



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: November 6, 2015

REPORT NO: 105

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

SUBJECT: General Development Plan for the East Village Green Park

### SUMMARY

Issue – Should the Park and Recreation Board approve the General Development Plan (GDP) for the East Village Green Park?

Director's Recommendation – Recommend approval of the General Development Plan for the East Village Green Park (EVG).

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.

Downtown Community Planning Council  
Community Parks I Division Area Committee  
Design Review Committee  
Civic San Diego Board of Directors

Fiscal Impact – Funding for the preparation of the GDP is being paid through the Civic San Diego (“CivicSD”) Consulting Line Item in the amount of \$320,000. CivicSD received a \$300,000 2013 SANDAG Smart Growth Incentive Program (SGIP) grant for the GDP preparation and the 14<sup>th</sup> Street Promenade Master Plan (under a separate \$100,000 contract. \$100,000 in Development Impact Fee funds were allocated for the preparation of the GDP in the City’s FY16 CIP Budget. The additional \$20,000 for the consultant contract was allocated from the Downtown Floor Area Ratio (FAR) Bonus Payment Program fund.

Funds in the amount of \$1.3 million are available in the FY’16 City Capital Improvement Projects (CIP) Fund for the preparation of Phase 1 improvement plans of the park. \$13 million is allocated in the CIP Fund for the construction of Phase 1 improvements, anticipated to begin in FY’17. The CIP Funds are derived from Development Impact Fees (DIF) paid by new development Downtown. Funds in the amount of \$5.9 million are currently available in the FY’16 Downtown Community Parking District Funds budget for the design and construction of the parking garage.

CivicSD staff has been working with the Consultant on preparing preliminary construction cost estimates for the park and parking garage based on the proposed GDP. Staff anticipates that additional funds will be required for both the Phase I park construction (to be paid through DIFs) as well as for the parking garage (to be paid through the Downtown Parking District) which will be addressed in next year's CIP funding cycle.

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

Environmental – Development within the San Diego Downtown Community Plan (DCP) area is covered under the Final Environmental Impact Report (FEIR) for the DCP, the CCPDO, and 10<sup>th</sup> Amendment to the Centre City Redevelopment Plan, certified by the Former Agency and City Council on March 14, 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 the California Environmental Quality Act (CEQA) Guidelines Section 15168. EVG was designated as a public park in the DCP and was evaluated in the FEIR. No further review under CEQA is required for the consideration of the recommended approval of the GDP.

## BACKGROUND

EVG is depicted on Figure 4-1 and described on Page 4-7 of the 2006 DCP as a proposed park site. EVG, along with five other proposed parks in the downtown area, is identified as a priority development by Policy 4.1-P-2 in the DCP.

This proposed project advances the Visions and Goals of the DCP by:

- Developing a comprehensive open space system that provides a diverse range of outdoor opportunities for residents, workers, and visitors;
- Providing public open space within walking distance of all residents and employees;
- Making public parks and plazas harmonious, inspirational, and sources of community pride and character through community participation and design excellence;
- Protecting historical resources and encouraging the rehabilitation and reuse of historical resources to communicate downtown's heritage;
- Incorporating parking under all new parks and open spaces greater than a half-block in size;
- Facilitating the development of mixed-use neighborhoods with open spaces, services and retail within convenient walking distance of residents to maximize opportunities for walking;
- Encouraging the position of outdoor seating and/or cafés where appropriate; and,
- Adding public restrooms in a public space greater than one-half of a city block.

Downtown San Diego covers approximately 1,450 acres and is San Diego's densest community. Its population of approximately 37,000 is anticipated to grow to 90,000 residents by 2035. Presently, 75-90,000 people work Downtown and it is expected that by 2035 the workforce population will be 168,000. East Village is an emerging neighborhood, slated to absorb the majority of residential units planned for Downtown, and reach a residential population of 46,000.

As the majority of residential units planned for Downtown will be in East Village, the addition of public open space is critical to creating a livable and walkable community.

The neighborhood is in the midst of an urban renewal with the evolution of its original commercial and warehouse emphasis, to a community of artists and social services in the 1970's-1990's, to the current transformation into an urban residential and entrepreneurial neighborhood. The rebirth of East Village into a vibrant, dense urban neighborhood began in the southern part of the neighborhood with the establishment of Petco Park and the Ballpark District in 2004, the new Central Library in 2013 and most recently, the opening of Fault Line Park at the corner of 15<sup>th</sup> and J streets in August 2015. The development of EVG will continue the community's urban renewal northward and serve as a catalyst for the development of the northeast quadrant of East Village, while also serving the large amount of residents who have moved into the Ballpark District and surrounding areas in the past ten years.

DEVELOPMENT TEAM

ROLE	FIRM/CONTACT	OWNERSHIP
Property Owner	Civic San Diego on behalf of the Successor Agency/ City of San Diego Brad Richter, Asst. Vice President, Planning	Successor Agency/City of San Diego
Landscape Architect	The Office of James Burnett / Nathan Elliott, Principal	James Burnett (Privately Owned)

Through a highly competitive Request for Qualifications process, OJB was selected because of their vast experience with similar projects, a strong sub-consultant team and their genuine eagerness and enthusiasm to contribute to improving the quality of life downtown. Their selection was approved by the Civic SD Board in October 2014.

Based out of Solana Beach, California, OJB has been involved in several large and successful urban parks across the country over the past decade, including but not limited to:

- Klyde Warren Park – Dallas, Texas (2012)
- Myriad Botanical Gardens – Oklahoma City, Oklahoma (2011)
- The Park at Lakeshore East – Chicago, Illinois (2006)

The full Consultant team consists of the following members:

- Office of James Burnett (OJB) – prime consultant focusing on project management and park/landscape design
- Safdie Rabines Architects - architecture
- Fuscoe Engineering – civil engineering
- MJM Management Group – park programming
- MJE Marketing Services - public outreach

- Parking Design Associates – underground parking garage design
- Fehr & Peers – parking demand analysis
- Cumming – cost estimators
- Utility Specialists – utility coordination
- Heritage Architecture & Planning – historic resources
- URS/AECOM – geotechnical

## DISCUSSION

On September 16, 2015, the Downtown Community Planning Council (DCPC), Downtown's official community planning group, voted 14-0 to support the GDP design resulting from the three public workshops. The discussion was very supportive of the design with just one concern being that the wall surrounding the children's interactive fountain could present both visibility and fall/injury issues and should be further addressed in the design development stages.

On October 7, 2015 the City of San Diego Community Parks I Area Committee heard the item and voted 9-3 in favor of staff's recommendation with the following comments:

- Community Center and community room too small; half-court basketball should be moved outdoors (be full-court) to create more space for community rooms/storage within the center;
- Café should be replaced by a daycare/day-camp; too much focus on amenities for making money, not enough community space;
- Downtown needs a Recreation Council long term and volunteers to run the center (will give sense of ownership to ensure maintenance/programming); and,
- 14<sup>th</sup> Street needs a pedestrian bridge or underground crossing to keep children from running into 14<sup>th</sup> trying to get to the other side.

Official minutes will not be available until their next meeting, anticipated to be November 5, 2015.

On October 14, 2015, the City of San Diego Park and Recreation Design Review Committee also heard the item and voted 7-0 in favor of staff's recommendation. Among the comments received were:

- Be careful in the use of ornamental grasses in the landscape.
- Pursue permanent closure of 14<sup>th</sup> Street.
- Work with developers of adjacent properties to ensure the streetscape on those properties complement the park.
- Provide shade in the dog park areas.
- Because the garage will attract many more users to the park than one without a garage, this will impact the required maintenance of the park and should be accounted for.
- The committee liked the design and attended most of the public meetings for this project; Civic and OJB team did a good job and responded well to the community's desires.
- Consideration should be given on movable furnishings, security and such to minimize losses.
- Consider a bridge over 14<sup>th</sup> Street.

On October 28, 2014 the CivicSD Board considered the GDP and voted 8-0 to recommend approval of the GDP. A couple Board members expressed concern that the recommendations from the Community Parks 1 Area Committee and/or Design Review Committee not change the GDP that had been developed over the past year with major community input.

On November 5, the DCPC considered the GDP again in the context of the recommendations of the Community Parks 1 Area Committee and/or Design Review Committee and re-affirmed the previous recommendation to approve the GDP and opposed changes recommended by the other committees on a 15-0 vote.

Project Description – EVG is located between 13<sup>th</sup>, F, 15<sup>th</sup> and G streets. The potential full-park site is comprised of one typical downtown block (200 feet x 300 feet, also referred to as “West Block”) and one “superblock” (400 feet x 300 feet, also referred to as “East Block”). The entire West Block and approximately 40,000 square feet (“SF”) of the East Block is currently owned by the City acting as Successor Agency to the former Redevelopment Agency (“Successor Agency”) (see Attachment B). Under the Long Range Property Management Plan, (LRPMP) recently approved by the State of California Department of Finance, these properties will be transferred to the City for development of this park. Three warehouse commercial buildings currently exist on the West Block which will be demolished to facilitate the construction of the park. In addition, two Victorian-style residential structures are located on the southwest portion of the East Block, which are locally-designated historical resources and have been evaluated for inclusion in the park design. Other properties located on the East Block which have not yet been acquired by the City for EVG include a San Diego Gas & Electric (SDG+E) substation, located on 39,900 SF on the northwest corner, a Smart & Final store and parking lot located on 38,000 SF along the eastern edge, and the Bourke House, a private residence along F Street on 1,750 SF (also designated as a local historical resource).

Project Phasing – While the GDP encompasses a design for the entire 4.1 acre site, construction of the Project will need to be phased as funding becomes available for acquisition and construction of outstanding parcels. The GDP contemplates a plan with three potential phases. Phase 1 includes the West Block, 20,000 SF of East Block, and the narrowing of 14<sup>th</sup> Street to allow it to be closed to traffic during weekends and other events. Phase 2 includes the other approximately 20,000 SF owned by the Successor Agency on the East Block, and the Smart & Final and Bourke parcels. A final, anticipated Phase 3 would include the SDG+E substation parcel.

At the onset of the Project, CivicSD reached out to the property owners of the yet-to-be-acquired parcels; however, only SDG+E and Realty Income Corporation, the owner of the Smart & Final parcels, have communicated with staff. While SDG+E has indicated they are not interested in relocating the substation, they have expressed a willingness to discuss the potential use of the substation’s “front yard” (those areas located at the corner of 14<sup>th</sup> and F streets outside of the substation walls to the public right-of-way) for the benefit of the community in Phase 1 of the park development. Realty Income Corporation has indicated they have recently entered into a long-term lease with the retail store and have no desire to sell its property at this time. Staff will continue its efforts to engage with the Bourke property owner as well as Realty Income Corporation.

Public Outreach – The development of the GDP has evolved through a series of stakeholder meetings and community workshops. A Technical Advisory Group (TAG) comprised of members from key City departments (Park Planning, Park & Recreation, Police, Transportation & Stormwater, and Historic Resources) was formed to guide the development of the GDP.

Additionally, a project-specific website ([www.eastvillagegreen.com](http://www.eastvillagegreen.com)) was established for the Project to broaden the array of public participation and to engage community members unable to attend the various workshops.

The first community workshop, held on March 28, 2015 at the NewSchool of Architecture and Design, introduced the community to the project and solicited their feedback on what types of amenities they envisioned for the park as well as any concerns they might have about the Project. 79 community members attended the event and another 46 provided their input via the Project website. Results of the workshop found that a children's park, multi-use lawns, off-leash dog areas, multi-use pavilion/plaza, a food kiosk, and public restrooms garnered the greatest desire for inclusion into the park. A reading room, food truck parking, interactive water feature, restaurant, aquatic center, community center, and table games received fewer, but a mentionable number of, votes.

The Consultant synthesized the information gathered from stakeholder meetings, the first workshop, and its background research and developed three conceptual alternatives which were presented at a second public workshop at the Quartyard outdoor venue located at Park Boulevard and Market Street on June 23, 2015. The preferred park amenities were organized in different configurations to formulate the alternatives and each was given a name, "Urban Village," "Central Green," and "Garden Green," respectively. Attendees were asked to provide feedback on their favorite concept and amenities. Consistent with the first workshop, the community was also able to provide their input on the project's website. Approximately 150 people participated by providing comments at the event and another 70 comments were collected from the website.

The Central Green alternative rose to the top as the most favorable option, with the dog park configuration from Urban Village and the size of the Children's Park from Garden Green also preferred. The park design presented in this report reflects the revisions to the Central Green to incorporate the dog park and size of the Children's Park from the other previously mentioned concepts and is the recommended GDP.

On September 1, 2015, a third community workshop was held as part of the DCPC Public Spaces Subcommittee meeting in the Central Library's Neil Morgan Auditorium. All three public workshops were held in the East Village community enhancing the opportunity for members to hear about and participate in the development of their future park. Approximately 50 people attended the third event as the Consultant presented the various components of the plan and then answered questions from the public and subcommittee.

The General Development Plan – As mentioned earlier, the recommended GDP is prepared with three anticipated phases of development. Because the timetable for Phases 2 and 3 are unknown for the immediate future, a greater emphasis was placed on Phase 1 amenities with the understanding that Phases 2 and 3 may not be realized for some time depending on funding and site acquisitions. The GDP is provided as Attachment A.

## **PHASE 1**

Improvements include all of West Block, 20,000 SF of East Block at the NE corner of 14<sup>th</sup> and G streets and the narrowing of 14<sup>th</sup> Street. Phase 1 contains the following main elements:

Central Multi-Purpose Lawn – an approximately 11,000 SF lawn lies in the center of, and is the focus of, the West Block. This area will allow for casual lounging and informal play as well as accommodate large public gatherings.

Community Center – an approximately 8,500 SF community center is located to the south of the lawn. The building will contain a half-court basketball court/multi-purpose room that can be used for large community functions. This area of the community center opens up onto a plaza fronting on the central lawn through a series window walls, providing an indoor/outdoor experience. The center also contains a smaller community room, offices, and support areas as well as an area for a small food service café. The community center's lobby faces onto G Street. The final components and layout of this building will be developed as the project moves toward the Design Development drawings after further consultations with Park and Recreation staff.

Children's Park – an approximately 6,500 SF children's playground is located at the north end of the block adjacent to F Street. This area will contain a variety of standard and custom play equipment and be enclosed by fencing. The playground contains several single-use restrooms.

Performance Pavilion – a large canopy provides shade for outdoor live performances and other activities at the north end of the central lawn.

Interactive Water Feature – a small plaza with an interactive water feature is located just to the southeast of the children's playground and is surrounded by seating walls.

Off-Leash Dog Park – on the approximately 20,000 SF parcel at the northeast corner of 14<sup>th</sup> and G streets an off-leash dog park is proposed which will contain separate areas for large and small dogs on either side of a "Bark Bar", as small café building with outdoor tables and seating.

14<sup>th</sup> Street Plaza – 14<sup>th</sup> Street will be narrowed to a two-way, two lanes street consistent with the Downtown Community Plan, draft Downtown San Diego Mobility Plan and draft 14<sup>th</sup> Street Pedestrian Promenade Master Plan (both of which are currently being prepared). There will be no on-street parking in this block but rather a series of bollards and adjoining walkways so that the street can be closed on weekends and for special events, allowing for the use of the public plaza for community events such as farmer's markets. The DCP envisioned that EVG would be developed and that 14<sup>th</sup> Street would only be closed for special events consistent with:

- DCP Goal 7.1-G-2: Maintain, re-establish, and enhance the street grid, to promote flexibility of movement, preserve and/or open view corridors, and retain the historic scale of the streets, and
- DCP Policy 7.1-P-2: Prohibit and discourage any interruption of the street grid.

The Area I Committee suggestion for either a tunnel under, or bridge over, would be very expensive, could pose an attractive nuisance, and is unnecessary given the narrowness of the street and the traffic signals at each end of the block.

Groves and Casual Park Areas – there are a series of passive landscape, plaza, and sitting areas surrounding the central lawn, including a proposed use of the front yard of the SDG+E substation property at the southeast corner of 14<sup>th</sup> and F streets.

Underground Parking Garage – a two-level underground parking garage will provide approximately 220 parking spaces underneath the West Block with access off G Street. This parking structure will be owned and operated by the Downtown Parking District to provide parking not only for the park but for the surrounding neighborhood. The funds for construction and maintenance of the garage will be separate from the park construction and maintenance.

Public Restrooms – public restrooms are located at the southeast corner of the West Block in a plaza adjacent to the elevators and stairs for the public parking garage.

Building Architecture – the buildings within East Village Green have been conceived as garden structures and integral elements in the fabric of the park’s landscape. The building forms take cues from the geometry of the park plan, celebrating the contours created by the park’s circulation paths and embracing the open air rooms and garden spaces. The park buildings become the transitional moment between the vertical dense urban environment and the verdant carpet of the park space. The park’s buildings are expected to include a Community Center, a Performance Pavilion, a Children’s garden/tot lot and restroom, and a dog park and related amenity, at this stage called a “Bark Bar” where refreshments for patrons and their dogs may be sold.

As part of Phase 1, it is envisioned that the two locally-designated historic Victorian-style structures currently positioned on the east side of 14<sup>th</sup> street would be relocated to along the south side of F Street on property already owned by the Successor Agency. Both buildings are proposed to be renovated to park administration and support, office or some other yet to be identified purpose.

### Phase 2

Should CivicSD and the City be successful in acquiring the Smart & Final parcels and funding becomes available for improvement plans and subsequent construction, a Phase 2 would be implemented. Phase 2 would consist of another multi-purpose lawn area aimed at less-intensive programming and focused more on picnicking and pick-up game activities. Another food/beverage option and plaza would be located on the northeast corner of the block providing a welcoming park entry from F Street and the proposed Makers Quarter developments in the surrounding vicinity. Phase 2 also provides for the opportunity for an additional below-grade parking structure, should it be desired in the future, as well as a potential location for a relocated below-grade substation, allowing for the development of a Phase 3.

### Phase 3

This phase completes the development of EVG and realizes the full GDP. Phase 3, as envisioned today, assumes a relocated SDG+E substation either on-site (and underground) or at a nearby location within the vicinity. Preliminary estimates from SDG+E staff in 2009 anticipated relocation costs on site at approximately \$50 million, whereas relocating the substation off-site could result in a price tag over \$100 million.



Sustainability – The landscape and architecture of East Village Green respond to southern California’s climate and include a number of environmentally sustainable features.

- Stormwater collection and reuse: Water over the parking garage in Phase 1 will be collected by roof drains, piped to a cistern in the garage for storage and used to supply water for landscape irrigation. Areas of the park on natural grade will employ bio-filtration and possibly recharge wells if soil conditions permit.
- Water efficiency: Efficient fixtures in the buildings and low-flow irrigation systems will reduce the park’s demand on the potable water supply. The design of the interactive water feature will minimize evaporative losses and the system will treat and recycle water.
- Photo-voltaic (PV) panels: The incorporation of PV panels on the roof of the community center will be studied to provide the most efficient solar energy to the site, with the goal to provide enough energy to light the below-grade parking garage at a minimum.
- High efficiency lighting: Using long-life, low wattage LED fixtures with smart controls will lower electricity usage and reduce maintenance costs.
- Natural daylight: Site buildings will optimize daylight usage and the parking garage structure will employ skylights to introduce daylight to the lower levels.
- Wildlife value: The plant palette will include a variety of trees, shrubs, grasses and perennials native to southern California to attract birds and pollinator species.
- Materials and reuse: The historic structures on the project will be relocated and/or renovated for park administration and support, office or some other yet to be identified purpose.

Although it is not yet determined if the project will pursue certification through the LEED or SITES systems, EVG will include additional sustainable measures as permitted by the design and budget of the project.

Maintenance and Operations – Staff and the Consultant have been in communication with Park & Recreation staff to develop the most appropriate maintenance and operations plan for EVG. MJM Management Group (MJM), part of the Consultant team, is a firm specializing in the long-term activation and management of public spaces, is responsible for developing this plan which will evolve and be finalized prior to Phase 1 improvement plans being advertised for bid and construction. MJM currently provides programming and management services for the City of San Francisco in administering operations at Yerba Buena Gardens and Union Square. MJM was also responsible for the programming and management of the recently-opened Grand Park in Los Angeles.

Disposition of Property – in an effort to wind-down redevelopment activities as mandated by the State of California dissolution of redevelopment agencies in 2012, properties owned by the Successor Agency have been included in the Successor Agency’s Long-Range Property Management Plan (LRPMP). The EVG site is classified in the Governmental Use category to allow for the transfer of the areas currently owned by the Successor Agency to the City of San Diego for development of the proposed park. The LRPMP has received approval from the State of California Department of Finance to facilitate the transfer, allowing for the implementation of Phase I.

Proposed Schedule – CivicSD Staff will be negotiating with the Consultant for the preparation of improvement plans and bidding and construction phase services in the coming months with the anticipation of bringing forward an agreement for approval by the CivicSD Board in early 2016.

<b>TASK</b>	<b>ESTIMATED DATES*</b>
Phase 1	
Prepare Improvement/Design Plans	January 2016 – November 2016
Bid, Award and Issue Notice to Proceed	November 2016 – January 2017
Construction	February 2017 – November 2018
Phase 2	To be Determined
Phase 3	To be Determined

\*Dates provided are subject to change and project phasing is dependent upon availability of funding and acquisition of outstanding parcels.

Respectfully submitted,

Concurred by:



Brad Richter  
Assistant Vice President, Planning



Reese A. Jarrett  
President

Attachment: A – East Village Green General Development Plan  
B – Draft Minutes of the Community Parks 1 Division Area Committee

cc: Council District 3

S:\CIP\Major CIP\Parks And Open Space\East Village Green GDP\Staff Reports\P&R Board\EVG GDP P&R 2015  
1119\_Final.Doc



ATTACHMENT A

# EAST VILLAGE GREEN

GENERAL DEVELOPMENT PLAN





FUTURE  
IDEA1  
SITE

# SITE PLAN

FUTURE  
MAKER'S QUARTER  
BLOCK C

FUTURE  
MAKER'S QUARTER  
BLOCK

F STREET

SAN DIEGO  
FURNISHING &  
ACCESSORIES

BOURQUE  
HOUSE

SILO

NEW SCHOOL  
OF ARCHITECTURE  
AND DESIGN

13TH STREET

SURFACE  
PARKING

SDG&E  
SUBSTATION

SURFACE  
PARKING

FUTURE  
MAKER'S QUARTER  
BLOCK F

14TH STREET

SURFACE  
PARKING

HISTORIC  
HOME

HISTORIC  
HOME

SMART  
& FINAL

SURFACE  
PARKING

15TH STREET

G STREET

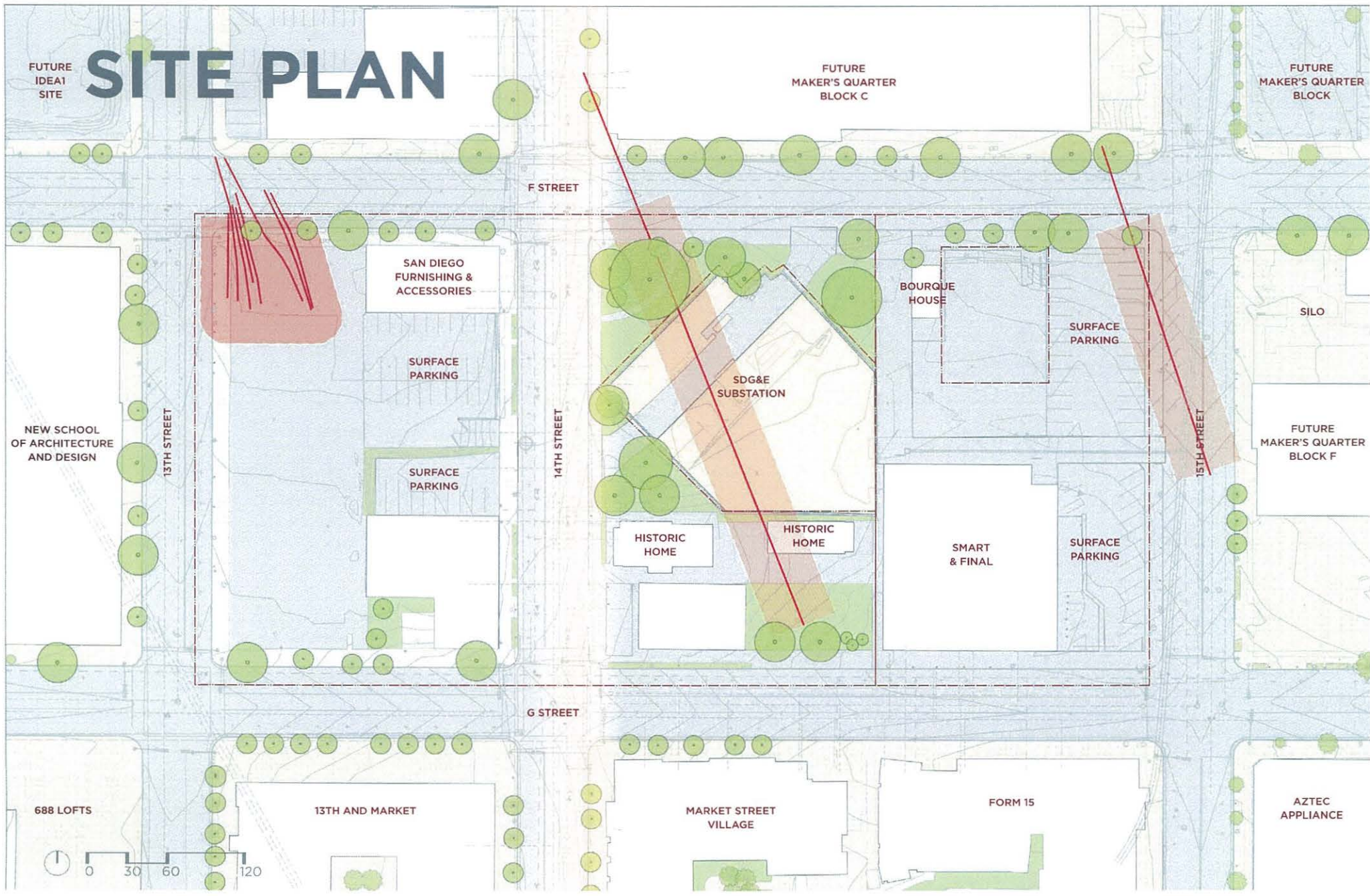
688 LOFTS

13TH AND MARKET

MARKET STREET  
VILLAGE

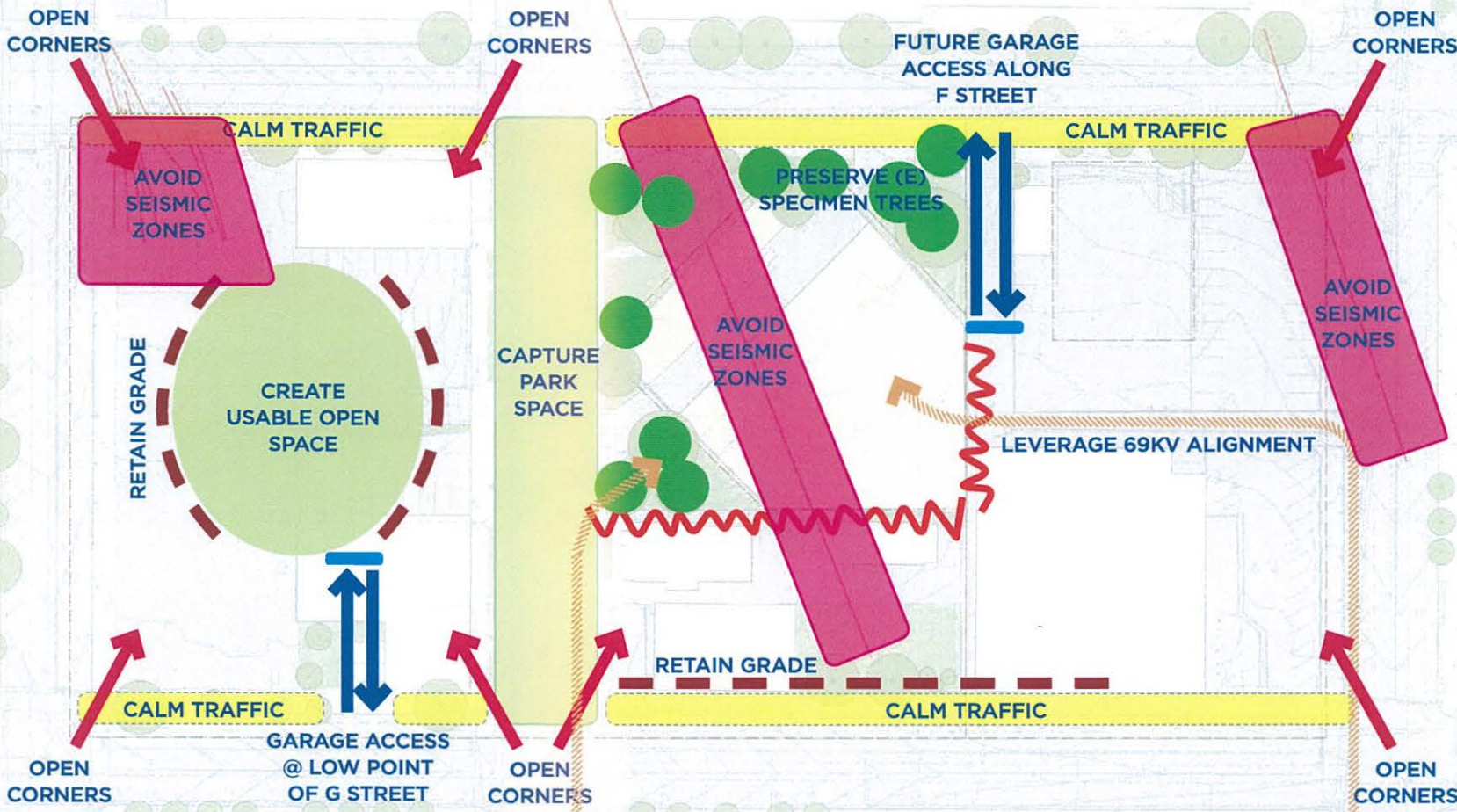
FORM 15

AZTEC  
APPLIANCE





# SITE ANALYSIS







**PROGRAM ELEMENTS**

**PUBLIC WORKSHOP #1 RESULTS**



**PUBLIC WORKSHOP #1**



**“URBAN VILLAGE”**



**“CENTRAL GREEN”**



**“GARDEN GREEN”**

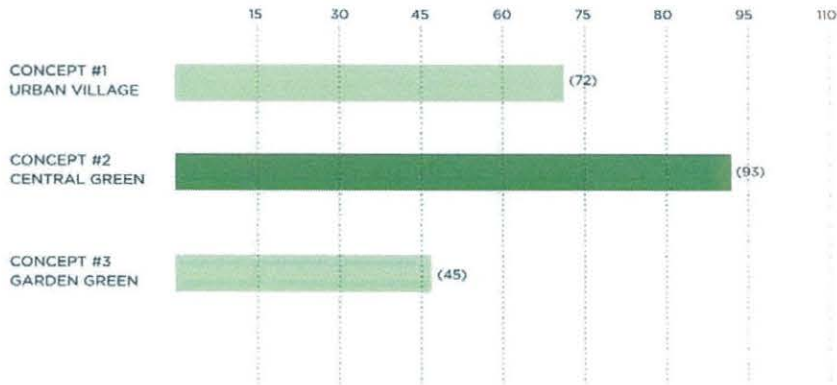


**GENERAL DEVELOPMENT ALTERNATIVES**



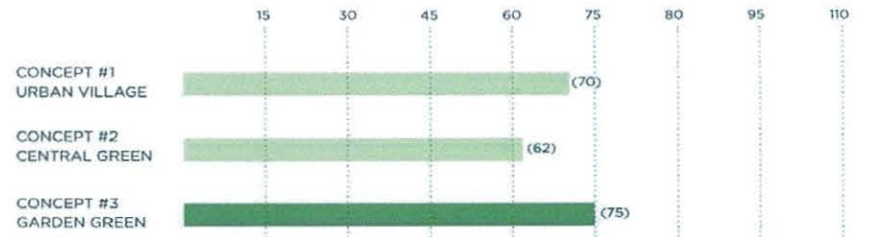
# PUBLIC WORKSHOP #2 RESULTS

QUESTION #1 - WHAT CONCEPT DO YOU THINK IS THE MOST SUCCESSFUL WAY TO ORGANIZE A PARK

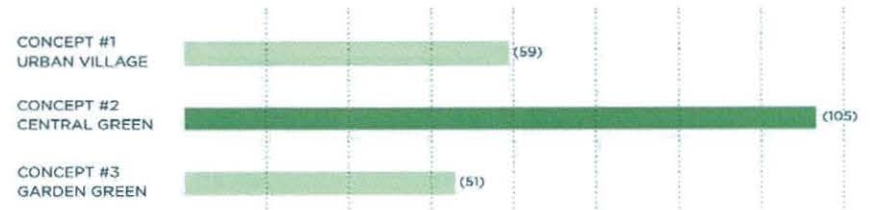


# PUBLIC WORKSHOP #2 RESULTS

QUESTION #2 - WHICH CONCEPT DO YOU THINK REPRESENTS THE BEST SIZE AND LOCATION OF THE CHILDREN'S PARK

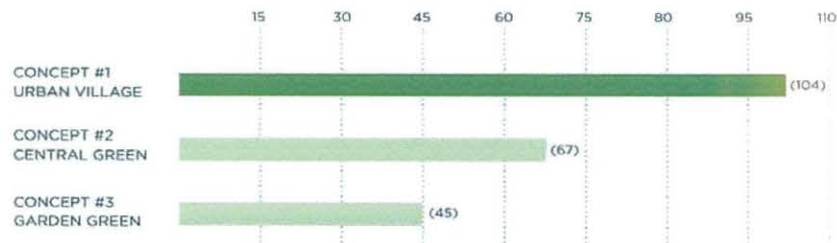


QUESTION #3 - WHICH CONCEPT DO YOU THINK REPRESENTS THE BEST SIZE AND LOCATION OF THE MULTI-USE LAWN

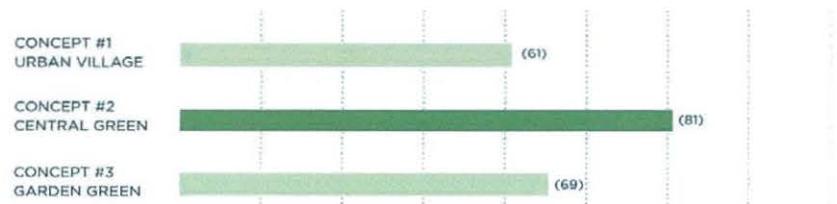


# PUBLIC WORKSHOP #2 RESULTS

QUESTION #4 - WHICH CONCEPT DO YOU THINK REPRESENTS THE BEST SIZE AND LOCATION OF THE DOG PARK



QUESTION #5 - WHICH CONCEPT DO YOU THINK REPRESENTS THE BEST SIZE AND LOCATION OF THE COMMUNITY OR AQUATIC CENTER



# PUBLIC WORKSHOP #2



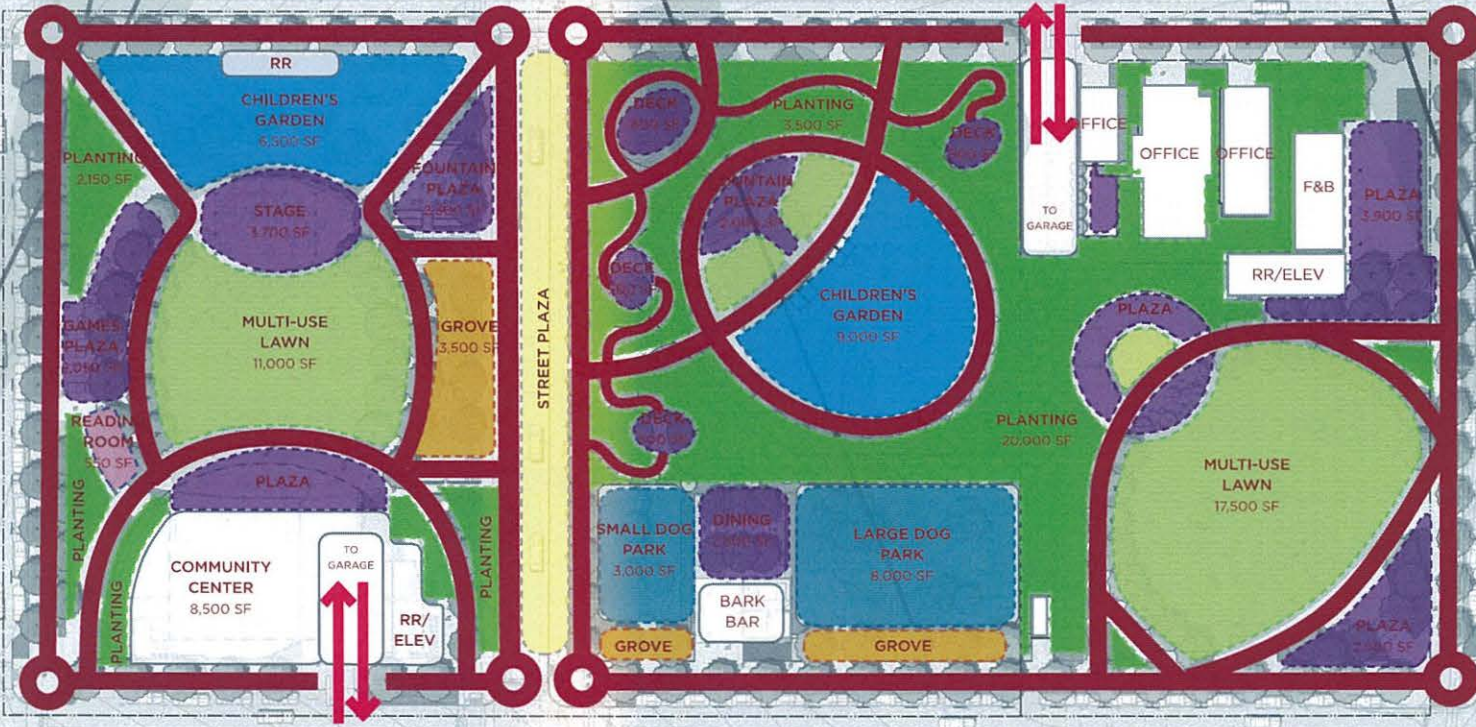
FUTURE  
IDEA1  
SITE

# PROGRAM DIAGRAM

FUTURE  
MAKER'S QUARTER  
BLOCK C

FUTURE  
MAKER'S QUARTER  
BLOCK

NEW SCHOOL  
OF ARCHITECTURE  
AND DESIGN



SILO

FUTURE  
MAKER'S QUARTER  
BLOCK F

688 LOFTS

13TH AND MARKET

MARKET STREET  
VILLAGE

FORM 15

AZTEC  
APPLIANCE



FUTURE  
IDEA1  
SITE

# PHASE 1

URBAN  
DISCOVERY  
ACADEMY

FUTURE  
MAKER'S QUARTER  
BLOCK C

FUTURE  
MAKER'S QUARTER  
BLOCK

NEW SCHOOL  
OF ARCHITECTURE  
AND DESIGN

13TH STREET

FAMILY RR/STAIRS  
CHILDREN'S GARDEN  
FOUNTAIN PLAZA  
MULTI-USE PLAZA  
GAMES PLAZA  
READING ROOM  
CAFE  
COMMUNITY CENTER

MULTI-USE LAWN  
GROVE

14TH STREET PLAZA

FICUS DECK  
SDG&E SUBSTATION  
SMALL DOG PARK  
BARK BAR  
LARGE DOG PARK

RENOVATED  
HISTORIC  
HOMES

SMART  
& FINAL

15TH STREET

SILO  
FUTURE  
MAKER'S QUARTER  
BLOCK F

G STREET

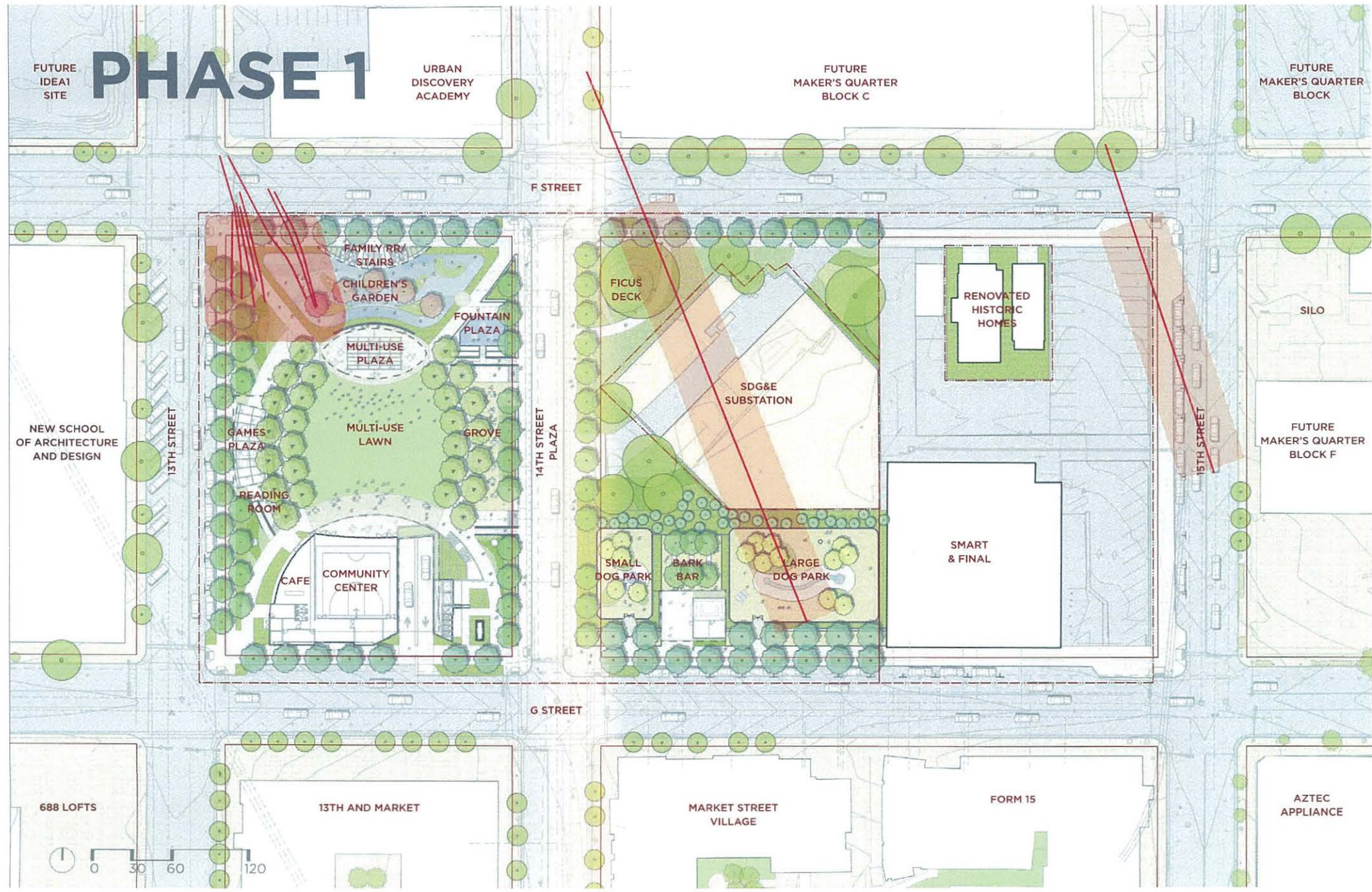
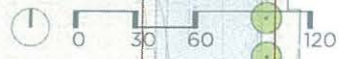
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13TH AND MARKET

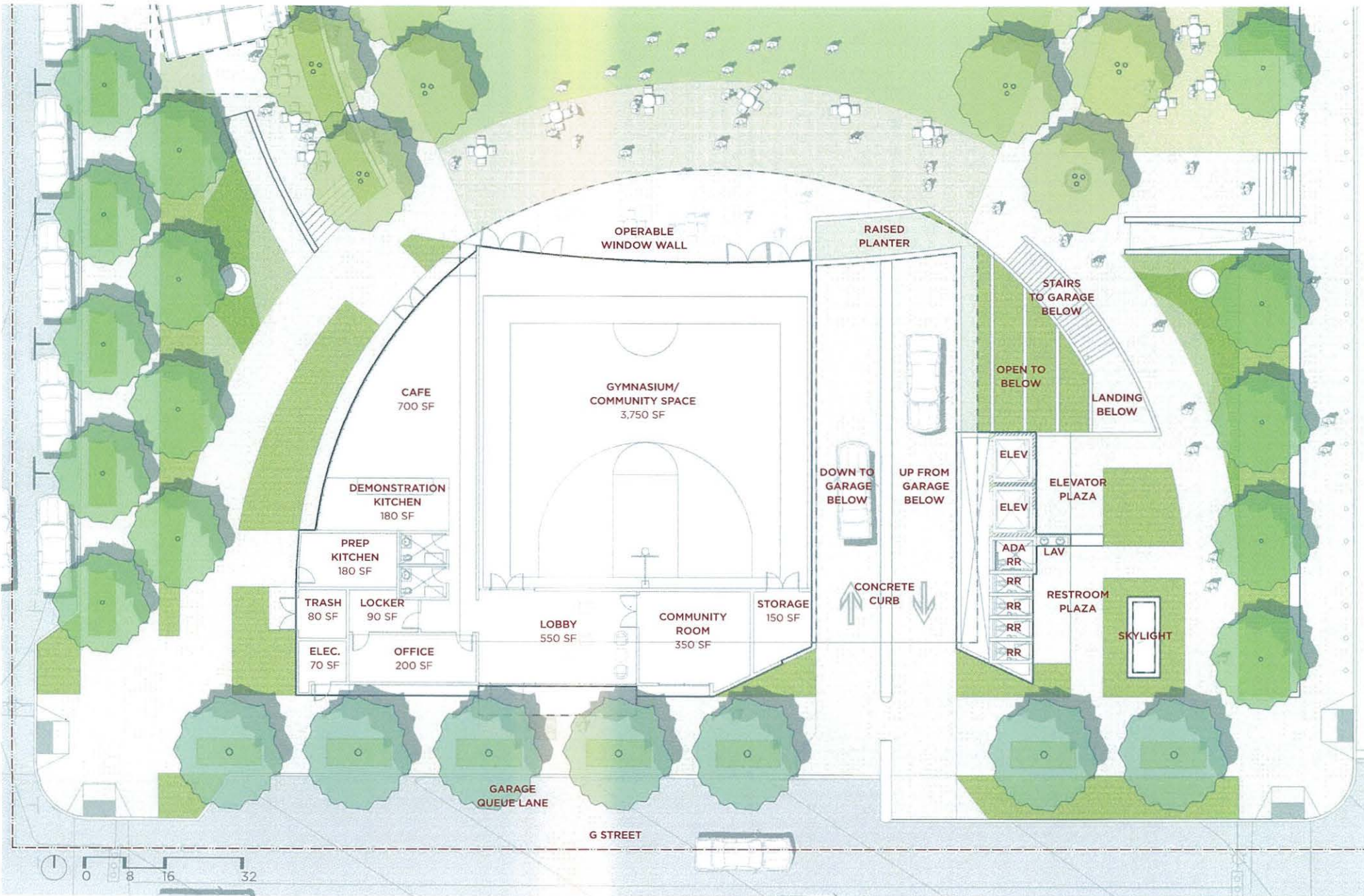
MARKET STREET  
VILLAGE

FORM 15

AZTEC  
APPLIANCE







OPERABLE WINDOW WALL

RAISED PLANTER

STAIRS TO GARAGE BELOW

OPEN TO BELOW

LANDING BELOW

CAFE  
700 SF

GYMNASIUM/  
COMMUNITY SPACE  
3,750 SF

DOWN TO GARAGE BELOW

UP FROM GARAGE BELOW

ELEV

ELEV

ELEVATOR PLAZA

ADA RR

LAV

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RR

DEMONSTRATION KITCHEN  
180 SF

PREP KITCHEN  
180 SF

TRASH  
80 SF

LOCKER  
90 SF

ELEC.  
70 SF

OFFICE  
200 SF

LOBBY  
550 SF

COMMUNITY ROOM  
350 SF

STORAGE  
150 SF

CONCRETE CURB

RESTROOM PLAZA

SKYLIGHT

GARAGE QUEUE LANE

G STREET







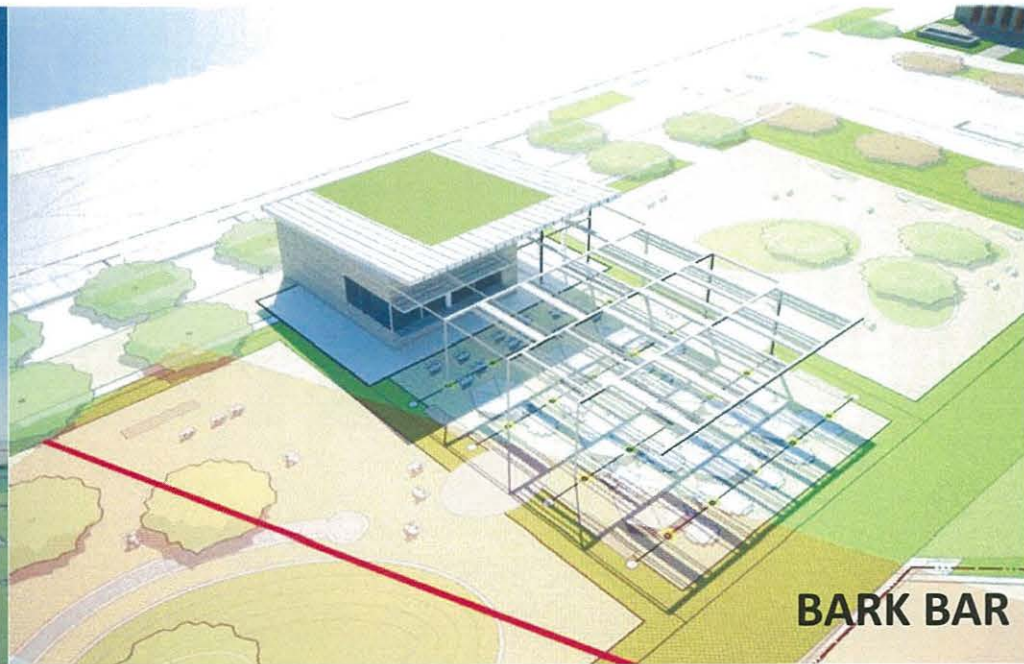
**COMMUNITY CENTER**



**COMMUNITY CENTER**



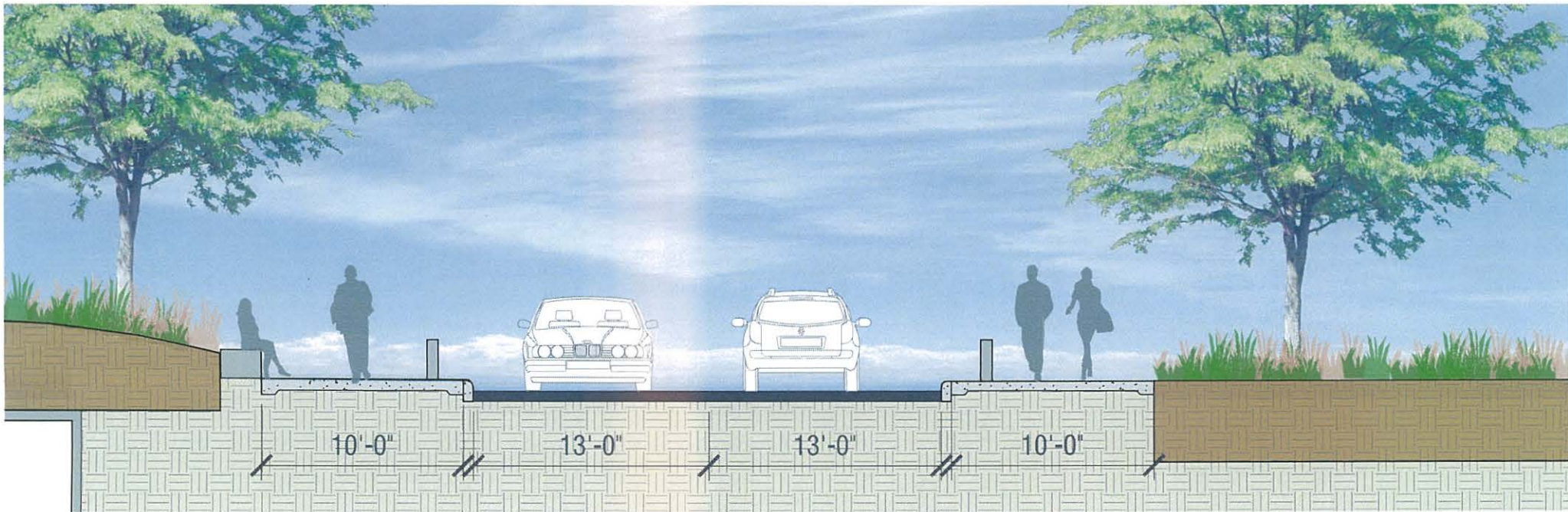
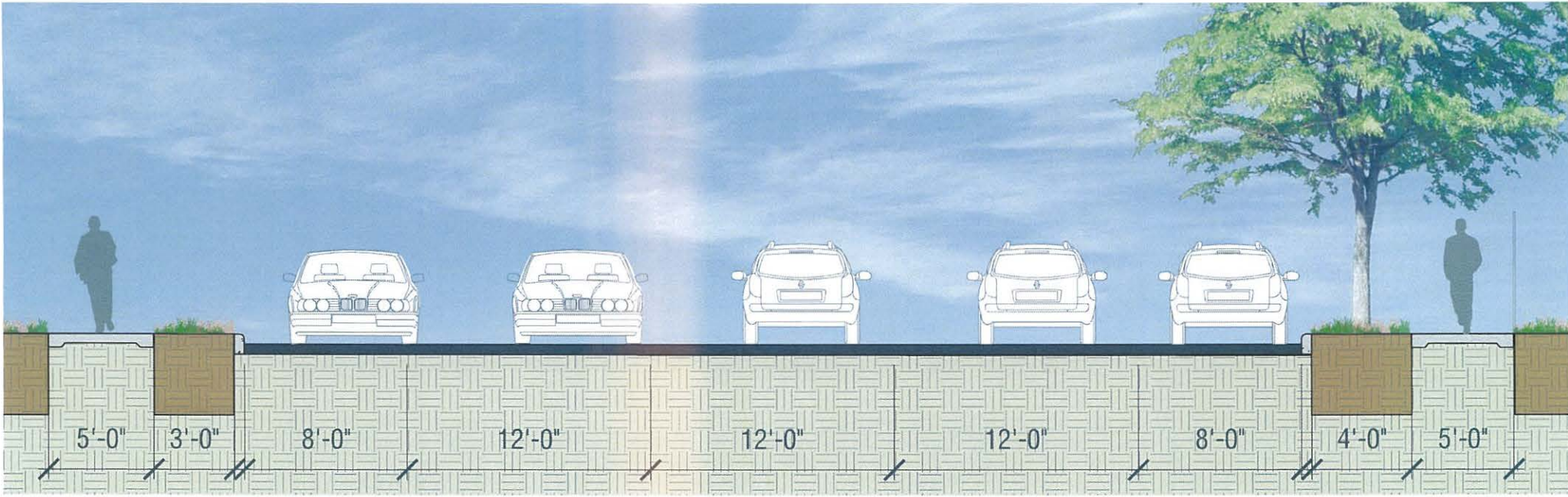
**PAVILION**



**BARK BAR**

**ARCHITECTURE**







FUTURE  
IDEA1  
SITE

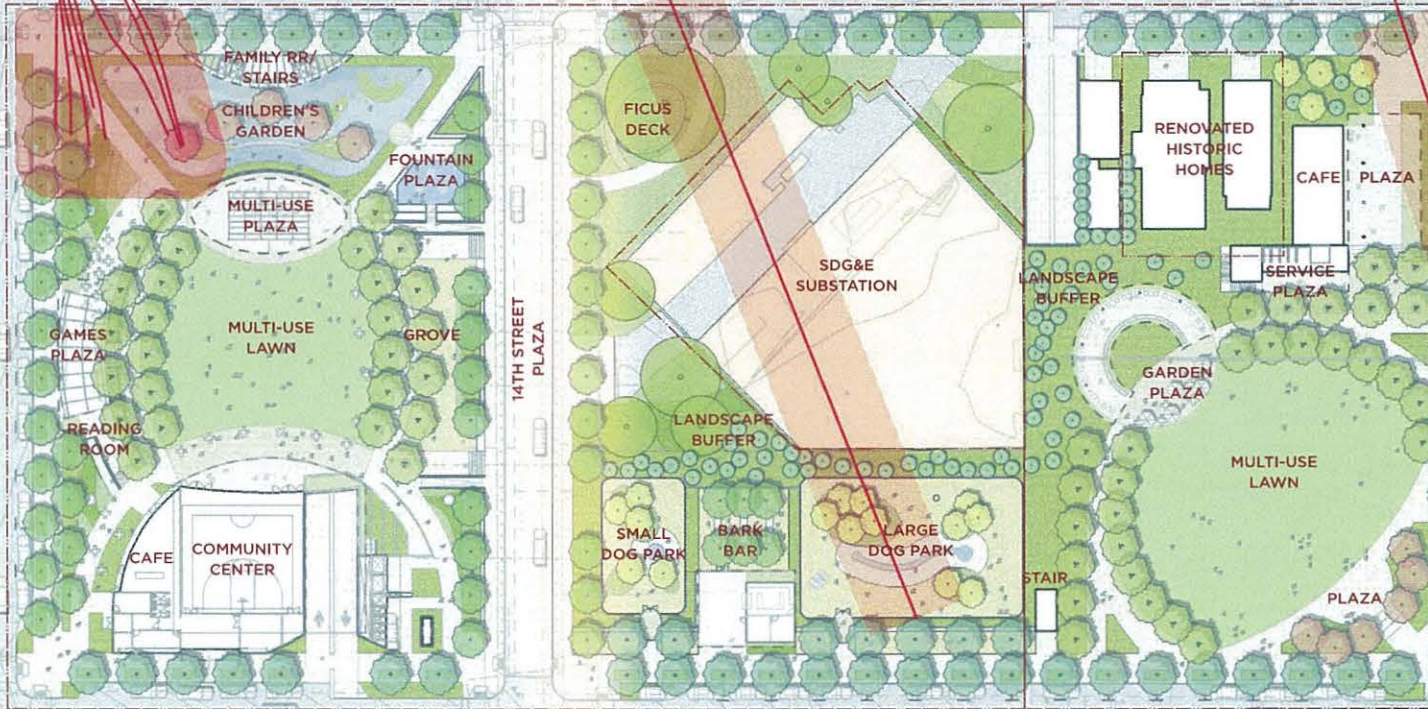
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URBAN  
DISCOVERY  
ACADEMY

FUTURE  
MAKER'S QUARTER  
BLOCK C

FUTURE  
MAKER'S QUARTER  
BLOCK

NEW SCHOOL  
OF ARCHITECTURE  
AND DESIGN



F STREET

14TH STREET  
PLAZA

15TH STREET

13TH STREET

G STREET

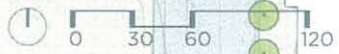
688 LOFTS

13TH AND MARKET

MARKET STREET  
VILLAGE

FORM 15

AZTEC  
APPLIANCE





FUTURE  
IDEA1  
SITE

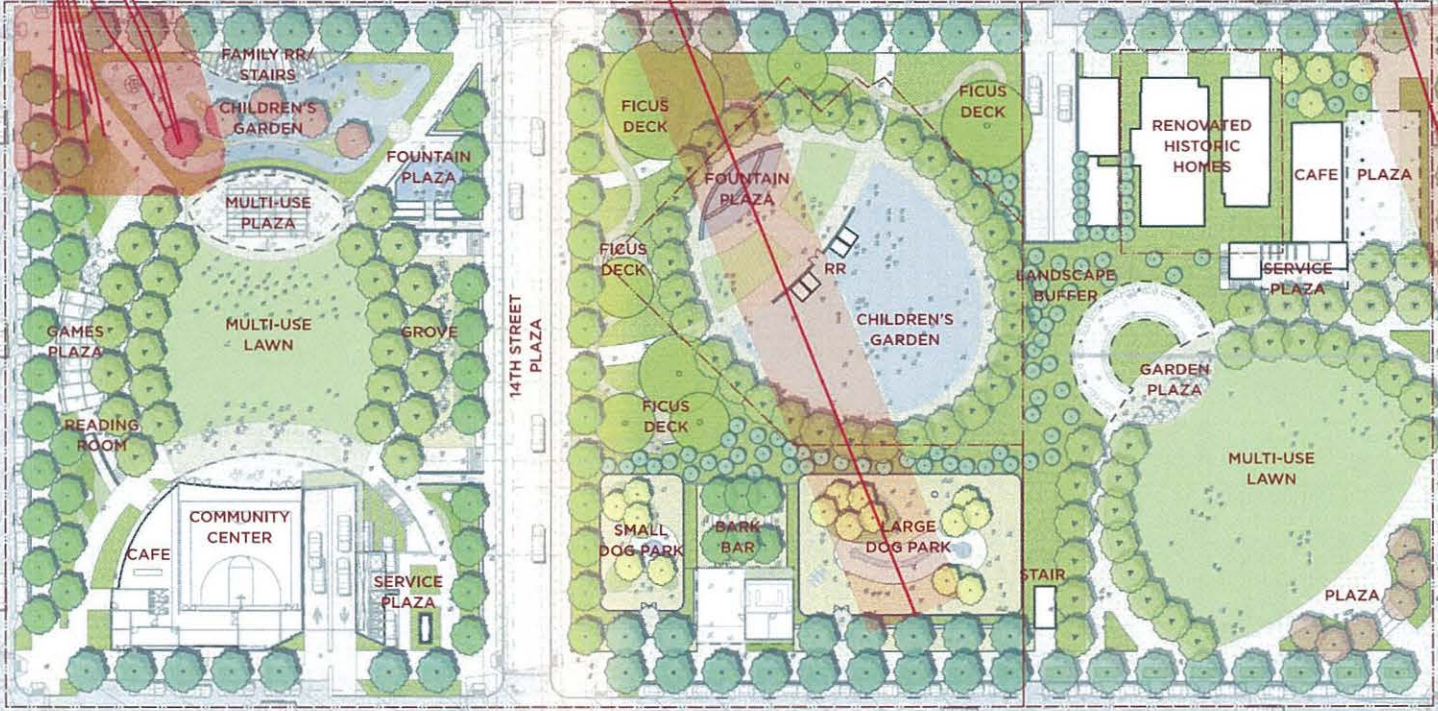
# PHASE 3

URBAN  
DISCOVERY  
ACADEMY

FUTURE  
MAKER'S QUARTER  
BLOCK C

FUTURE  
MAKER'S QUARTER  
BLOCK

NEW SCHOOL  
OF ARCHITECTURE  
AND DESIGN



SILO

FUTURE  
MAKER'S QUARTER  
BLOCK F

688 LOFTS

13TH AND MARKET

MARKET STREET  
VILLAGE

FORM 15

AZTEC  
APPLIANCE





# LOOKING SOUTHEAST

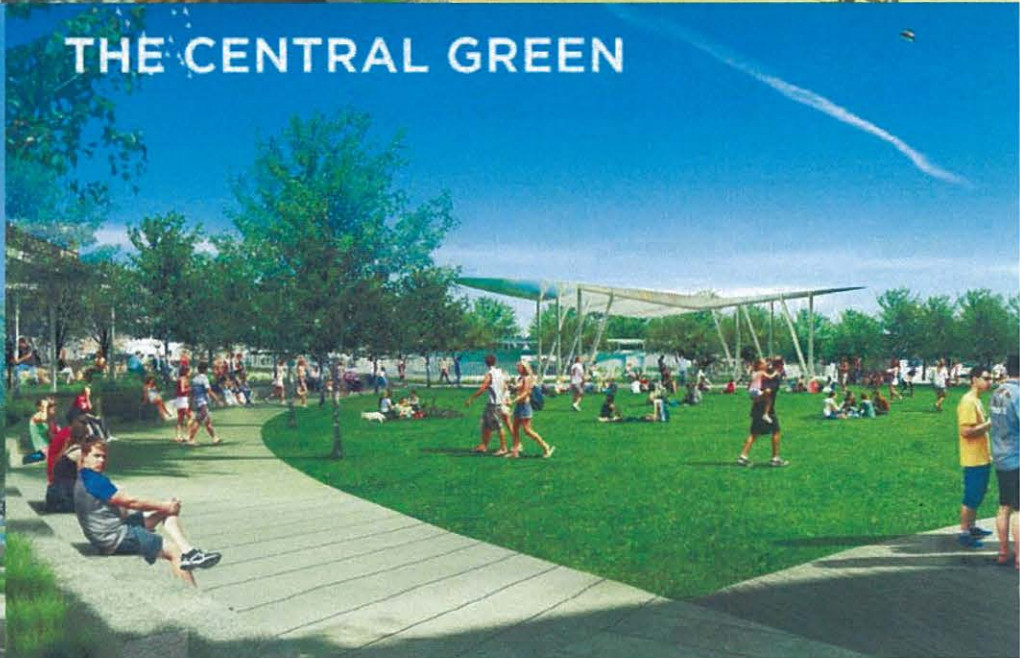




# LOOKING SOUTHWEST



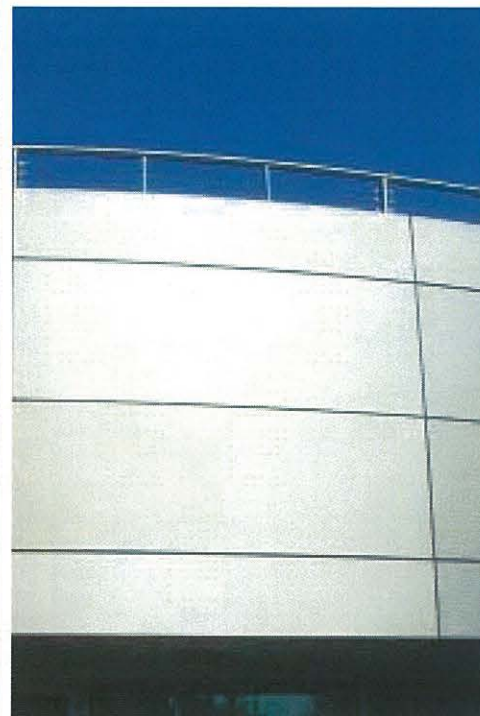
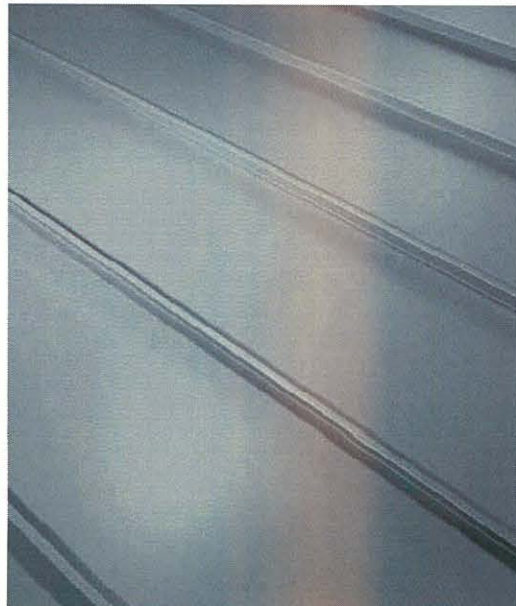
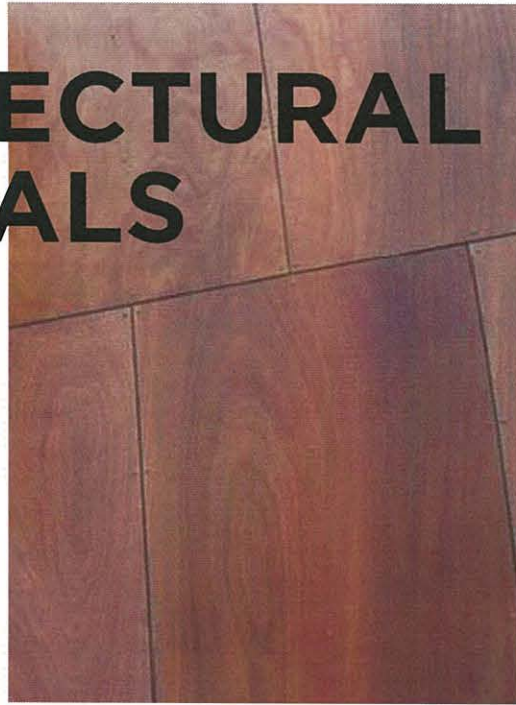
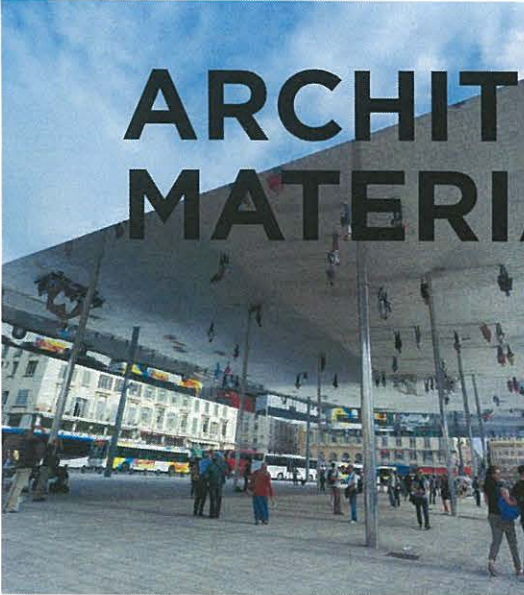




**RECOMMENDED GENERAL DEVELOPMENT PLAN**

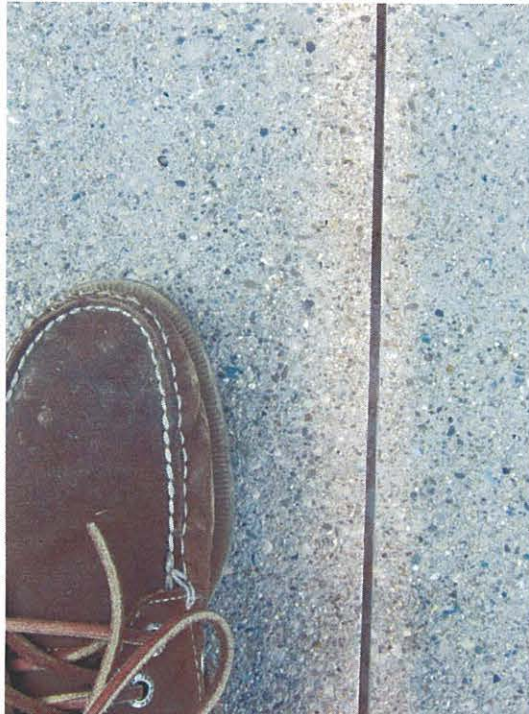
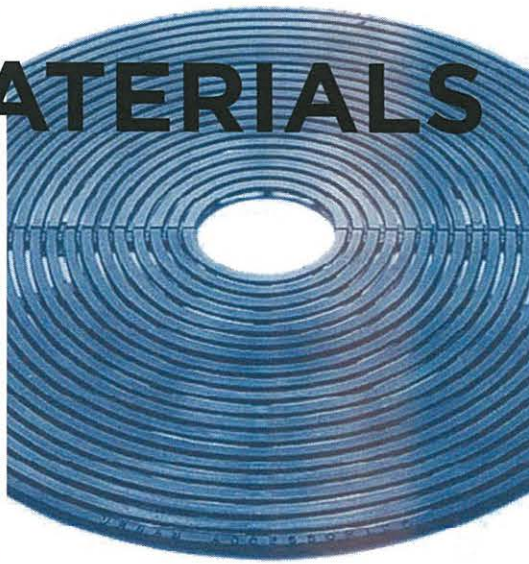
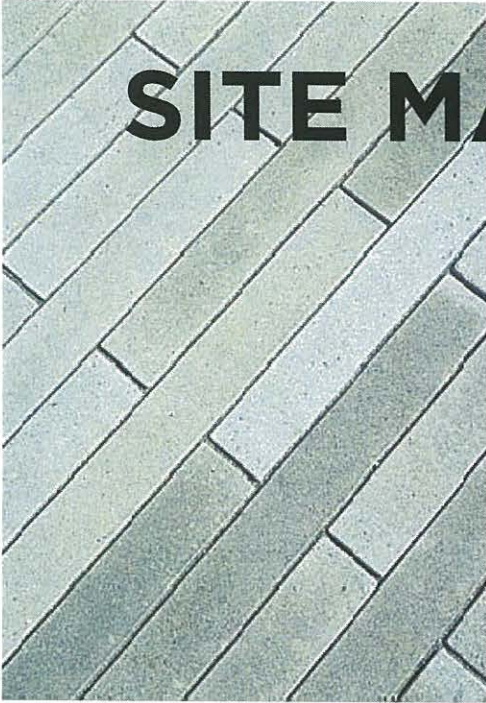


# ARCHITECTURAL MATERIALS





# SITE MATERIALS



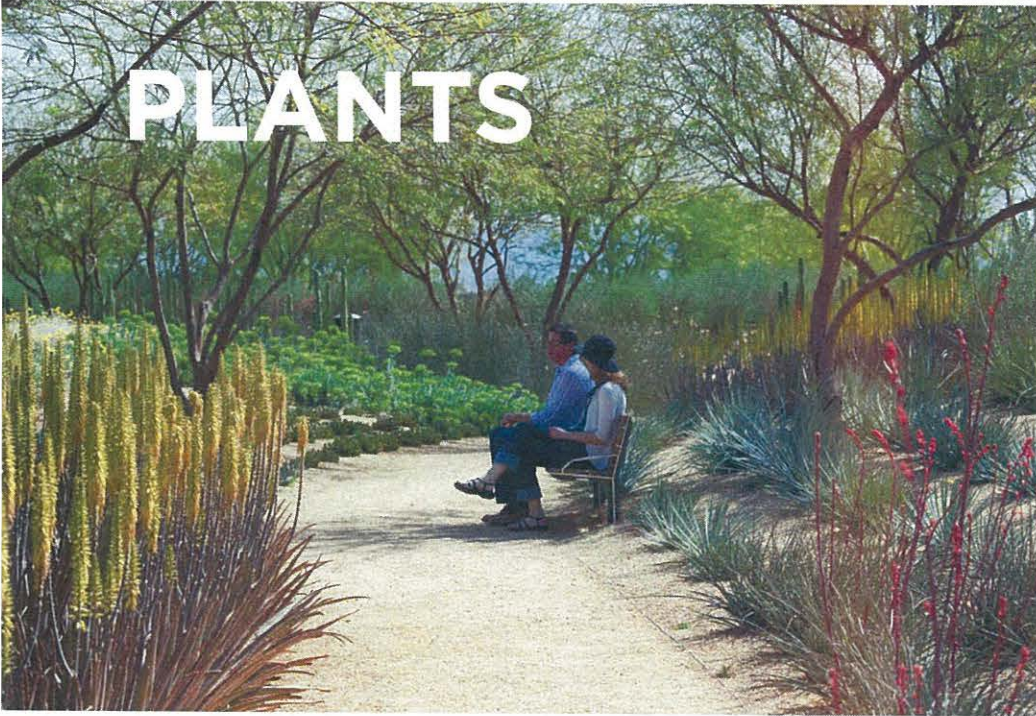


# FURNISHINGS

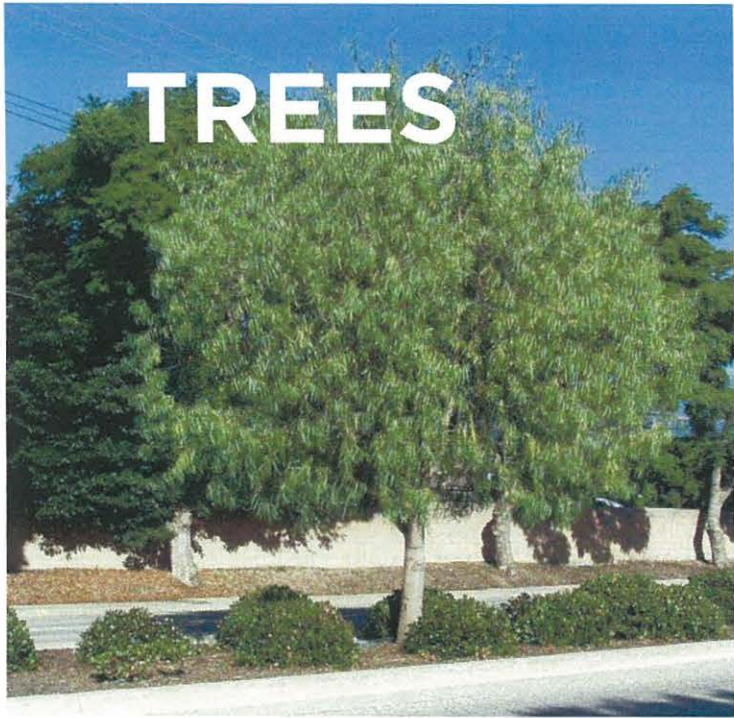




# PLANTS











OJB

THE OFFICE OF  
JAMES BURNETT  
LANDSCAPE ARCHITECTURE



# ATTACHMENT B

## MINUTES

### CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT COMMUNITY PARKS I DIVISION AREA COMMITTEE

October 7, 2015

**Meeting held at:**

Doyle Community Recreation Center  
8175 Regents Road  
San Diego, CA 92122

**Mailing Address:**

San Diego Park & Recreation  
CPI Area Committee  
2125 Park Blvd  
San Diego, CA 92101

**ATTENDANCE**

Dernis Otsuji                      CPI Area Committee Chairperson                      Present

Advisory Group	Representative	Present	Absent
Allied Gardens Recreation Council	Terry Cords	X	
Carmel Mountain/Sabre Springs R.C.	Gwen Leslie		X
Carmel Valley Recreation Council	Sharon Fornaciari	X	
Doyle Recreation Council	Sue Evans		X
Dusty Rhodes Recreation Council	Pat Warren	X	
Kearny Mesa Recreation Council	Kirk Brickley	X	
La Jolla Recreation Council	Mary Coakley-Munk		X
Linda Vista Recreation Council	Doug Beckham	X	
Mira Mesa Recreation Council	Joe Frichtel	X	
Nobel Recreation Council	Sue Evans	X	
North Clairemont Recreation Council	Robert Murillo	X	
Ocean Air Recreation Council	Jason Hardy		X
Ocean Beach Recreation Council	Jim Nickel	X	
Point Loma Recreation Council	Mike Moser		X
Rancho Bernardo Recreation Council	Kelly Batten		X
Rancho Penasquitos Recreation Council	Scott Gellerman		X
Robb Field Recreation Council	Bret Vedder		X
San Carlos/Lake Murray Recreation Council	John Pilch	X	
Santa Clara/Pacific Beach Recreation Council	Justin Binns		X
Scripps Ranch Recreation Council	Marc Sorensen	X	
Serra Mesa Recreation Council	George DeLaBarre	X	
South Clairemont Recreation Council	Chris Pierce	X	
Standley Park Recreation Council	Kate Woodward	X	
Sunset Cliffs Natural Park	Gene Berger		X
Tecolote Recreation Council	Susan Mournian		X
Tierrasanta Recreation Council	Betty Oglivie		X

**CITY OF SAN DIEGO STAFF**

Mike Rodrigues Park and Recreation Department Representative

**GUESTS**

Mark Caro Civic San Diego  
Nathan Elliott OJB

**CALL TO ORDER**

The meeting was called to order by Chairperson, Dennis Otsuji at 7:03 p.m.

**APPROVAL OF MINUTES**

**MOTION                      MOVED/SECONDED                      Wood Brickley/Pat Warren**

A motion was made by Mr. Brickley and seconded by Ms. Warren to approve the September 2, 2015 meeting minutes as written. The motion was approved 7-0 with 7 abstentions

**REQUEST FOR CONTINUANCES** - None

**ADOPTION OF AGENDA**

**MOTION                      MOVED/SECONDED                      Joe Frichtel/Doug Beckham**

A motion was made by Mr. Frichtel and seconded by Mr. Beckham to approve the agenda as presented. The motion carried unanimously (14-0)

Consent At this time the Board may consider adoption of one or more items on the adoption agenda as "Consent" items.

**MOTION                      MOVED/SECONDED                      Robert Murillo/Woody Brickley**

A motion was made by Mr. Murillo and seconded by Mr. Brickley to move Action Item 101 up on the agenda after Communications. The motion carried unanimously 14-0

**COMMUNICATIONS**

Mr. Pilch had a comment relating to a proposed cell tower in the Navajo Planning Group Area. He would like to see a representative from Park and Recreation at the next Planning Group meeting to better explain the approval process and potential impacts to the community.

## ACTION ITEMS

### 101. Recommend approval of the proposed East Village Green General Development Plan

Mark Caro from Civic San Diego presented the East Village Green (EVG) General Development Plan for consideration and recommended approval. The 4.1 acre multi-block parcel in Downtown's East Village is bordered by F,G, 13<sup>th</sup> and 15<sup>th</sup> Streets. The proposed EVG will establish the overall design and serve the basis for three phases of development. The conceptual design includes a community center with half court gymnasium and small meeting/activity room, multi-purpose lawn area, children's park, interactive water feature, off leash dog area, pavilion, restroom and underground parking.

Discussion included: The size of the meeting room and need for a larger space for activities and meetings; the need for a safe over or under crossing at 14<sup>th</sup> St.; questioned the use of space in the center for a café instead of common area and half court gym instead of full court.

**MOTION                      MOVED/SECONDED                      Kirk Brickley/George DeLaBarre**

A motion was made by Mr. Brickley and seconded by Mr. DeLaBarre to approve the conceptual General Development Plan as presented with the following recommendations:

- Re-visit the crossing at 14<sup>th</sup> Street and consider an over or under pass to provide park patrons safe access between the two park areas
- Encourage the Downtown Partnership to establish its own Recreation Council
- Make phase one fully operational and not rely on phases two and three
- Consider a larger community room for meeting space
- Consider an outdoor basketball court instead of half court gym for more usable space indoors at the community center
- Re-consider the café space and make more usable space indoors at the community center
- The design appears to be heavily programmed and too busy, increase usable grass areas for passive usage
- Support a tot lot playground at the children's park area

Motion carried 9-3 with 1 abstention

## CHAIRPERSON'S REPORT

Dennis shared some insight regarding telecom facilities on public land and the need for new technology.

## STAFF REPORT

Mike Rodrigues, CPI Area Representative, provided an update on August 2015 Park and Recreation Department water usage which showed a significant decrease compared to August 2013 usage. Staff is looking into increasing irrigation times to the passive use turf areas that were cut back in May. The Department will continue to focus on saving precious park assets such as trees and sports field turf.

Park and Recreation Board did not meet – no report

Mike announced that a Park and Recreation Department representative will present and discuss the Special Use Permit (SUP) and Standard Operating Procedures (SOP) for Recreation Councils at an upcoming meeting. We will provide as much notice as possible so Chairs can plan to send a representative from each Recreation Council to this meeting. This will most likely occur at the December meeting.

Mike distributed the revised ParksFit financial statements for the fun run and challenge event showing Recreation Council support. Mike informed the Committee that the Park and Recreation Department Annual Department staff meeting which will be held in February will be requesting financial support from recreation councils for staff appreciate expenses. Rec Center staff will bring their requests to you at an upcoming meeting.

## INFORMATION ITEMS

Joe Frichtel is a proponent of dedicating some parks as “youth usage only”.

WORKSHOP ITEMS - None

ANNOUNCEMENTS - None

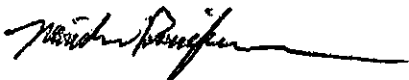
## ADJOURNMENT

There being no further business, the meeting was adjourned at 8:50 p.m.

## NEXT SCHEDULED MEETING

Note: Next regular meeting scheduled for on **Wednesday, November 4, 2015** at Doyle Community Recreation Center at 7:00 p.m. **has been cancelled**. The next regular meeting is scheduled for December 2, 2015.

Submitted by



Mike Rodrigues, District Manager