



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: July 10, 2013

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of July 18, 2013

SUBJECT: General Development Plan for Phyllis Place Park

SUMMARY:

Issue - Should the Park and Recreation Board approve the General Development Plan [GDP] for Phyllis Place Park?

Director's Recommendation - Approve the Phyllis Place Park GDP

Other Recommendations – The following park advisory committees have reviewed and considered the proposed project.

On June 6, 2013 the Serra Mesa Recreation Council voted unanimously to recommend approval of the GDP for Phyllis Place Park (contiguous design) (8-0-0). The Recreation Council also voted to approve the GDP for Phyllis Place Park (divided design) (6-0-2)

On July 10, 2013, the Phyllis Place Park GDP will be presented to both the Community Parks I Area Committee and Design Review Committee for recommendations.

The results of those meetings will be presented at the Park and Recreation Board meeting.

Fiscal Impact – Park and Recreation Department staff has done an initial assessment and anticipates the maintenance cost, including utilities to be \$50,000 annually.

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

Environmental Status – The City of San Diego as Lead Agency under CEQA has prepared and completed an Environmental Impact Report, Project No. 49068, dated July 23, 2008, covering the Quarry Falls Specific Plan which includes the park.

BACKGROUND

The City has entered into a Park Development Agreement with Quarry Falls, LLC, for the design and construction of this park. This project is intended to contribute to satisfying the population-based park acreage requirements found in the City's General Plan.

Phyllis Place Park is a mini-park at 1.33 acres and will be conveyed to the City for ownership. This park is located in Serra Mesa community, within Council District 7. It is located on the south side of Phyllis Place, west of State Highway 805. Due to its location it will be physically and financially shared by the communities of Serra Mesa (38% = .50 acres) and Mission Valley (62% = .83 acres). The Mission Valley Park Inventory will show .83 acres of population-based park and the Serra Mesa Park Inventory will show an increase of .50 acres of population-based park

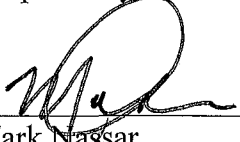
Proposed park will include two children's play areas (ages 2-5 and 5-12), decomposed granite walkways, picnic tables, benches, drinking fountain, security lighting, and monument sign.

Two separate GDP's have been prepared. Acreage and improvements are the same for both designs. One design shows a contiguous park site, and the second shows the park divided by a proposed road extension. Plans for the road extension are currently in review by the City. Construction of the Park will not begin until the decision regarding the road extensions has been made, and the road construction, if required, is completed.

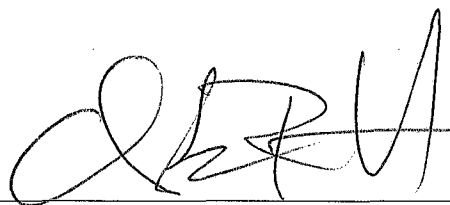
ALTERNATIVES:

1. Approve the proposed GDP for Phyllis Place Park as presented.
2. Approve the proposed GDP for Phyllis Place Park with modifications.
3. Reject approval of the proposed GDP for Phyllis Place Park.

Respectfully submitted,



Mark Nassar
Deputy Director, Architectural Engineering
and Parks Division



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Attachment: Phyllis Place Park GDP

cc: Council District 7