



REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: July 8, 2010

REPORT NO. 201

ATTENTION: Park & Recreation Board
Agenda of July 15, 2010

SUBJECT: Azalea Neighborhood Park Water Conservation Garden

SUMMARY

THIS IS AN INFORMATIONAL ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE BOARD.

BACKGROUND

Azalea Neighborhood Park consists of approximately nine acres of park land in the Mid-City/City Heights community. The site was first developed in the early 1970's, and has a recreation building, multi-purpose courts, a tot lot, picnic areas, parking and open turf.

The City owns a parcel of land approximately 0.35 acres in size located at the eastern edge of Azalea Neighborhood Park. The parcel is bound by alleys on the east and south and by Azalea Neighborhood Park on the north and west. The parcel is intended to be developed as park land but is not shown on the current General Development Plan (GDP) for Azalea Neighborhood Park.

Rebuild Together San Diego (RTSD) is a 501 (c) (3) non-profit organization dedicated to the renovation and preservation of affordable homeownership for low-income homeowners, and the revitalization of neighborhoods and community facilities throughout San Diego County.

RTSD is proposing to develop a temporary Water Conservation Garden (Garden) to be located on the 0.35 acre vacant parcel at the eastern edge of Azalea Neighborhood Park. The Garden would be constructed by RTSD using donated materials and labor. The Garden is intended to demonstrate water efficiency and re-use of recycled materials for multiple uses in the garden.

The new Garden would consist of an entry plaza, raised planter beds, walkways of various pervious paving materials, sculptural columns and doors, walls and fences of recycled materials and game tables. Recycled materials will be used throughout the Garden to demonstrate to homeowners how these materials can be incorporated into their home gardens.

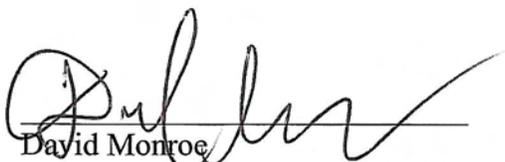
Plant materials for the Garden would demonstrate fire resistance and drought tolerance. Existing shrubs in the planter beds adjacent to the Garden would be replaced to match the new Garden. All existing trees will remain. Drip irrigation and other water-efficient irrigation techniques would be demonstrated in the Garden.

Access would be via a new concrete walkway leading from the street to the Garden. The walkway would be constructed by the City's Streets Division to current accessibility standards. Modifications to the existing irrigation system required for the new walkway would be done by Park and Recreation staff. RTSD would be responsible for repair of turf impacted by the walkway construction. A small area of turf between the new walkway and the concrete mow curb on the south side would be converted to mulch with shrubs and ground cover; this area would be too small to be usable as turf and would be difficult to maintain. Rough grading of the Garden site would be provided by Park and Recreation staff.

Funding for the development of the 0.35 acre parcel as a permanent park addition is not currently available; the project has been placed on the 2010 Unfunded Park Improvements list, but it is yet to be determined when funding may become available. The proposed Garden will be a benefit to the community by providing an interim use of the undeveloped parcel.

The Park and Recreation Department understands the Garden will be maintained by Project CLEAN. A Special Use Permit would be required to adequately address maintenance and insurance issues. Construction would not be allowed to start without a formal agreement identifying specific roles and responsibilities for the maintenance of the Garden.

Respectfully submitted,


David Monroe
Deputy Director, Community Parks II Division


Prepared by: Charles Daniels
Park Designer

DM/cd

Attachment: Existing Azalea Neighborhood Park General Development Plan
Proposed Water Conservation Garden Concept Plan
Proposed Walkway Alignment and Grading Plan

cc: Council District 3 Office



Existing Pepper Tree at Entry



Looking Southeast from Garden



Existing Aerial Showing Site



Parcel Map



Bird's Eye View - Looking West



Bird's Eye View - Looking East



Panoramic View of Garden Site - NW to NE



Panoramic View of Garden Site



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Site Information
General Development Plan for:

Sheet 1 of 3

Azalea Park Water Conservation Garden

Plant List

- TREES**
- Acacia baileyana 'Purpurea'
 - Agonis flexuosa
 - Arbutus unedo 'Marina'
 - Dracaena draco
 - Laurus nobilis
 - Lyonothamnus floribundus ssp. asplenifolius
 - Olea europaea 'Swan Hill'
 - Pinus torreyana
 - Prunus ilicifolia 'lyonii'
 - Quercus ilex
 - Rhus lancea
 - Umbellularia californica
 - Purple Leaf Acacia
 - Peppermint Tree
 - Strawberry Tree
 - Dragon Tree
 - Sweet Bay
 - Fern-leaved Catalina Ironwood
 - Olive
 - Torrey Pine
 - Catalina Cherry
 - Holly Oak
 - African Sumac
 - California Bay

- SHRUBS/GROUNDCOVER**
- Acacia greggii
 - Agave Americana 'Medio-Picta'
 - Agave Shawii
 - Aloe arborescens
 - Alyogyne hakefolia
 - Arctostaphylos 'Howard McMinn'
 - Artemesia californica 'Canyon Grey'
 - Baccharis pilularis 'Pigeon Point'
 - Bougainvillea
 - Ceanothus 'Yankee Point'
 - Cistus spp.
 - Dudleya virens
 - Echeveria gibbiflora 'Metallica'
 - Echium fastuosum
 - Encelia farinosa
 - Eriogonum fasciculatum 'Dana Point'
 - Eriogonum giganteum
 - Eriophyllum nevinii 'Canyon Silver'
 - Feijoa sellowiana
 - Festuca californica
 - Festuca rubra 'Molate'
 - Fragaria californica
 - Fremontodendron 'California Glory'
 - Helianthemum scoparium
 - Heteromeles arbutifolia
 - Heuchera hybrids
 - Iris douglasiana
 - Kalanchoe beharensis
 - Lantana montevidensis
 - Lavatera 'Purissima'
 - Leptospermum scoparium 'Helene Strybing'
 - Muhlenbergia rigens
 - Myrtus communis 'Compacta'
 - Ornithostaphylos oppositifolia
 - Penstemon spectabilis
 - Penstemon superbus
 - Rhamnus californica 'Eve Case'
 - Rhus integrifolia
 - Ribes viburnifolium
 - Romneya coulteri
 - Salvia 'Bee's Bliss'
 - Salvia clevelandii 'Winnifred Gliman'
 - Salvia clevelandii
 - Salvia greggii
 - Tecoma stans
 - Catclaw Acacia
 - Century Plant
 - Shaw's Century Plant
 - Tree Aloe
 - Blue Hibiscus
 - Howard McMinn Manzanita
 - Canyon Grey Sagebrush
 - Dwarf Coyote Bush
 - Bougainvillea
 - NCN
 - Rockrose
 - Green Liveforever
 - Hens and Chicks
 - Pride of Madeira
 - Incienso
 - Dana Point Buckwheat
 - St. Catherine's Lace
 - Golden Yarrow
 - Pineapple Guava
 - California Fescue
 - Red Fescue
 - Woodland Strawberry
 - Flannel Bush
 - Sun Rose
 - Toyon
 - Coral Bells
 - Douglas Iris
 - Felt Plant
 - Lantana
 - Tree Mallow
 - New Zealand Tea Tree
 - Deer Grass
 - Dwarf Myrtle
 - Baja Bird Bush
 - Showy Penstemon
 - Penstemon
 - Eve Case Coffeeberry
 - Lemonade Berry
 - Evergreen Currant
 - Matilija Poppy
 - Bee's Bliss Sage
 - Sage
 - Cleveland Sage
 - Autumn Sage
 - Yellow Bells

- VINES**
- Aloe ciliaris
 - Clematis lasiantha
 - Lavatera 'purissima'
 - Macfadyena unguis-cati
 - Rosa banksiae
 - Vitis californica 'Roger's Red'
 - Aloe
 - Pipestems
 - Tree Mallow
 - Cat Claw Vine
 - Lady Banks' Rose
 - California Wild Grape



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Sheet 2 of 3
General Development Plan for:

Azalea Park Water Conservation Garden

Garden Concept

Azalea Park Water Conservation Garden

Garden Concept:

The Azalea Park Water Conservation Garden is proposed for an existing 3/4 acre parcel located within Azalea Park. The site is currently fallow. Rebuilding Together San Diego is proposing to build this garden using community and professional volunteers. Rebuilding Together San Diego's mission is community revitalization for low to moderate income neighborhoods which include: community development, environmental and neighborhood revitalization and the arts. This project will not only create a demonstrable site for residents to utilize, but become a destination point that will reflect the impact that giving back to the community has. Meetings have been held with the community to help coordinate the garden vision, construction and maintenance issues.

Project Overview: The water-wise garden will provide a serene setting to relax, educate and inspire visitors. The plan for the garden will incorporate vignettes of landscape designs utilizing a variety of natural and recycled materials that homeowners can easily duplicate in their home gardens. These will include drought and fire resistant plants, natural pervious material walking areas to highlight the different garden sections, benches and various energy efficiency modalities such as the use of solar lighting and a drip irrigation system. The plans also will incorporate sculptural garden elements, walls and fencing made from recycled materials.

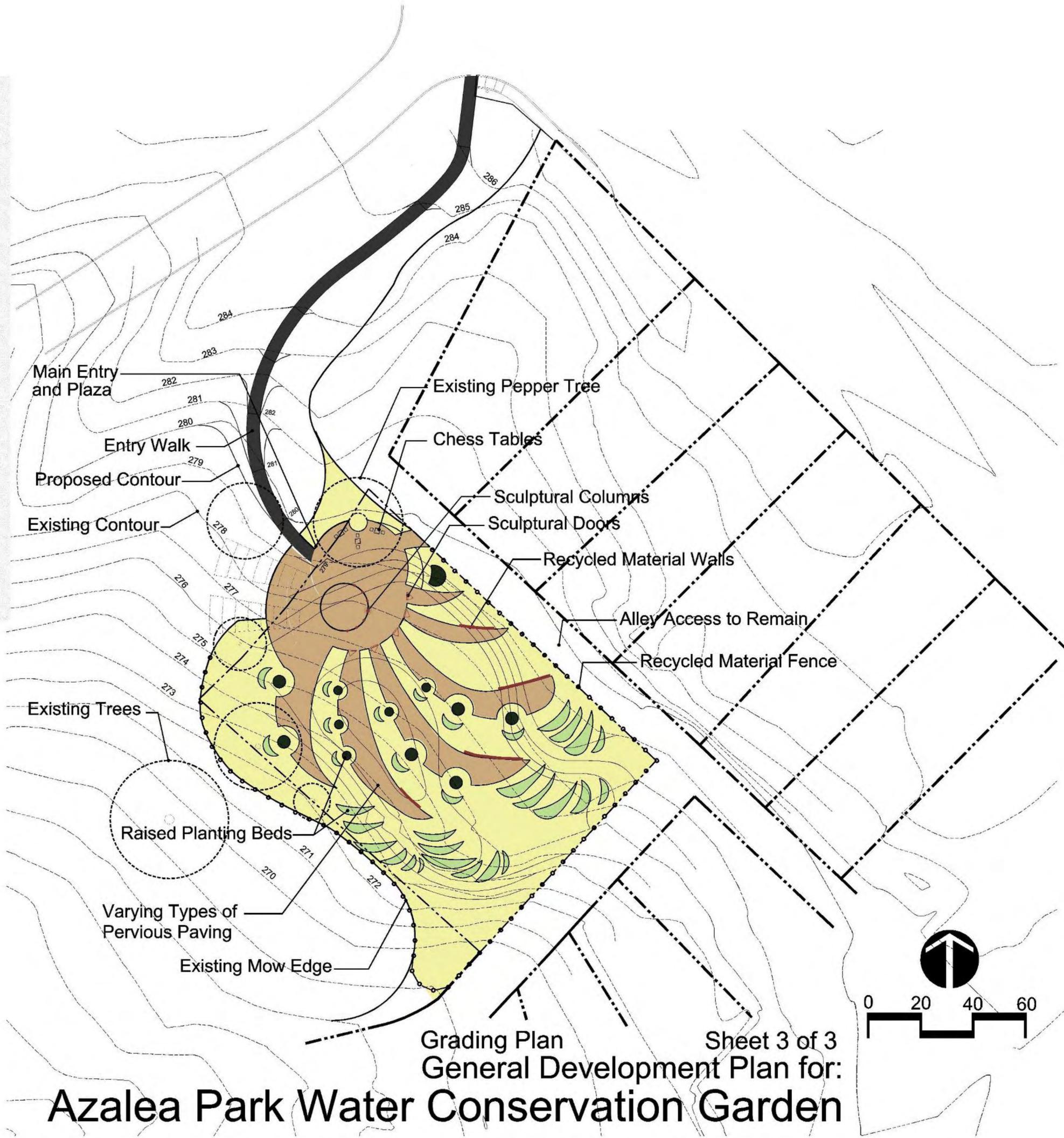
A stabilized decomposed granite walking area will provide access to the garden area. Various colors of DG may be used for accents. Gentle raised geometric planters will occur throughout the site to provide better viewing of the plants and materials. Chess tables and benches will be provided under the existing large Pepper Tree at the entry. In addition, an area will be provided for outdoor weddings. The garden will utilize the existing restroom and parking area for Azalea Park.

The plant material will introduce elements of nearby Manzanita Canyon and other local canyons. Native and drought tolerant trees, shrubs and ground covers will be planted. The garden will feature interpretive information on species used throughout the garden.

Lighting and electrical:
Solar security lighting will be provided along the walking areas.

Irrigation:
The garden will be irrigated with potable water using an automatic drip irrigation system and accurately programmable controller.

Maintenance:
The park will be maintained by the City of San Diego Park and Recreation Department and the community. Materials, equipment and designs will be selected to help minimize maintenance and replacement costs.



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Grading Plan
General Development Plan for:

Azalea Park Water Conservation Garden

Sheet 3 of 3

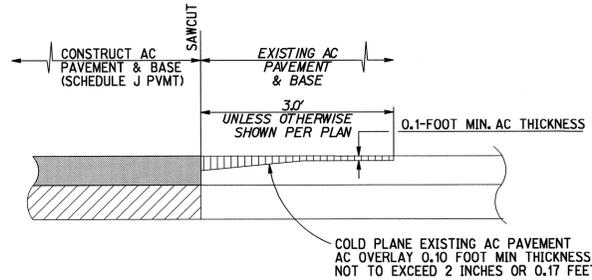
GRADING AND IMPROVEMENT PLANS FOR: AZALEA PARK

GENERAL NOTES

1. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET. SEQ.)
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
3. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
4. CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
5. PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE. IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT- ISSUING AUTHORITY.
6. PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO PARKS DEPARTMENT.
7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A FIELD CHANGE IS APPROVED BY THE ENGINEER OF WORK.
8. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
9. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK. DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT (FRICTION FACTOR \geq 0.50) AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
10. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OF THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE LANDSCAPE FOR MIX AND SPECIFICATIONS.
4. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:
5. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.



PAVEMENT JOINT DETAIL
NOT TO SCALE

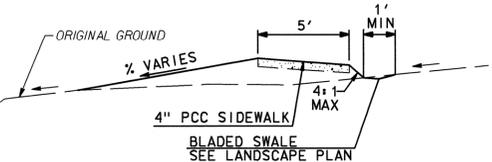
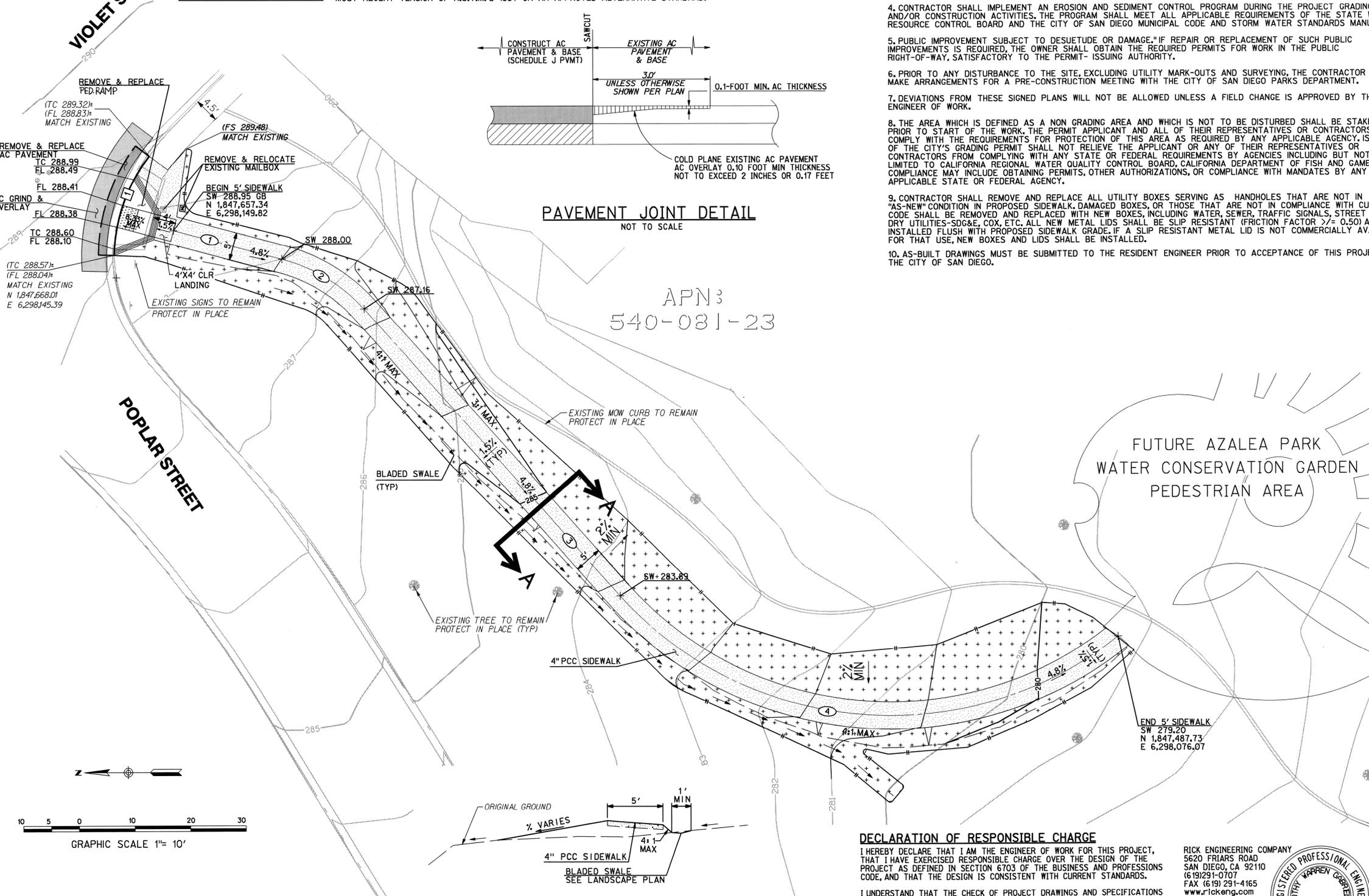
APN: 540-081-23

FUTURE AZALEA PARK
WATER CONSERVATION GARDEN
PEDESTRIAN AREA

SIDEWALK CENTERLINE DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
①	N14° 55' 16" E		20.17'	
②	33° 33' 49"	30.00'	17.57'	
③	N48° 29' 05" E		69.33'	
④	87° 19' 13"	65.00'	99.06'	

CURB DATA				
NO.	DELTA OR BRG.	RADIUS	LENGTH	REMARKS
①	Δ= 36° 43' 12"	30.00'	19.23'	6" TYPE 'G'-2' CURB

CONTRACTOR TO LOCATE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
NOTE: SEE LANDSCAPE PLANS FOR REVEGETATION OF DISTURBED AREAS.



SECTION A-A
NTS

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

- STANDARD SPECIFICATIONS:
1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2009 EDITION (GREENBOOK), DOCUMENT NO. PITS0504091, FILED MAY 4, 2009, INCLUDING THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT, DOCUMENT NO. PITS0504092, FILED MAY 4, 2009.
 2. 1999 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING AND ELECTRICAL SYSTEMS OF THE CITY OF SAN DIEGO, DOCUMENT NO. 769842, FILED OCTOBER 22, 1999.
 3. CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (FHWA'S MUTCD, 2003 EDITION, AS AMENDED FOR USE IN CALIFORNIA), DOCUMENT NO. AEC1231064, FILED DECEMBER 31, 2006.
 4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DOCUMENT NO. AEC0925062, FILED SEPTEMBER 25, 2006.
- STANDARD DRAWINGS:
1. CITY OF SAN DIEGO STANDARD DRAWINGS, INCLUDING ALL REGIONAL STANDARD DRAWINGS, DOCUMENT NO. AEC1231063, FILED DECEMBER 31, 2006.
 2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS, DOCUMENT NO. AEC0925061, FILED SEPTEMBER 25, 2006.

BENCHMARK

THE BENCH MARK FOR THIS SURVEY IS THE FOUND BRASS PUG ON TOP OF CONCRETE CURB AT THE NORTHERLY CURB RETURN OF VIOLET STREET AND POPLAR DRIVE, PER CITY OF SAN DIEGO VERTICAL CONTROL DATED AUGUST 1989.

BM ELEVATION 290.193 NGVD29

TOPOGRAPHY SOURCE

FIELD SURVEY DATED APRIL 2, 2010
CONDUCTED BY:
RICK ENGINEERING CO.
5620 FRIARS ROAD
SAN DIEGO, CA 92110

LEGEND

PROPOSED IMPROVEMENTS

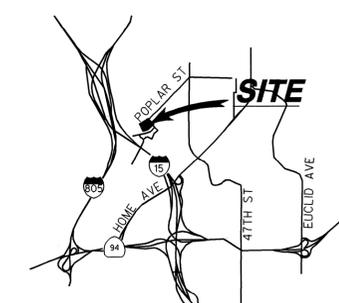
IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPOSED CONTOUR		450
PROPOSED FINISH GRADE ELEVATION		FG 273.4
DAYLIGHT LINE/LIMITS OF GRADING/DEMOLITION		— —
PROPOSED TOP/TOE SLOPE		— —
PROPOSED BLADED SWALE	DETAIL THIS SHEET	— —
PROPOSED 4" PCC SIDEWALK	(G-7, G-9, G-10, SDG-100)	— —
PROPOSED CURB RAMP	SDG-130, SDG-132 (TYPE A, SDG-137)	— —
REMOVE & REPLACE AC PAVEMENT (SCHED. J)	SDG-113	— —
SAWCUT		— —
AC GRIND & OVERLAY (2" MAX)	DETAIL THIS SHEET	— —
PROPOSED LANDSCAPE AREA	SEE LANDSCAPE PLAN	— —
PROPOSED MAIL BOX RELOCATION		— —

EXISTING IMPROVEMENTS

EX RIGHT-OF-WAY	— —
EXIST MAJOR CONTOUR	— —
EXIST MINOR CONTOUR	— —
EXIST SPOT ELEV	ITC 273.41
EXIST WATER METER	— —
EXIST MAIL BOX	— —
EXIST SIGN	— —
EXIST TREE	— —
EXIST CONCRETE MOW CURB	— —

ABBREVIATIONS

FG	FINISH GRADE	GB	GRADE BREAK
FL	FLOW LINE	TC	TOP OF CURB
FS	FINISH SURFACE	SW	SIDEWALK



VICINITY MAP

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT

Stallio
TIMOTHY W. GABRIELSON R.C.E. NO. 51503

RICK ENGINEERING COMPANY
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SAN DIEGO, CA 92110
(619)291-0707
FAX (619) 291-4165
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slallo
DATE