



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: February 20, 2014

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of February 20, 2014

SUBJECT: Tubman School Joint Use Improvements – General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of Tubman School Joint Use Improvements General Development Plan (GDP)?

Director's Recommendation – Recommend approval of the proposed Tubman School Joint Use Improvements.

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 July 17, 2013 Colina del Sol Recreation Council voted 4-0-0 recommending approval of proposed GDP Concept.

On September 11, 2013 Community Parks II Area voted 7-0-0 recommending approval of proposed GDP.

On June November 13, 2013 Design Review Committee voted unanimously (7-0-0) recommending approval of proposed GDP Concept.

Fiscal Impact – The total project budget is \$490,000; funds are available from Facilities Benefit Assessment – FBA Funds. Additional funds will be required to implement the GDP. The Annual operation budget is estimated at approximately \$15,000 for the new improvements. .

Water and Energy Conservation Status – The proposed Tubman Joint Use Park comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - The City of San Diego conducted an Initial Study which determined that since the project is located within an existing community school it will not result in significant environmental impacts. Furthermore, the project meets the criteria set forth in CEQA Categorical Exemption 15303, New Construction or Conversion of Small Structures, which allows for construction and location of limited numbers of new, small facilities and the conversion of existing small structures from one use to another

BACKGROUND

The Tubman Charter School Joint Use site is located at 6880 Mohawk St. San Diego, CA 92115, between 43rd St. Saranac Street in Council District 9.

This project will provide for a joint use facility to serve residents of the college community which is park deficient by general plan standards.

During the public input process a community survey was conducted to determine what the community wanted to include in the project. The community expressed a desire for various uses for the park such as walkways, landscaping, accessibility upgrades, picnic tables, playground equipment and natural turf. In order to accommodate the community's request, staff explored ways to increase the park area to accommodate the various park uses. The proposed site plan provides for 1.78 acres of joint use which includes 1.3 acres designated for natural turf. Typically for that size of turf it is recommended to use synthetic turf. . Natural turf field with same size will most likely be closed several months a year for turf renovation if the City has the resources to perform turf renovations. If regular turf renovations are not performed, it is likely the natural turf will wear out from the extensive use it is expected to receive.

DISCUSSION

On July 17, 2013 Colina del Sol Recreation Council voted 4-0-0 recommending approval of proposed GDP Concept.

During the community Workshops City staff provided actual examples of existing natural turf fields that are the same size. Due to heavy field use and considering the size of the park with less than 1.5 acres, that would required a field closure for few months yearly. The community expressed that only natural turf would be acceptable for this area.

On March 14, 2012 Community Parks II Area Committee voted unanimously (7-0-1) recommending approval of proposed GDP Concept.

Committee members were briefed on Park & Recreation Department recommendation of synthetic turf, due to heavy field use, that would required field closure for few months for grass renovation, for fields with less than 1.5 acres. Final recommendation was for natural turf.

On November 13, 2013 Design Review Committee voted unanimously (7-0-0) recommending approval of proposed GDP Concept. All the comments from DRC were incorporated into the plan. The recommendations included;

- The corners of the turf field should be eased to allow for more efficient irrigation system design.
- The pedestrian gates into the joint-use should be self-closing
- A drinking fountain should be included in the construction documents for the improvements.

After the Community Parks II Area Committee and the Design Review presentations community members requested the following to be included on the GDP:

- 1. The park should have natural turf**
Response: Incorporated
- 2. Existing tree grove should be included within the JUP boundaries**
 - a. Move the park boundary and gate easterly, adjacent to temporary classroom B8 and remove all fencing between that point and the rest of the proposed park.
Response: Incorporated
 - b. Designate The City Park & Recreation Department, not the School, as responsible for the maintenance of the entire tree grove area.
Response: San Diego Unified School District (SDUSD) will maintain this area
 - c. Replace the existing asphalt walkway through the grove area with permeable concrete walkway to improve runoff percolation.
Response: SDUSD will maintain this area
 - d. Evaluate existing trees within the grove and replace any failing trees with large tree species that will eventually provide more shade.
Response: SDUSD will maintain this area
- 3. Hours & Security**
 - a. The park should be open from the end of each school day (including ½ days/short days) until dark. In addition, the park should be open from dawn to dusk on weekends, school holidays and vacation days (including but not limited to Thanksgiving break, winter break, spring break, and summer break). Limited and irregular hours, as have been noted at the College Area Academy Joint Use Field, are unacceptable.
Response: Hours will be negotiated by the City of San Diego and SDUSD
 - b. To deter after-hours trespassing, install dusk to dawn lighting (solar powered where appropriate), focused on the park area and shielded from adjacent residences.
Response: Not part of scope of this project
 - c. Install security cameras in the park area.
Response: Not part of scope of this project
 - d. Install signage “no organized sports, drugs, alcohol, littering, loud music...” etc.
Response: Signage will be negotiated by the City of San Diego and SDUSD
 - e. Install a high quality, attractive gate.
Response: Budget does not allow to add this feature.
- 4. Landscape/hardscape specifications**
 - a. Designate the planting of tall tree species that will eventually will maximize shading and thus reduce long term irrigation requirements.
Response: Incorporated
 - b. The trees proposed in the current plan should be supplemented by placement of additional trees west of the basketball court to minimize afternoon glare.
Response: Trees will not be planted in the turf field because doing so would hamper the use of the field for school activities
 - c. Should any landscape other than turf and trees be included in the plan, use of water-wise and/or native plants should be required.
Response: Additional landscape is not part of the proposed GDP
 - d. Ensure that lines of sight into the park are retained so that no hidden pockets are created.
Response: Incorporated
 - e. Install attractive, graffiti resistant, black metal benches and trash receptacles.
Response: It will be an additive alternate if budget allows.

- f. Replace more of the remaining/existing asphalt areas throughout the park with permeable concrete. This will reduce ambient temperatures, reduce urban runoff from site, recharge groundwater, and incrementally improve the water quality in Alvarado Creek/San Diego River.

Response: It will be looked at during construction documents phase.

- g. Final design/construction plans should require stockpiling of dense layer of native river rock underlining entire site. The river rock should be used for landscaping and/or rock walls around some of the proposed trees for shade seating and tree protection.

Response: Not part of the scope of work and no budget available

5. Equipment/Other Amenities

- a. Designate the use of light-colored rubber base under the proposed play structure such as that found in the Trolley Barn Park.

Response: It will be looked at during construction documents phase.

- b. Install water fountains and exercise stations along running/walking path and/or where appropriate.

Response: There is an existing drinking water fountain that it will be available.

Exercise stations are not part of the scope and no budget available.

- c. Designate a space for Bocce court, which will provide intergenerational interaction and exercise.

Response: Not part of the scope of work, no space and budget does not allow for it

- d. Provide WIFI access

Response: Typically this amenity is not provided per Park & Recreation Department design standards.

- e. Designate a location where future restrooms can be installed when funding becomes available.

Response: Restroom is not recommended by Park & Recreation Department and SDUSD due to maintenance and security issues.

6. Entrance/Accessibility

- a. Provide the main entrance via an attractive gate on Saranac St to encourage and facilitate park use by community residents.

Response: The existing topography on Saranac St does not provide the appropriate accessibility route and this entrance is currently used for trucks for maintenance purposes. To make this the main accessible route would be extremely costly.

- b. Eliminate the proposed "new 4' wide gate" on Mohawk St to minimize the attraction of illicit activities from El Cajon Blvd. The community is working with the City to eliminate El Cajon blvd. blight and will consider other entrances when conditions are improved.

Response: This location for the gate is the most efficient design and cost to meet the accessibility requirement.

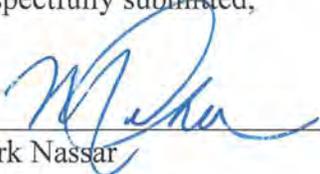
- c. Provide an ADA access ramp at the Saranac St. entrance. With thoughtful, creative engineering, ADA compliance can be achieved at this gate.

Response: The existing topography on Saranac St does not provide the appropriate accessibility route and this entrance is currently used for trucks for maintenance purposes. To make this the main accessible route would be extremely costly.

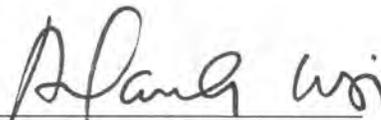
ALTERNATIVES

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

Respectfully submitted,



Mark Nassar



Prepared by: Alexandra Corsi

Deputy Director, PB& Parks Division

(AC)

Attachment: General Development Plan and supporting exhibits.

cc: Council District 9 Office