



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 17, 2013

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of January 17, 2013

SUBJECT: Ward Canyon Neighborhood Park – General Development Plan Amendment

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) Amendment for Ward Canyon Neighborhood Park?

Director's Recommendation – Recommend approval of the proposed Ward Canyon Neighborhood Park – General Development Plan Amendment.

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:

Adams Recreation Council
Community Parks II Area Committee
Design Review Committee

Fiscal Impact – The total project cost for completing the GDP Amendment is \$192,000, funds are available from Mid City Special Park. Additional funds will be required for the design and construction phase.

Water and Energy Conservation Status – The proposed plan is consistent 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 prepared and completed a Mitigated Negative Declaration, Project No. 261741, dated October 12, 2012, and Mitigation, Monitoring, and Reporting Program covering this activity.

BACKGROUND

Ward Canyon Neighborhood Park is located between Adams Ave., 39th Street and 40th Street. The Park was built in conjunction with Caltrans I-15 corridor improvements in 2000. The City has acquired approximately 0.48 acres of additional land for park use. The land is adjacent to the park located at the southeast corner of the property on 40th Street, which is now shown as a community garden.

A 0.56 acre portion of 40th Street was relinquished from Caltrans to the City of San Diego in an agreement dated 02/24/2010. The GDP illustrates an additional 0.25 acres of 40th Street to be relinquished by Caltrans to the City for park land, bringing the total park area to 1.29 acres. The additional relinquishment is supported in concept by Caltrans staff. Agreements and financial terms will be required for the reconfiguration of the freeway on/off ramp for the 0.25 acre relinquishment.

The community expressed desire for various uses for the park such as; dog off leash area, picnic tables, landscaping, community garden, basketball court, community center, and more parking spaces.

DISCUSSION

On March 22, 2011 Adams Recreation Council voted unanimously (6-0-0) recommending approval of the GDP Amendment Concept 1 with the following recommendations;

1. They requested to have a opportunity to give input on the building plans.
2. Transportation and bus cannot interfere with Park land.
3. No fences greater than 8 feet high at community garden.

All comments were incorporated into the final GDP as presented today.

On April 13, 2011 the General Development Plan Amendment was presented to Community Parks II Area Committee voted unanimously (7-0-0) recommending approval of the GDP Amendment

On August 10, 2011, Design Review Committee voted unanimously (9-0-0) recommending approval of proposed General Development Plan Amendment with the following suggestions:

1. Pay close attention to the sound wall locations and design. Use fine textured plant material in conjunction with the sound walls to help mitigate the freeway noise.

The sound wall is designed to meet the minimum requirements of the noise study and refinements to the final wall design have reduced the length approximately 160 feet since presented to the design review committee. The sound wall varies in height, with the highest section at 12' high and the lowest section at 5'-2" high facing the park. A 9' to 15' wide planting buffer with shrubs and trees is located in front of the sound wall which provides both screening and an additional noise buffer. The proposed design also provides a 225' long by 15' to 19' wide planting buffer to help screen the existing sound wall.

2. Place trees far enough away from the basketball court to lessen tree litter falling onto the court.

Existing Eucalyptus trees are approximate 20' away from the western edge of the basketball court. Three proposed trees to the north and three proposed trees to the south are to be placed 13' away from the edge of the basketball court. Two proposed trees to the east are to provide shade for the benches at the basketball court. All proposed trees are Western Redbud or Crape Myrtle. The basketball court is surrounded on the north, south, and west by a 12' high chain link fence. The fence provides a 12' to 16' high barrier to lessen tree litter onto the basketball court. Removal of existing trees was not considered, but could be explored if maintenance issues develop.

3. Ensure the end of the parking lot adjacent to the community garden has enough space to allow vehicles to turn around when the lot is full.

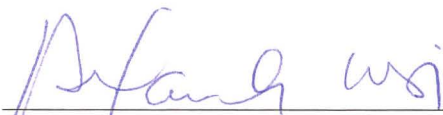
The parking lot has not been designed to provide additional turn-around space that was recommended by the design review committee. The option was reviewed but it was determined that a three point turn when the lot is full was acceptable.

ALTERNATIVES

1. Approve the proposed GDP Amendment
2. Approve the proposed GDP Amendment with modifications
3. Do not approve the proposed GDP Amendment

Respectfully submitted,


for Mark Nassar
Deputy Director, AE&Parks Division


Prepared by: Alexandra Corsi

Attachment: General Development Plan, and supporting exhibits.

cc: Council District 3 Office