REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: October 8, 2009 REPORT NO: 103

ATTENTION: Park and Recreation Board
Agenda of October 15, 2009

SUBJECT: Angier Elementary School Joint Use Park - General Development Plan.

SUMMARY: Should the Park and Recreation Board approve the proposed General Development Plan (GDP) for Angier Elementary School Joint Use Park?

Director's Recommendation - Approve the proposed GDP.

Other Recommendations – The following groups have reviewed and approved the proposed GDP:

- Serra Mesa Recreation Council Committee
- Community Parks I Committee
- Design Review Committee

Fiscal Impact – The total project cost is estimated at $2,250,000. Funding for this project is from Serra Mesa Developer Impact Fees. Annual operation and maintenance cost for the new development is estimated at $36,300. The project schedule currently reflects a completion date of April 2011. Funding for these costs will need to be budgeted in the Park and Recreation Department Operating Budget in Fiscal Year 2011, as approved by the Budget Appropriations Ordinance.

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

Environmental Status – The City of San Diego, as a lead agency under CEQA, has prepared and completed a Notice of Exemption, dated 07/27/2009 covering the park development activity.

BACKGROUND

The Angier Elementary Joint Use Park site is located on a portion of the Angier Elementary School at 8450 Hurlbut Street, adjacent to Cabrillo Heights Community Park, in the Serra Mesa Community area. The joint use park is a proposed four acre site developed in a partnership between the City of San Diego and the San Diego Unified School District.

The proposed park improvements include open turf area for active recreation, full and half court basketball, hardscape areas, jogging/walking trail, benches and tables, drinking fountains, perimeter safety fencing, security lighting, landscaping, irrigation systems, signage, and parking lot with disabled accessible parking spaces.

The design as proposed is consistent with the Memorandum of Understanding between the City of San Diego and the San Diego Unified School District for Development and Maintenance of Joint Use Facilities, Document No. RR-297149, filed with the City Clerk on October 7, 2002.

DISCUSSION

On May 13, 2009, The Serra Mesa Recreation Council voted unanimously (5-0-1) to recommend approval of the proposed GDP.

On August 5, 2009, The Community Parks I Committee voted unanimously (6-0-2) to recommend approval of the proposed GDP.

On August 12, 2009, The Design Review Committee voted unanimously (13-0-0) to recommend approval of the proposed GDP with the following recommendations:

- Consider using only evergreen trees near the softball field backstop.
- The concrete walkway adjacent to the running track on the north and east side of the site to be removed and the track moved adjacent to the chain link fence if utilizing synthetic material.
- The trees near the basketball courts should be moved further away from the courts to prevent any conflicts between the tree canopies and the use of the courts.
- Add a pedestrian gate along Afton Street to allow public access from the east. This gate could be located near the south east corner of the multi-purpose field.
- Study the pedestrian access point from the parking lot to see if there is a way to spread the foot traffic out to prevent a wear area in the turf at this point.
- Soften the sharp angle of the running track on the west side (near callout 13 on the plan) to prevent a wear pattern in the turf where pedestrians will most likely cut the corner.
- Include directional signage in the joint use improvements to direct users to the existing comfort station within Cabrillo Heights Park.

Staff has reviewed and considered that the recommendations of the DRC are feasible and will move forward with the modifications if so recommended by the Board.

ALTERNATIVES:

1. Approve the proposed GDP for Angier Elementary Joint Use Park as presented.
2. Approve the proposed GDP for Angier Elementary Joint Use Park with modifications.
3. Reject approval of the proposed GDP for Angier Elementary Joint Use Park.

Respectfully submitted,

Darren Greenhalgh
Deputy Director, Architectural Engineering and Parks Division

Prepared by: Ana Del Rincon
Project Manager, Architectural Engineering and Parks Division

AD/

Attachments: General Development Plan

LANDSCAPE LEGEND

SYMBOL DESCRIPTION

Turf Area
10% Bermuda shorts, 70%Perennial Rye, 20% Common Bermuda

Buffer/Parking Island Planting
Artemesia californica / Coastal Sage Brush
Baccharis pilularis 'Pigeon Point' / Coyote Bush
Muhlenbergia rigens / California Deer Grass
Stipa tenuissima / Mexican Feather Grass

Slope Planting
Artemesia californica / Coastal Sage Brush
Baccharis pilularis 'Pigeon Point' / Coyote Bush
Dendromecon rigida / Bush Poppy
Encelia californica / California Encelia
Salvia apiana / White Sage

Trees
Parking Lot Trees
Quercus ilex / Holly Oak
Podocarpus gracilior / Fern Pine

Interior Park Trees
Acer buergeranum / Trident Maple
Cercis occidentalis / Western Redbud
Lagerstromia indica / Crape Myrtle
Podocarpus gracillior / Fern Pine

CONSTRUCTION LEGEND

- New Fenceline
- Athletic Track Resilient Rubberized Paving or Optional Stabilized DG Paving
- Concrete Paving
  Color: Natural Texture: Broom Finish
- Enhanced Concrete
  Color: Davis Integral Color: Rustic Brown
  Texture: Medium Sandblast Finish
- Existing Asphalt Pavement
- New Parking Area
- New Asphalt Paving to Match Existing
- Future Mobile Classroom Units
- Existing Mobile Classroom Units

JOINT USE DESIGN CONCEPT

Angier Elementary Joint Use Facility is a 3 acre joint-use park located adjacent to Angier Elementary School and Cabrillo Heights Community Park in the Serra Mesa Community.

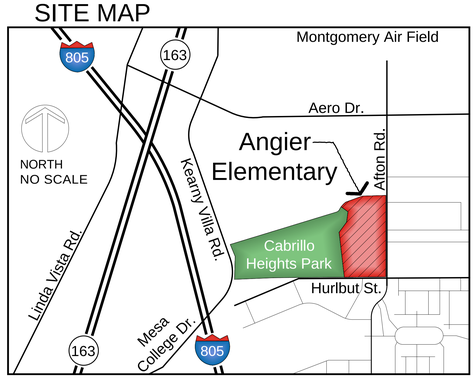
Proposed amenities within the park and the joint-use area include, one baseball/softball/soccer multi-use field, perimeter 1/5th mile and three lane rubberized athletic track, open lawn areas, one full size basketball full court, single shade structure with picnic tables, benches and drinking fountain.

Parking will be accommodated on the school site:

Requirements:

30 Spaces per multi-use field @ 1 field	30
5 Spaces per park acre @ 3 acres	15
Total:	45 (includes 2 accessible parking stalls)
Total Parking Provided:	
New Parking Lot	34 (includes 2 accessible parking stalls)
On street parking (unrestricted)	10
On street parking (restricted bus)	2
Total:	65

SITE MAP



DESCRIPTIVE LEGEND

ITEM	DESCRIPTION	QTY
1	Baseball Field with Backstop	1
2	Full Court Combo Basketball (park)	1
3	Half Court Basketball (school)	1
4	Soccer Field	1
5	Soccer/Baseball 'Ball Screen'	1
6	Shade Structure	1
7	Jogging Trail Pathway (1/5th mile) with 100 Yard Markers	-
8	New Parking Area	32 spcs
9	New Accessible Parking	2 spcs
10	Entry Monument Sign	1
11	Gated Community Entry Point	2
12	Gated School Entry Point	3
13	Gated Emergency Vehicle Access	3
14	ADA Path of Travel from Cabrillo Park to Angier Joint Use Facility	-
15	Retaining Wall	-
16	Benches and Tables	-
17	Bleachers	2
18	Relocated Tetherball	3
19	Drinking Fountain	1
20	Existing Play Equipment	2
21	Existing Restroom Building	1
22	New Irrigation Controller	1
23	New Parking Lot Lighting	4
24	Light Fixture for Monument Sign	2

- Angier School Associated Street Parking — 10 spcs
- Curbside School Bus Loading/Unloading avail. after school hours and weekends — 21 spcs
- Property Line
- Limit of Work Line
- Emergency Vehicle Path of Travel
- ADA Accessible Path of Travel

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Proposed General Development Plan

Angier Elementary Joint Use Facility

San Diego, California

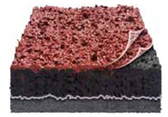
SCALE: 1"=30'-0"

Project Number: 09-403
Date: August 5th, 2009

Ballfield Backstop/Multiuse Field

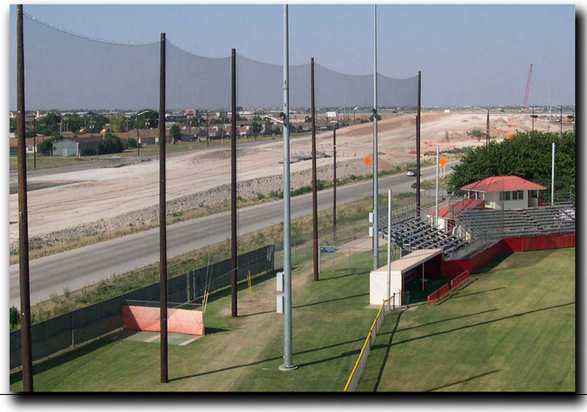
surfacing materials

permeable



impermeable

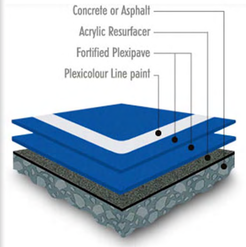
All Weather Track Surfacing



3/4" fabric

Barrier Netting/ Ball Screen

Basketball Court Paving

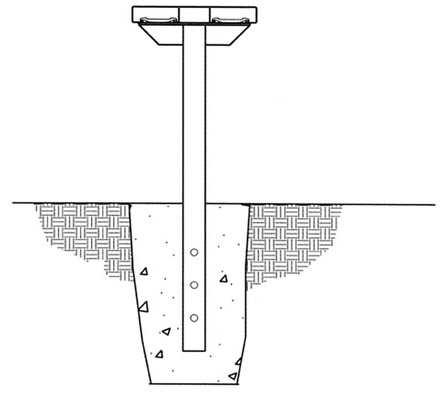


sport paving system

Basketball Equipment

Bleachers

Player's Bench



Embedded Mount

ANGIER ELEMENTARY JOINT USE FACILITY CITY OF SAN DIEGO, CA

DRAFT GENERAL DEVELOPMENT PLAN - IMAGE BOARD 1

AUGUST 2009

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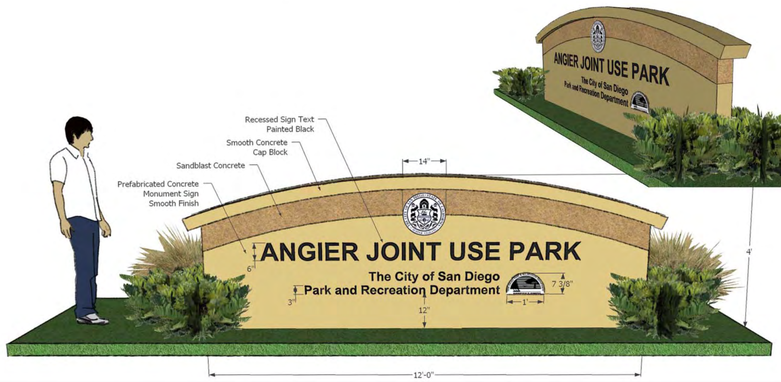
Light Fixtures



Monument Sign

metal roof color:
patina green

powdercoat:
almond

Poligon Hexagon Shelter

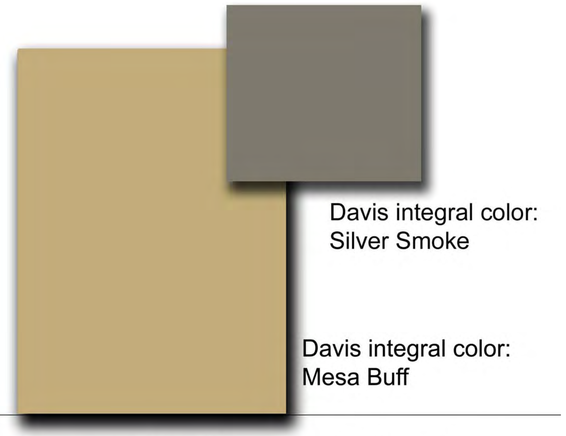
RCP Split Face Block
Colors: El Rancho, Buff

RCP Precision Block
Colors: El Rancho, Buff

Retaining Wall Concrete Block

natural color
concrete with
exposed aggre-
gate finish
Quick Crete:
southern peach

Accessible Picnic Table



Davis integral color:
Silver Smoke

Davis integral color:
Mesa Buff

Concrete Accent Paving

natural color concrete
with exposed aggregate
finish
Quick Crete: southern
peach

Drinking Fountain

Receptacles

ANGIER ELEMENTARY JOINT USE FACILITY CITY OF SAN DIEGO, CA

DRAFT GENERAL DEVELOPMENT PLAN - IMAGE BOARD 2

AUGUST 2009

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