



REPORT

THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: November 9, 2015 REPORT NO. 103

ATTENTION: Park and Recreation Board
Agenda of November 19, 2015

SUBJECT: General Development Plans for Creative Performing and Media Arts (CPMA) Middle School, Cubberley Elementary School, and Gage Elementary School Joint Use Facilities

SUMMARY

Issue - Should the Park and Recreation Board recommend approval of the General Development Plans (GDP) for the CPMA Middle School Joint Use Facility in the Clairemont community, the Cubberley Elementary Joint Use Facility in the Serra Mesa community, and the Gage Elementary Joint Use Facility in the Navajo community?

Director's Recommendation - Recommend approval of the General Development Plans [GDP] for the CPMA Middle School Joint Use Facility in the Clairemont community, the Cubberley Elementary Joint Use Facility in the Serra Mesa community, and the Gage Elementary Joint Use Facility in the Navajo community.

Other Recommendations- The following groups have reviewed and considered the proposed projects. Actions taken and recommendations made by these groups are listed under Discussion below.

- North Clairemont and Cadman Park Recreation Council
- Serra Mesa Recreation Council
- San Carlos Recreation Council

Staff did not present these GDPs to the Area Committee or the Design Review Committee because they being designed and built by the San Diego Unified School District (SDUSD) through Proposition S and Proposition Z. Each of these proposed facilities are to be located on SDUSD land.

Fiscal Impact- The cost of design and construction is being paid for by SDUSD through the use of Proposition Z and S funding. Park maintenance will be provided by the City.

Environmental- SDUSD as the Lead Agency under the California Environmental Quality Act (CEQA) is preparing the environmental document.

BACKGROUND

The design, construction, and operation of joint use park facilities between SDUSD and the City continue to be a valuable and economical recreational resource in communities that are park deficient. The City's General Plan Recreation Element defines joint use facilities goals as follows:

- Achievement of greater public benefit through shared use of recreational resources
- Increase in recreational activities and programs through multi-agency coordination of interagency public lands, facilities, and infrastructure uses
- Contribution toward the recreational and physical recreation needs of the community

In an effort to provide a quality school in every neighborhood, SDUSD is using Proposition S and Z Capital Improvement Bond Program funds to repair, renovate, and revitalize schools. Approved bond projects include classroom technology, safety and security upgrades, Americans with Disabilities Act (ADA) accessibility upgrades, turf fields, and other capital improvements at traditional and charter schools throughout the District. The turf field improvements provide an excellent opportunity for the City to expand its successful joint use partnership with SDUSD, allowing greater use of the facility by the community. Current SDUSD funding provides for the installation of approximately one acre of synthetic turf and a walking track during school hours. With a joint use agreement, the field improvements can be increased to approximately two acres of natural turf and after school hours for community use. SDUSD will design and construct the facility, and the City will assume maintenance of the facility when it is complete.

Selected joint use sites were identified and evaluated by the City and SDUSD based on several criteria, including: community planning areas with a high park deficit, joint use area visibility from public right of way, and planned construction date of SDUSD improvements. Through this process, City and SDUSD staff selected CPMA Middle School in Clairemont, Cubberley Elementary in Serra Mesa, and Gage Elementary in Navajo.

DISCUSSION

CPMA Middle School

This project provides for the design and construction of a joint use facility in the northeast corner of CPMA Middle School, which is located at 5050 Conrad Avenue in the Clairemont community, within Council District 6. The GDP improvements are listed below in two parts. Attachment 1 provides the first phase of the CPMA Middle School Joint Use Facility GDP, which shows the joint use facility improvements using available SDUSD funding. Attachment 2 provides the intended full build out of all joint use facility improvements once funding becomes available.

Phase One Improvements- CPMA Joint Use Facility

- Multi-use natural turf area (approx. 1.92 acres)
- Six-foot decomposed granite walking track
- Buffer zone
- Existing hard courts
- Existing parking lot
- Drinking fountain

Full Build Out Improvements would also include:

- Multi-use natural turf area (approximately three acres total) with softball infield area
- D.G. walking track enlarged to fit new field layout
- New parking lot with approximately 60 spaces

On April 15, 2015, the Clairemont Recreation Council voted (3-0-1) to recommend approval of the proposed GDP with the following recommendations (followed by an explanation on how the design addresses the recommendations):

1. Future area for parking

Response: Future parking can be accommodated just south of the multi-purpose fields, between the field and existing theatre parking lot. This would be provided in the full build out.

2. Landscape buffer for adjacent residences

Response: Non-planted buffer provided between adjacent homes and proposed walking track along entire perimeter minimum 15' wide.

3. No field lighting or comfort station

Response: Field lighting and comfort station are not proposed.

4. Incorporate multi-purpose courts

Response: Courts are included in Phase One.

5. Include domestic water fountain

Response: Water fountain is included in Phase One.

6. Sunset to sunrise curfew

Response: Park and Recreation Staff will evaluate the need to establish a curfew at the park, including evaluating a signage indicating the park is not permitted between dawn and dusk. The Park and Recreation Department will seek funds to provide a security company to lock the gates of the facility as appropriate with operations.

Cubberley Elementary School

This project provides for the design and construction of a joint use facility in the northwest corner of Cubberley Elementary School, which is located at 3201 Marathon Drive in the Serra Mesa community, within Council District 7. The GDP improvements are listed below in two parts. Attachment 3 provides the first phase of the Cubberley Elementary School Joint Use Facility GDP,

which shows the joint use facility improvements using available SDUSD funding. Attachment 4 provides the intended full build out of all joint use facility improvements once funding becomes available.

Phase One Improvements- Cubberley Elementary Joint Use Facility

- Multi-use natural turf area (approx. 1.92 acres)
- Six-foot wide decomposed granite walking track
- Existing parking lot with approximately 36 spaces and two accessible spaces
- Two existing full basketball courts
- Existing tot lot
- Drinking fountain

Full Build Out Improvements to also include:

- Multi-use natural turf area (approx. three acres total) with softball infield area
- Decomposed granite walking track enlarged to fit new field layout
- New access gate
- Two new full size basketball courts

On May 19, 2015, the Serra Mesa Recreation Council voted (4-0-0) to recommend approval of the proposed GDP with the following recommendations (followed by an explanation on how the design addresses the recommendations):

1. Sunset to sunrise curfew

Response: Park and Recreation Staff will evaluate the need to establish a curfew at the park, including evaluating a signage indicating the park is not permitted between dawn until dusk. The Park and Recreation Department will seek funds to provide a security company to lock the gates of the facility as appropriate with operations..

2. Natural grass turf

Response: Natural turf is proposed.

3. Desire for proper signage

Response: Signage will be developed during the design phase which will address the community's concerns regarding park closures, pet waste, and littering.

Gage Elementary School

This project provides for the design and construction of a joint use facility in the northwest corner of Gage Elementary School, which is located at 6811 Bisby Lake Avenue in the Navajo community, within Council District 7. The GDP improvements are listed below in two parts. Attachment 5 provides the first phase of the Gage Elementary School Joint Use Facility GDP, which shows the joint use facility improvements using available SDUSD funding. Attachment 6 provides the intended full build out of all joint use facility improvements once funding becomes available.

Phase One Improvements- Gage Elementary Joint Use Facility

- Multi-use turf area (approx. 1.92 acres)
- Ten-foot wide decomposed granite walking track
- New access gate and accessible ramp
- Existing hard courts
- Three existing play structures
- On site school parking lot
- Drinking fountain

Full Build Out Improvements to also include:

- Multi-use turf area (approx. 4.7 acres total)
- Decomposed granite walking track enlarged to fit new field layout
- Additional parking located adjacent to the fields

On May 20, 2015, the San Carlos Recreation Council voted (7-0-0) to recommend approval of the proposed GDP with the following recommendations (followed by an explanation on how the design addresses the recommendations):

1. The surface should be modern type artificial turf.

Response: SDUSD requested that the City guarantee that the City would replace synthetic turf in 10 years. At this time, the City cannot make this commitment. As a result, the fields will be natural turf rather than synthetic turf.

2. No field lights are to be placed in or around the field area.

Response: No field lights are proposed.

3. Access gates are to be locked at dusk, especially on weekends.

Response: Park and Recreation Staff will evaluate the need to establish a curfew at the park, including evaluating a signage indicating the park is not permitted between dawn and dusk. The Park and Recreation Department will seek funds to provide a security company to lock the gates of the facility as appropriate with operations. **Walking track around the field should be ten feet wide rather than five feet wide.**

Response: Walking track was widened to be ten feet in width.

4. An extra hour before and after school should be added for the school's use for students.

Response: The City and SDUSD will negotiate appropriate joint use hours of operation as part of the joint use agreement, which staff has not yet crafted. Those hours will be posted at the joint use facility entrances.

5. Some type of noise reduction should be installed around the site.

Response: Existing slopes, including landscape surrounding school, are outside the joint use boundary and should mitigate some noise created by the joint use facility.

6. Signage should indicate that “No pets are allowed on the field.”

Response: The City will place signage that reminds patrons that off-leash dogs are not permitted within the joint use fields. The sign will include a phone number to reach County of San Diego Animal Control.

7. Both ramps to the school should remain open, rather than just one from Hudson Drive.

Response: On Hudson Drive, the project will provide a new accessible pedestrian ramp, and on Highwood Drive, the project will provide a pedestrian gate for access.

Following the San Carlos Recreation Council meeting, four letters (see Attachments 7, 8, 9, and 10) were sent to the City and SDUSD regarding issues with the new joint use facility. These are listed by senders name and date received and attached as reference to this report.

Attachment 7:	Bobbi Sparks dated August 31, 2015
Attachment 8:	Paula Kyser dated August 17, 2015
Attachment 9:	Scott Delmas dated August 14, 2015
Attachment 10:	Sonja Washer dated July 7, 2015

The issues expressed in all four letters are summarized below with response to follow:

• **Neighborhood parking impacts due to the development of the joint use fields.**

Response: Phase One of the joint use facility will include the school’s parking lot, which will provide approximately 35 spaces for the public to use after school hours. In the full build out of the joint use facility, additional parking will be considered within the field area.

• **Community use of the joint use fields over organized sports use. Concerns expressed over the neighbors being unable to use the fields as they will be programmed by the City for use by private recreational groups.**

Response: The Gage joint use facility will be operated and managed by the Park and Recreation Department. The City and SDUSD will negotiate appropriate joint use hours of operation as part of the joint use agreement, which staff has not yet crafted.

• **Multi-use fields not needed at Gage as these facilities already exist at Pershing Middle School.**

Response: The approved Navajo Community Plan identifies Gage Elementary has a future joint use site providing the community with approximately 4.7 acres of multi-purpose fields and courts to meet the General Plan standard of providing 2.8 acres per 1,000 people in addition to the Pershing Middle School. The Gage joint use facility will provide the only public park within walking distance for the northeast section of the community planning area.

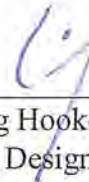
ALTERNATIVES

1. Recommend approval of the General Development Plans (GDP) for the CPMA Joint Use Facility in the Clairemont community, the Cubberley Elementary Joint Use Facility in the Serra Mesa community, and the Gage Elementary Joint Use Facility in the Navajo community.
2. Recommend approval of the General Development Plans (GDP) for the CPMA Joint Use Facility in the Clairemont community, the Cubberley Elementary Joint Use Facility in the Serra Mesa community, and the Gage Elementary Joint Use Facility in the Navajo community with modifications.
3. Do not recommend the approval of the General Development Plans (GDP) for the CPMA Joint Use Facility in the Clairemont community, the Cubberley Elementary Joint Use Facility in the Serra Mesa community and the Gage Elementary Joint Use Facility in the Navajo community.

Respectfully submitted,



Nancy Bragado
Deputy Director, Planning Department



Craig Hooker
Park Designer, Planning Department

CH/ch

Attachments:

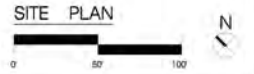
1. CPMA Middle School Joint Use Facility GDP Phase I
2. CPMA Middle School Joint Use Facility GDP Full Build Out
3. Cubberley Elementary School Joint Use Facility GDP Phase I
4. Cubberley Elementary School Joint Use Facility GDP Full Build Out
5. Gage Elementary School Joint Use Facility GDP Phase I
6. Gage Elementary School Joint Use Facility GDP Full Build Out
7. Bobbi Sparks Letter August 31, 2015
8. Paula Kyser Letter August 17, 2015
9. Scott Delmas Letter August 14, 2015
10. Sonja Washer Letter July 7, 2015

cc: Honorable Councilmember Chris Cate, Council District 6
Honorable Councilmember Scott Sherman, Council District 7

Attachment 3



- SITE PLAN KEYNOTES**
- 1 [Grey Hatched] EXISTING HARDCOURTS
 - 2 [Black] EXISTING BUILDING
 - 3 [Wavy Lines] EXISTING SLOPE
 - 4 [Stippled] EXISTING PARKING LOT (19 SPACES)
 - 5 [Green] NATURAL TURF FIELD AREA
 - 6 [Brown Hatched] 6' WIDE DECOMPOSED GRANITE WALKING TRACK
 - 7 [White] DECOMPOSED GRANITE
 - 8 [Arrow] NEW GATE
 - 9 [Basketball Courts] EXISTING BASKETBALL COURTS
 - 10 [Red Dashed] JOINT-USE PROJECT AREA
 - 11 [Dashed Arrow] ACCESSIBLE ROUTE OF TRAVEL
 - 12 [Dashed Line] PROPERTY LINE
 - 13 [Fountain] NEW DRINKING FOUNTAIN
 - 14 [Gate] NEW 10' HIGH GATE



DATE	ACTION	RESPONSE DOCUMENTS	COORD. S.	ACRES
	TYPE ACQUIRED	RSRD NO.		
	DEVELOPMENT	CD NO.		
	CONSTRUCTION PERMITS	PERM NO.	DATE	
	FINAL APPROVAL	DATE		
	HYDRAULIC DEVELOPMENT	CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	
		CD NO.	DRWG NO.	

IMPROVEMENTS SUMMARY (ESTIMATES)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	1.74 ACRES	LANDSCAPE	1.88 L.F.
IMPROVEMENTS	1.88 ACRES		
PAVING	0		
CONCRETE	0		
ASPHALT	0		
NEW DRINKING FOUNTAINS	0		
BASKETBALL COURTS	0		
NEW GATES	2		
NEW 10' HIGH GATES	2		
NEW 6' HIGH GATES	0		
NEW 10' HIGH GATES	0		
NEW 6' HIGH GATES	0		
NEW 10' HIGH GATES	0		
NEW 6' HIGH GATES	0		
NEW 10' HIGH GATES	0		
NEW 6' HIGH GATES	0		

THE GENERAL DEVELOPMENT PLAN

CUBBERLEY ELEMENTARY

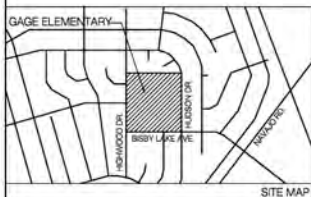
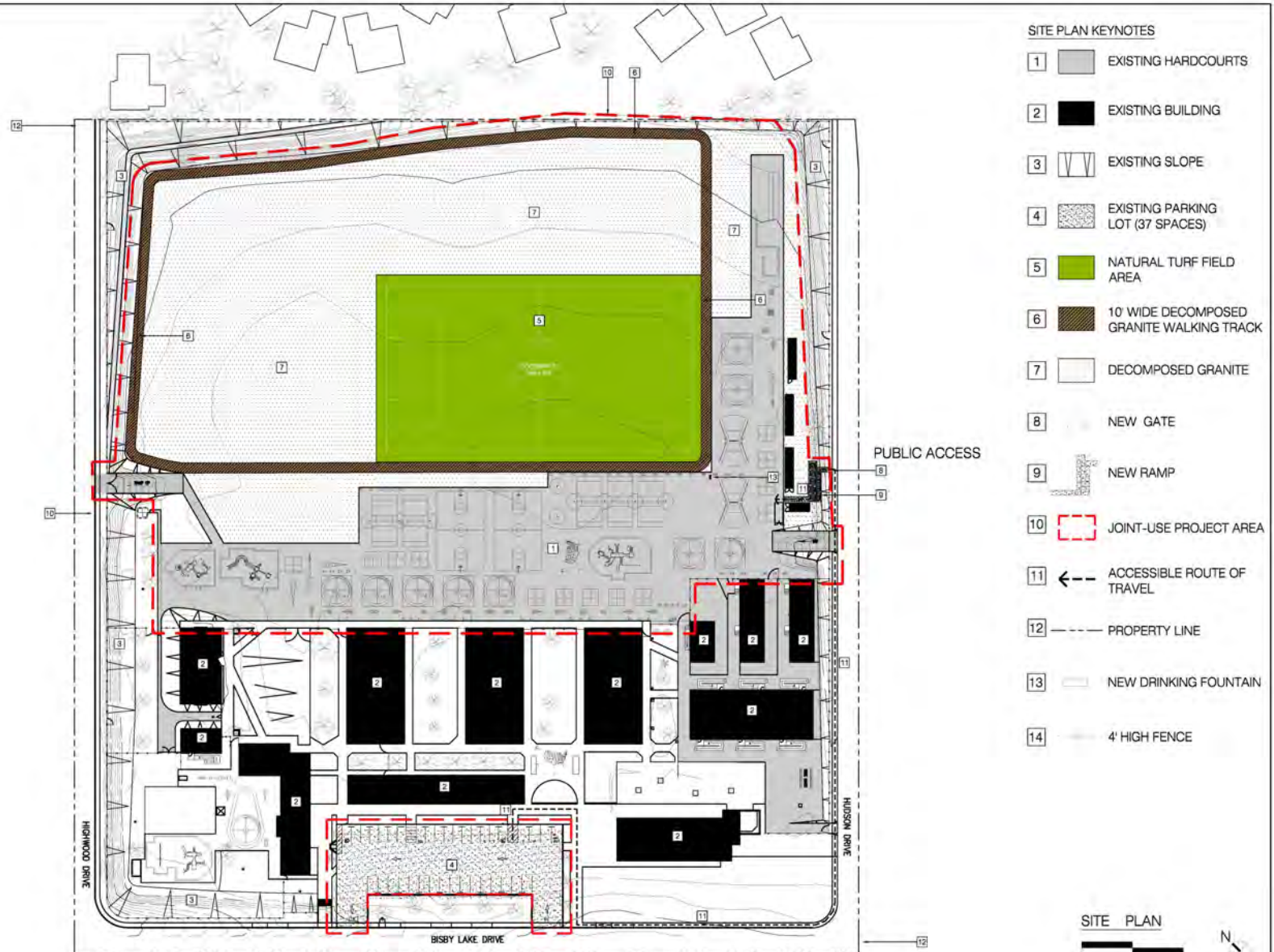
JOINT USE FACILITY

PHASE 1: 1.74 ACRES

SHEET #1

LAMBERT COORDINATES: THOMAS BROTHERS PAGE

Attachment 5



DATE	ACTION	REFERENCE DOCUMENTS	DESIGN	PHASE	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
	SITE ACQUIRED	RESO NO.	2017 5	PHASE	TOTAL SITE	7.81 ACRES	LAWN EDGING	1528 LF				
	SITE DEDICATED	ORD. NO.		PHASE	IMPROVED AREA	1.85 ACRES						
	CONTRACTOR APPROVAL	RESO NO.	DATE	PHASE	TURF	1.58 ACRES						
	PART BOARD APPROVAL	PERM APPROVAL	DATE	PHASE	PAVING	1078 SF						
	INITIAL DEVELOPMENT	CP-FEJ	2.01.14S	DRING-FEJ	DRIVE WARRIORS	3						
		CP-FEJ	2.02.14S	DRING-FEJ	TOP LOTS	3						
		CP-FEJ	2.03.14S	DRING-FEJ	HEALTHY/HOUSE COURTS	3						
		CP-FEJ	2.04.14S	DRING-FEJ	BASKETBALL COURTS	2						
		CP-FEJ	2.05.14S	DRING-FEJ	3G BATH	17,947 SF						
		CP-FEJ	3.01.14S	DRING-FEJ	PARKING LOT	17,533 SF						
		CP-FEJ	3.02.14S	DRING-FEJ	DISABLED PARKING SPACES	2						

THE GENERAL DEVELOPMENT PLAN

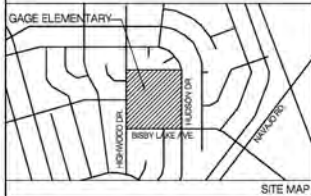
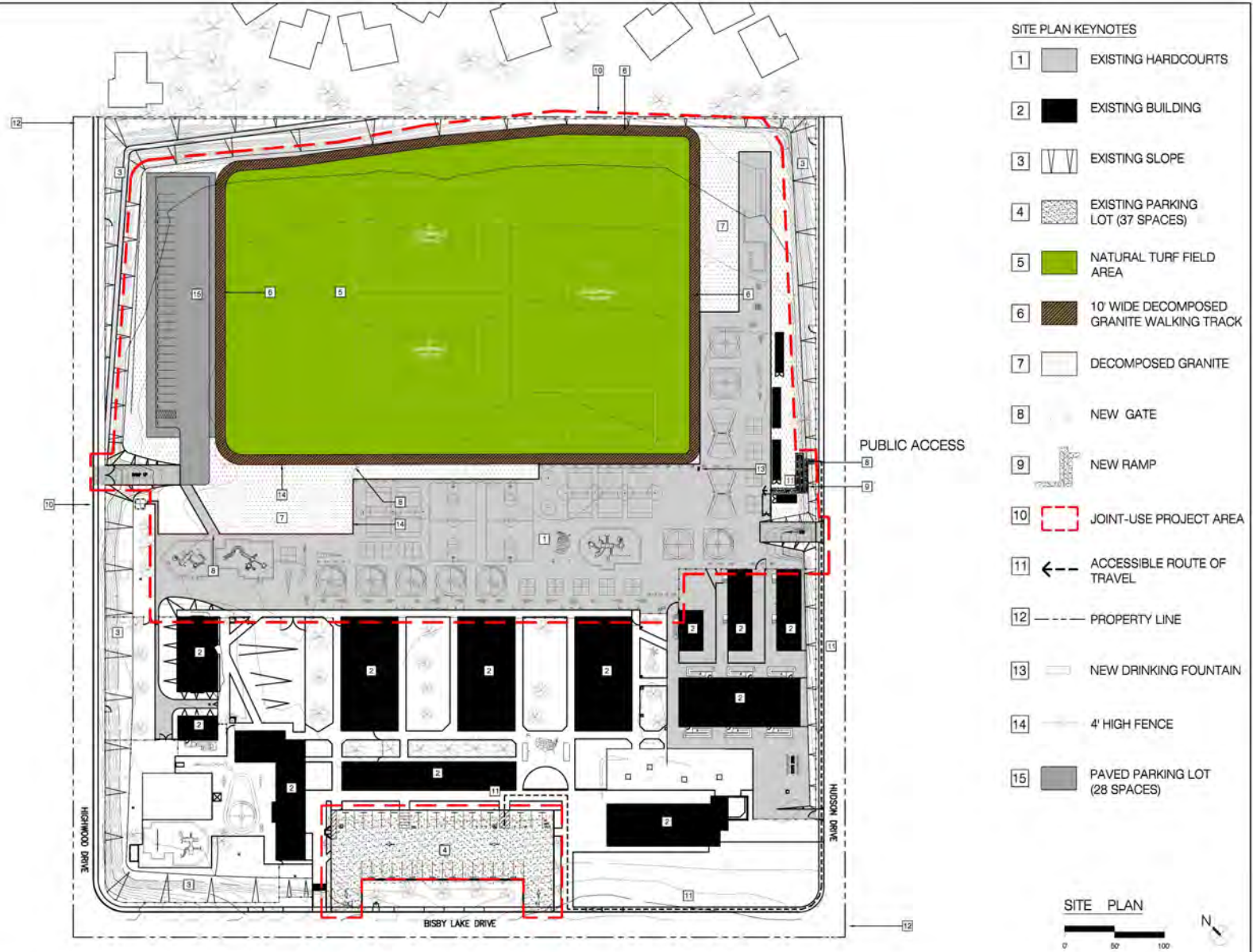
GAGE ELEMENTARY

JOINT USE FACILITY

PHASE 1: 1.85 ACRES

LAMBERT COORDINATES: THOMAS BROTHERS PAGE SHEET #1

Attachment 6



DATE	ACTION	REFERENCE DOCUMENTS	DESIGNER	REVISION
	SITE ACQUIRED	WBLD NO.		
	APPROVED	BLD NO.		
	CONTRACTOR HIRING	RESO. NO.	NAME	
	PRELIMINARY APPROVAL	PERM. REFERENCE	DATE	
	INITIAL DEVELOPMENT	CDP NO.	CDP NO.	CDP NO.
		CDP NO.	CDP NO.	CDP NO.
		CDP NO.	CDP NO.	CDP NO.
		CDP NO.	CDP NO.	CDP NO.
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		CDP NO.	CDP NO.	CDP NO.
		CDP NO.	CDP NO.	CDP NO.

IMPROVEMENTS SUMMARY (ESTIMATES)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL AREA	7.81 ACRES	LAWN RESEEDING	1.51 ACRES
IMPROVED AREA	4.42 ACRES		
TURF	3.28 ACRES		
PAVING	16,284 S.F.		
GRASS PLANTING	0		
CONCRETE	3		
MULTI-PURPOSE COURTS	8		
BASKETBALL COURTS	2		
SEE KEY	15,829 S.F.		
PARKING LOT	28,528 S.F.		
DISABLED PARKING SPACES	4		

THE GENERAL DEVELOPMENT PLAN

GAGE ELEMENTARY

JOINT USE FACILITY

GDP: 4.42 ACRES

LAMBERT COORDINATES: _____ THOMAS BROTHERS PAGE: _____ SHEET #2

Attachment 7

Hooker, Craig

From: Bobbi Sparks [bobbisparks@hotmail.com]
Sent: Monday, August 31, 2015 1:35 PM
To: Pearson, Bonnie; kevinbeiser@sandi.net; Webb, Ryley; Hooker, Craig; agolde@sandi.net
Subject: Disapprove of Proposed Soccer Fields for Gage Elementary

To Whom it may Concern,

My name is Bobbi-Faun Sparks and I live at 8565 Hudson Dr., directly across the street from Gage Elementary. This last weekend I was informed of the plan to turn the field area at Gage Elementary into a full turf field for soccer teams in the area. As I understand it, there is a plan to put in 3 full turf soccer fields that will be used on weekends, holidays and during the summer from 8am-8pm for soccer. There would be no possibility of use by those of us locally living here around Gage to use the fields during these times. I understand there are also no plans for parking. This plan will bring tremendous amounts of traffic, excess noise, leave no parking for residents who already are unable to even park in our driveways because they are too short and more predators (of all kinds) will be attracted to the area because of the activity. I don't understand why there isn't a plan to make it a more community based and beneficial area for local residents as well as the community abroad. Pershing Middle School just around the corner from Gage has a full turf field for soccer already. The proposed plan has NO BENEFIT for us local residents. I understand there was an alternative proposal that might allow for local residents to also use the fields at these times. I am not sure about the parking provisions attached to that though either. Secondly if these fields are put in I am sure there will be practices during the week as well; leaving no respite for the residents of the area. Parking provisions are an absolute must for any plan. We live here and need to be considered not just special interest groups using for soccer fields. I would appreciate any more information on upcoming meetings and information on the proposed plans in the works currently. It isn't right to displace the local residents and take advantage of us. I believe this plan will negatively impact our neighborhood and a compromise needs to be offered and reached.

Sincerely,
Bobbi-Faun Sparks
bobbisparks@hotmail.com
206-271-6992

Hooker, Craig

From: Pearson, Bonnie
Sent: Monday, August 17, 2015 10:49 AM
To: Parker, Herman; Field, Andrew; Shifflet, Robin; Hooker, Craig
Subject: FW: Gage School Field

Hello All,
This was sent to me...

~ *Bonnie*
619.236.6643

~A world-class city for all~
City of San Diego Strategic Plan Vision

From: Paula Kyser [<mailto:ptkyser@gmail.com>]
Sent: Monday, August 17, 2015 8:31 AM
To: Pearson, Bonnie
Subject: Gage School Field

To whom it may concern,

Gage Elementary School needs a field, but I oppose the full turf field as suggested. Pershing Middle School already has a turf field used for soccer. The Joint-Use of a full turf field at Gage School, I believe, will negatively impact the neighborhood.

Please find a compromise.

Paula Kyser
ptkyser@aol.com

Hooker, Craig

From: Pearson, Bonnie
Sent: Monday, August 17, 2015 11:06 AM
To: Parker, Herman; Field, Andrew; Shifflet, Robin; Hooker, Craig
Subject: FW: New turf at Gage

FYI...another complaint/suggestion

~ Bonnie
619.236.6643

~A world-class city for all~
City of San Diego Strategic Plan Vision

-----Original Message-----

From: Scott Delmas [<mailto:scottdelmas@yahoo.com>]
Sent: Friday, August 14, 2015 8:03 PM
To: Pearson, Bonnie
Subject: New turf at Gage

Ms. Pierson

I have just become aware of your plans to put in a large grass field (artificial turf) at Gage elementary school. I have coached sports myself and support organized sports. Here's my problem. If it is large enough to handle several teams at a time there will become a big parking problem. My house, as well as several other homes around the perimeter, have very short driveways. If we park in them we will receive a ticket for blocking the driveway. I know because a few years back I got one. I understand there will be more traffic so you might want to get the city to repave our well worn streets around the school. All I want is a place to park my truck in front of my house. Here's an Idea. San Diego State University use to have a big problem with students filling up all the parking places in front of the homes near SDSU. They set up a deal where the people who had homes had a special pass to at least park one car in front of their own home. Metal signs were place around the community, on the sidewalk, warning student not to park there. I realize that home owners can't take all the spaces but they at least ought to be able to park one car in front of their own home. How would you deal with this problem if you could't park in front of your own house when you got home at the end of the day? The proposal I originally heard was of much smaller fields and a walk way for the general public. It seems that has been changed to a much larger field (to accommodate more teams) which would mean many more cars to park. Please put yourself in our position and give this some serious consideration. Thank you, Scott Delmas

Hello Bonnie,

Thank you again for this opportunity to get involved in the Democratic process.....The last few meetings have been an eye opener.....

My letter is below..... Please let the board know I am happy to speak to them at any time.

Respectfully,
Sonja Washer
swasher@cox.net

Respected Park and Recreation Board Members:

Thank you for your service and time.

I am writing you regarding the "Join Use" recommendation for Gage Elementary School in San Carlos.

I am asking the Board to reject or change the recommendation for a full turf field at the Gage School siteplease seek a compromise.

1. A turf field for Gage students is needed and a good use of my tax (Bond Z/S) money but not good for the neighborhood.
2. Soccer is the only sport that can be played on this type of field. It is a great sport for children if they can afford \$500 registration fees **but** the community needs an open area where they can gather friends and family to play/exercise.
3. The walking track and turf should be used by neighborhood children and families (people who live within a few miles of the school).....on the weekends and after school.
4. In a community built in the 1960, where houses have short driveways and do not meet today's code (Owners' cars cover the sidewalks and then are ticketed) street parking is a big issue and an influx of cars that go with the possible (as suggested by a San Carlos Rec member who is tied to organized soccer) 3 fields, 6 teams, every 2.5 hours 8:00 to 8:00 on Saturdays and Sundays is too much.

So why *didn't* the San Carlos Recreation Council recommend *the compromise* of one soccer field (plan 2 – ½ turf and 1 softball field) brought to them by the San Diego City School's architect?

1. The motion for this recommendation (three soccer fields) came from a long-time volunteer/board member who is influenced by his forty year connection to soccer. I appreciate all his many years of service but question if it was appropriate for him to make this recommendation due to a conflict of interest. I would hope you would research who seconded the motion, because I do not believe he was present at roll call when the meeting began. It might be difficult for you to find the minutes, because these hard-working volunteers seem a little behind with their paper work, (i.e. minutes, budgets etc.) but I encourage you to take a look.
2. There are two soccer fields within a half mile of Gage at Pershing Middle School. If three fields are added to Gage, organized soccer can run its tournaments and add to the street deterioration/congestion of this small, quiet area of San Carlos. Can the neighborhood manage 6 teams at Gage/4 teams at Pershing every 2.5 hours.....all day Saturday and Sunday? Just the 6 teams at Gage every 2 hours Saturday and Sunday keeps community families from using the Gage fields on weekends during soccer season.
3. My neighbors agree we don't want tax payers' money (Bond S/Z) supporting organized soccer **over** the needs of our community and its' children. We also hope **this is not about the fees** organized soccer brings to the school district/parks.

I want to thank you for your time. Please know that if a compromise is reached, I will support the project with my time and efforts.

Sonja Washer (swasher@cox.net) 619-873-6842

General Development Plans for Creative Performing and Media Arts (CPMA) Middle School, Cubberley Elementary School, and Gage Elementary School Joint Use Facilities

Park and Recreation Board

Agenda of November 19, 2015

Report No. 103

Presented by:

Craig Hooker

Park Planning, Planning Department

Objectives



- **The City's General Plan Recreation Element defines joint use facilities goals as follows:**
 - ▣ Achievement of greater public benefit through shared use of recreational resources
 - ▣ Increase in recreational activities and programs through multi-agency coordination of interagency public lands, facilities, and infrastructure uses
 - ▣ Contribution toward the recreational and physical recreation needs of the community

Background

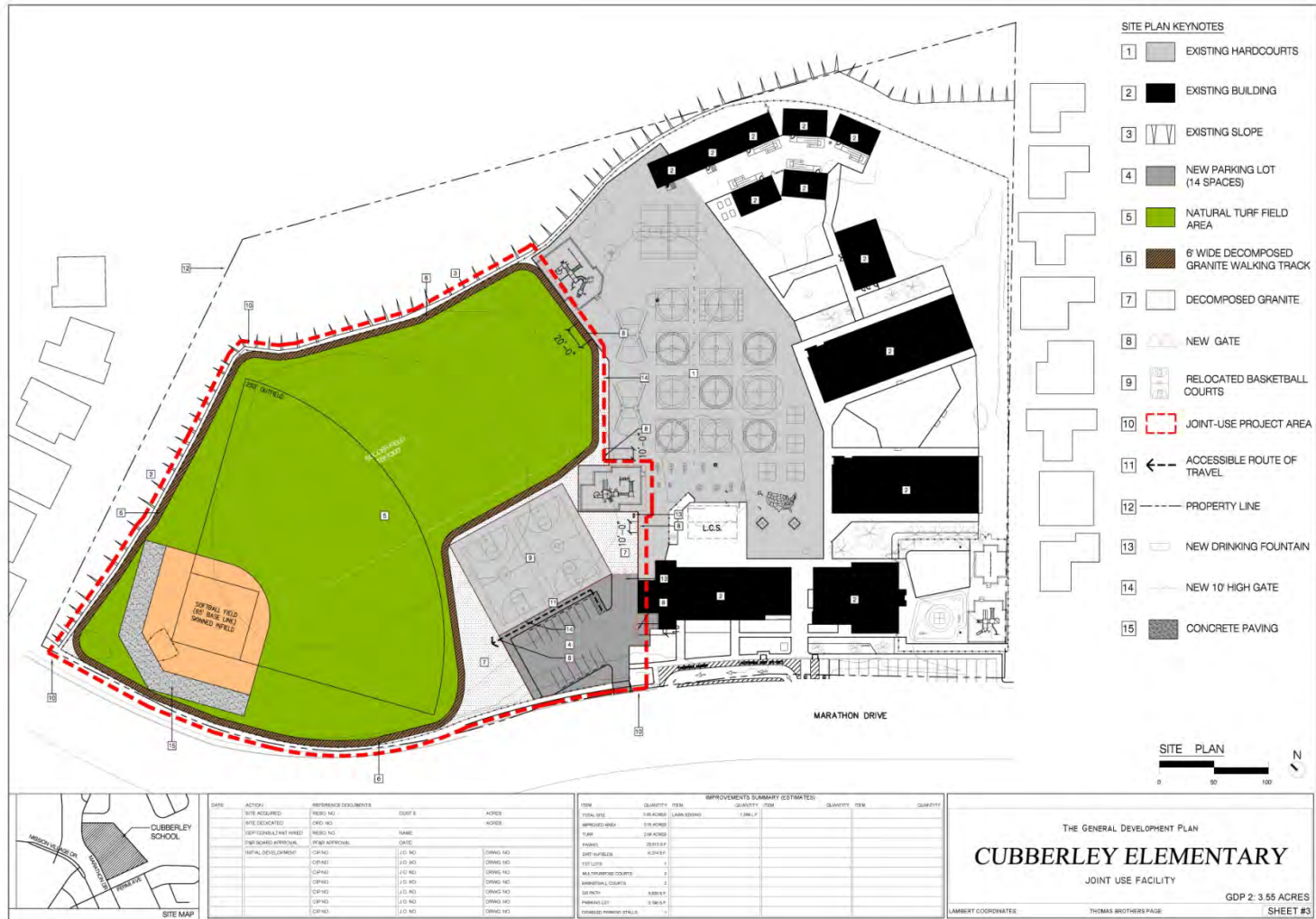
- Through Proposition Z and S the School District is partnering with the City of San Diego to provide three new joint use facilities in park deficient communities.
- School District to design and construct phase one of the new facilities on School District land.
- City to provide long term maintenance of the new facilities.
- Three Facilities selected:
 - ▣ CPMA, Clairemont
 - ▣ Cubberley, Serra Mesa
 - ▣ Gage, Navajo



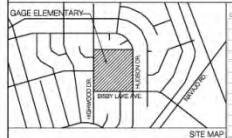
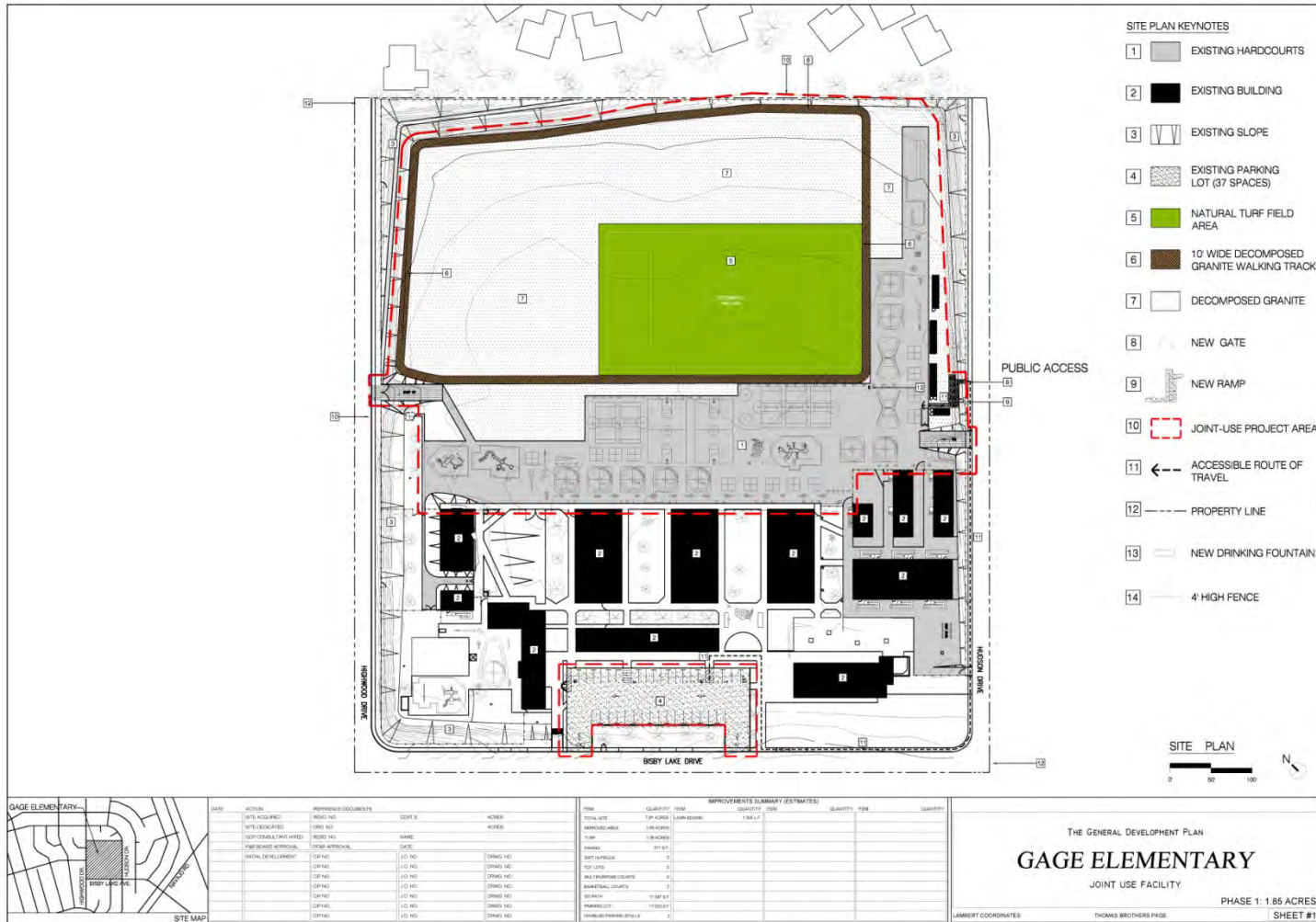
CPMA GDP Full Build Out



Cubberley GDP Full Build Out



Gage GDP – Phase One



DATE	ACTION	REFERENCE DOCUMENTS	ACRES		IMPROVEMENTS SUMMARY (ESTIMATES)						
			EST. 5	ACRES	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY		
	SITE ACQUIRED	PROJ. NO.			TOTAL SITE	7.81 ACRES	1.85 ACRES	1.85 ACRES			
	UTIL. LOCATIONS	PROJ. NO.			APPROX. AREA	1.85 ACRES	1.85 ACRES				
	EXISTING UTIL. AND INFRA.	PROJ. NO.			AREA	1.85 ACRES	1.85 ACRES				
	FORM APPROVAL	DATE			DRINKING FOUNTAIN	1					
	FINAL DEVELOPMENT	DATE			EXISTING BUILDING	1					
		DATE			EXISTING HARDCOURTS	1					
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Communication Received for Gage Joint Use Facility

- **Neighborhood parking impacts:**
 - ▣ Response: Phase One of the joint use facility will include the school's parking lot, approximately 35 spaces for the public to use after school hours. Full build out of the joint use facility, additional parking will be considered within the field area.
- **Community use of the fields vs. organized sports use:**
 - ▣ Response: The City and SDUSD will negotiate appropriate joint use hours of operation as part of the joint use agreement, which staff has not yet crafted.
- **Multi-Use fields are not needed at Gage:**
 - ▣ Response: The approved Navajo Community Plan identifies Gage Elementary has a future joint use site providing the community with approximately 4 acres of multi-purpose fields and courts to meet the General Plan standard of providing 2.8 acres per 1,000 people in addition to the Pershing Middle School.
 - ▣ The Gage joint use facility will provide the only public park within walking distance for the northeast section of the community planning area.

Alternatives

- Recommend approval of the General Development Plans (GDP) for:
 - CPMA Joint Use Facility in the Clairemont community
 - Cubberley Elementary Joint Use Facility in the Serra Mesa community
 - Gage Elementary Joint Use Facility in the Navajo community.

- Recommend approval of the General Development Plans (GDP) for with modifications :
 - CPMA Joint Use Facility in the Clairemont community
 - Cubberley Elementary Joint Use Facility in the Serra Mesa community
 - Gage Elementary Joint Use Facility in the Navajo community.

- Do Not Recommend approval of the General Development Plans (GDP) for:
 - CPMA Joint Use Facility in the Clairemont community
 - Cubberley Elementary Joint Use Facility in the Serra Mesa community
 - Gage Elementary Joint Use Facility in the Navajo community.

