



THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 8, 2010

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of April 15, 2010

SUBJECT: City Heights Square Mini Park – General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for City Heights Square Mini Park?

Director’s Recommendation – Recommend approval of the proposed City Heights Square Mini Park – General Development Plan.

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.

- On January 19, 2010, the City Heights Recreation Council voted unanimously (2-0-0) recommending approval of proposed GDP Concept 1.
- On March 10, 2010, the Design Review Committee (DRC) voted unanimously (10-0-0) recommending approval of proposed GDP presented with the following recommendations:

Fiscal Impact – The total project cost is \$731,500. The Redevelopment Agency is preparing a Council action for a Cooperation Agreement between the Redevelopment Agency and the City of San Diego for the design and construction of the City Heights Square Mini Park and to transfers fee title to real property known as the City Heights Square Mini Park to the City of San Diego as a public park once the park is completed. Maintenance for the mini park will be provided by the adjacent property owners currently identified as La Maestra Family Clinic, Inc., City Heights Square, L.P., and City Heights Realty, LLC.

Water and Energy Conservation Status – The proposed City Heights Square Mini Park – General Development Plan complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - The City of San Diego, as lead agency under CEQA, has reviewed as considered Mitigated Negative Declaration No. 40960 and Addendum No. 146605 covering this activity, approved by City Council June, 28, 2005.

BACKGROUND

The City Heights Square Mini Park is located on 43rd Street between University Ave. and Polk Ave. City Heights Realty, LLC (formerly San Diego Revitalization Corporation) master planned the majority of the block bounded by University Avenue, Fairmount Avenue, Polk Avenue and 43rd Street to include a senior housing project, a community clinic, an office and retail mixed use project, and a mini park. The Redevelopment Agency of the City of San Diego has assisted this master planning effort and entered into a Second Implementation Agreement to the Disposition and Development Agreement (DDA) with City Heights Realty, LLC to change the office and retail mixed use project to a residential and commercial project on December 2, 2008. The Agency entered into a separate DDA agreement with City Heights Square, L.P. for the development of the City Heights Square Senior Housing Project. The proposed La Maestra Clinic development is proceeding without Agency assistance.

Together, the three organizations, with assistance from the Agency have collaborated to develop a 2.7 acre master plan, shown in the Site Map provided as Attachment.

The Redevelopment Agency funded CIP No. 29-956.0, City Heights Mini Park, on December 2, 2008, in the amount of \$731,500 for the design and construction of the park and currently holds fee title to the property for the proposed 5,348 square foot mini park.

The mini park is proposed to be completed after the construction of the City Heights Square residential and commercial project (expected to be completed in 2011).

DISCUSSION

On November 19, 2009, a community workshop 1 was held at the City Heights Recreation Council to allow initial discussion and get the community's input on the proposed 5,348 square foot mini park. Survey forms were presented and distributed to the community to obtain detailed input from the community about park needs, themes, and other issues affecting the park design. Information from the meeting and the surveys were compiled by the Consultant.

On January 19, 2010 four alternative park concept plans responding to the input obtained from the survey and at workshop 1 were presented to the City Heights Recreation Council and community.

Based on the community discussion and committee input Concept Plan 1 was selected by the City Heights Recreation Council as the most appropriate to address community needs and vision.

On March 10, 2010 the General Development Plan and key elements of design were presented to Design Review Committee. The DRC enthusiastically supported the design, and unanimously approved the proposed General Development Plan with a number of the following recommendations:

- Relocate the lights to be symmetrical with the points of the walls for design consistency.
- Relocate the lights into the planting areas to avoid clutter on the paving.
- Keep the saw cuts in the sidewalk paving narrow to avoid wheels getting redirected by the joints.
- Eliminate or reduce the number of boulders, and relocate them out of the paving areas.

- Consider that the Tupidanthus or Philodendron plants may conflict with the taller trees.
- Consider another plant to replace Melaleuca nesophila since this plant may grow into the sidewalk area.
- Avoid including Deer Grass since it tends to appear messy after a short time.
- Provide sturdy containment for the Bamboo roots and runners, possibly using a raised planter.

The recommendations will be incorporated during the construction documents phase. DRC member, Mr. Dennis Otsuji requested that Staff let the Park and Recreation Board know that this park design is a good example of an urban plaza park, and how these types of parks can fit into a dense, urban development. He expects that there will be more of this type of small urban park in the future.

Staff requests the approval of the General Development Plan as illustrated in the attached graphics so that the park development plans may proceed.

ALTERNATIVES

Recommend approval of the proposed GDP;
Recommend approval of the proposed GDP with modifications; or
Recommend disapproval of the proposed GDP.

Respectfully submitted,

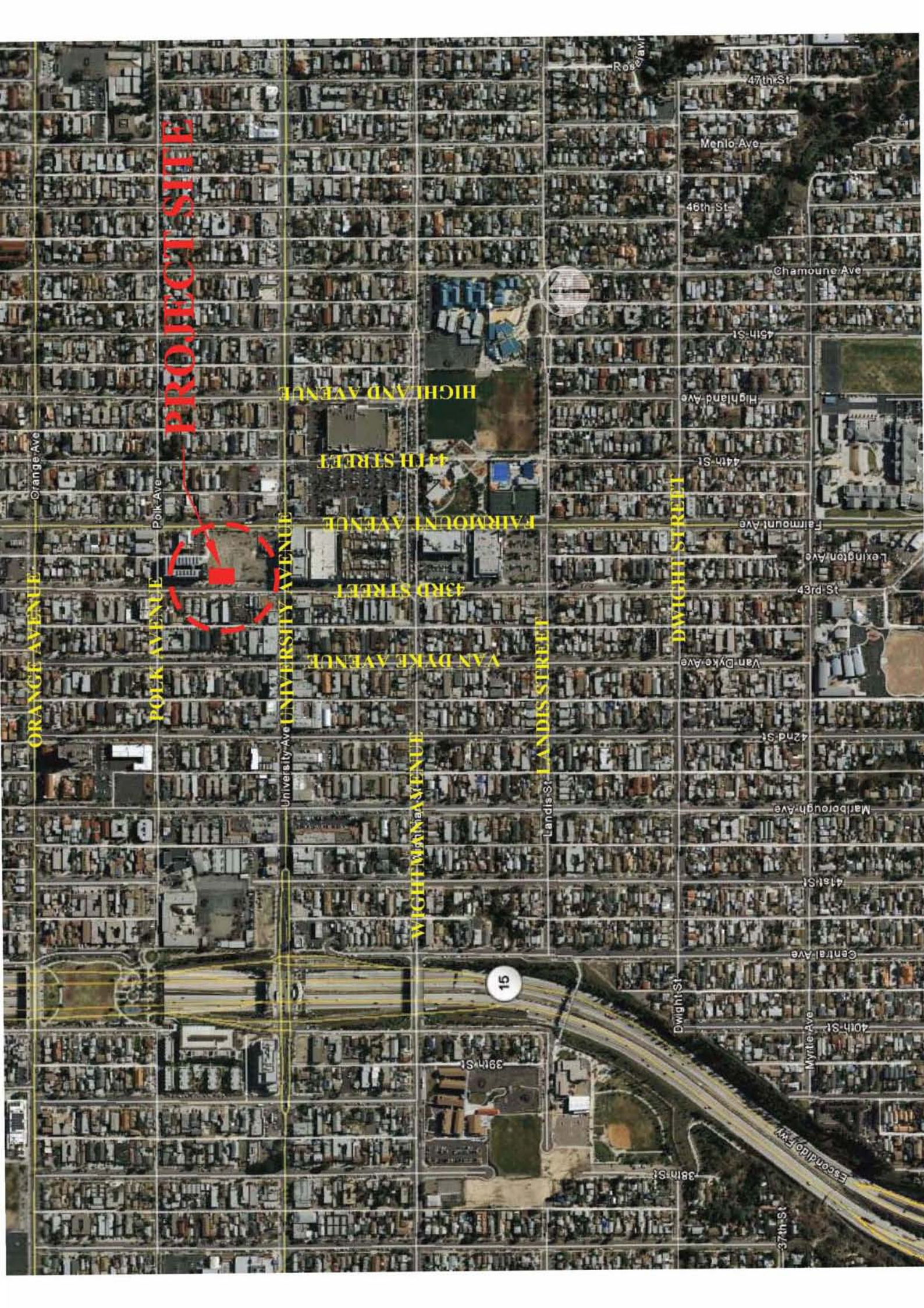
Darren Greenhalgh, Deputy Director
Architectural Engineering & Parks Division

Prepared by: Alexandra Corsi,
Park Designer

(ACM, acm)

Attachment: City Heights Square Mini Park – General Development Plan

cc: Council District 3 (Todd Gloria) Office



PROJECT SITE

ORANGE AVENUE

POLK AVENUE

UNIVERSITY AVENUE

WIGHTMAN AVENUE

LANDIS STREET

DWIGHT STREET

HIGHLAND AVENUE

44TH STREET

FAIRMOUNT AVENUE

43RD STREET

VAN DYKE AVENUE

47th St

Menlo Ave

46th St

Chamoune Ave

45th St

Highland Ave

44th St

Fairmount Ave

Lexington Ave

1st Plz

Van Dyke Ave

42nd St

Marlborough Ave

41st St

Central Ave

Dwight St

40th St

Myrtle Ave

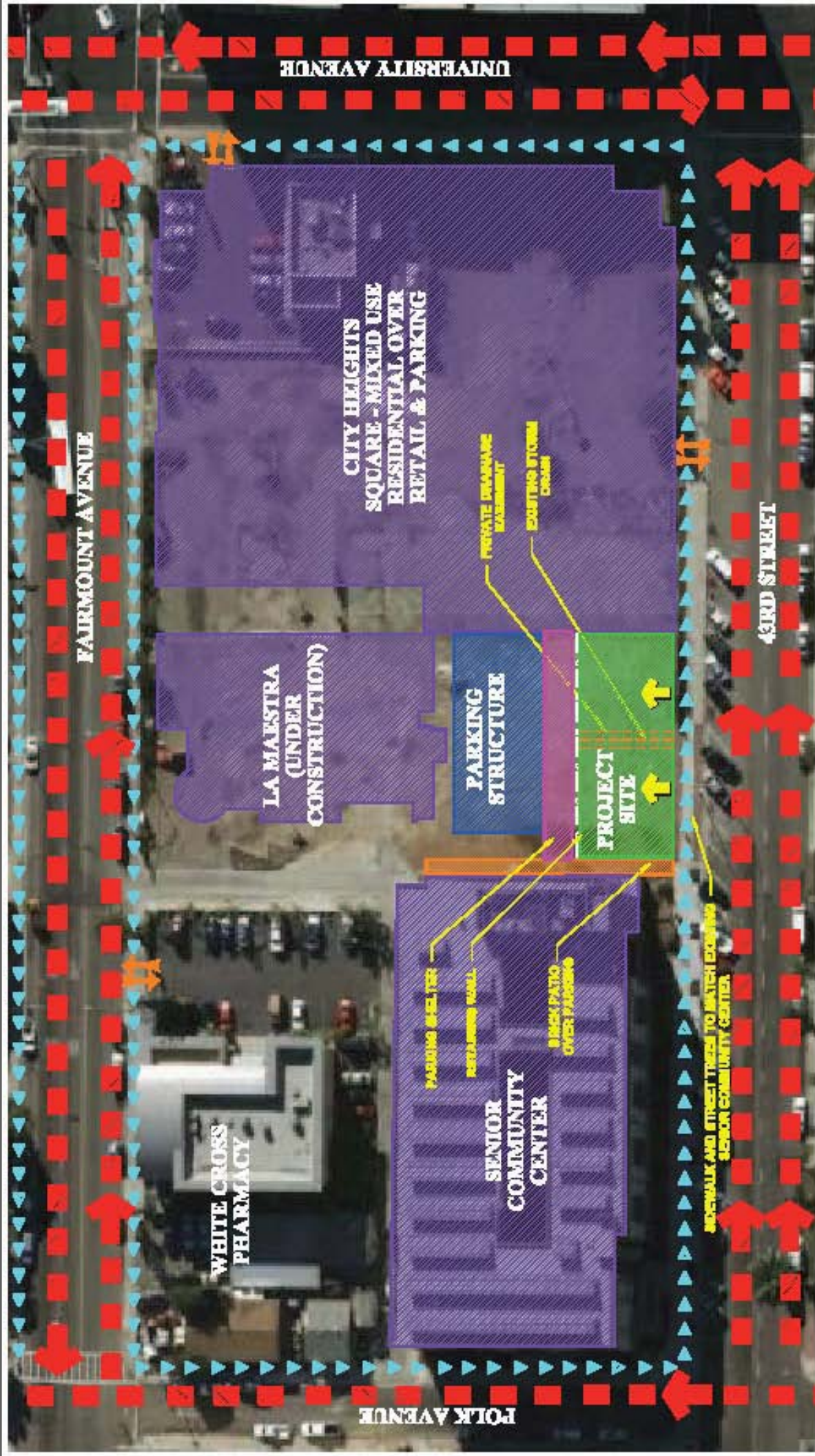
38th St

37th St

15

39th St

Escondido Fwy



LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EXISTING DRIVEWAYS
- POTENTIAL PARK ACCESS POINT

43rd STREET MINI PARK, CITY HEIGHTS
Site Analysis
 November 17, 2008

Estrella
Land Planning

1000 S. 10th Street
 San Jose, CA 95128
 Phone: 408.281.1000
 Fax: 408.281.1001
 Website: www.estralland.com

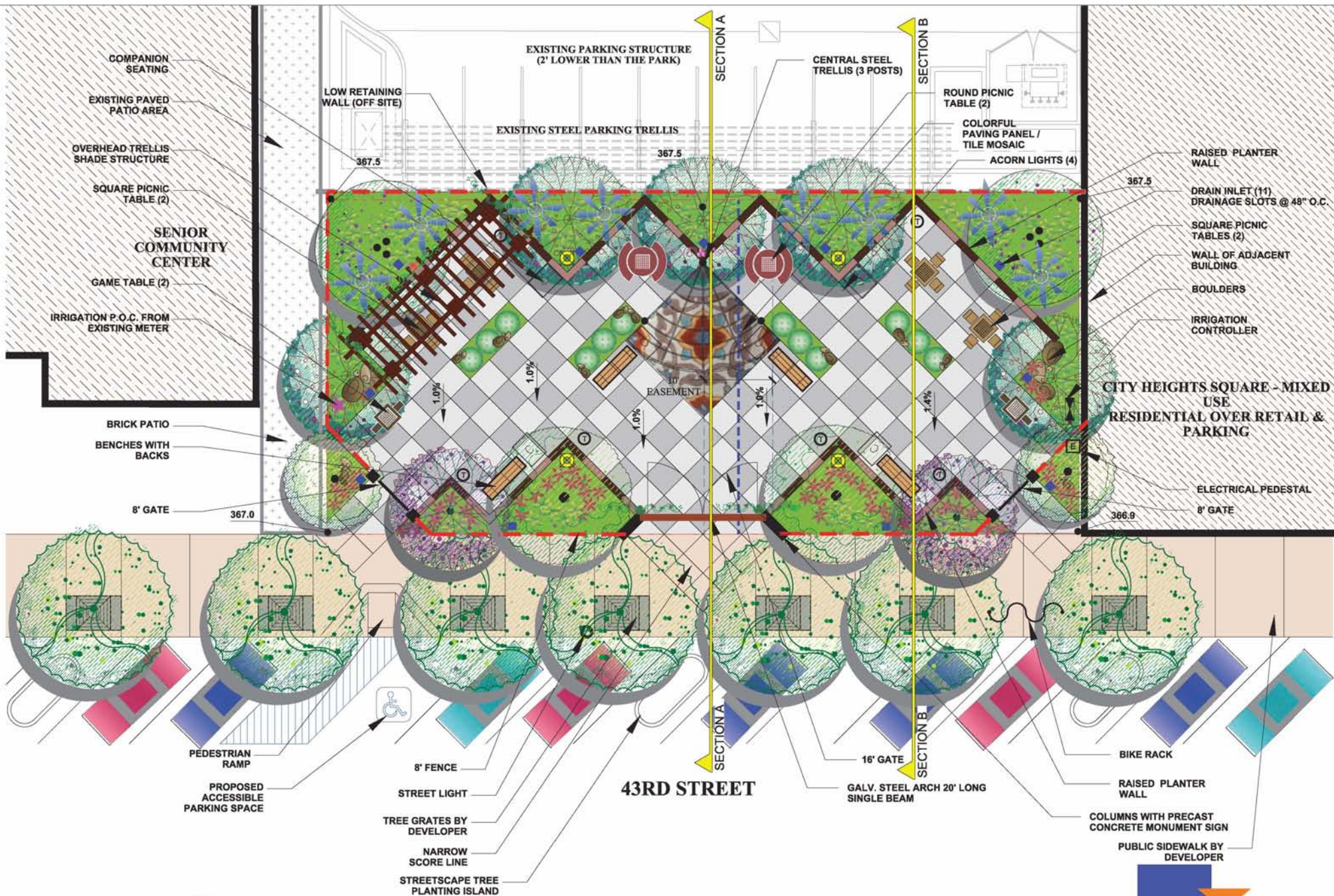


SCALE: N.T.S.

CITY HEIGHTS SQUARE MINI PARK, CITY HEIGHTS Site Photos

February 26, 2010





CITY HEIGHTS SQUARE MINI PARK, CITY HEIGHTS General Development Plan

**Estrada
Land Planning**

Urban Design Landscape Architecture
Computer Imaging

858.238.0143
755 Broadway Circle, Suite 300
San Diego, California 92101-8981
858.238.0279 Fax
ELP@EstradaLandPlan.com

PARK CONCEPT

The park design for this 5,300 square foot mini-park features a checkerboard paving pattern that activates the space and sets the theme for games. The diagonal layout draws people into the park and provides a geometric theme that is enhanced by the alternating colored paving panels. At the center of the park, a mosaic panel of glass paving in a floral carpet pattern is accented by a unique, web-patterned steel vine trellis. Low walls with smooth caps protect the edge of the planting areas and provide a variety of seating opportunities. The crenellated wall top is an historical reference to the nearby Castle District and a deterrent to skateboarding.

A steel fence with an undulating top defines the park perimeter. The angled fence offsets at the front, provide spacial interest to the outside edge of the park. Three gated entries provide access and openness, but clearly define the park space. Picnic tables, and game board tables are distributed in niches at the perimeter of the paved area. A wood shade structure provides protection from the sun over several picnic tables and provides a secondary focus to the space.

A variety of flowering, scented and evergreen trees help screen the adjacent buildings and provide shade over the benches and tables. Narrow planters with bamboo provide an open screen separation within the plaza/patio area. Three design pallets of plants for shade, sun and color provide interest and variety to the space and seasonal changes for the enjoyment of every day park visitors. The front of the park features low massed flowering plants allowing a clear view into the space. The south side of the park, shaded by the adjacent building wall, is accented with ferns and lush subtropical plants, while the sunny north side will be planted with flowering species and succulent accents.

Lighting and Electrical:

Security lighting will be provided throughout the park with 14' high acorn style post lights to match the neighborhood street lighting. The lighting will be a cut-off type to focus the light on the park and minimize light spill onto adjacent buildings.

Irrigation:

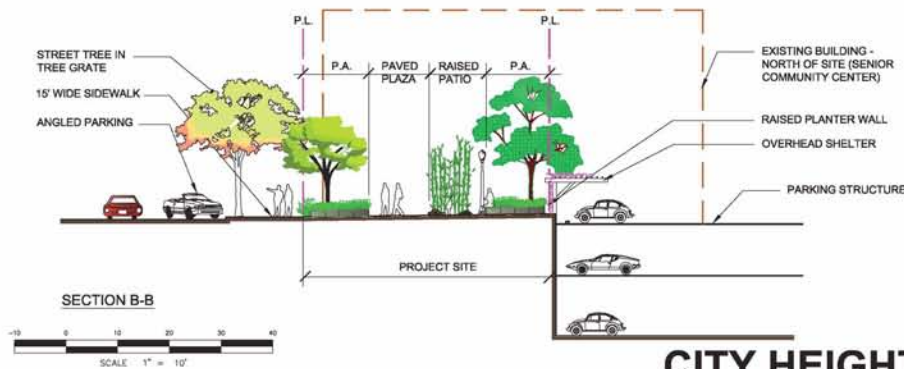
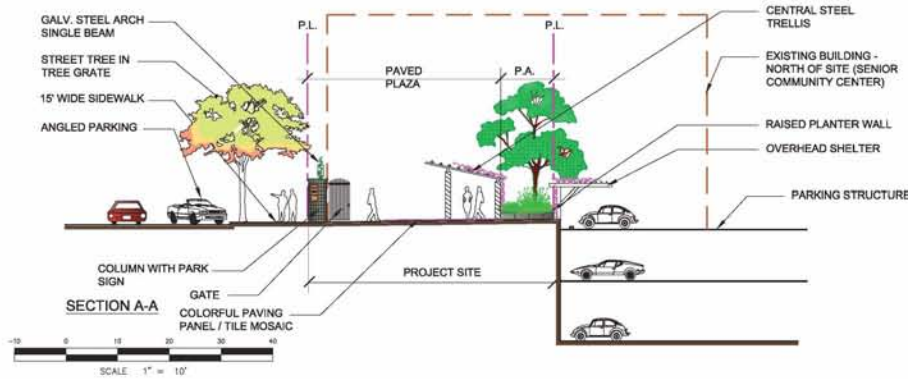
The park will be irrigated with potable water using an automatic irrigation system and an accurately programmable controller in conformance with the Park and Recreation standards. To conserve water, planting is concentrated in small planters and there is no lawn.

Maintenance:

The park will be owned by the City of San Diego, but will be maintained by the developer of City Heights Square. Materials, equipment and designs will be selected to help minimize maintenance and replacement costs.


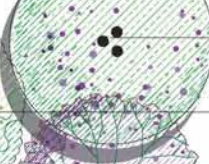
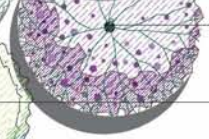



Notes:

1. There is no parking requirement for this Neighborhood Park



Planting Legend

Trees

	Hymenosporum flavum	Sweet shade-standard form	36" Box
	Schefflera pueckleri <i>Option:</i> Strelitzia nicolai	Tupidanthus Giant Bird of Paradise	24" Box 15 Gal
	Magnolia g. 'Little Gem' <i>Option:</i> Ficus rubiginosa	Compact Southern Magnolia (Multi Trunk) Rusty Leaf Fig	36" Box 24" Box
	Ulmus parvifolia 'True Green'	Chinese Elm	24" Box
	Prunus serrulata 'Pink Cloud' <i>Option:</i> Prunus persica 'Early'	Flowering Cherry Flowering Peach	24" Box 24" Box
	Pittosporum tenuifolium <i>Option:</i> Leptospermum petersonii Heteromeles arbutifolia	Kohuhu Lemon Scented Tea Tree Toyon	24" Box 24" Box 15 Gal
	Phyllostachys nigra <i>Option:</i> Phyllostachys aurea	Black Bamboo Golden Bamboo	15 Gal

Note: Provide sturdy bamboo root barrier

Shrubs

Front garden

Hemerocallis hibridus	Daylily	1 Gal
Agapanthus africanus	Lily of the Nile (varieties)	1 Gal
Raphiolepis species	Compact India Hawthorn	5 Gal

Sun Garden

Agave attenuata	Soft Agave	5 Gal
Aloe species	Aloe	5 Gal
Lantana 'Gold Mound'	Lantana	5 Gal
Carissa "Greencarpet"	Dwarf Natal Plum	5 Gal
Rosemarinus officinalis	Rosemary	5 Gal
Liriope gigantea	Giant Blue Lily Turf	5 Gal

Shade Garden

Philodendron bipinnatifidum	Philodendron	15 Gal
Strelitzia reginae	Bird of Paradise	5 Gal
Aspidium capense	Leather Leaf Fern	5 Gal
Arachniodes simplicior	Holly Fern	5 Gal
Clivia miniata	Kaffir Lily	5 Gal
Agapanthus Africanus	Lily of the Nile	1 Gal

Vines

Wisteria sinensis	Wisteria	15 Gal
Distictis 'rivers'	Royal Trumpet Flower	15 Gal
Jasminum polyanthum	Jasmine	15 Gal

Mulch

A 3" layer of mulch shall be installed to cover all soil.

CITY HEIGHTS SQUARE MINI PARK, CITY HEIGHTS General Development Plan