



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: August 12, 2010

REPORT NO: 102

ATTENTION: Park and Recreation Board  
Agenda of August 19, 2010

SUBJECT: Southcrest Trails (formerly State Route 252 Corridor Park, Phase II)  
General Development Plan

### SUMMARY

Issue – Should the Park and Recreation Board recommend approval of Southcrest Trails General Development Plan [GDP]?

Director's Recommendation – Recommend approval of the proposed Southcrest Trails General Development Plan [GDP].

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

Southcrest Recreation Council  
Community Parks II Area Committee  
Design Review Committee

Fiscal Impact – The Southeast Economic Development Corporation [SEDC] has funded the project design and construction for \$1.6 million.  
Annual maintenance costs for the 2.6-acres of this GDP are estimated at \$20,000.

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

Environmental - The City of San Diego as Lead Agency has submitted this project for Environmental Review per CEQA guidelines. A CEQA Negative Declaration is anticipated pursuant to State CEQA Guidelines.

## BACKGROUND

Southcrest Trails is located adjacent to Chollas Creek in the Southcrest neighborhood of the Southeastern San Diego Community Planning Area. It is the second phase of the former State Route 252 Corridor Park. The first phase, Dorothy Petway Neighborhood Park was opened to the public in May, 2006, and a pedestrian bridge crossing Chollas Creek was completed in July, 2008.

The total park site area is approximately 5.8 acres. The entire park site was graded, and approximately 3.2 acres of the north part of the park was re-vegetated and major trails built as a part of the Chollas Creek enhancement project, funded by a State of California Dept. of Water Resources grant. This portion, known as Chollas Creek - Section 8, was completed in March, 2005.

The remaining 2.6 acres will be developed with additional tables and benches, picnic shelters, fitness stations, play areas, an amphitheatre, a skate plaza, half-court basketball courts, drinking fountains, barbeques, trash receptacles, and security lighting.

A public art component is required, and is being managed by the Commission for Arts and Culture.

Additional funding will be required for a proposed future storage and maintenance building as shown on the GDP. Once funding is secured the building will be designed and built as a separate project.

## DISCUSSION

On May 11th, 2010, the Southcrest Recreation Council voted to approve the Southcrest Trails GDP (4-0-0) with the following recommendations:

- **To increase lighting on the north side of the trails.** The concern is that the north trail will not be adequately lighted. The Consultant is confident that the proposed lighting will provide adequate security lighting levels to the north path.
- **Provide fewer “dinosaur bones” in the play areas.** This has been incorporated into the design presented here.
- **Provide decorative trash cans.** This has been incorporated into the design presented here.
- **Provide more benches primarily next to the skate park.** This has been incorporated into the design presented here.
- **Provide an electrical outlet at the amphitheatre.** Park and Recreation policy does not allow this. The Department does not cover the expense of permittee’s electricity use. Previously, available electricity sources were vandalized, power was ‘stolen’, and exposed power sources became a health and safety issue.

On June 9, 2010, the GDP was presented to the Community Parks II Area Committee. The Committee voted unanimously (6-0-0) recommending the approval of the Southcrest Trails GDP and to include the recommendations of the Recreation Council.

On July 14, 2010, the GDP was presented to the Design Review Committee. The Committee voted unanimously (9-0-0) recommending the approval of the Southcrest Trails GDP with the following recommendations.

- **Move picnic tables at northern terminus of 37<sup>th</sup> Street off the direct terminus and towards the trees.** This will be incorporated into the final design.
- **Add trees within the open area at the terminus of 37<sup>th</sup> Street.** This will be incorporated into the final design.
- **Add vehicular gate at the south end of the alley.** The alley is public right-of-way. The gate is designed to deter through traffic. If this can be designed to meet the standards of the Transportation Engineering Division, it will be incorporated into the final design.
- **Narrow the alley width west of the proposed gates as much as feasible.** This will be incorporated into the final design.
- **Shift game tables closer to trees for shade.** This will be incorporated into the final design.
- **Study driveway and future storage building location in order to reduce impact on parkland.** This will be incorporated into the final design.
- **Add skate stoppers on the concrete wall adjacent to the paved plaza.** This will be incorporated into the final design.
- **Avoid small planting areas at the skate plaza and either increase the size of fill with something other than plants.** This will be incorporated into the final design.
- **Refine grading plan at amphitheater.** This will be incorporated into the final design.
- **Add root barriers at trails and walkways to discourage cottonwood tree roots from disrupting DG and pavement.** This will be incorporated into the final design.

#### ALTERNATIVES

Recommend approval of the Southcrest Trails GDP with modifications;  
Recommend disapproval of the Southcrest Trails GDP.

Respectfully submitted,

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Darren Greenhalgh  
Deputy Director, Architectural Engineering  
and Parks Division

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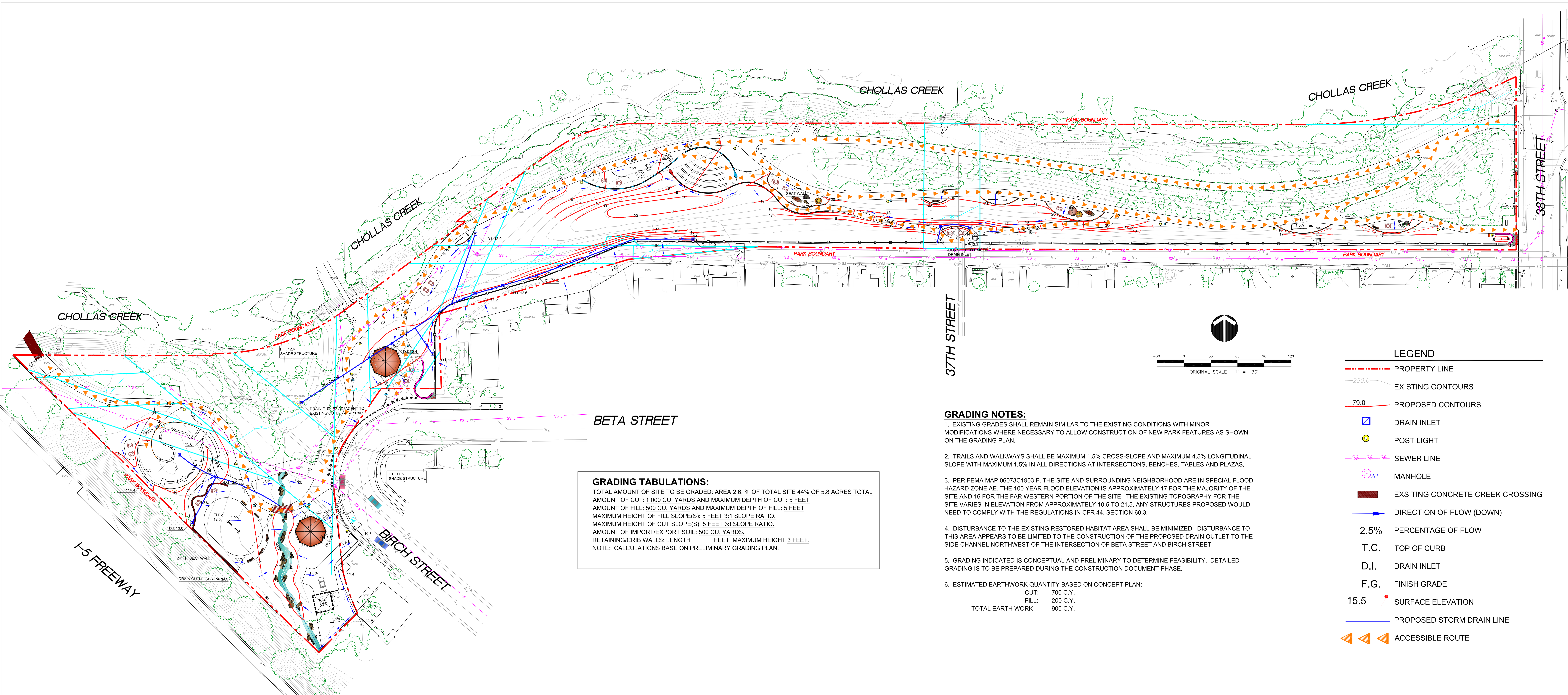
Prepared by: L. Clark Ritter  
Park Designer, Architectural Engineering  
and Parks Division

(lcr)

Attachment: General Development Plan and supporting exhibits

cc: Council District 8 Office





**GRADING TABULATIONS:**  
 TOTAL AMOUNT OF SITE TO BE GRADED: AREA 2.6, % OF TOTAL SITE 44% OF 5.8 ACRES TOTAL  
 AMOUNT OF CUT: 1,000 CU. YARDS AND MAXIMUM DEPTH OF CUT: 5 FEET  
 AMOUNT OF FILL: 500 CU. YARDS AND MAXIMUM DEPTH OF FILL: 5 FEET  
 MAXIMUM HEIGHT OF FILL SLOPE(S): 5 FEET 3:1 SLOPE RATIO.  
 MAXIMUM HEIGHT OF CUT SLOPE(S): 5 FEET 3:1 SLOPE RATIO.  
 AMOUNT OF IMPORT/EXPORT SOIL: 500 CU. YARDS.  
 RETAINING/CRIB WALLS: LENGTH FEET, MAXIMUM HEIGHT 3 FEET.  
 NOTE: CALCULATIONS BASE ON PRELIMINARY GRADING PLAN.

**GRADING NOTES:**

- EXISTING GRADES SHALL REMAIN SIMILAR TO THE EXISTING CONDITIONS WITH MINOR MODIFICATIONS WHERE NECESSARY TO ALLOW CONSTRUCTION OF NEW PARK FEATURES AS SHOWN ON THE GRADING PLAN.
- TRAILS AND WALKWAYS SHALL BE MAXIMUM 1.5% CROSS-SLOPE AND MAXIMUM 4.5% LONGITUDINAL SLOPE WITH MAXIMUM 1.5% IN ALL DIRECTIONS AT INTERSECTIONS, BENCHES, TABLES AND PLAZAS.
- PER FEMA MAP 06073C1903 F, THE SITE AND SURROUNDING NEIGHBORHOOD ARE IN SPECIAL FLOOD HAZARD ZONE AE. THE 100 YEAR FLOOD ELEVATION IS APPROXIMATELY 17 FOR THE MAJORITY OF THE SITE AND 16 FOR THE FAR WESTERN PORTION OF THE SITE. THE EXISTING TOPOGRAPHY FOR THE SITE VARIES IN ELEVATION FROM APPROXIMATELY 10.5 TO 21.5. ANY STRUCTURES PROPOSED WOULD NEED TO COMPLY WITH THE REGULATIONS IN CFR 44, SECTION 60.3.
- DISTURBANCE TO THE EXISTING RESTORED HABITAT AREA SHALL BE MINIMIZED. DISTURBANCE TO THIS AREA APPEARS TO BE LIMITED TO THE CONSTRUCTION OF THE PROPOSED DRAIN OUTLET TO THE SIDE CHANNEL NORTHWEST OF THE INTERSECTION OF BETA STREET AND BIRCH STREET.
- GRADING INDICATED IS CONCEPTUAL AND PRELIMINARY TO DETERMINE FEASIBILITY. DETAILED GRADING IS TO BE PREPARED DURING THE CONSTRUCTION DOCUMENT PHASE.
- ESTIMATED EARTHWORK QUANTITY BASED ON CONCEPT PLAN:  
 CUT: 700 C.Y.  
 FILL: 200 C.Y.  
 TOTAL EARTH WORK 900 C.Y.

<b>Park Site Area:</b>	
Developable Park Area (Phase 2):	2.6 acres
Existing Habitat Restoration Area:	3.2 acres
Total Park Acreage:	5.8 acres

# General Development Plan - Grading Concept

## SOUTHCREST TRAILS

A City of San Diego Neighborhood Park

### Southcrest, City of San Diego

**Estrada Land Planning**  
 LANDSCAPE ARCHITECTURE  
 8920 042  
 126 Shadybrook Circle, Suite 300  
 San Diego, California 92108-0544  
 (619) 594-0775 FAX  
 ELP@estrada-land.com

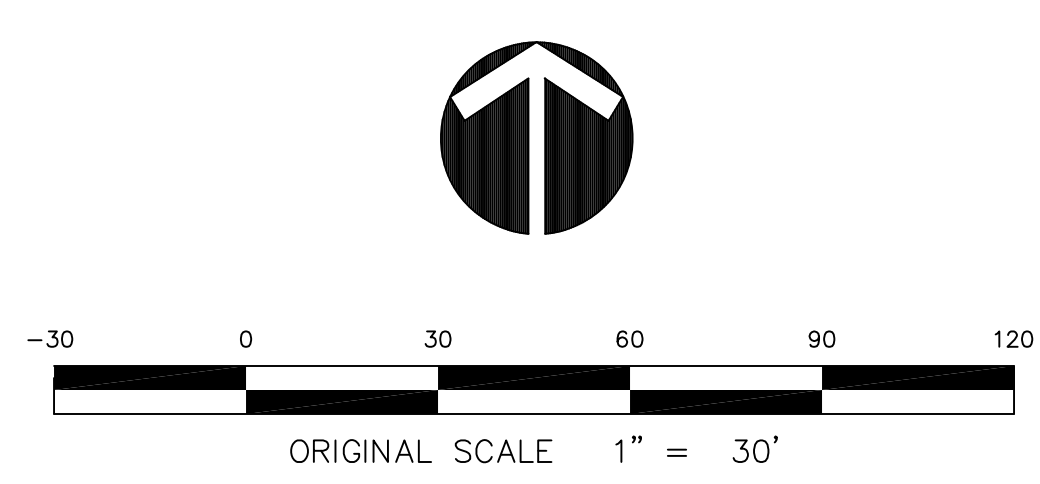
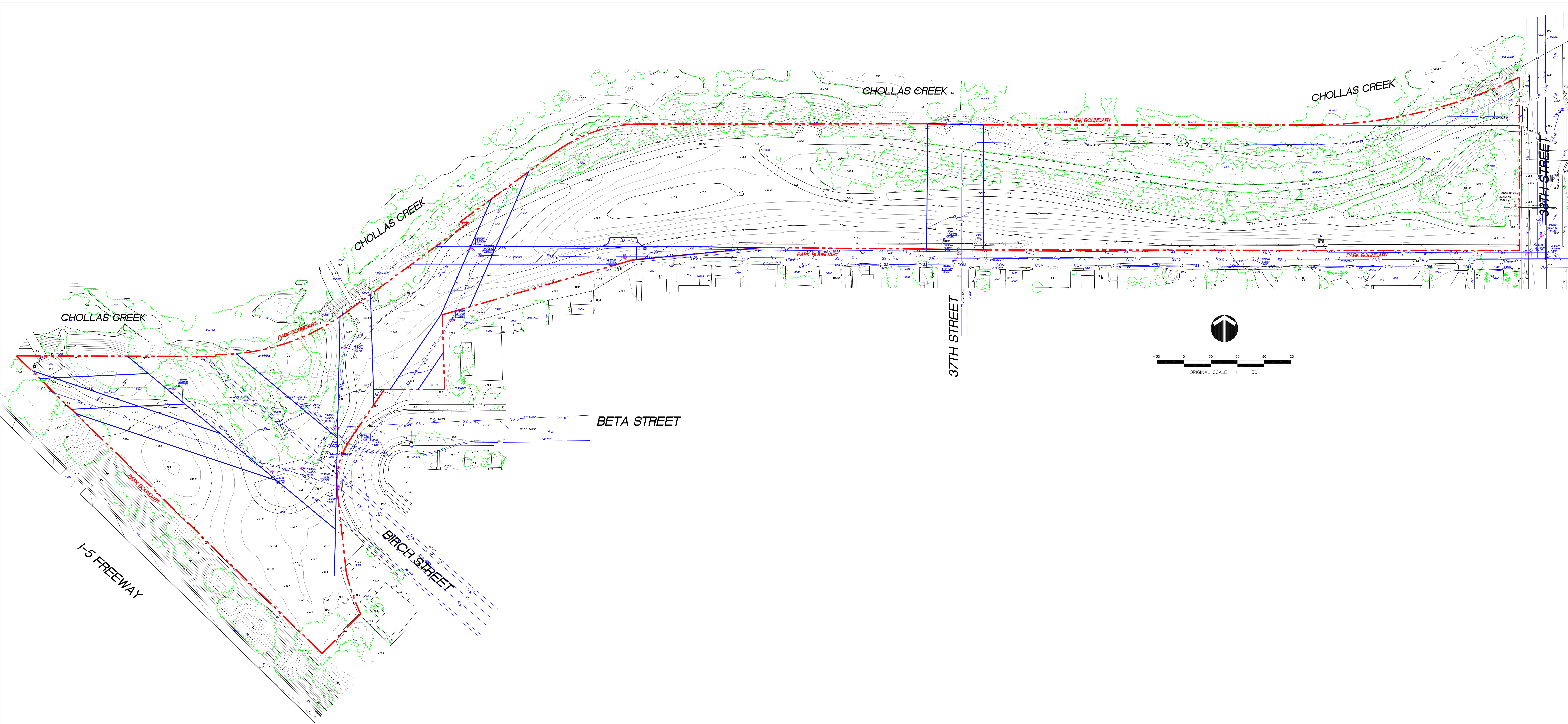
PROFESSIONAL SEAL: KENNETH N. SHADEN, LICENSED LANDSCAPE ARCHITECT, STATE OF CALIFORNIA, NO. 122-55.

REVISION	DATE	BY	PROJECT MGR.	V.E.
1	7/14/15	ELP	K.N./S.M.	
2			K.N.	
3			AS SHADEN	
4			ELP JOB NO.	122-55

SHEET 2 OF 6

General Development Plan  
 Grading Concept For:  
**SOUTHCREST TRAILS**

CITY OF SAN DIEGO, CALIFORNIA		NO.
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT		NO.
SHEET 2 OF 6 SHEETS		PKG. NO.
FOR CITY ENGINEER	DATE	FILED
DESCRIPTION	BY	APPROVED
ORIGINAL	ELP	7/14/15
CONTRACTOR	DATE DRAWDING	
INSPECTOR	DATE COMPLETED	



SHEET 4 OF 6

**Existing Topography and Easements**  
**SOUTHCREST TRAILS**  
 A City of San Diego Neighborhood Park  
 Southcrest, City of San Diego

**Estrada Land Planning**  
 LANDSCAPE ARCHITECTS  
 8820V 042  
 126 Shady Oaks Lane 300  
 San Diego, California 92108-0544  
 619.226.0275 FAX  
 ELP@EstradaLandPlan.com

REVISION	DATE	BY	PROJECT MGR.	V.E.
001	7/14/15	ELP	K.N. S.M.	
			DESIGNED BY:	K.N. S.M.
			DRAWN BY:	AS. SHIBANI
			SCALE:	
			ELP JOB NO.	122-55

Existing Topography and Easements For:

**SOUTHCREST TRAILS**

<b>CITY OF SAN DIEGO, CALIFORNIA</b>		W.G.
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT		NO.
SHEET 4 OF 6 SHEETS		JOB NO.
FOR CITY ENGINEER	DATE	FILED
DESCRIPTION	APPROVED	DATE
ORIGINAL	ELP	7/14/15
		NO. AS ORDERED
		192-1734
		UNBERT COORDINATES
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

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# Site Photos

## SOUTHCREST TRAILS

### A City of San Diego Neighborhood Park

### Southcrest, City of San Diego

**Estrada Land Planning**  
 1000 E. STRADA  
 SAN DIEGO, CA 92108  
 TEL: 619.594.1234  
 FAX: 619.594.1235  
 ELP@estrada-land.com

Site Photos For:					
SOUTHCREST TRAILS					
CITY OF SAN DIEGO, CALIFORNIA					
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT					
SHEET 6 OF 6 SHEETS					
REVISION	DATE	BY	PROJECT MGR.	V.E.	
ORIGINAL	7/14/10	ELP		K.N./S.M.	
				K.N.	
				AS SHOWN	
				122-58	





LITTER RECEPTACLE W/ LEAF IMPRESSIONS



CONCRETE LEAF IMPRESSIONS

ACCESSIBLE DRINKING FOUNTAIN WITH DOG DRINKING BASIN



PLAY EQUIPMENT  
- FOSSILS  
- DIGGABLE ELEMENTS  
- BONES  
- NATURAL CLIMBERS



DIGGABLE FOSSIL



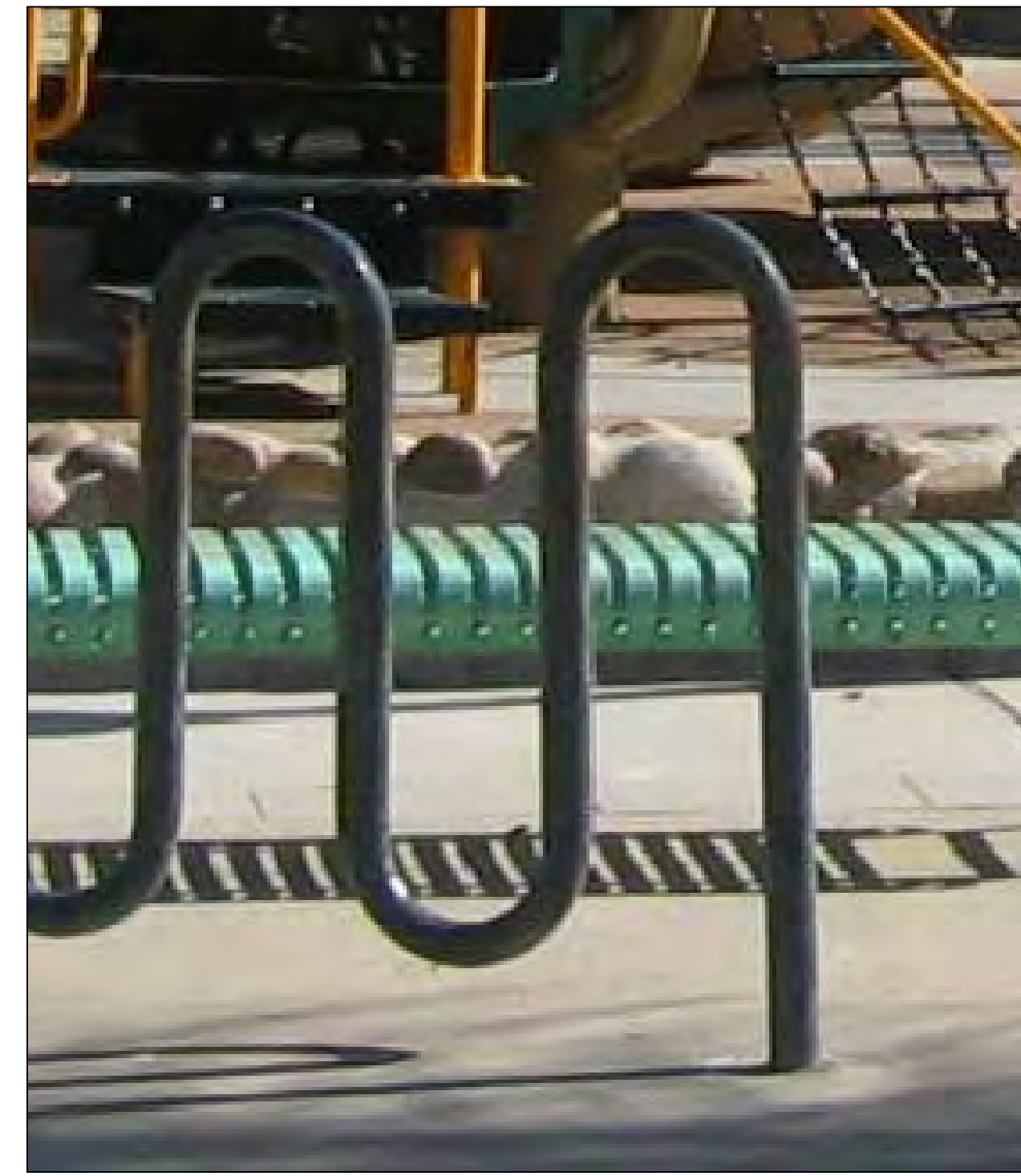
DOG BAG STATION



ROCK CLIMBER



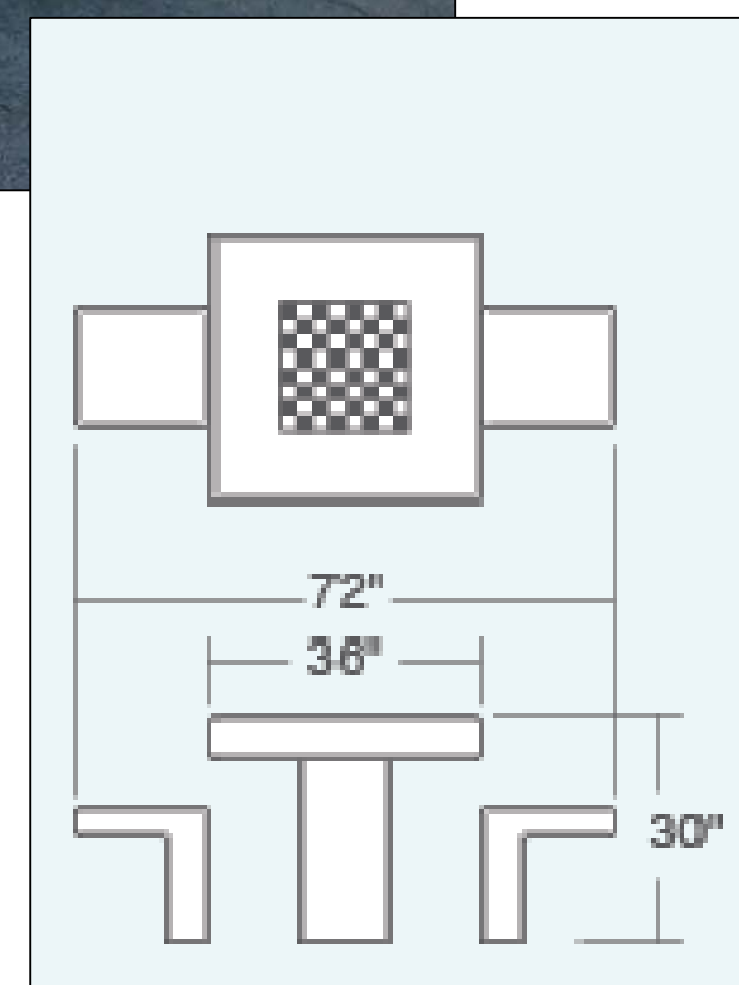
DIGGABLE FOSSIL



BIKE RACK



GAME TABLE



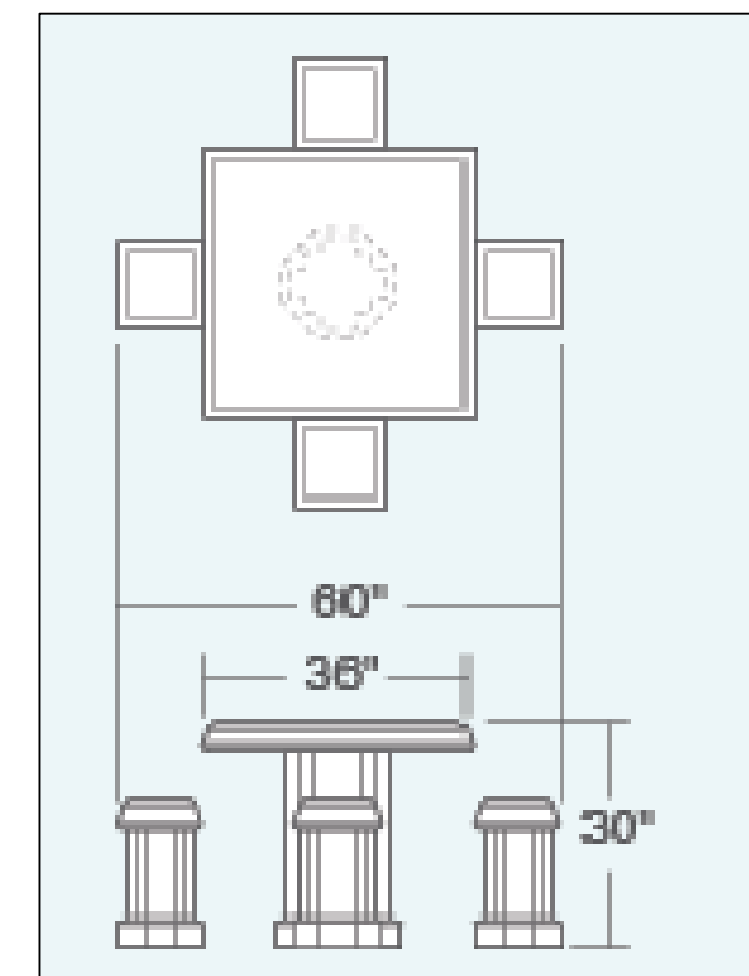
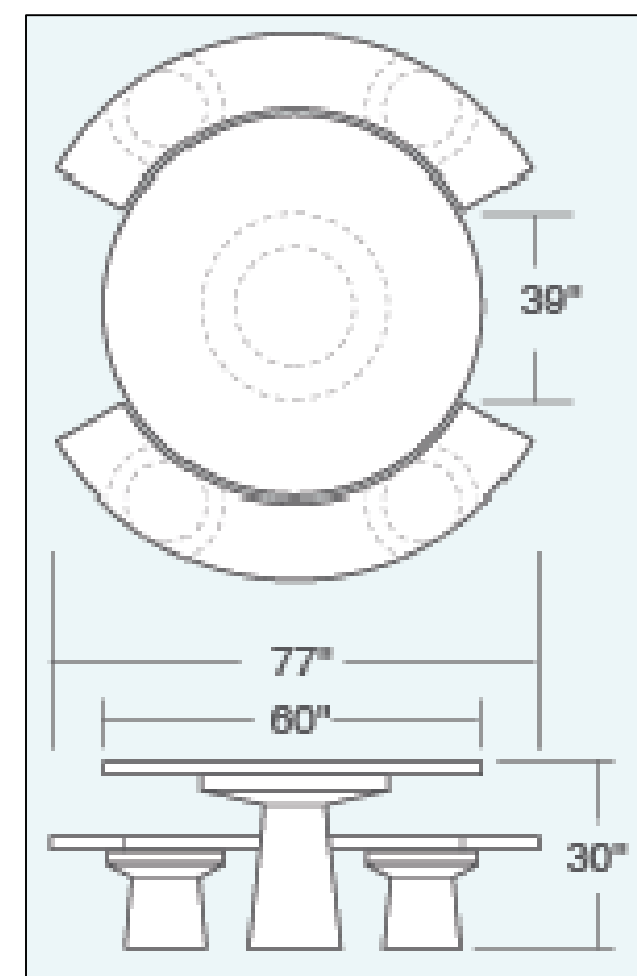
SHADE STRUCTURE - 32' WIDTH



COBBLE



PICNIC TABLE - ROUND



PICNIC TABLE - SQUARE



CURVED BENCH



BOULDERS

# Design Elements

## SOUTHCREST TRAILS

A City of San Diego Neighborhood Park  
Southcrest, City of San Diego

**Estrada Land Planning**  
Urban Design Landscape Architecture  
755 Broadway, Suite 300  
San Diego, California 92101-6144  
619.238.0278 FAX  
ELP@EstradaLandPlan.com

REGISTERED LANDSCAPE ARCHITECT  
NO. 12557  
Exp. 4/30/12

REVISION	DATE	BY	PROJECT MNGR.	V.E.
001	7/14/10	ELP		
			DESIGNED BY:	K.N./S.M.
			DRAWN BY:	K.N.
			SCALE:	AS SHOWN
			ELP JOB NO.	122-56

Design Elements For:

SOUTHCREST TRAILS

CITY OF SAN DIEGO, CALIFORNIA  
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT  
SHEET OF 6 SHEETS

FOR CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_ BY: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_ FILED: \_\_\_\_\_

NO. 83 COORD. \_\_\_\_\_ 192-1734

CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

LAWYER COORDINATOR: \_\_\_\_\_



Pull-Up Bars - ELE5900109



Parallel Bars - ELE5900106



Push-Up Bars - ELE5900107



Sit-Up Bench, Low - ELE5900113



KOMPAN FITNESS ELEMENTS



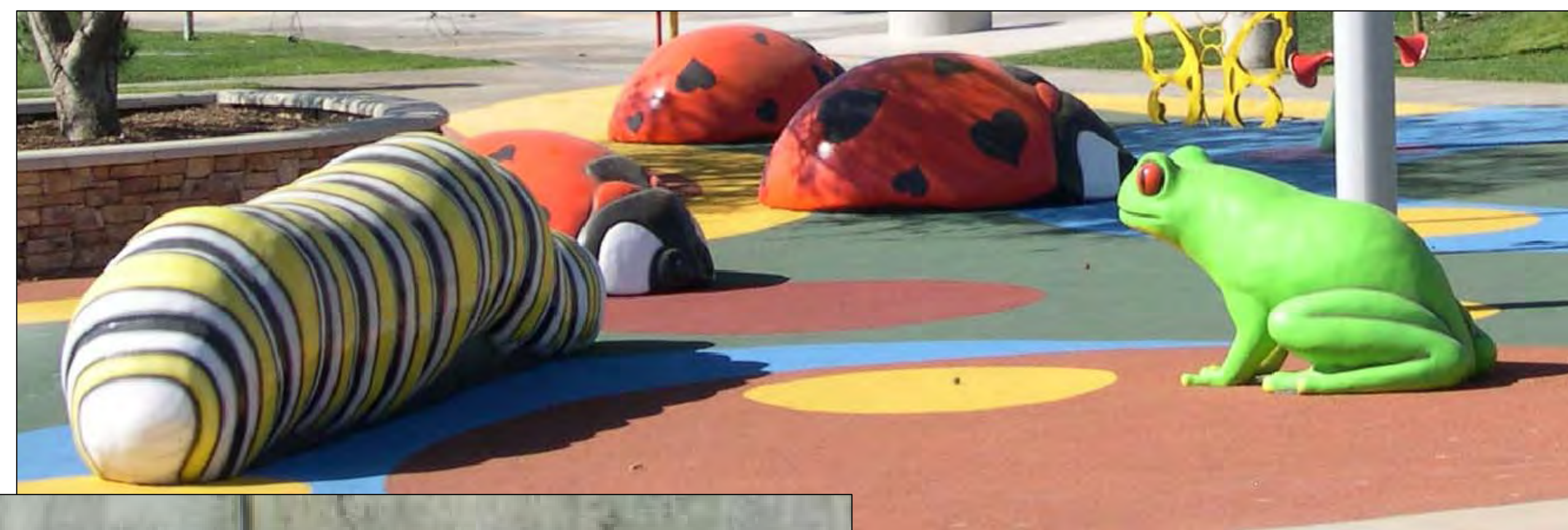
ADA ACCESSIBLE BENCH WITH BACK

BARBEQUE



96" RECTANGULAR PICNIC TABLE

SNAKE BACK PATTERN (SEE SKETCHES)



QUIKCRETE ANIMALS

PLAYGROUND ANIMALS:  
-FROG  
-BEAR  
-TURTLE  
-SNAKE

PLANT MATERIAL

CALIF. SYCAMORE



COTTONWOOD



COAST LIVE OAK

CONCRETE SPLIT RAIL FENCE



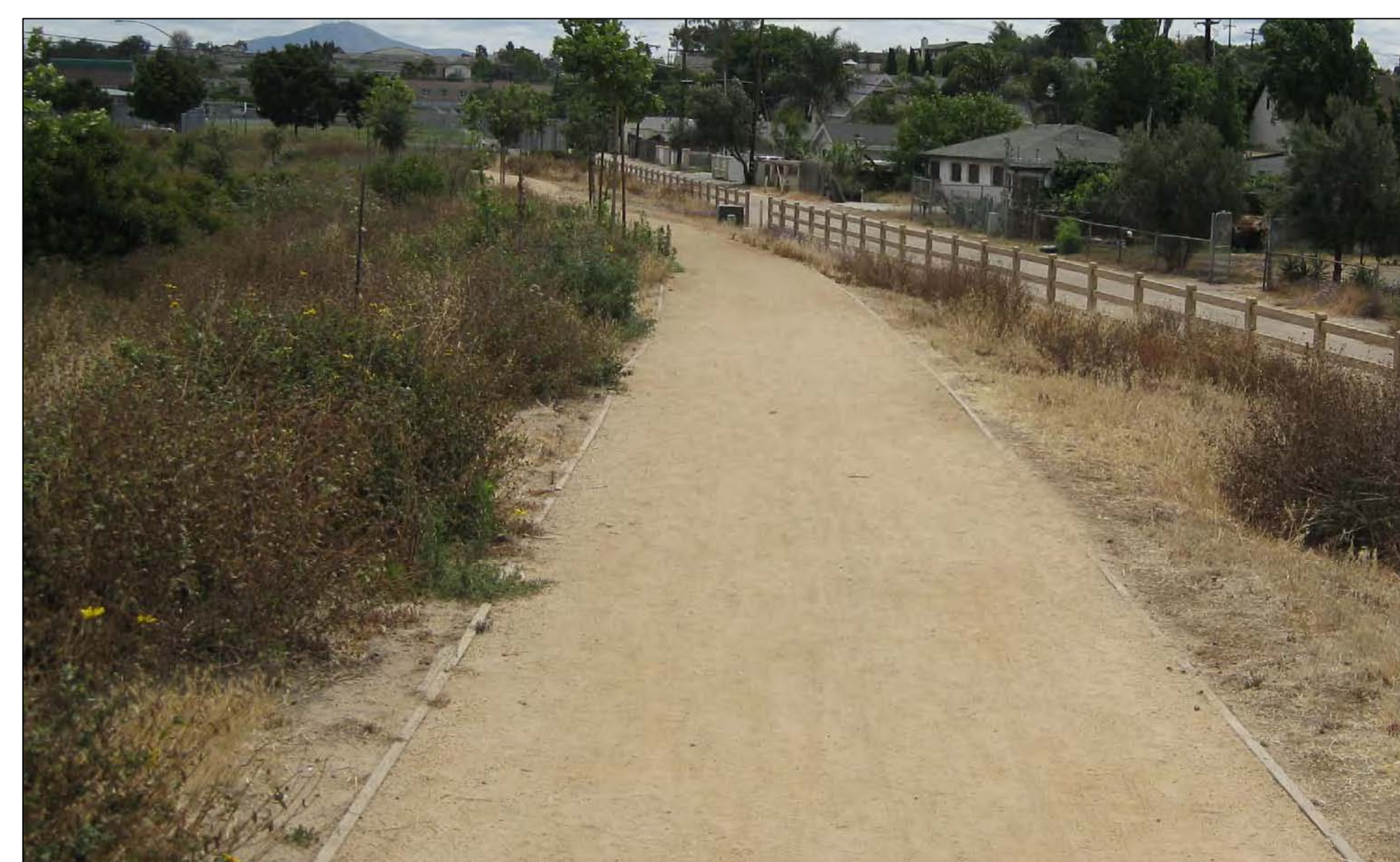
BASKETBALL GOALS



POST LIGHT



HOT COAL RECEPTACLE



LANDSCAPE ELEMENTS:  
-SPLIT RAIL FENCE  
-DECOMPOSED GRANITE PATH

# Design Elements

## SOUTHCREST TRAILS

A City of San Diego Neighborhood Park  
Southcrest, City of San Diego

**Estrada Land Planning**  
Urban Design Landscape Architecture  
Consulting Engineers

69238 D143  
755 Broadway Circle, Suite 300  
San Diego, California 92101-6144  
619.291.0076 / 9144  
ELP@EstradaLandPlan.com

REGISTERED LANDSCAPE ARCHITECT  
W.D. ESTRADA  
No. 15557  
Exp. 4/30/12

REVISION DATE BY  
GSP 7/14/10 ELP

PROJECT MNGR. \_\_\_\_\_ V.E.  
DESIGNED BY: \_\_\_\_\_ K.N./S.M.  
DRAWN BY: \_\_\_\_\_ K.N.  
SCALE: AS SHOWN  
ELP JOB NO. 122-56

Design Elements For:

SOUTHCREST TRAILS

CITY OF SAN DIEGO, CALIFORNIA  
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT  
SHEET OF 6 SHEETS

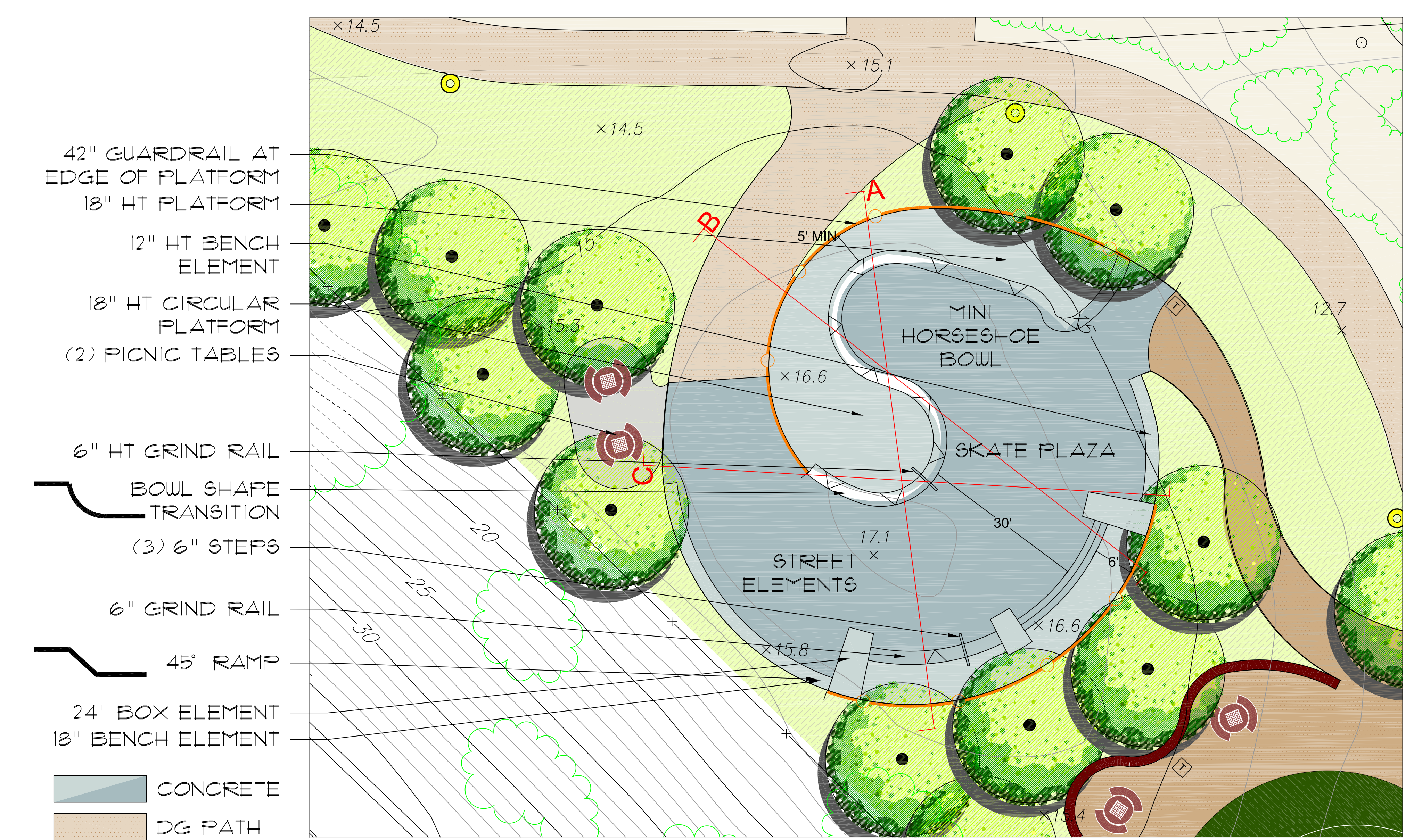
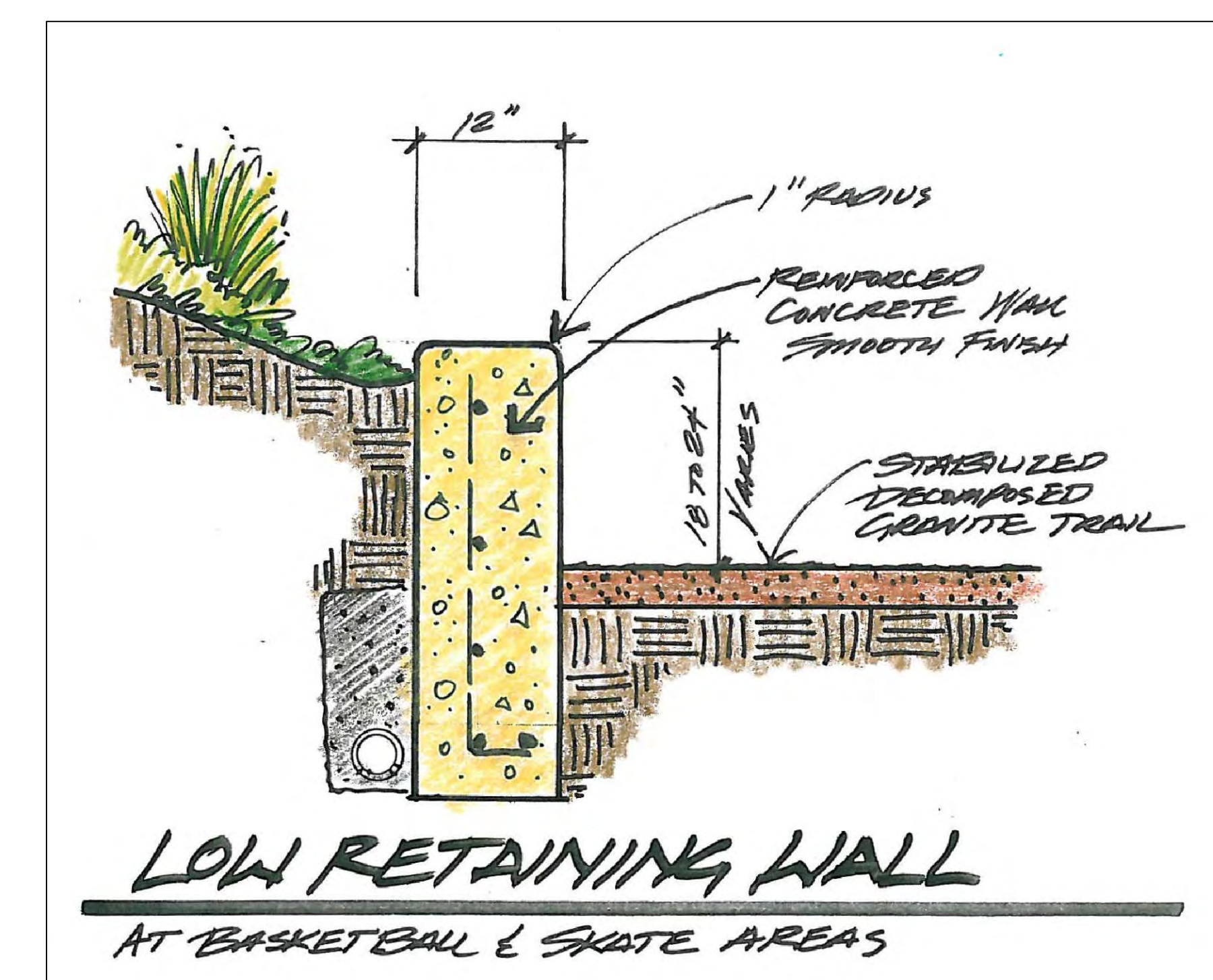
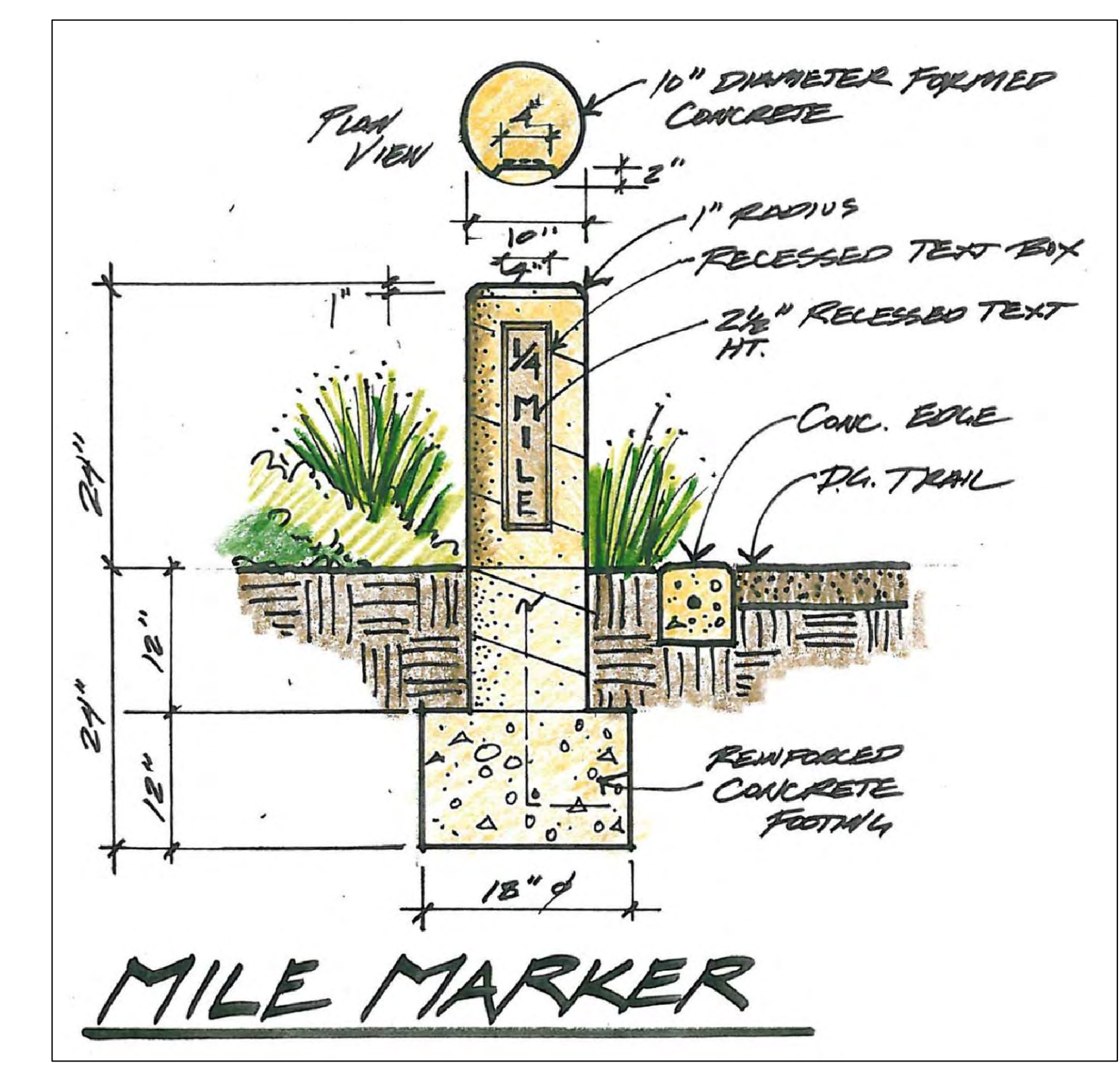
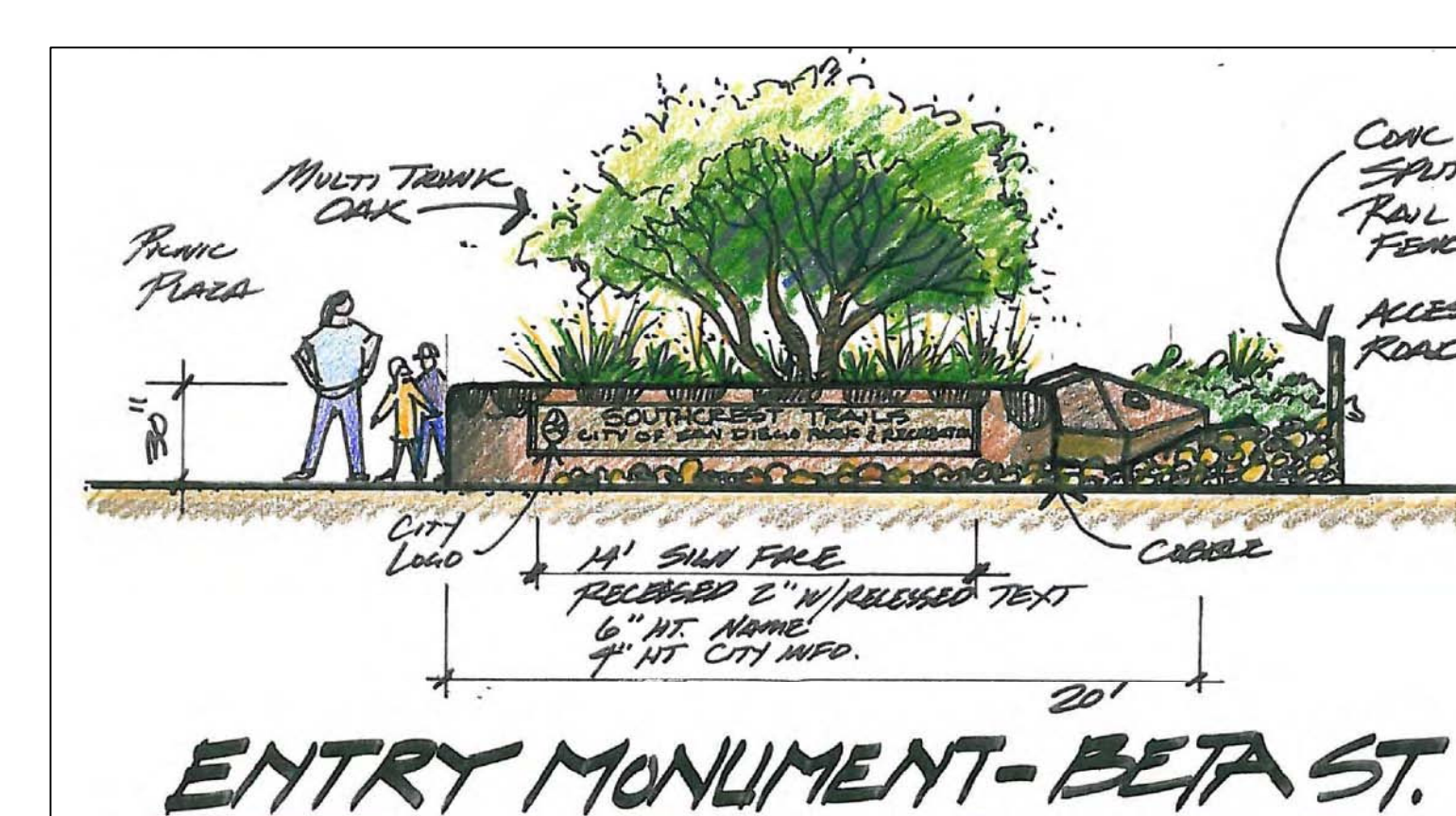
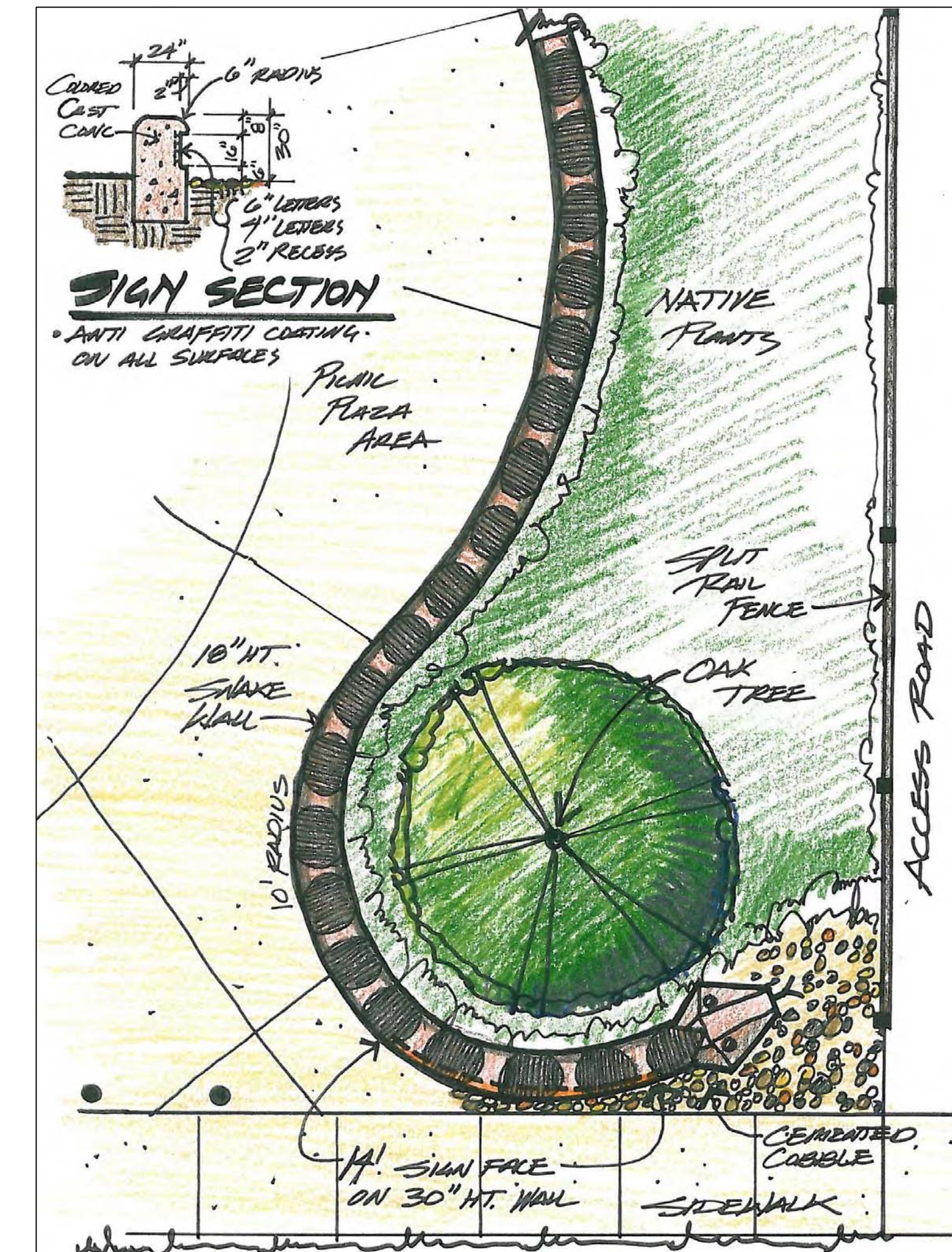
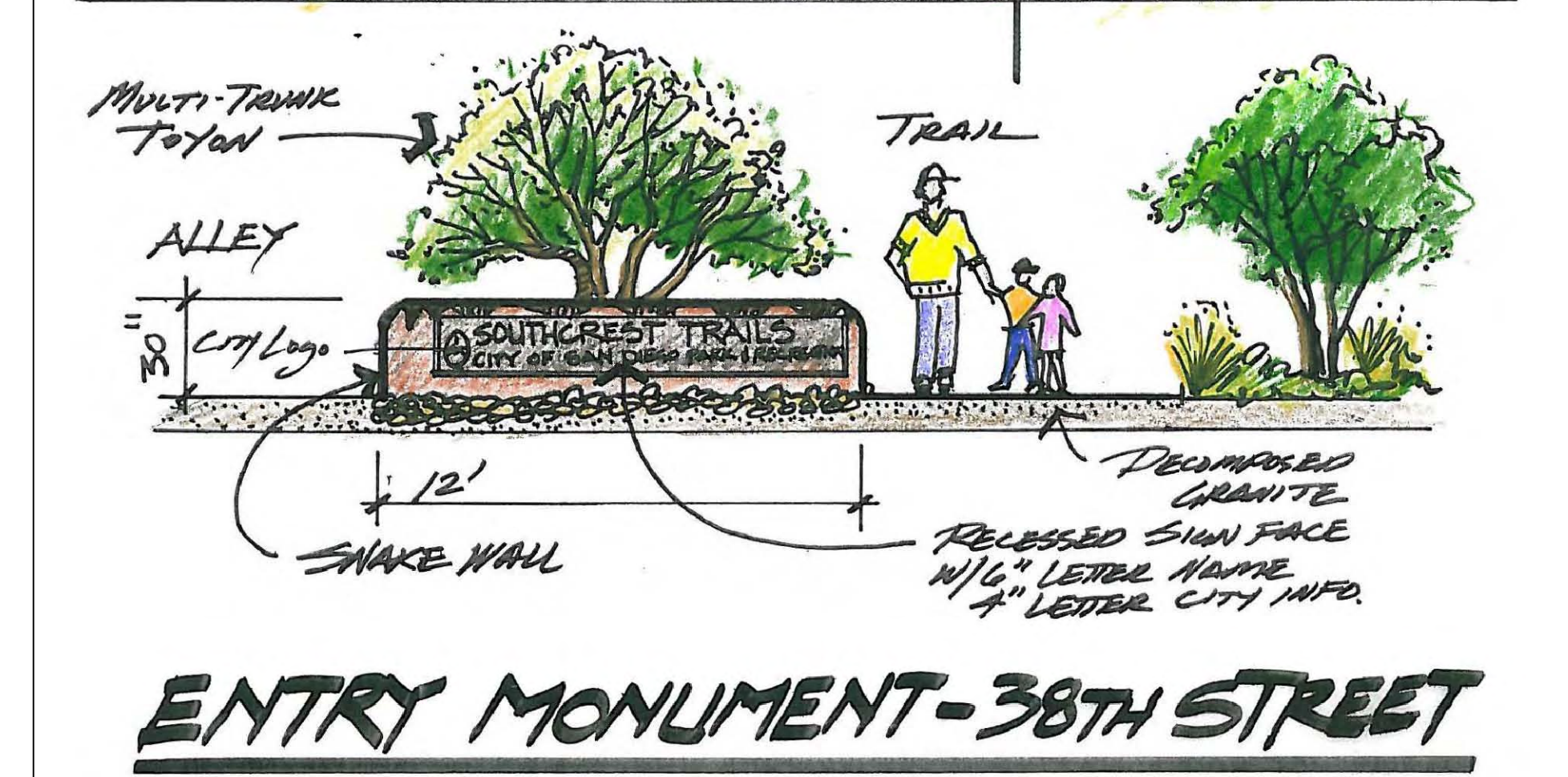
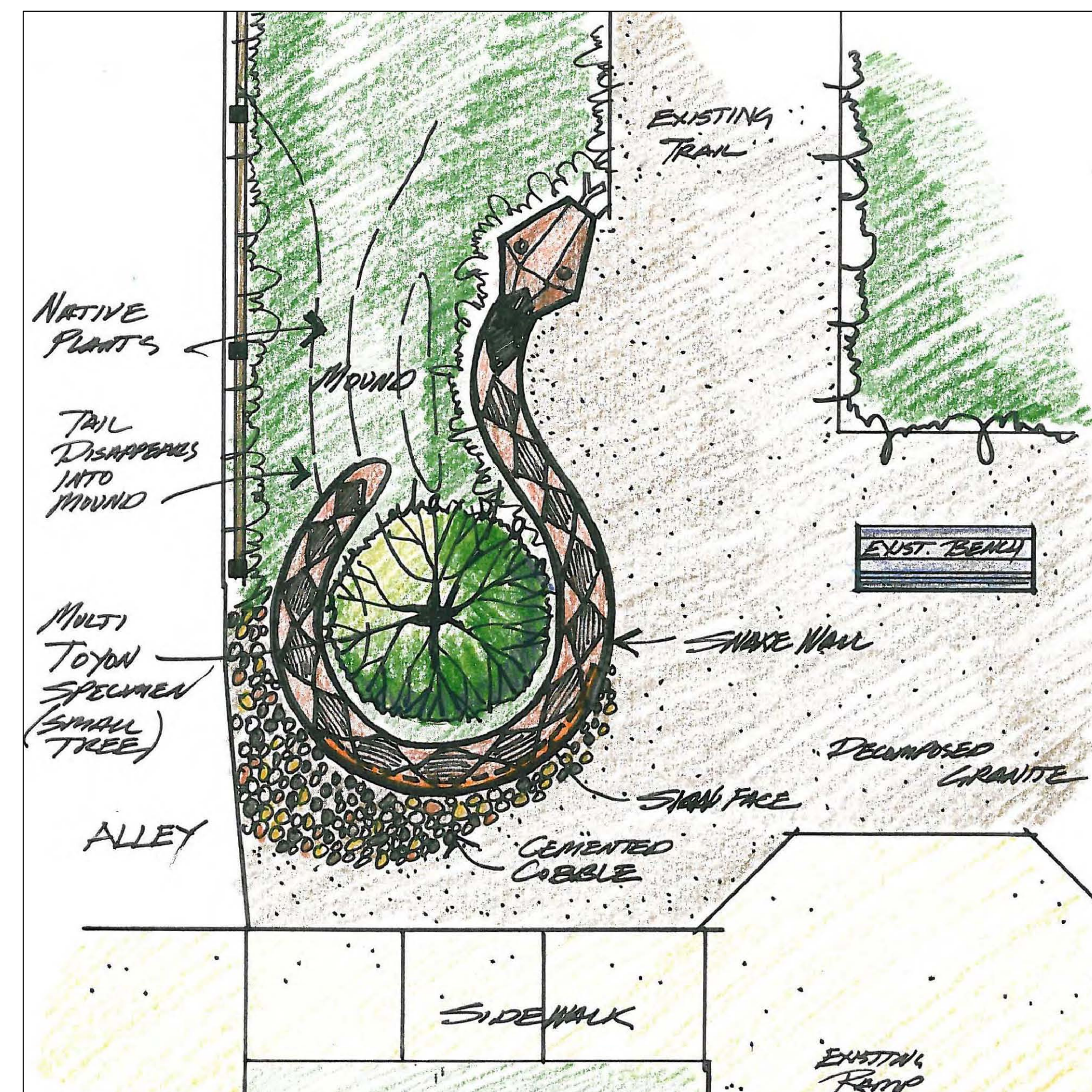
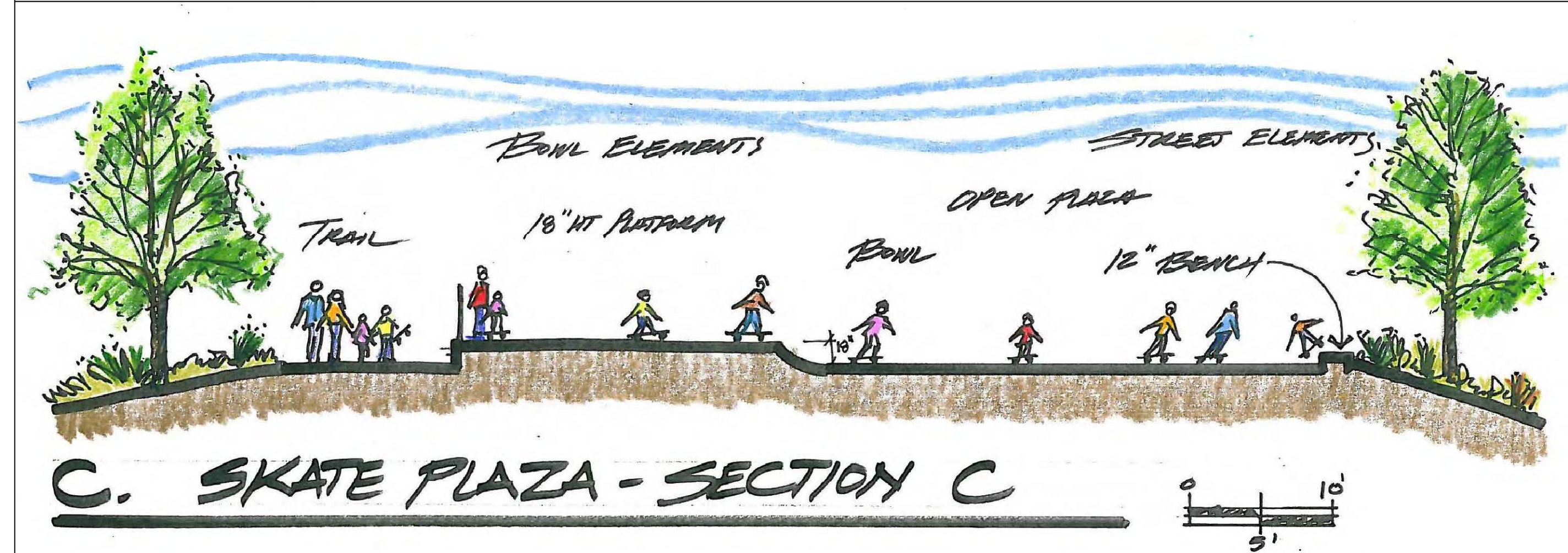
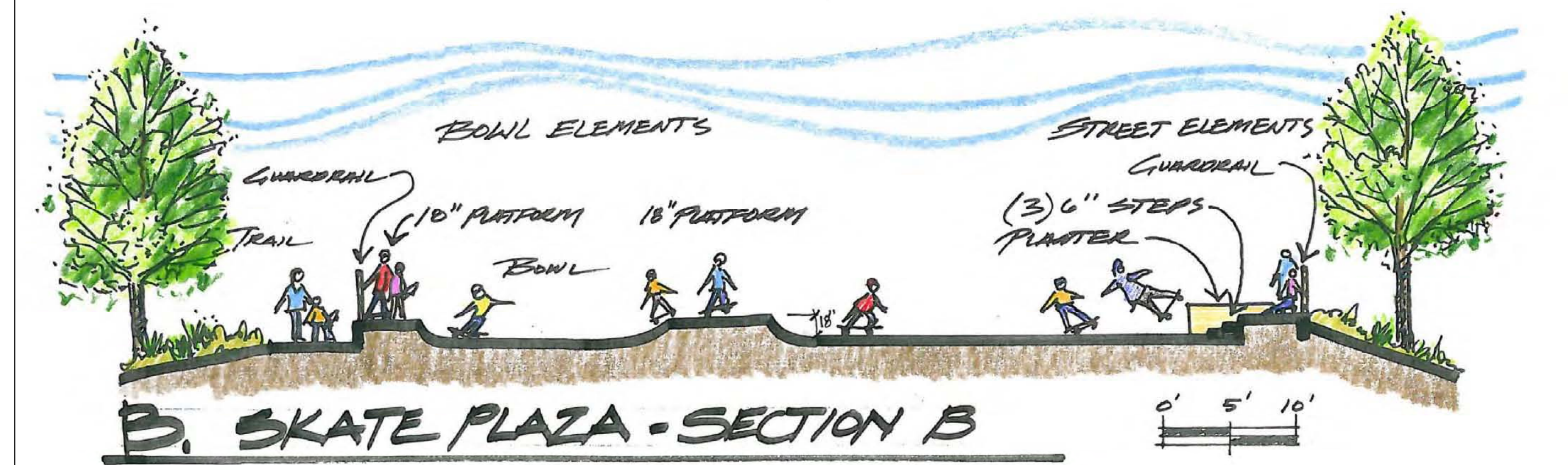
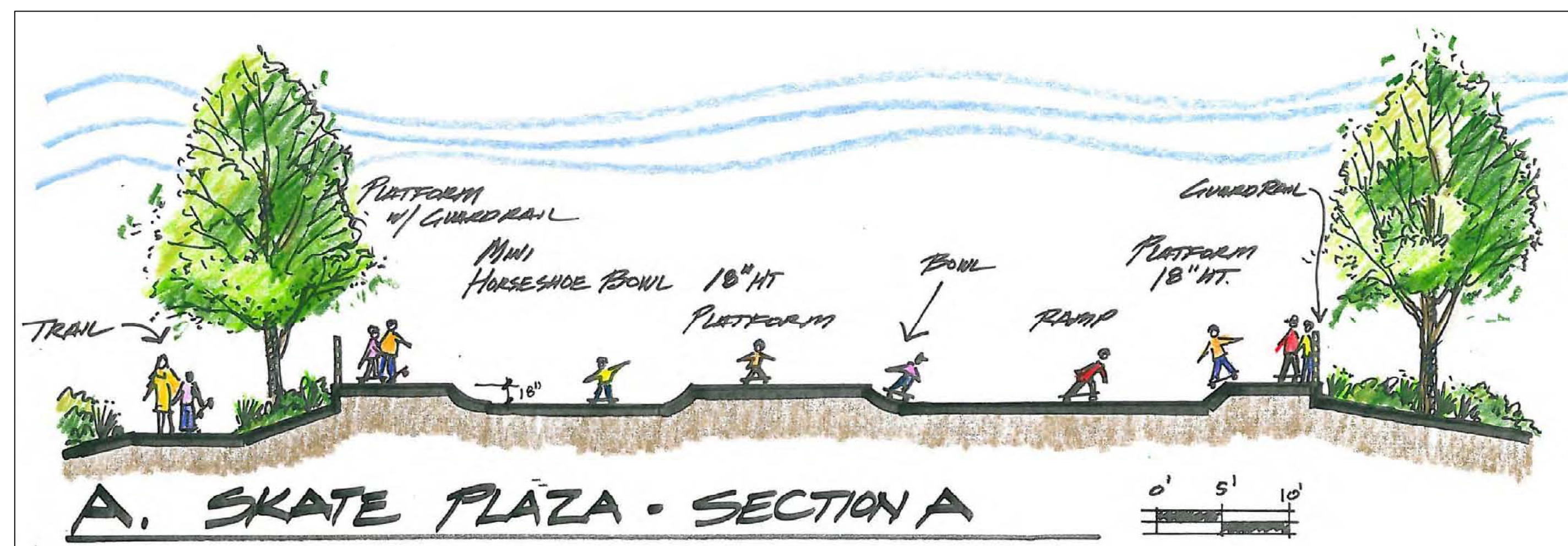
FOR CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DESCRIPTION BY APPROVED DATE FILED

ORIGINAL ELP 7/14/10

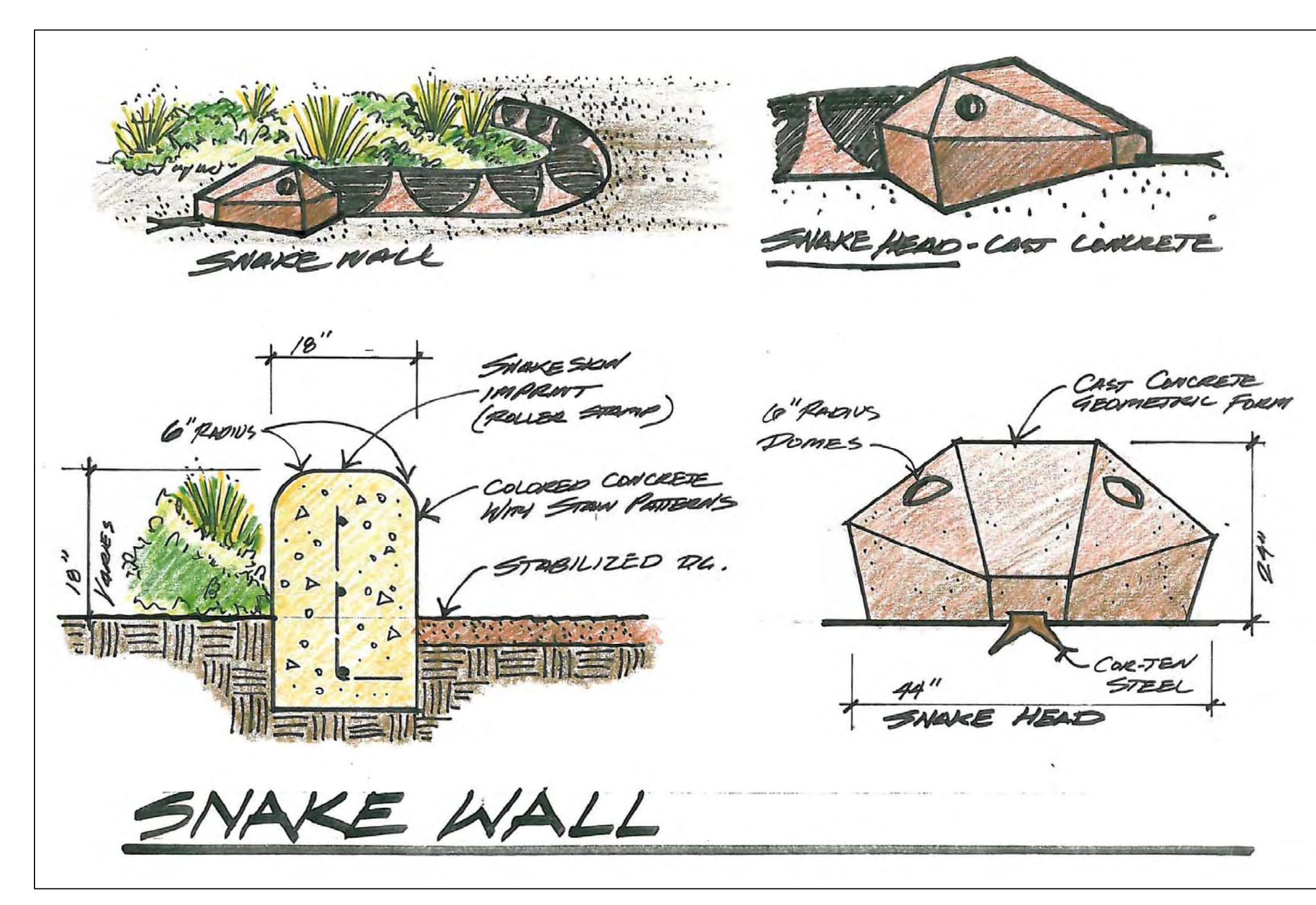
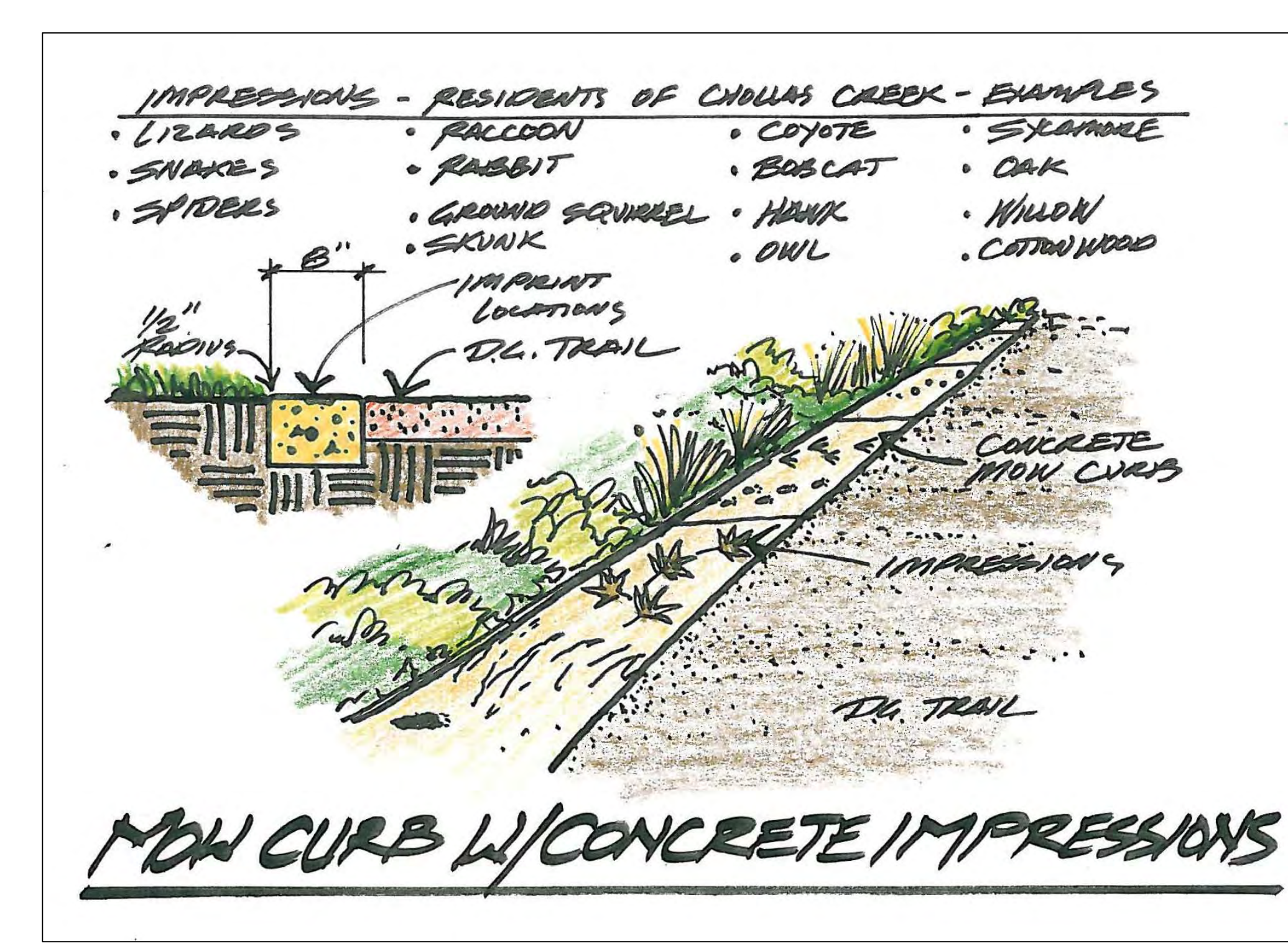
NO. 83 COORD. 192-1734  
LAWBERT COORDINATES

CONTRACTOR \_\_\_\_\_ DATE STARTED \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_



SKATEPARK PLAN - PLAN VIEW

ORIGINAL SCALE 1" = 10'



# Design Sketches

## SOUTHCREST TRAILS

A City of San Diego Neighborhood Park  
Southcrest, City of San Diego

**Estrada Land Planning**  
Urban Design Landscape Architecture  
Concept Design

755 Broadway Circle, Suite 300  
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REGISTERED LANDSCAPE ARCHITECT  
V.O. ESTRADA  
No. 1555  
Exp. 4/30/12

DATE: 7/14/10  
BY: ELP  
PROJECT MGR: K.N./S.M.  
DESIGNED BY: K.N.  
DRAWN BY: A.S. SHOWN  
SCALE: AS SHOWN  
RLP JOB NO: 122-56

Design Sketches For:

**SOUTHCREST TRAILS**

CITY OF SAN DIEGO, CALIFORNIA  
ENGINEERING AND CAPITAL PROJECTS DEPARTMENT  
SHEET 3 OF 6 SHEETS

FOR CITY ENGINEER	DATE	FILED
DESCRIPTION	BY	APPROVED
ORIGINAL	ELP	7/14/10
NO. AS COORD.		
192-1734		
LAMBERT COORDINATES		

CONTRACTOR: DATE STARTED: INSPECTOR: DATE COMPLETED: