1: July 10, 2024
- Community Workshop #2: June 26, 2025
- Community Meeting #3: January 22, 2026

Presentation of General Development Plan Amendment

Staff Recommendation

Discussion and Action

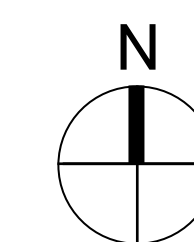
Project Background



LEGEND

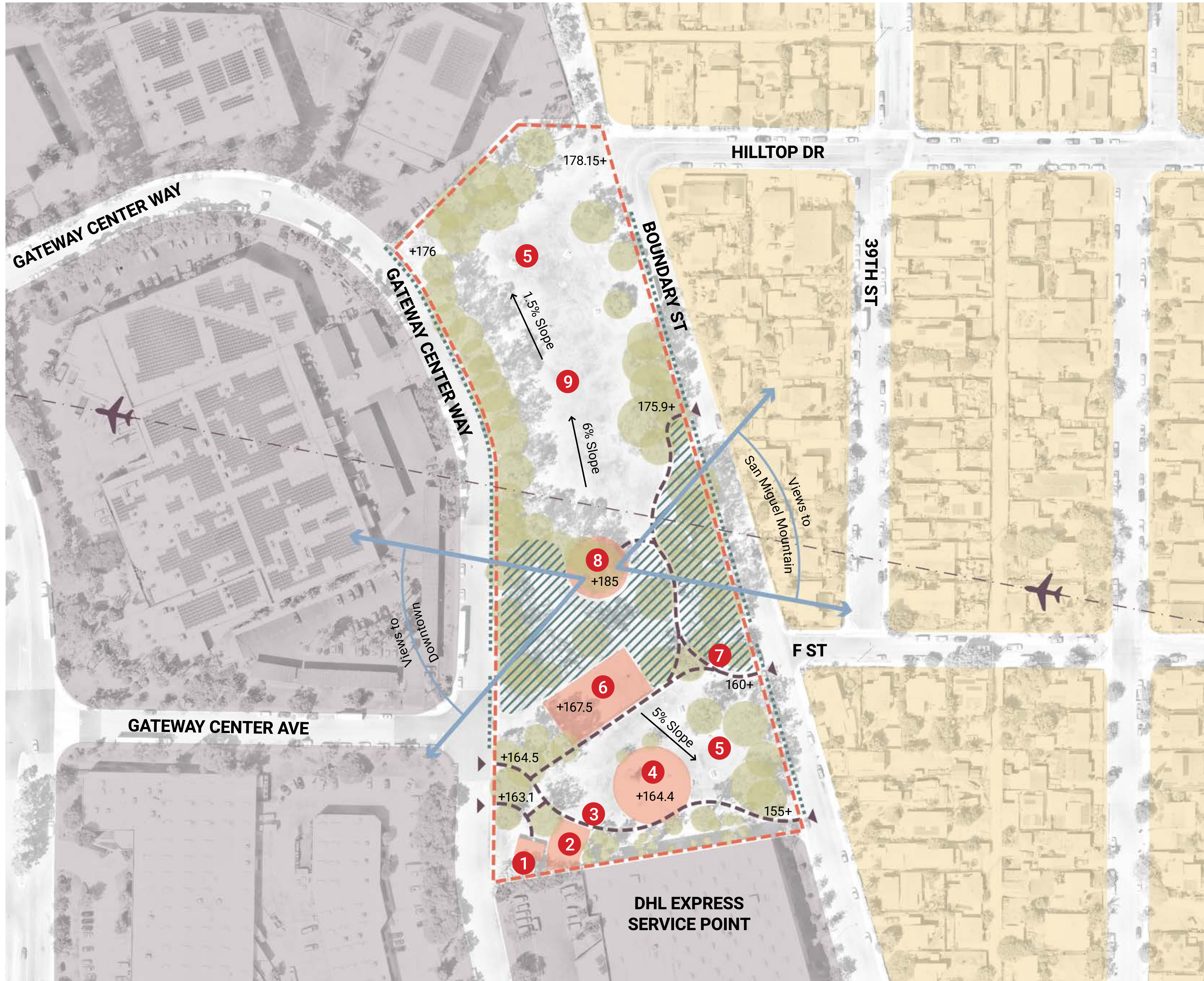
- Parks
- Open Space
- Schools
- Community Zone
- Chollas Creek
- Highway
- Market Street
- Trolley Line
- Trolley Station
- Bus Stop

- 1 Sunshine Berardini Field** (40 acres)
-Baseball Fields
-Comfort Station
- 2 Gompers Park** (4.7 acres)
-Comfort Stations
-Multipurpose Fields
-Picnic Areas
-Playgrounds
- 3 Hawk Pocket Park** (0.77 acres)
-Comfort Stations
-Multipurpose Fields
-Picnic Areas
-Playgrounds
- 4 John F. Kennedy Neighborhood Park** (3.9 acres)
-Comfort Station
-Playground
- 5 Mountain View Neighborhood Park & Recreation Center** (11 acres)
-Basketball Courts
-Comfort Station
-Multi-Purpose Field
-Picnic Areas
-Playgrounds
-Softball Field
-Tennis Courts
- 6 Memorial Community Park & Recreation Center** (17 acres)
-Baseball Fields
-Comfort Station
-Dog Park
-Multi-Purpose Field
-Picnic Areas
-Softball Field
-Swimming Pool
- 7 Balboa Park** (1,200 acres)
-Baseball Fields
-Basketball Courts
-Comfort Stations
-Multipurpose Fields
-Picnic Areas
-Playgrounds
-Softball Fields
-Tennis Courts
-Tot Lots



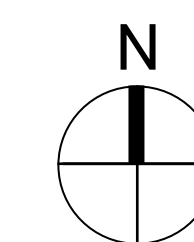


Existing Conditions



LEGEND

- ① Comfort Station
- ② Nature Exploration
- ③ Drinking Fountain
- ④ Tot Lot
- ⑤ Picnic Area
- ⑥ Basketball Court
- ⑦ Monument Sign
- ⑧ Overlook
- ⑨ Multipurpose Lawn
- - - Property Line
- ▲ Entry Points
- Existing Tree
- - - Existing Path
- ▨ Steep Slope (20%)
- ↗ Views
- ⋯ Adjacent Street Parking
- - - Flight Path
- Existing Park Amenities
- Residential
- Industrial

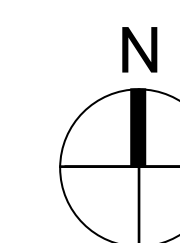




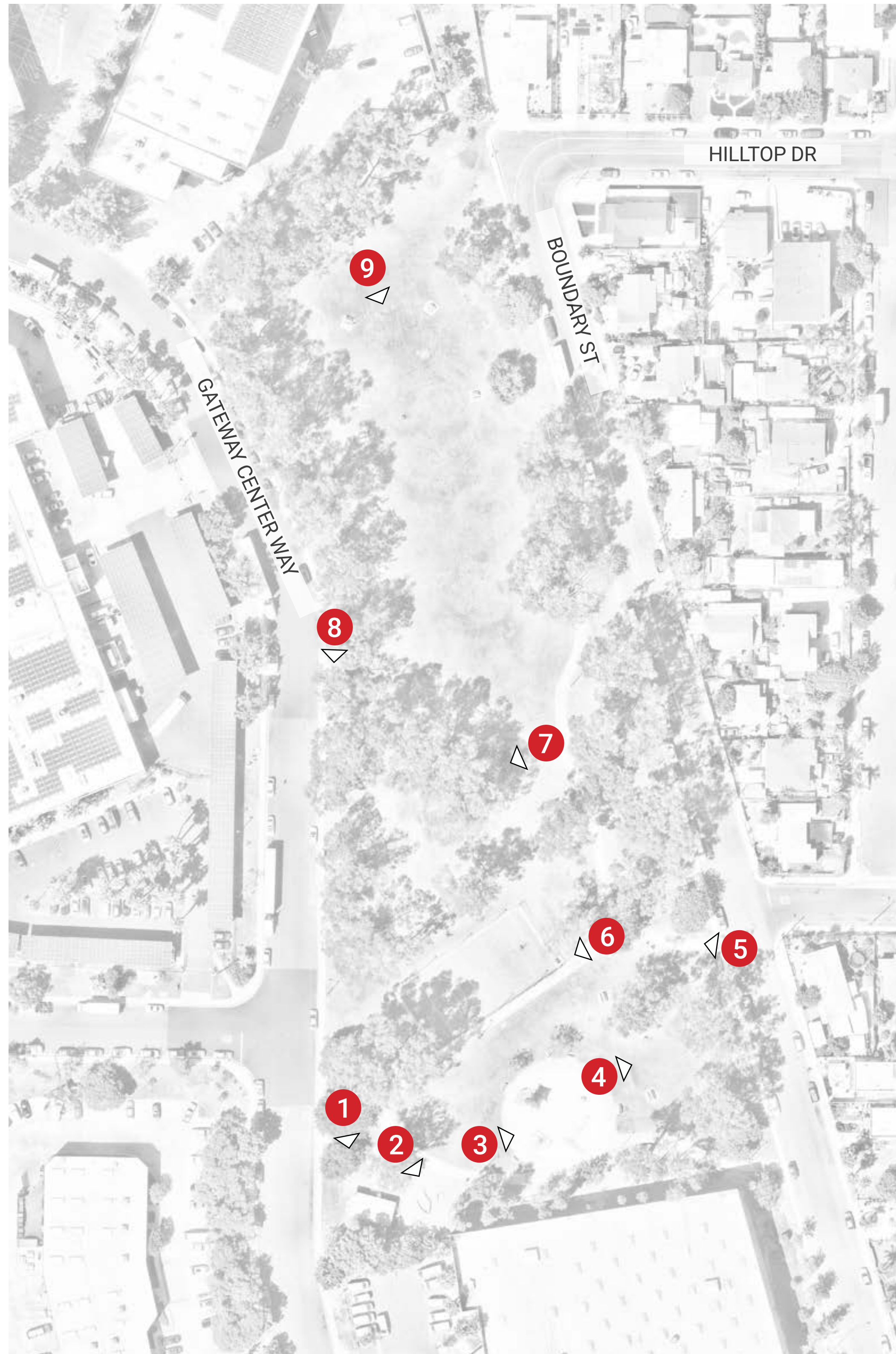
Views to San Diego Bay, Coronado Bridge and Downtown



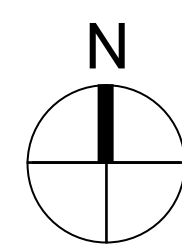
Key Plan



Views to San Miguel Mountain



Key Plan



1 - Comfort Station



2 - Nature Exploration



3 - Tot Lot



4 - Picnic Area



5 - Monument Sign



6 - Basketball Court



7 - Overlook



8 - Sidewalk along Gateway Center Way



9 - Turf Lawn

General Development Plan Amendment

Dennis V. Allen Park and Recreation Center

Community Workshop #1

Subject: Programming and Character Preferences

July 10, 2024

Park Programming Preferences

Preferred Amenities



Playground



Large Sheltered Area



Picnic Seating



Recreational Soccer Field



Dog Off Leash Area



Outdoor Fitness

Recreation Center Preferences

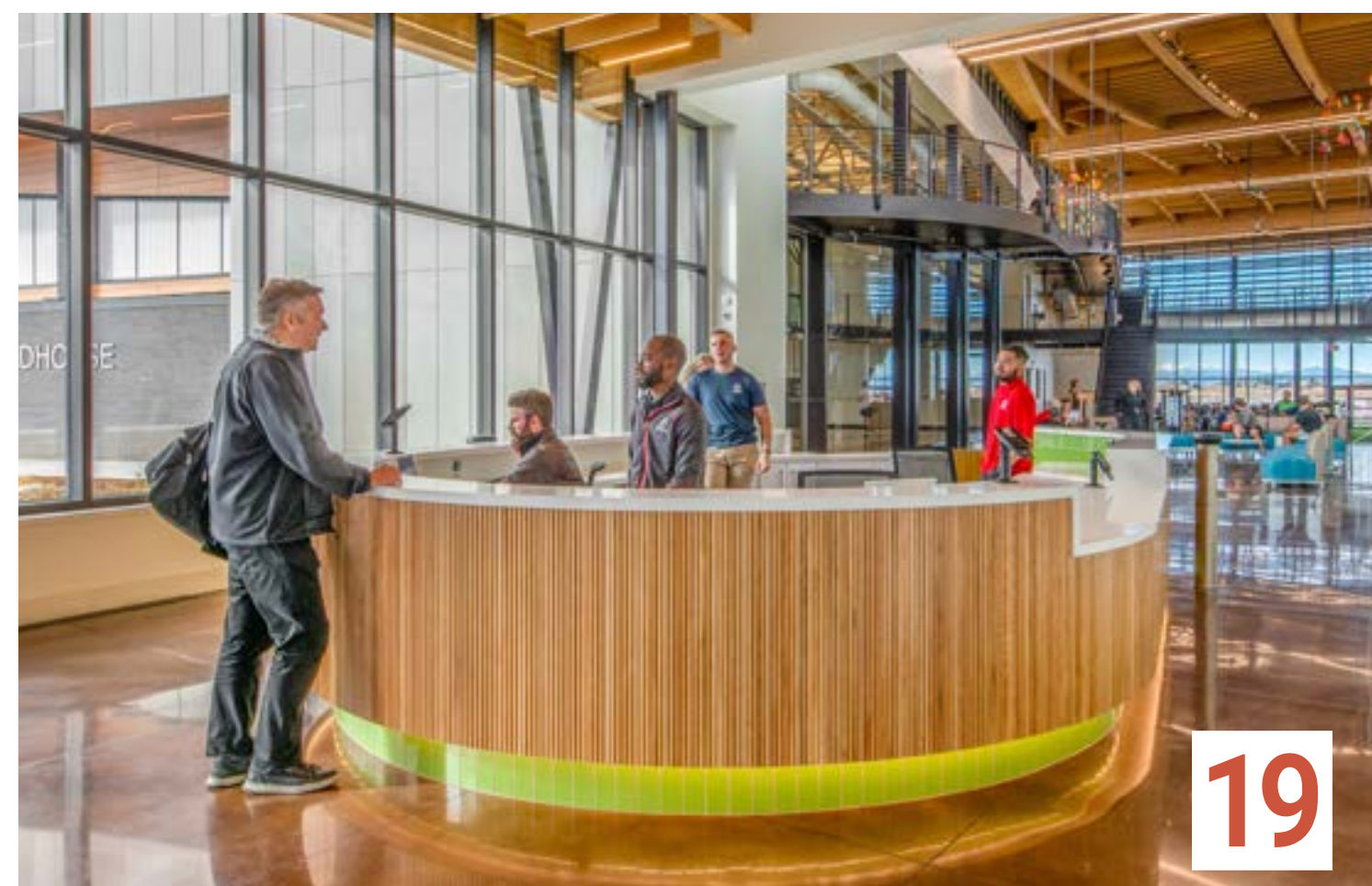
Preferred Amenities



Indoor Multi-purpose Court



Fitness Studio



Open Lobby



Classroom/Clubroom



Art/Music Room



Game Room

Preferred Character



Community Porch

28 Votes



Activated Promenade

9 Votes

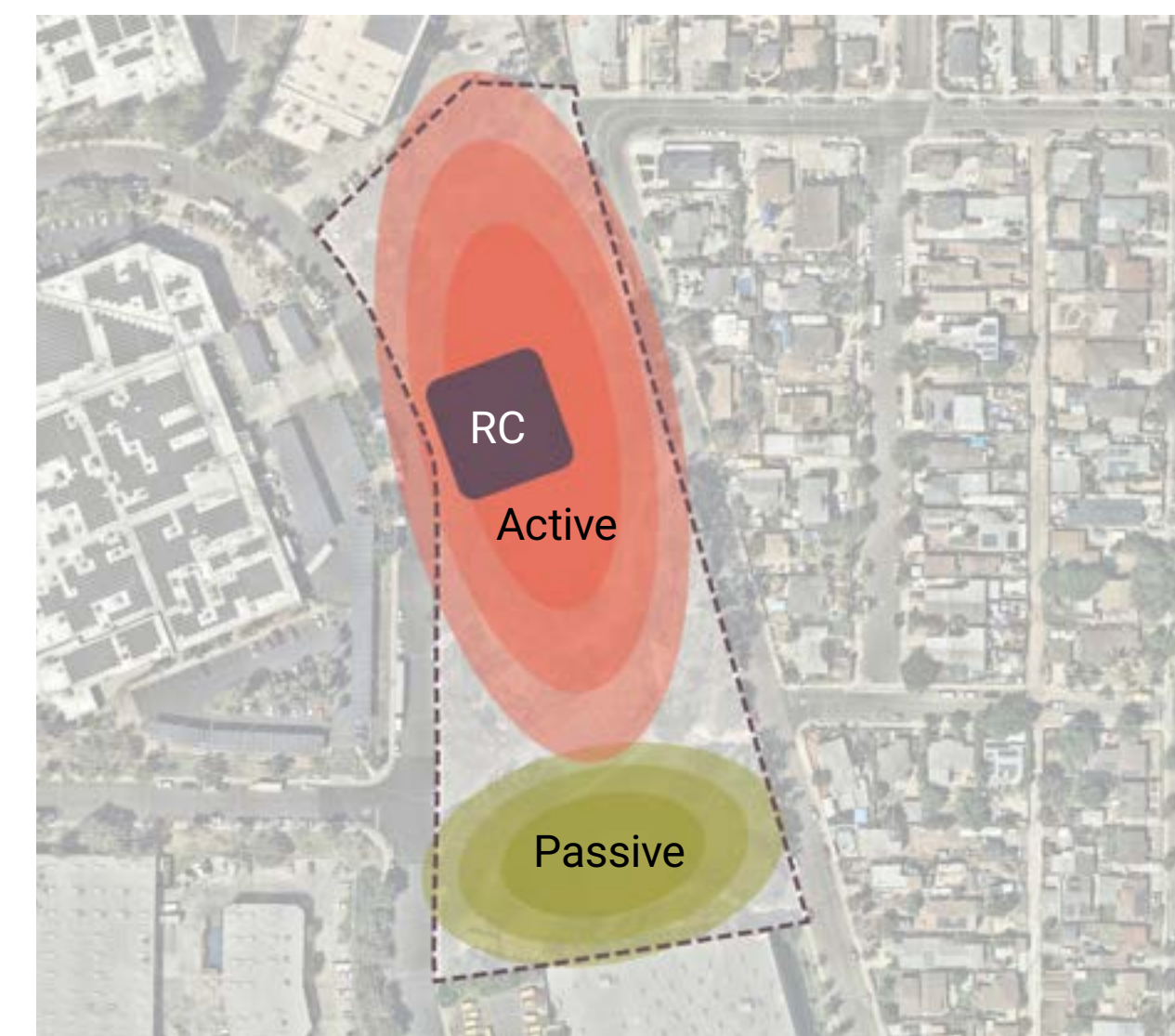
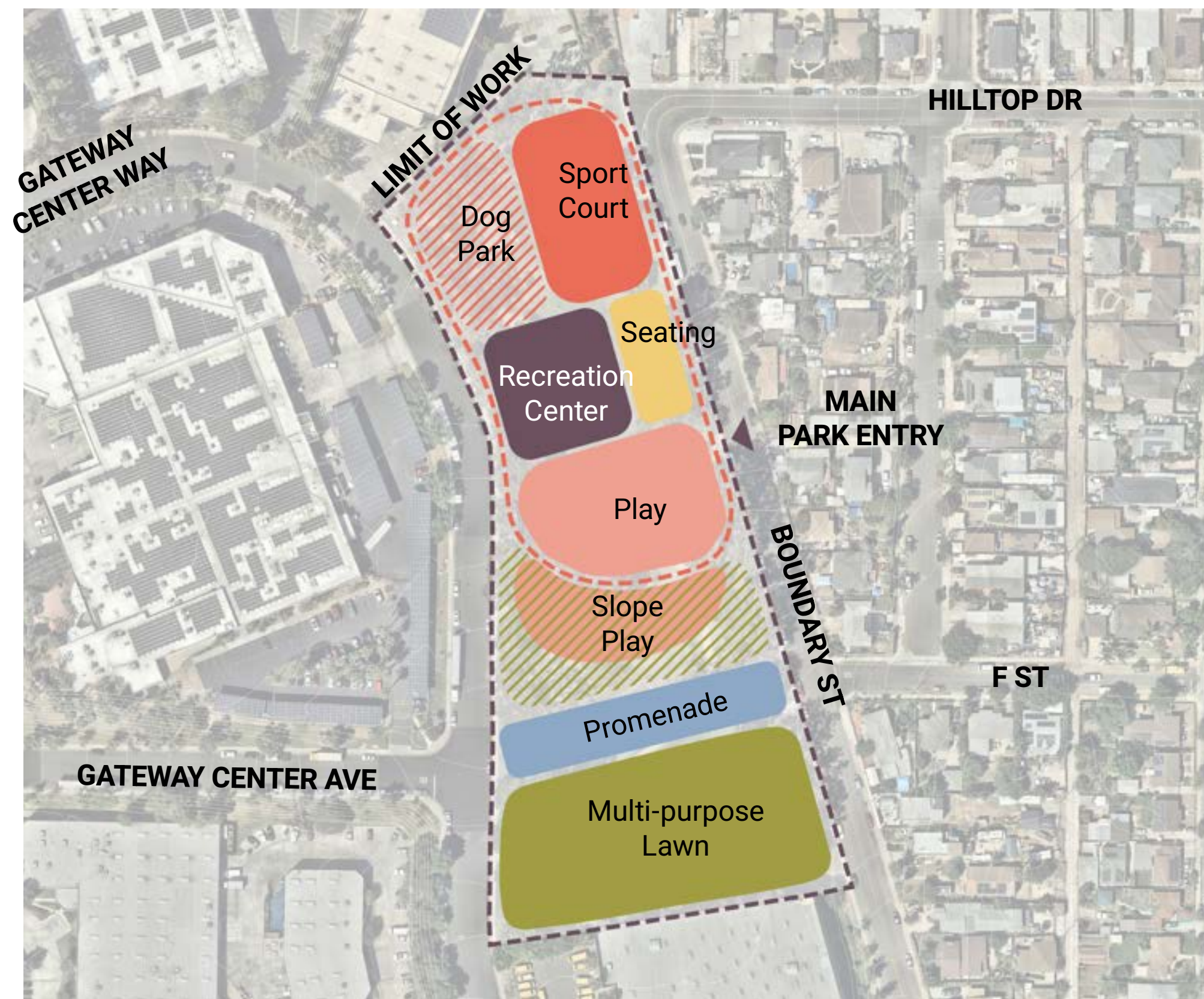
Preferred Park Program Allocation

Layered Activity



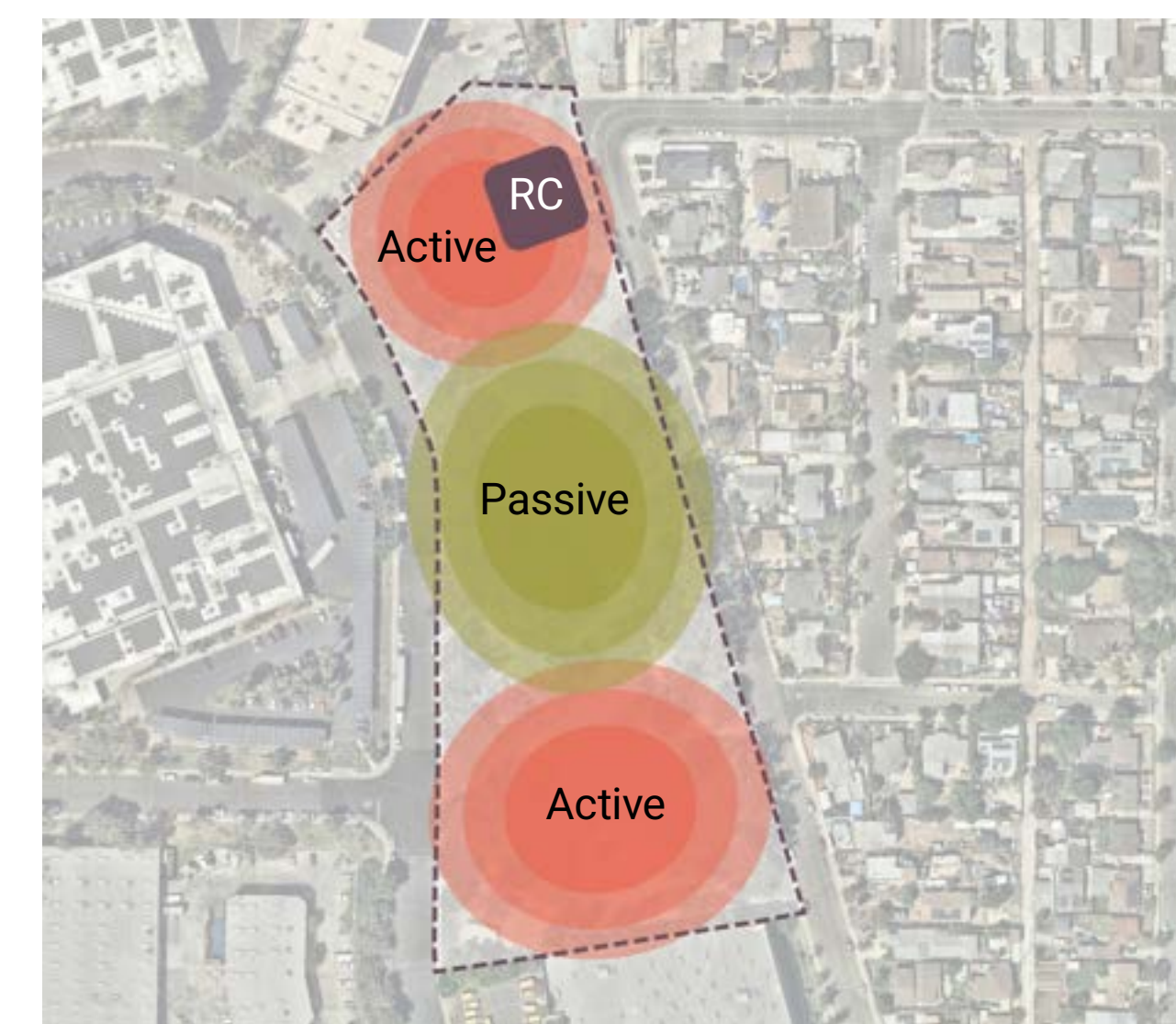
**18
Votes**

Sports Hub



**16
Votes**

Book Ends



**1
Vote**

What we heard:

- Maximize Program
- Preserve the Mt. Hope hill

General Development Plan Amendment

Dennis V. Allen Park and Recreation Center

Community Workshop #2

Subject: 3 Concept Alternatives / Preferred Concept Selection

June 26, 2025

Preferred Concept Alternative Selection

Concept 1 - Sports Hub - Selected



Additional Comments:

- Include a loop trail
- No pickleball courts

**21
Votes**

Concept 3 - Layered Activities

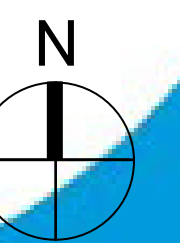


**7
Votes**

Concept 2 - Book Ends



**4
Votes**



Preferred Recreation Center Massing Option Selection

Concept 3 - Terraced Roofs - Selected



**17
Votes**

Concept 1 - Stepped Boxes



**5
Votes**

Concept 2 - The Big Lobby



**7
Votes**

Preferred Special Park Amenities



Event Promenade



BBQ Grills



Ninja Course



Stepped Amphitheater Seating



Sloped Turf Seating



Shade Structure

Additional Community Feedback:

1. Second Story at the Rec Center with additional flexible space.
2. Sport lighting at the multipurpose field.
3. Separation of small and large dogs at the dog park
4. Opportunities for art
5. Solar changing stations
6. Parking challenges
7. No pickleball
8. Loop trail
9. Native plants

General Development Plan Amendment

Dennis V. Allen Park and Recreation Center

Community Meeting #3

Subject: Preferred General Development Plan Amendment - Action Item

January 22, 2026

The Mount Hope Community Recreation Group voted 7–0 to recommend approval of the Preferred General Development Plan Amendment.

Preferred General Development Plan Amendment

The Mount Hope Community Recreation Group voted 7–0 to recommend approval of the Preferred General Development Plan Amendment.

Additional Comments:

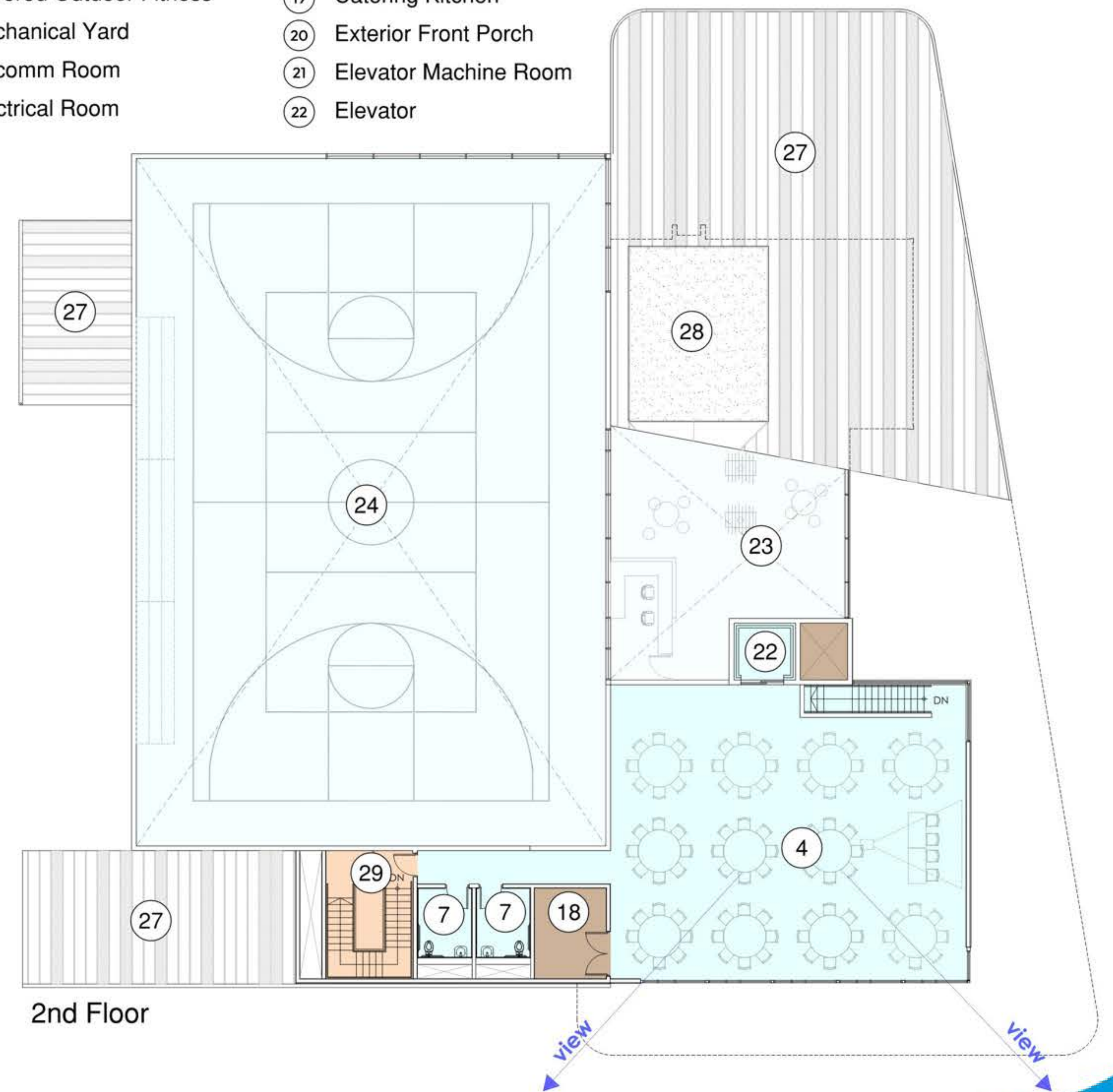
- Increase street parking and address semi-truck use of street parking. Response: This would be addressed through a separate effort / department.



Preferred Recreation Center Conceptual Floor Plan

- Public
- Staff
- Support

- | | | |
|---------------------------|-------------------------|----------------------------------|
| ① Lobby | ⑫ Gymnasium Storage | ⑳ Open to Lobby Below |
| ② Reception | ⑬ Park Custodial | ㉑ Open to Gymnasium Below |
| ③ Reception Storage | ⑭ Office | ㉒ Parking Lot |
| ④ Multi-use Meeting Room | ⑮ Copy / Break Room | ㉓ Trash Enclosure / Park Storage |
| ⑤ Multi-Use Fitness Room | ⑯ Staff Toilet Room | ㉔ Roof Below |
| ⑥ Gymnasium | ⑰ Custodial Room | ㉕ Rooftop Mechanical Well |
| ⑦ Toilet Rooms | ⑱ Storage | ㉖ Egress Stairway and Hallway |
| ⑧ Covered Outdoor Fitness | ⑲ Catering Kitchen | |
| ⑨ Mechanical Yard | ㉚ Exterior Front Porch | |
| ⑩ Telcomm Room | ㉛ Elevator Machine Room | |
| ⑪ Electrical Room | ㉜ Elevator | |



Preferred Recreation Center Massing



Wall graphic shown is an example only. The final graphic will be developed under a separate process with community engagement.



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General Development Plan Amendment

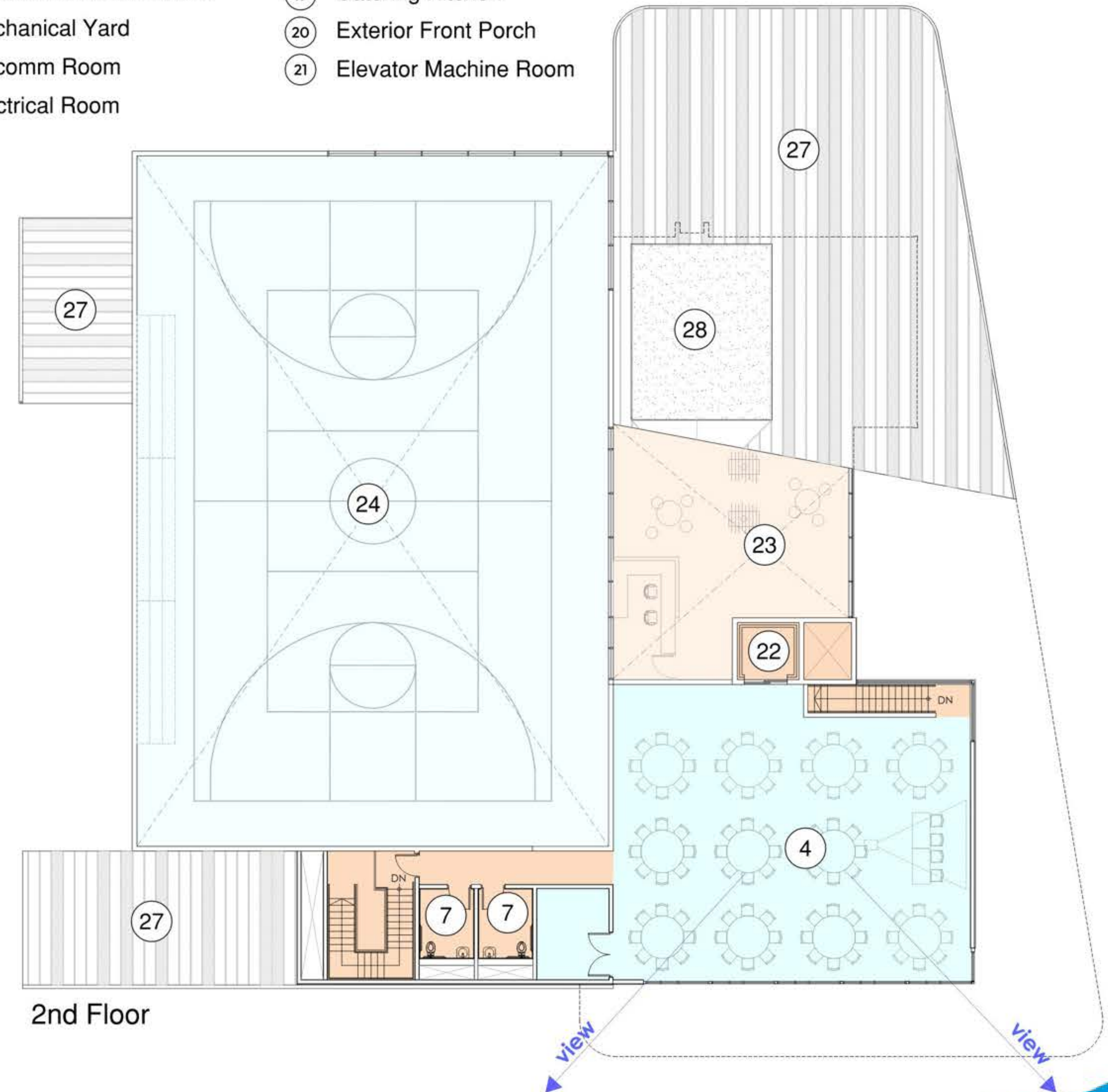
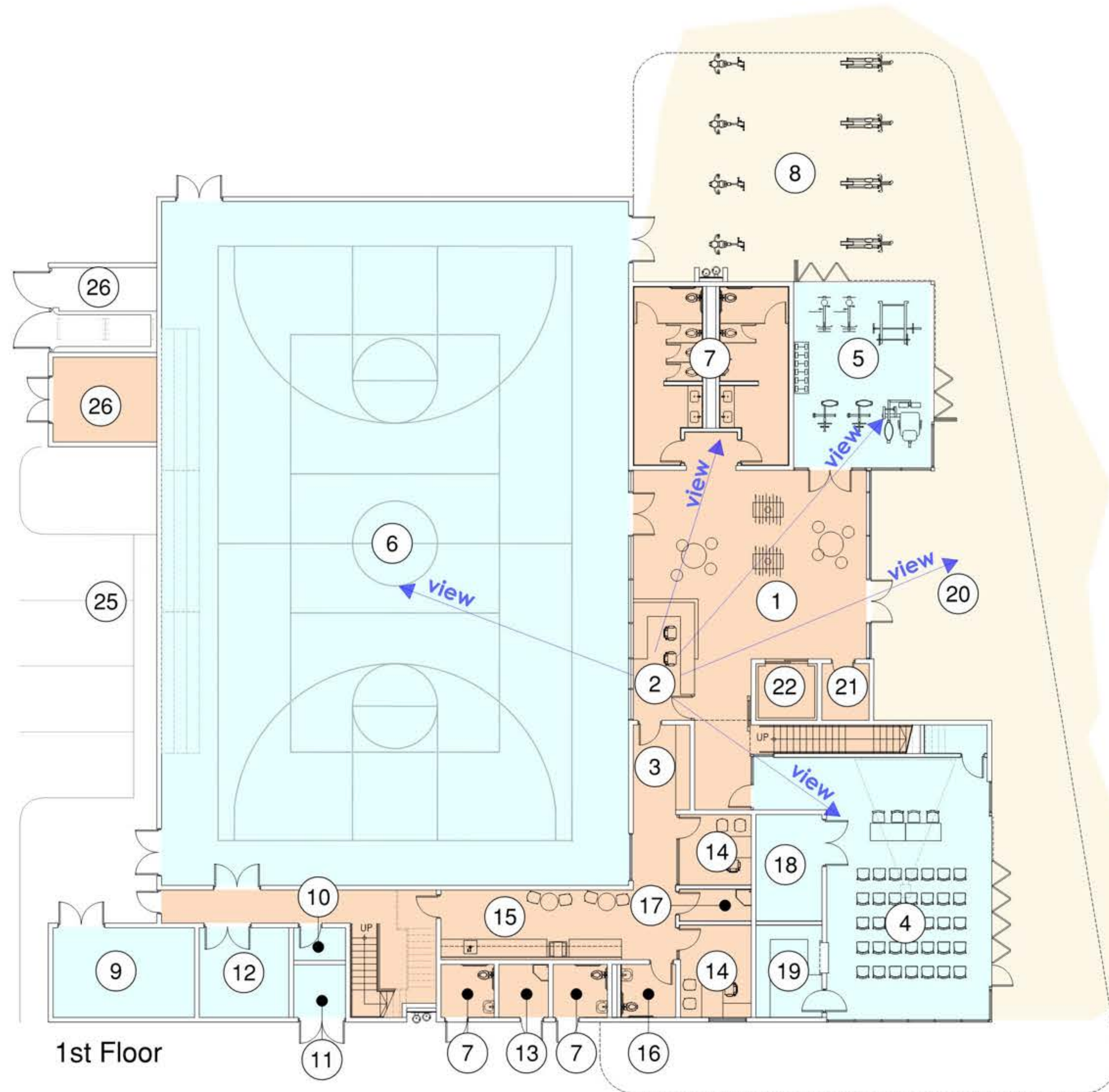
Dennis V. Allen Park and Recreation Center

Park and Recreation Board Meeting

April 16, 2026

Recreation Center Plans

- ① Lobby
- ② Reception
- ③ Reception Storage
- ④ Multi-use Meeting Room
- ⑤ Multi-Use Fitness Room
- ⑥ Gymnasium
- ⑦ Toilet Rooms
- ⑧ Covered Outdoor Fitness
- ⑨ Mechanical Yard
- ⑩ Telcomm Room
- ⑪ Electrical Room
- ⑫ Gymnasium Storage
- ⑬ Park Custodial
- ⑭ Office
- ⑮ Copy / Break Room
- ⑯ Staff Toilet Room
- ⑰ Custodial Room
- ⑱ Storage
- ⑲ Catering Kitchen
- ⑳ Exterior Front Porch
- ㉑ Elevator Machine Room
- ㉒ Elevator
- ㉓ Open to Lobby Below
- ㉔ Open to Gymnasium Below
- ㉕ Parking Lot
- ㉖ Trash Enclosure / Park Storage
- ㉗ Roof Below
- ㉘ Rooftop Mechanical Well



Recreation Center - Material Board



Recreation Center Views



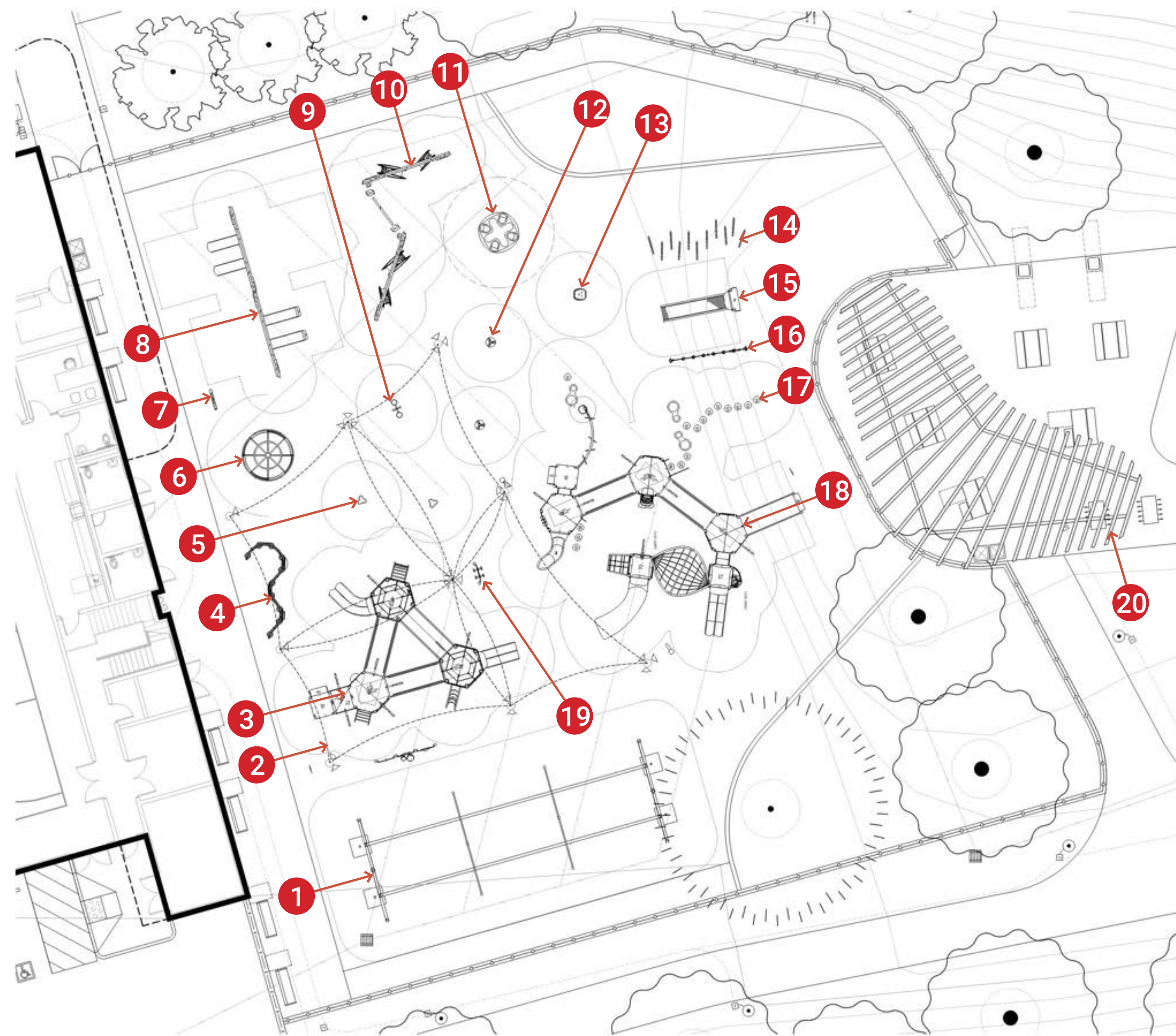
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Recreation Center Views



Wall graphic shown is an example only. The final graphic will be developed under a separate process with community engagement.

Playground Plan and Views



Enlargement Plan



Overall View

Legend

- | | | | |
|------------------------|------------------------------|---------------------|----------------------------------|
| 1 Zip Line Structure | 6 Carousel | 11 Omnispin Spinner | 16 Rope Pull Climber |
| 2 Shade Sails | 7 Communications Panel | 12 Curva Spinne | 17 Pob Climber |
| 3 2-5Yr Play Structure | 8 Swings | 13 Chill Spinner | 18 5-12Yr Play Structure |
| 4 Sensory Play | 9 Double Bobble Spring Rider | 14 Hill Loop | 19 Kaleidospin Panel |
| 5 Saddle Spinner | 10 Fox Den Hangouts | 15 Rollerslide | 20 Overlook with Shade Structure |

Playground Views



Bridge to 5-12 Play Structure



5-12 Play Structure

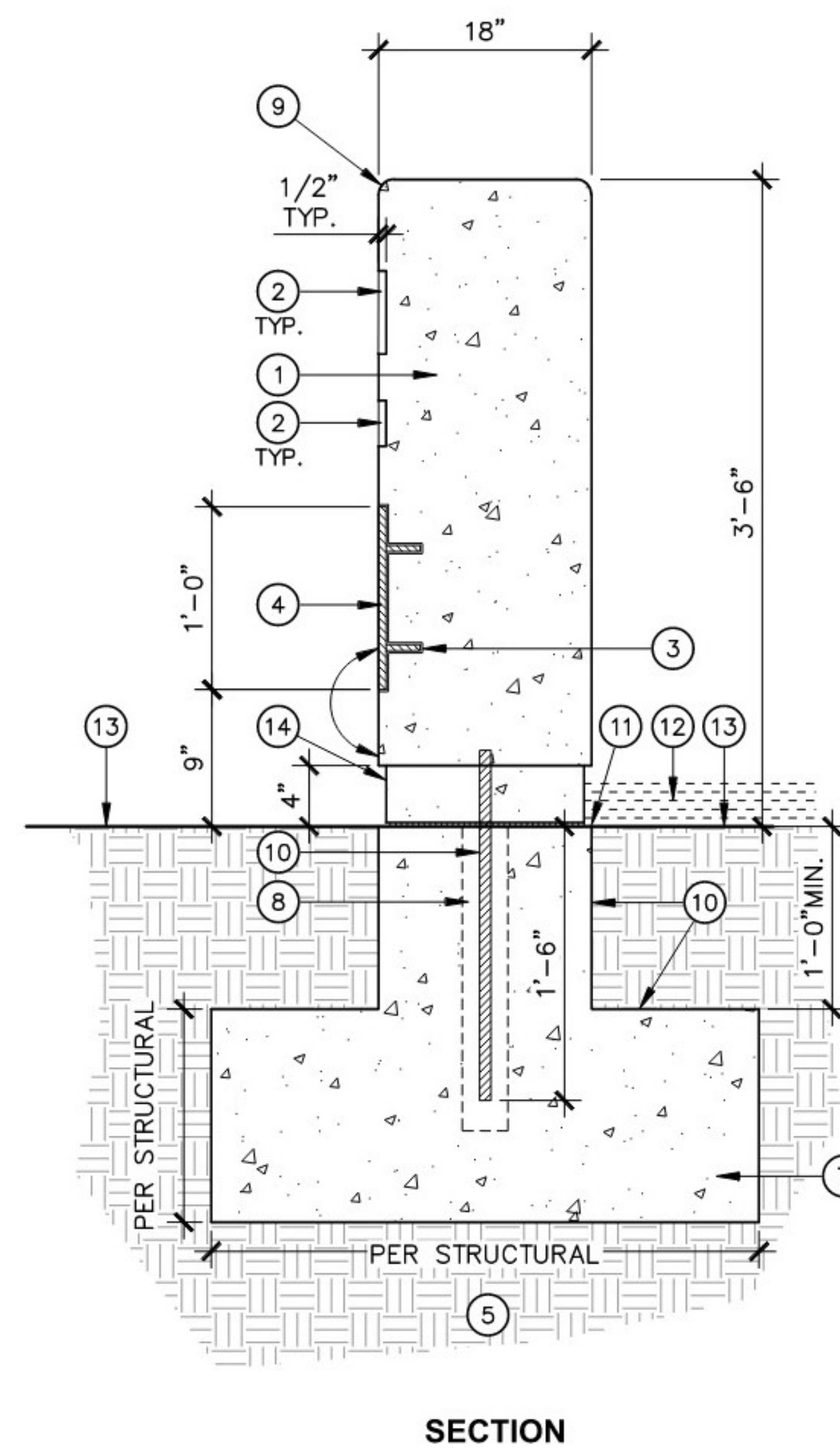
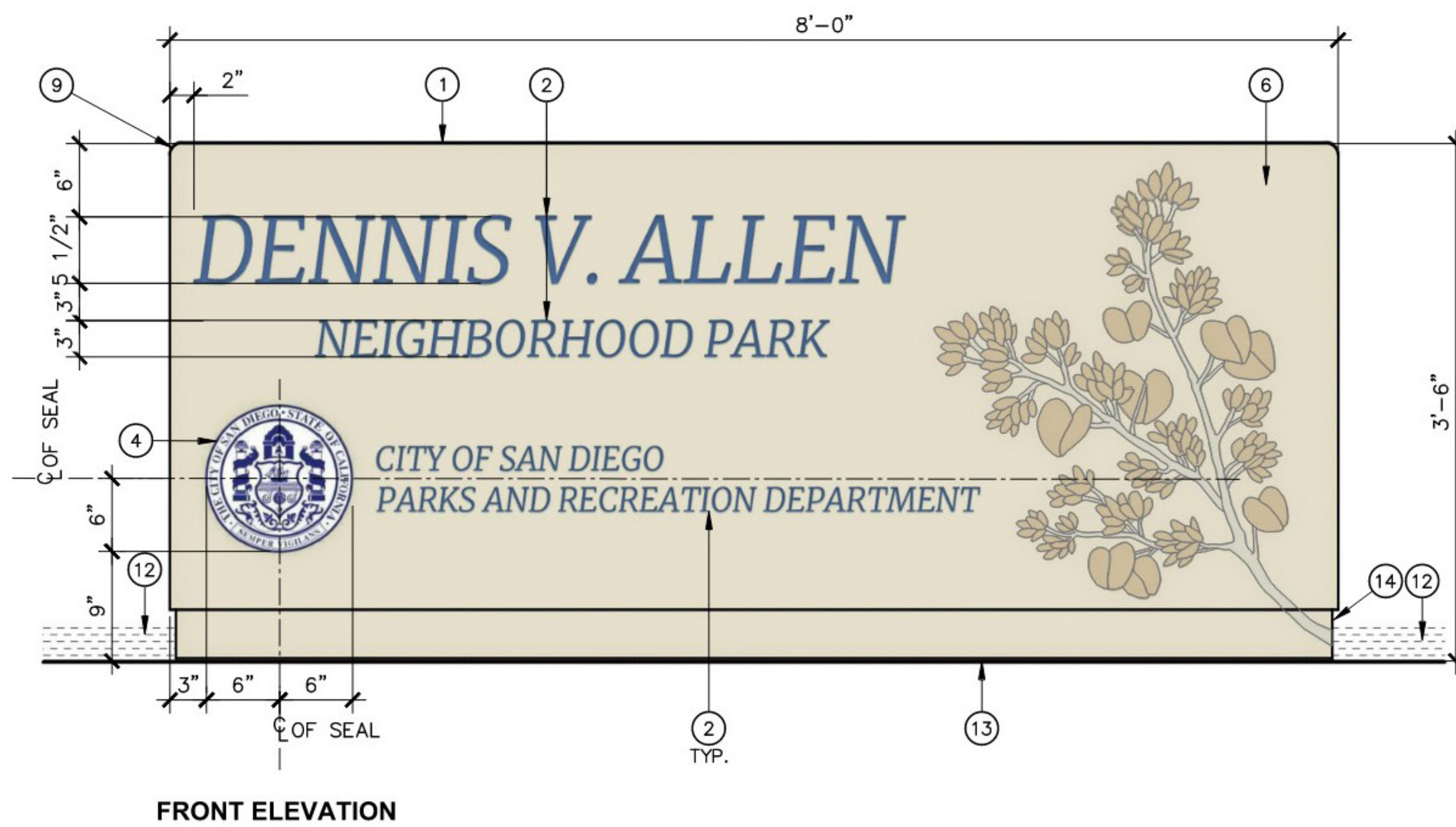


Slope Play, Artificial Turf and Overlook



Swings, Rubberized Play Surfacing

Monument Sign



CONCRETE FINISH LEGEND

SYMBOL	FINISH
	SMOOTH FINISH
	SANDSTONE FINISH
	CRAFTMAN'S ETCH FINISH

- ① PRECAST CONCRETE MONUMENT ENTRY SIGN, COLOR AND FINISH PER HARDSCAPE LEGEND
- ② ENGRAVED, MERRIWEATHER FONT LETTERS; COLOR PER HARDSCAPE LEGEND
- ③ 1/4" Ø STAINLESS STEEL DOWEL WELDED TO BACK OF LETTERS; CORE DRILLED AND EPOXIED INTO WALL
- ④ 12" DIA. CAST ALUMINUM WITH BRONZED PATINA FINISH CITY OF SAN DIEGO SEAL, ATTACHED TO SIGN WITH EXPOXY AND (2) SECURITY FASTENER INTO THREADED INSERT IN CENTER OF LOGO. LOGO TO BE INSET INTO THE SIGN TO WHERE FACE OF CAST ALUMINUM LOGO IS AT 1/2" DEPTH.
- ⑤ THE UPPER 12" OF THE SUBGRADE MATERIALS SHALL BE COMPACTED TO RELATIVE COMPACTION OF 95% RELATIVE DENSITY PER GEOTECHNICAL REPORT
- ⑥ FINISH PER CONCRETE FINISH LEGEND
- ⑦ FOOTING AND REINFORCEMENT PER STRUCTURAL
- ⑧ 3" DIA. X 20" DEEP GROUT POCKETS, 10" MIN. FROM EDGE, 15" MIN. O.C. SPACING
- ⑨ 1" RADIUS ON ALL EDGES
- ⑩ 3/4" DIA X 23" L. COIL ROD PER MANUFACTURER, 15" MIN. O.C. SPACING
- ⑪ EPOXY BETWEEN SIGN AND FOOTING PER MANUFACTURER
- ⑫ MULCH PER SPECIFICATIONS
- ⑬ FINISH GRADE OF ADJACENT PLANTING AREA
- ⑭ 1/2" REVEAL ON ALL SIDES

NOTES:

1. PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO SIGN FABRICATION.

Park Amenities

Paving



Standard Concrete Paving



Accent Concrete Paving



Permeable Pavers



Sports Surfacing



Rubber Surfacing
At Playground



Synthetic Turf
At Playground



Stabilized Decomposed
Granite At Dog Park



Monkey Hair Mulch
At Dog Park

Site Amenities



Entry Plaza



Event Promenade



Overlook With
Shade Structure



Fitness



Basketball Court
With Futsal



Playground



Sloped Play



Stepped Amphitheater
Seating



Natural Turf
Sloped Seating



Multi-purpose Lawn Area



Walking Trail



Dog Park

Site Furnishings



Picnic Table



Accessible Picnic Table



Cafe Table



Accessible Cafe Table



Freestanding Bench
With Back



Lounge Seating



Chess Table



Foosball



BBQ Grills



Bike Rack



Freestanding
Drinking Fountain



Wall-mounted
Drinking Fountain



Litter / Recycling
Receptacles



Landscape Wall

Park Amenities

Play Features



2-5Yr Play Area



5-12Yr Play Area



Omnispin Spinner



Flex Climber



Fox Den Hangouts



Sensory Play



Zip Line



Global Motion



Alpine Slide



Sunbeam Climber

Fitness Features



Fitness Cluster Gym



Ninja Course



2-Person Accessible Chest Press



2-Person Accessible Shoulder Wheel



2-Person Accessible Vertical Press



2-Person Accessible Lat Pull



4-Person Leg Press



4-Person Lower Body Combo

Site Lighting



LED Post Top Pedestrian Fixture



LED Basketball Court Sport Fixture



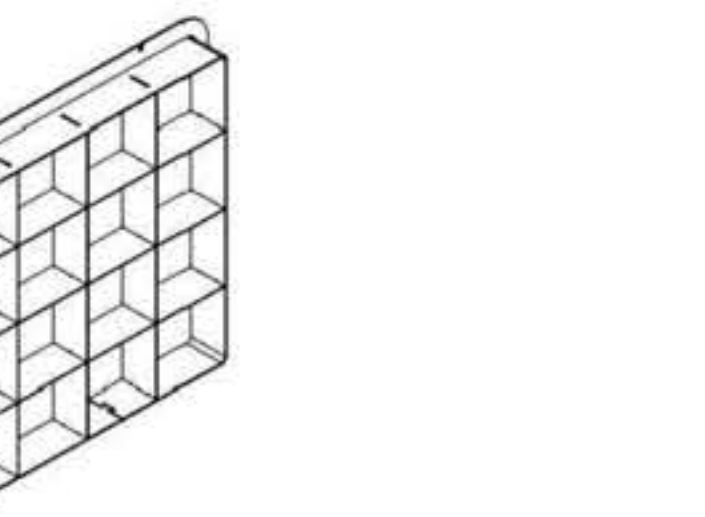
LED Pole Mounted Fixture



LED Canopy Mounted Fixture



LED Soccer Sport Fixture With Glare Control Shield



Planting

Tree Character



Specimen Tree,
Such As:

Erythrina coralloides
Quercus agrifolia
Quercus ilex



Canopy Tree,
Such As:

Platanus racemosa
Tipuana tipu
Ulmus parvifolia



Accent Tree,
Such As:

Cassia leptophylla
Cercis canadensis 'Oklahoma'
Largestroemia indica 'Dynamite'



Existing Coral Tree
To Remain



Existing Eucalyptus
Tree To Remain

Understory Character

Modern Accent Planting, Such as:



Agave 'Blue Glow'



Agave geminiflora



Aloe spp.



Carex divulsa



Crassula multicava



Crassula undulatifolia



Coprosma repens
'Taupata Gold'



Senecio cylindricus



Westringia fruticosa
'Morning Light'



Pittosporum spp.



Yucca spp.

Naturalized Slope Planting, Such as:



Agave spp.



Arctostaphylos spp.



Baccharis pilularis



Eriogonum spp.



Heteromeles
arbutifolia



Leymus condensatus



Lomandra spp.



Muhlenbergia rigens



Rhamnus californica



Salvia spp.



Westringia spp.

Turf Planting, Such as:



Bandera Bermuda SOD

City Recommendation:

Recommend approval of the proposed General Development Plan Amendment for Dennis V. Allen Neighborhood Park



Thank you!