



DATE ISSUED: June 6, 2014

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of June 19, 2014

SUBJECT: Fenton "Piazza Famiglia" at India and Date streets – General Development Plan

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for the Fenton India and Date Street Project ("Project") and approve naming of the proposed plaza "Piazza Famiglia"?

Director's Recommendation – Recommend approval of the proposed General Development Plan (GDP) for the Fenton India and Date Street Project ("Project") and approve naming of the proposed plaza "Piazza Famiglia" as presented by Civic San Diego ("CivicSD").

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

- On April 9, 2014, the Park and Recreation Board Design Review Committee voted 8-0 to approve the Piazza Famiglia General Development Plan as presented with a request that additional information on the fountain, piazza paving materials, and signage be presented for review at a future meeting.
- On March 26, 2014, the CivicSD Board of Directors ("Board") voted 7-0 to support approval of the Project.
- On March 19, 2014, the Downtown Community Planning Council (DCPC) voted 21-0 to support the staff recommendation. The DCPC questioned the placement of the bollards and recommended that their location in the plaza be re-evaluated.

Fiscal Impact – The Project would require the allocation of a maximum of \$1,000,000 in Development Impact Fee (DIF) Funds. These funds are currently available in the Centre City DIF Fund and are proposed for inclusion in the Fiscal Year 2014/2015 City of San Diego ("City FY15") Budget.

Water and Energy Conservation Status – The proposed Project will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - The environmental impacts associated with the implementation of the 2006 Downtown Community Plan (DCP) and the Centre City Planned District Ordinance (CCPDO) were evaluated by the Final Environmental Impact Report (FEIR) for the DCP, CCPDO, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Former Redevelopment Agency (“Former Agency”) and City Council on March 14, 2006 (Resolutions R-04001 and R-301265, respectively) and subsequent addenda to the FEIR certified by the Former Agency on August 3, 2007 (Former Agency Resolution R-04193), April 21, 2010 (Former Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Former Agency Resolution R-04544). The FEIR is a “Program EIR” prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168. In accordance with the provisions of the FEIR, an evaluation of the proposed amendments was conducted to determine whether the environmental impacts associated with the proposed amendments were adequately addressed in the FEIR, and to verify that there is no change in circumstance, additional information, or project changes to warrant additional review. It was determined that the proposed amendments required the preparation of an addendum to the FEIR, but not a subsequent or supplemental EIR pursuant to Public Resources Code section 21166 and CEQA Guideline sections 15162 and 15163. The Sixth Addendum concludes that the proposed Project does not substantially change the original Project, introduce new or more severe significant environmental impacts, require major revisions to the FEIR, increase previously identified significant effects, make previously infeasible mitigation measures or alternatives feasible, or require adoption of additional mitigation measures or alternatives.

BACKGROUND:

H.G. Fenton Development Company, LLC. (“Developer”), in collaboration with the Little Italy neighborhood, is seeking to create a public plaza within a portion of the 80-foot right-of-way within Date Street between India and Columbia streets. The public plaza is part of an overall development within the neighborhood, which includes the following key components:

- Mixed-use residential development on the north side of Date Street;
- Affordable mixed-use residential development on the south side of Date Street;
- Vacation of Date Street between India and Columbia streets;
- Construction of a 11,200 square-foot public plaza within a portion of the vacated 80-foot right-of-way within Date Street between India and Columbia streets; and,
- Construction of two-and-a-half levels of below-grade parking in order to provide parking for residential tenants, as well as approximately 50 public parking spaces to be operated by the Developer.

PIAZZA FAMIGLIA

As a means to augment and provide variety to downtown's park and open space system, Policy 4.1-P-8 of the DCP's Parks, Open Space and Recreation Element encourages CivicSD to pursue the creation of public plazas, pocket parks, and linear parks in conjunction with development projects. The Developer's desire to work with the neighborhood to create a public plaza along the vacated portion of Date Street is a unique opportunity. The proposed plaza would be open to the general public 24 hours a day, seven days a week with the potential for the Little Italy Association (LIA) or other organizations to obtain special event permits in accordance with the procedures for other public open spaces.

Community Outreach

The Developer held the following three public workshops in the Little Italy neighborhood related to the design of the public plaza:

- May 30, 2013 – The intent of the first workshop was to introduce the plaza concept and obtain feedback from the community on the design of the plaza. The Developer presented images of a variety of public plazas, mostly located in Europe, to provide examples of successful public spaces in character with the Little Italy neighborhood then invited the participants to gather outside to experience the future space and encourage their input.
- June 20, 2013 – The design team developed conceptual plaza designs based on input received from the community at the first workshop. The Developer's goals were to collect perspectives on existing conditions, needs, potential opportunities and constraints, and their vision of what should be included in the plaza.
- September 17, 2013 – Based on input received from the community, the Developer finalized their conceptual plaza design, which was presented and accepted by the community subject to further review and approval by the LIA Board of Directors, CivicSD Board, and the City Park and Recreation Board.

Plaza Design

The proposed 11,200 square-foot plaza takes its inspiration from the traditional Italian piazza and has been designed to be simple and maintain maximum flexibility to accommodate a variety of uses and maintain open views to the bay.

The piazza design contains the following key elements:

- Enhanced paving with chalk squares for yearly art exhibits

- Multi-purpose light fixtures to allow Tivoli lights and banners
- Signature water feature
- Space for moveable mercato stalls and stage for events
- Flexible seating (tables and chairs)
- In-ground street trees and moveable planters
- Christmas tree relocated from the northeast corner to the southeast corner of India and Date Street

DIF and Maintenance

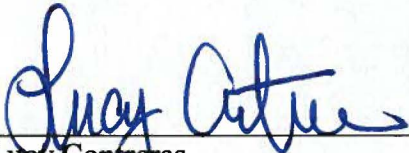
The Developer has estimated the design and construction costs of the plaza to be approximately \$2M. The Developer is proposing to utilize up to a maximum of \$1M in DIF funds for the construction of the proposed plaza improvements through a reimbursement agreement with the City. The Developer would be responsible for any costs associated with the construction of the plaza in excess of the \$1M allocated from DIF funds, including but not limited to, the processing of applications, preliminary design of the plaza and preparation of construction drawings, and building permits for the plaza. The public plaza, while privately owned, would be covered by a public recreation easement and be maintained by the LIA. The LIA has agreed to enter into maintenance agreements with the City to maintain the public improvements. The LIA currently maintains a variety of enhanced improvements in the neighborhood including the neighborhood sign, tables and chairs, hanging baskets, planted pots, and the Piazza Basilone at India and Fir streets. In order to ensure that the plaza is adequately maintained, the Developer will provide a \$250,000 (estimated for five years) Letter of Credit that will remain effective for 10 years from the date the Maintenance Agreement becomes effective in the event that LIA fails to perform as required. The allocation of DIF funds for this public plaza is included in the list of projects for the City's FY15 Budget recommended by the Capital Improvements Program Review and Advisory Committee and the DCPC.

ALTERNATIVES

- Recommend approval of the proposed GDP for the Project and the naming of plaza as Piazza Famiglia” with modifications; or,
- Do not recommend approval of the proposed GDP for the Project and the naming of the plaza as “Piazza Famiglia”.

Respectfully submitted,

Concurred by:



Lucy Contreras
Senior Planner, CivicSD



Andrew Phillips
Interim President, CivicSD



Brad Richter
Assistant Vice President – Planning,
CivicSD

Attachment: General Development Plan

cc: Council District 3



PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY

7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

PLAZA RENDERING

GILLESPIE MOODY PATTERSON

4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (658) 558-8977



MARTINEZ + CUTRI
CORPORATION

402 W Broadway, Suite 2600
Coronado Plaza, San Diego, CA 92101
Tel (619) 233-0827 Fax (619) 233-7417

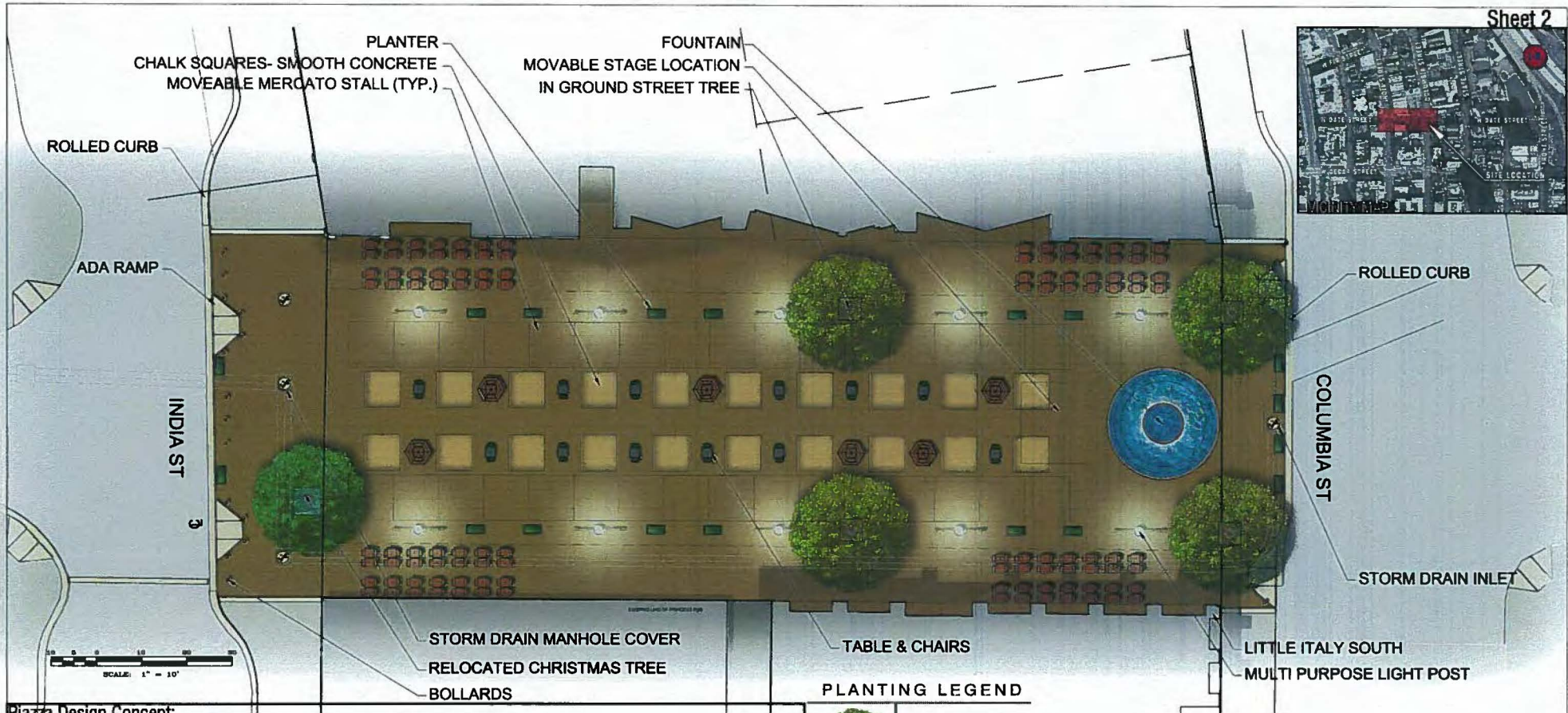


© 2008 Architects Group

This plan is the property of the firm and shall not be used for any other project without the written consent of the firm.



GILLESPIE MOODY PATTERSON, INC.
LANDSCAPE ARCHITECTURE
8 YEARS IN BUSINESS



Piazza Design Concept:
 Piazza Famiglia is a public plaza that is intended to create a new pedestrian friendly corridor in what is now a public roadway. The plaza has been designed to be a new focal piece of the Little Italy community, near downtown San Diego. The centrally located project is meant for multiple uses for both visitors and residents of the location. Such activities will include farmer's markets, performances, and special events. The design is open, well-lit, and linear to allow pedestrians to move comfortably throughout the space as well as allow the markets to be set up without blocking the passerby's experience. Ample seating areas have been provided for public use, along with designated spaces for movable mercato stalls and stage areas. A re-located specimen tree has been designed to fit in with additional low water use plant material. A large fountain on the east side of the site will be a primary focal point for the project entrance as well as being visible throughout the site.

PLANTING LEGEND

-  Sweet Bay
Laurus nobilis
-  (Re Located)
Christmas Tree
-  Tuscan Blue Rosemary
Rosmarinus officianis
"Tuscan Blue"

PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY
 7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

CONCEPT PLAN 

GILLESPIE MOODY PATTERSON
 4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (658) 558-8877

MARTINEZ + CUTRI CORPORATION
 402 W Broadway, Suite 2090
 Broadway Plaza, San Diego, CA 92101
 Tel: (619) 255-8867 Fax: (619) 255-7417

© 2009 Architect Group
 This plan is a conceptual drawing and not a final construction document. It is not intended to be used for construction. Any errors or omissions are the responsibility of the architect.

Gillespie Moody Patterson, Inc.
 LANDSCAPE ARCHITECTURE
 2 PLANN 95



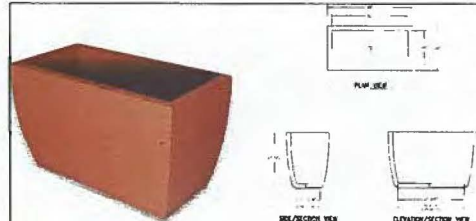
MJJ Sales: 11' Aluminum Umbrella with Crank. Color: Blue or Red
SEATING AREA FURNISHINGS



Fermob 4102 Armchair in Cedar Green



Fermob 4134 Table 32x32 in Black



Quickcrete Cascade Planter QS-CE244830P

ON-SITE PLANTERS

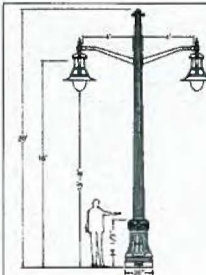


Custom Manhole Cover

SITE FOCAL ELEMENTS



Piazza fountain example



Proposed pole base - Oxford Style

SITE LIGHTING ELEMENTS



Example fixture with radial shade option



Oxford Base with Planters



Fixture with radial shade



Rosmarinus officinalis 'Tuscan Blue'
Upright Rosemary

SITE PLANTING



Rosmarinus officinalis 'Tuscan Blue'
Planted Upright Rosemary



Re-located Christmas Tree



Laurus nobilis (standard)
Sweet Bay



Belgard Mega-Lafitt Grana Pavers

ON-SITE PAVERS



75% Bella Blend

25% Montecito Blend



© 2010 Architects Group
This drawing and all other drawings are the property of the firm and are not to be reproduced without the written permission of the firm.



MARTINEZ + CUTRI
CORPORATION

402 W Broadway, Suite 2600
Emerald Plaza, San Diego, CA 92101
Tel: (619) 592-0977 Fax: (619) 592-7417

PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY

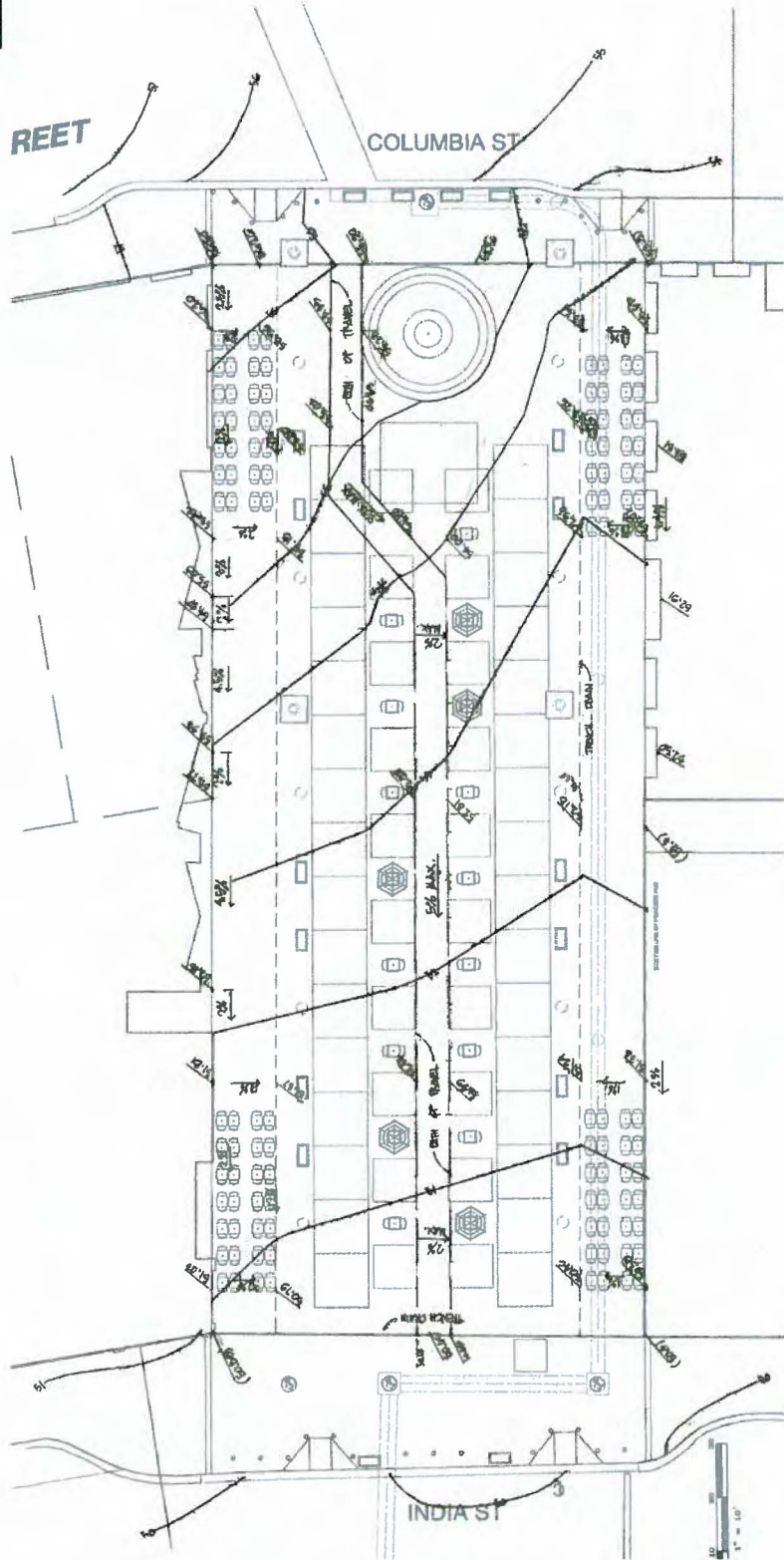
7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

SITE FURNISHINGS + PLANTING **gmp**

GILLESPIE MOODY PATTERSON

4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (658) 558-8077





STUART ENGINEERING



Gillespie
PATTERSON, INC.
LANDSCAPE ARCHITECTS
4155 S. LA JOLLA VILLAGE DRIVE
SAN DIEGO, CA 92108

CONCEPT GRADING

GILLESPIE MOODY PATTERSON
4155 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (619) 559-8977

PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY
7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA 92108 (619) 400-0134



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	10	153(LEDY-A-2145-ROD10-MD-2145)	FWIM	N.A.	0.500	ROD to F16 with LLF.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Surface	Illuminance	Fc	5.95	10.5	0.6	9.82	17.80
Vertical_Fc	Illuminance	Fc	0.79	3.9	0.1	7.90	39.00

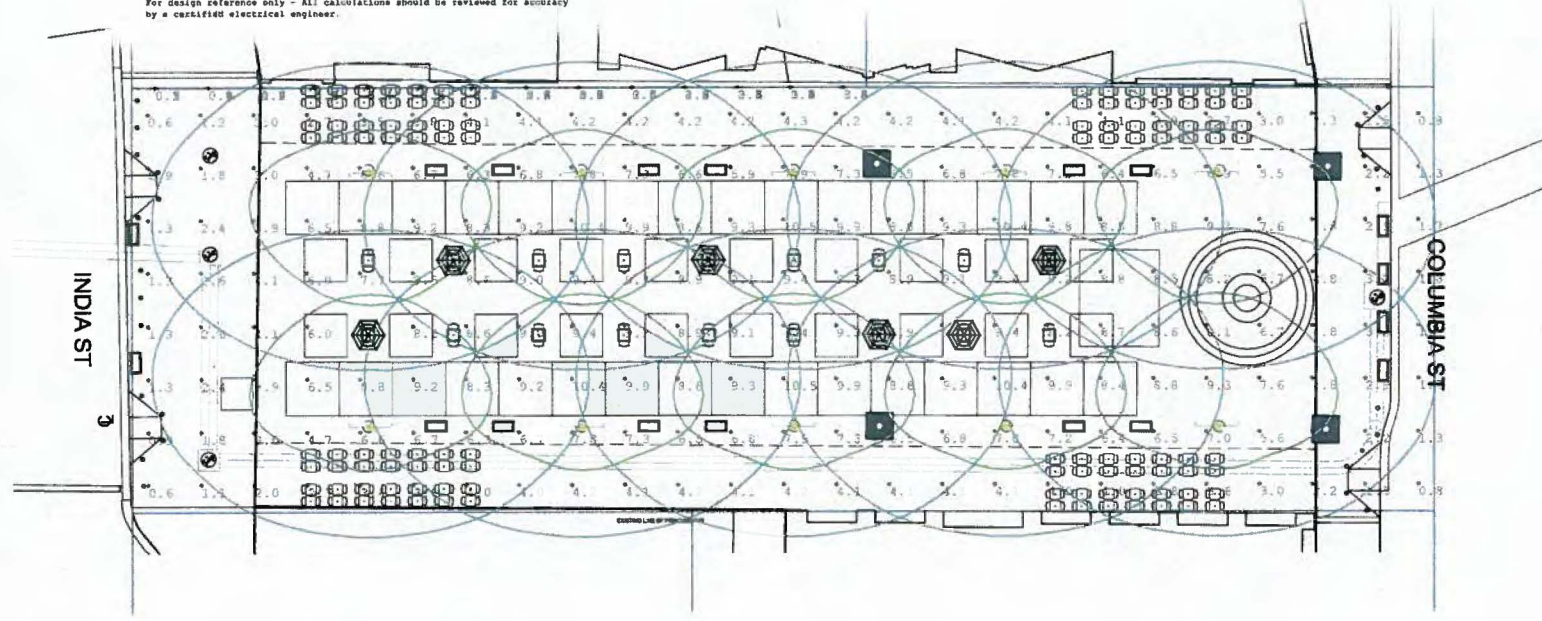
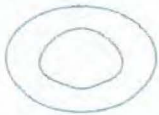
- NOTES:
- FIXTURE MOUNTING HEIGHT: 16'-0" (15' TO LIGHT SOURCE)
 - HORIZONTAL CALC PTS @ GROUND: 0'-0" A.F.C.
 - VERTICAL CALC PTS @ WALL SURFACE
 - REFLECTANCES:
 - VERTICAL SURFACES: 50%
 - HORIZONTAL SURFACES: 20%

Calculations have been performed according to information provided regarding room dimensions, reflectances, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.

Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.

Field Performance will depend on actual lamp, ballast, electrical and site characteristics.

For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.



PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA
HG FENTON COMPANY
 7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

CONCEPT LIGHTING
GILLESPIE MOODY PATTERSON
 4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (658) 658-8977





PIAZZA FAMIGLIA LITTLE ITALY, SAN DIEGO, CALIFORNIA

HG FENTON COMPANY

7577 MISSION VALLEY ROAD #200, SAN DIEGO, CA. 92108 (619) 400-0134

LIGHT STUDY RENDERING

GILLESPIE MOODY PATTERSON

4125 SORRENTO VALLEY BLVD. #D, SAN DIEGO, CALIFORNIA 92121 (658) 558-8877



MARTINEZ + CUTRI
CORPORATION

402 W Broadway, Suite 2800
Escondido, San Diego, CA 92025
Tel (619) 233-0867 Fax (619) 233-7417



GILLESPIE MOODY PATTERSON

© 2008 Architects Group
This plan and design drawings are
the property of Gilispie Moody Patterson
and are not to be used, copied, or
reproduced in any form without the
written consent of Gilispie Moody Patterson.

