



# REPORT

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

DATE ISSUED: October 14, 2010

REPORT NO: 102

ATTENTION: Park and Recreation Board  
Agenda of October 21, 2010

SUBJECT: West Maple Canyon Mini Park - General Development Plan.

SUMMARY: Should the Park and Recreation Board approve the proposed General Development Plan (GDP) for West Maple Canyon Mini Park?

Director's Recommendation - Approve the proposed GDP.

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

- Bankers Hills/Park West Community Association
- Balboa Park Morley Field Recreation Council
- Design Review Committee

Fiscal Impact – The total project cost is estimated at \$575,000. Funding for this project is from Uptown Developers Impact Fees. Annual operation and maintenance cost for the new development is estimated at less than \$5,000. Funding for these costs will need to be budgeted in the Park and Recreation Department Operating Budget in Fiscal Year 2012, 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 – This project will be determined categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303- New Construction or Conversion of Small Structures, upon submittal of construction documents and prior to construction.

### BACKGROUND

West Maple Canyon Mini-Park is located in the north east corner of the intersection of Maple and Albatross Streets, in the Uptown Community Area. The project site is a 9,000 square feet, vacant lot adjacent to the southern rim of Maple Canyon. It is the site of the Waldo Waterman historic flight in a homemade glider on July 1, 1909.

The proposed park improvements include decorative concrete meandering walkways, native landscaping, security lighting, irrigation system, guardrail fence, stone paving and “outcroppings”, upgrading of existing Waldo Waterman monument, and American with Disabilities Act pedestrian ramp and accessible walkways.

## DISCUSSION

This project's community input process complies with City Council Policy 600-33: Community Notification and Input For City-Wide Park Development Projects. However, no recreation council currently exists in the Uptown Community area. Therefore, the proposed GDP was first presented to the Bankers Hill/Park West Community Association (BHPWCA) and secondly to the Balboa Park/Morley Field Recreation Council to request approval recommendation.

On October 25, 2006, the BHPWCA voted unanimously to recommend approval of the proposed GDP.

On April 4, 2007, the Balboa Park/Morley Field Recreation Council voted (5-0-2) to reject the proposed GDP. During the meeting several community members spoke in opposition to the project citing fire, traffic, security, and noise concerns.

On May 9, 2007, the Design Review Committee (DRC) considered the proposed GDP and adopted a unanimous motion to approve the GDP with the following recommendations:

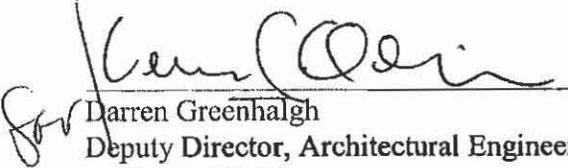
- Design the security lighting with low bollards.
- Take out the guard rail fencing.
- Make the site accessible by using a ramp.
- Provide appropriate access around the monument.
- Provide a display for the monument and plants via a plaque on a bolder and provide flat signage with the name of the park.
- Provide a cluster of individual seating rather than benches.
- Remove dog waste bag dispenser.
- Change the park name from West Maple Canyon Mini Park to Waldo Waterman Park.

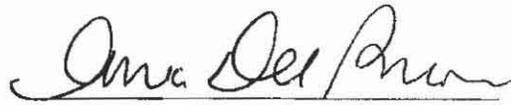
Staff has reviewed the recommendations of the DRC as they are related to design and maintenance, and have determined that they are feasible. If so approved by the Board, the modifications will be made to the final GDP. Any requests for the name change to the park will be brought forward by staff at a future date.

## ALTERNATIVES:

1. Approve the proposed GDP for West Maple Canyon Mini Park with modifications.
2. Reject approval of the proposed GDP for West Maple Canyon Mini Park.

Respectfully submitted,

  
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and Parks Division

  
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Project Manager, Architectural Engineering  
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AD/

Attachments: General Development Plan



**GENERAL DEVELOPMENT PLAN**  
**WEST MAPLE CANYON MINI PARK**  
**SAN DIEGO, CALIFORNIA**

