



# REPORT

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

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DATE ISSUED: January 6, 2015

REPORT NO. 204

ATTENTION: Park and Recreation Board  
Agenda of January 15, 2015

SUBJECT: Proposed Future Use of Former Copley YMCA Building

### SUMMARY

THIS IS AN INFORMATIONAL ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE BOARD.

The Copley Family YMCA is scheduled to move from its existing facility located at 3901 Landis Street to a newly constructed facility (Copley-Price Family YMCA) located at 4300 El Cajon Boulevard (old Pearson Ford site) in the City Heights/Mid-City community on January 24, 2015. The Park and Recreation Department is proposing to operate the former Copley facility as a community center. This proposal would include moving the Department's therapeutic and senior services programming from the War Memorial Building in Balboa Park to the former Copley facility. This would include use of the gymnasium for general recreational activities and closure of the indoor pool.

The main facility and the gymnasium would be open to the public for drop-in or structured program activities organized by City staff. Currently, the Department's Therapeutic and Senior Services (TRS) section does not have a permanent location and must use satellite facilities to house its programs. This proposal would move TRS activities into the old Copley facility quickly in order to limit the time the facility sits vacant after closure of the Copley Family YMCA.

### BACKGROUND/DISCUSSION

The Copley Family YMCA opened the YMCA on Landis Street in 1956 on City-owned parkland. Most recently, it entered into a 25-year lease agreement with the City of San Diego in 1995 to operate the facility for the purposes of a community recreation center. In May 2014, the YMCA informed the City that it would terminate the lease agreement in January 2015.

The current facility consists of 33,000 square feet with a detached gymnasium complex, several offices, three exercise rooms, meeting rooms, one large classroom, kitchen, and an indoor swimming pool. The property is managed as dedicated park land which means the facilities must be used for park and recreation purposes. The Mid-City Public Facilities Financing Plan identifies a recreation center to be located at the Copley Family YMCA site.

There are many benefits to operate the former YMCA facility as the "Park de la Cruz Community Center." This would continue to provide park and recreation services to the surrounding communities and provide on-site staff during business hours for maintenance and park supervision for the adjacent Park de la Cruz. City Heights residents would have a new community center and gymnasium, and residents of San Diego would be provided a unique experience by being able to participate in therapeutic inclusive activities for youth, adults, and seniors all under one roof in the same facility.

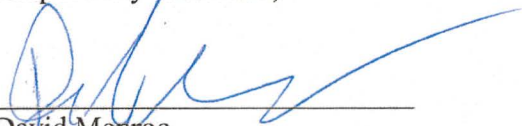
Some of the amenities in Park de la Cruz and Cherokee Point Park, which are adjacent to the Copley Community Center, include ball fields, picnic and playground areas, and a future skate park; The Mid-City Skate Park that will be located at Park de la Cruz is currently under design. The next public input workshop for the Mid-City Skate Park is scheduled to be held on January 20 at the City Heights Recreation Council meeting. The Park and Recreation Department currently manages and operates Park de la Cruz and Cherokee Point Park, and by adding the Copley facility, it would give the Department an opportunity to expand and bring additional City park programs to the community.

Closure of the indoor pool would not eliminate aquatic activities for the community. Two existing public pools are available for use within a two-mile radius. The existing pool at the Copley Family YMCA has numerous costly maintenance concerns that would need to be addressed before continued or future operations. Some of these issues include indoor air quality that may be inadequately ventilated and inconsistent with current aquatic codes for indoor facilities, which would require upgrades. In addition, the pool shell is cracked, and a liner is currently in use. Boilers, pumps, and filtration system are very old and require immediate updating. The pool is not competitive size, which limits program use and revenue generation potential. Ongoing operations under the current conditions of the pool will be very costly.

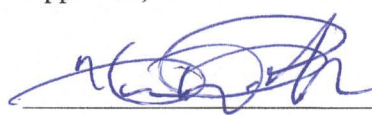
During the month of January, the Department is gathering public input on the proposed reuse of the former Copley Family YMCA building. In addition to the Park and Recreation Board, the Department is also presenting this proposal to the City Heights Planning Area Committee, Disabled Services Advisory Council, Park and Recreation Board, City Heights Recreation Council, and the Balboa Park Committee since TRS would vacate the War Memorial Building.

Once the public input process is complete, the Department will try to identify funding for moving staff into the former YMCA building, continuing operations at the new site, and funding any needed maintenance and improvements to the building. In late January or early February, Park and Recreation and Real Estate Assets Department staff will complete the lease termination walkthrough with the Copley Family YMCA. If this proposal is approved, staff anticipates beginning to move into the community center as early as March.

Respectfully submitted,

  
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David Monroe  
Deputy Director, Community Parks II Division  
Park and Recreation Department

Approved,

  
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Herman D. Parker  
Director  
Park and Recreation Department