

A blurred photograph of a soccer game in progress on a green field. Two players are visible: one in a red jersey on the left and one in a white jersey on the right, who is kicking a blue ball. The field has yellow and blue yard lines. The text 'HICKMAN FIELD ATHLETIC AREA' is overlaid in the center in a gold, 3D-style font.

HICKMAN FIELD ATHLETIC AREA

Consultant Team

- Mark Brencick, Consultant, Landmark Consulting, Inc.
- David McCullough, McCullough Landscape Architecture, Inc.

City Staff

- Mark Nassar, Deputy Director, Public Works Department
- Kevin Oliver, Project Officer II, Public Works Department
- Ana Del Rincon, Project Manager, Public Works Department
- Robin Shifflet, Development Project Manager, Planning Department

General Plan Standards, Community Plans and Financing Plans

- **2008 CITY OF SAN DIEGO GENERAL PLAN STANDARDS FOR PARKS**
 - Population-based parks: 2.8 acres per 1000 people in each community plan area
 - Community Parks
 - Neighborhood Parks
 - Recreation Centers: Serves a population of 25,000 in each community plan area.
 - Aquatic Complex: Serves a population of 50,000 in each community plan area.
- **KEARNY MESA COMMUNITY PLAN POLICY FOR PARKS**
 - Hickman Field should be further developed to serve the working population and residents of Kearny Mesa and surrounding areas.
 - New development could include active recreation facilities, such as jogging track, handball courts, swimming pool and tennis courts, in addition to the existing baseball and soccer fields. Shower facilities, lockers, and bicycle racks should also be provided.
- **KEARNY MESA, SERRA MESA AND CLAIREMONT MESA FINANCE PLANS**
 - Kearny Mesa Finance Plan, July 2003, Project KM-P2, KM-P3 and KM-P4 Provides for an Aquatic Complex, Recreation Building and Athletic Area to be shared with Clairemont Mesa and Serra Mesa.
 - Serra Mesa Finance Plan, December 2003, Project P8, P9 and P11 Provides for an Aquatic Complex, Recreation Building and Athletic Area to be shared with Clairemont Mesa and Serra Mesa.
 - Clairemont Mesa Finance Plan, April 2002, Project CM-P18, CM-P19 and CM-P20 Provides for an Aquatic Complex, Recreation Building and Athletic Area to be shared with Clairemont Mesa and Serra Mesa.

Funding History

□ DEVELOPMENT IMPACT FEES COLLECTED

- **Sunroad Project - PH 1&2** (MMRP, cond. 26, SDP 524637, PDA) calls for a developer contribution of \$417,538 towards a pool & rec. center in KM. Total collected \$417,538.00
- **Sunroad Project - PH 3-5** (PDP 905832, cond. # 35) calls for a developer contribution of \$4,981,631 for park development, pool, and rec. center in KM. Total collected to date is \$321,942. Future funds to be collected at \$8,472 per residential unit when permits are pulled.
- **Palladium** - SDP 524637, cond. # 41 and VTM 524641 calls for a developer contribution for Parks in Kearny Mesa and Serra Mesa. Kearny Mesa to receive \$207,250.00, and to be allocated to Hickman CIP.
- **General Dynamics DA Funds** - \$37,310 available funding for general improvements to Hickman Athletic Area.
- **Kearny Mesa** - \$507,544 available funding for general improvements to Hickman Athletic Area.

□ DEVELOPMENT IMPACTS FEES WITHIN THE PROJECT

- **Kearny Mesa DIF** - Funding of \$125K currently in Hickman Field project.
- **Serra Mesa & Clairemont Mesa DIF** - There are currently no Serra Mesa or Clairemont Mesa DIF funds in the Hickman Field Project.

In summary, the total DIF funding potentially available to the Hickman Field could eventually total approximately \$6.48M available. To date, \$1.5M has been collected.

Hickman Field Lease History

- 1969 Clairemont Mesa Little League licenses 11 acres from Navy
- 1976 An additional 33-acres licensed from the Navy
- 1979 Hickman Youth Association (HYAA) formed and is the licensee for Navy land
- 1994 Complex dedicated to heroic naval aviator Lt. Albert Hickman
- 2001 Quitclaim Deed conveys title to Hickman Field from Navy to City
- 2005 HYAA and City enter into 25-year license Agreement with 5-year option

History of the General Development Plan Amendment

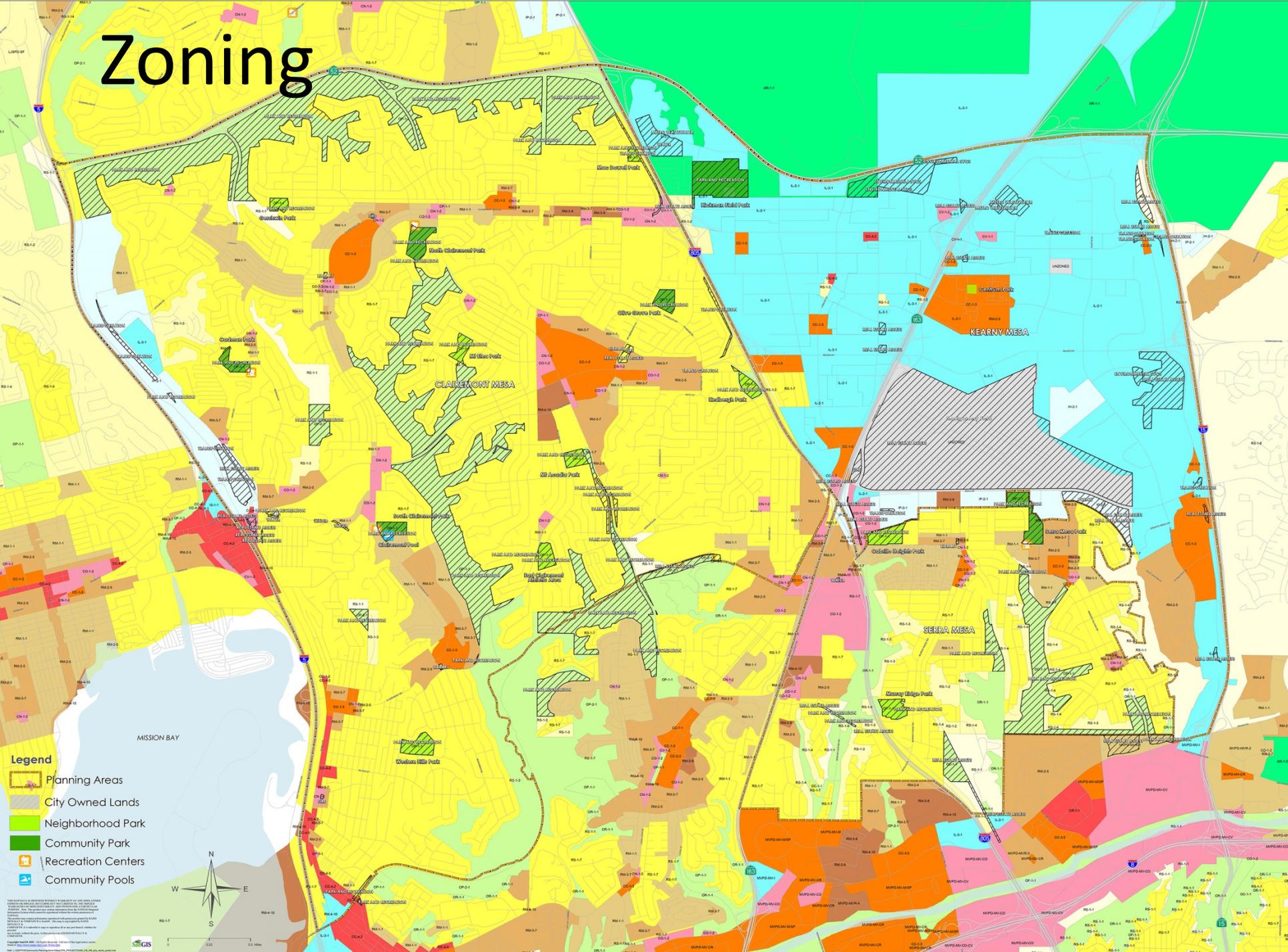
- July 19, 2001 – Original Hickman Field General Development Plan approved by the Park and Recreation Board (GDP does not include an Aquatic Complex)
- April 2002 – Clairemont Mesa Facilities Finance Plan adopted with financing for Fields, Recreation Center and Aquatic Complex at Hickman Fields.
- July 2003 – Kearny Mesa Facilities Finance Plan adopted with financing for Fields, Recreation Center and Aquatic Complex
- December 2003 – Serra Mesa Facilities Finance Plan adopted with financing for Fields, Recreation Center and Aquatic Complex
- April 2011 - City hires consultant team to provide a GDP amendment
- November 2011 - Hickman Youth Athletic Association and City developed Design Program
- City's consultants develop two alternative concepts for the GDP amendment which incorporate all Design Program items.
- HYAA develops a third alternative concept without Aquatic Complex.
- March/July 2013 - Two public workshops held with the community to discuss design alternatives and the Recreational Amenities Survey.
- September/December 2013 -Proposed GDP Amendment developed which incorporates HYAA design and Aquatic Complex presented to Recreation Council, Community Parks I, and Design Review Committee. The Kearny Mesa Recreation Council approved the Proposed GDP Amendment.

Neighborhood City Operated Facilities



- Legend:
- Planning Areas
 - City Owned Lands
 - Neighborhood Park
 - Community Park
 - Recreation Centers
 - Community Pools

Zoning

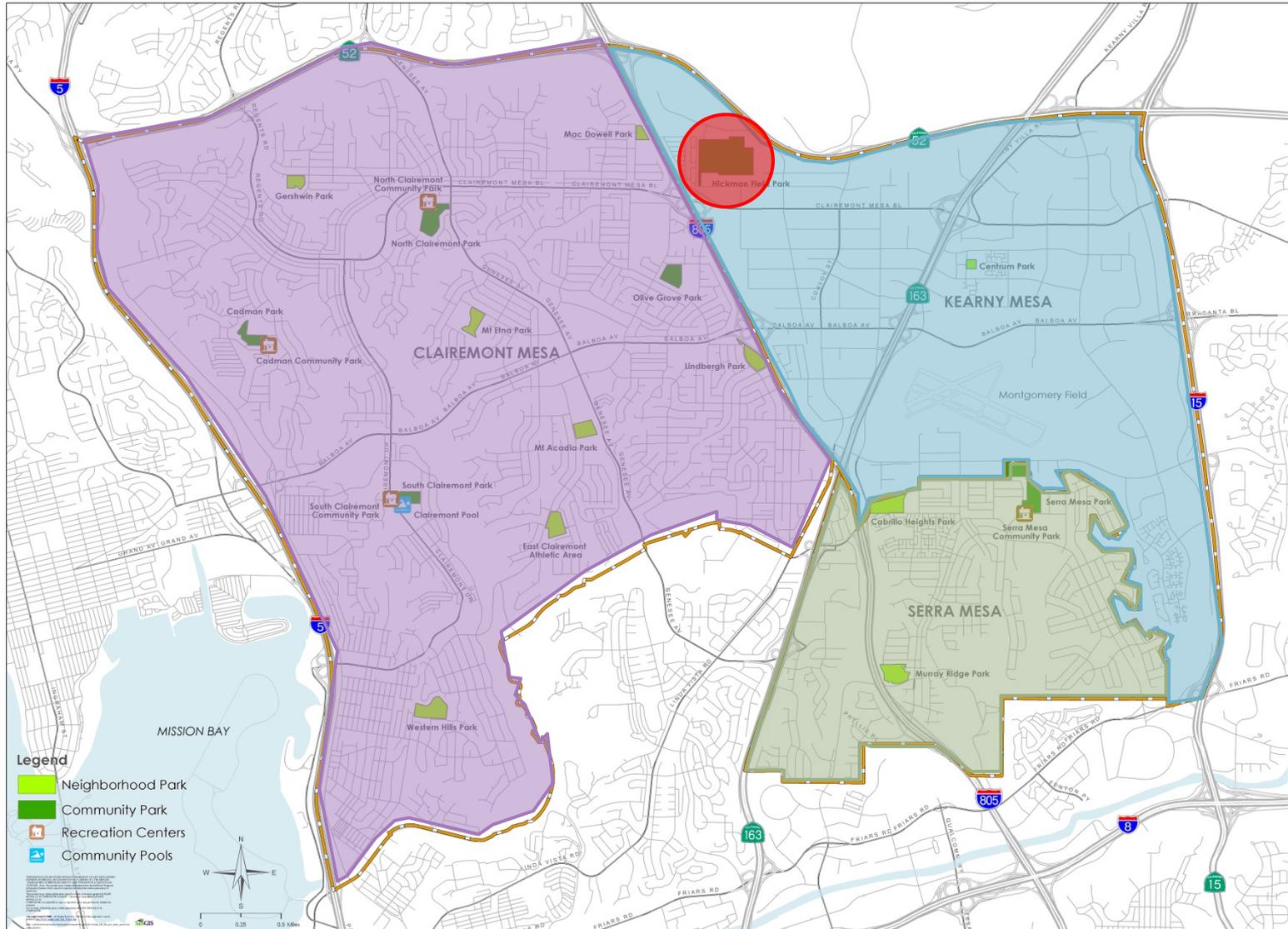


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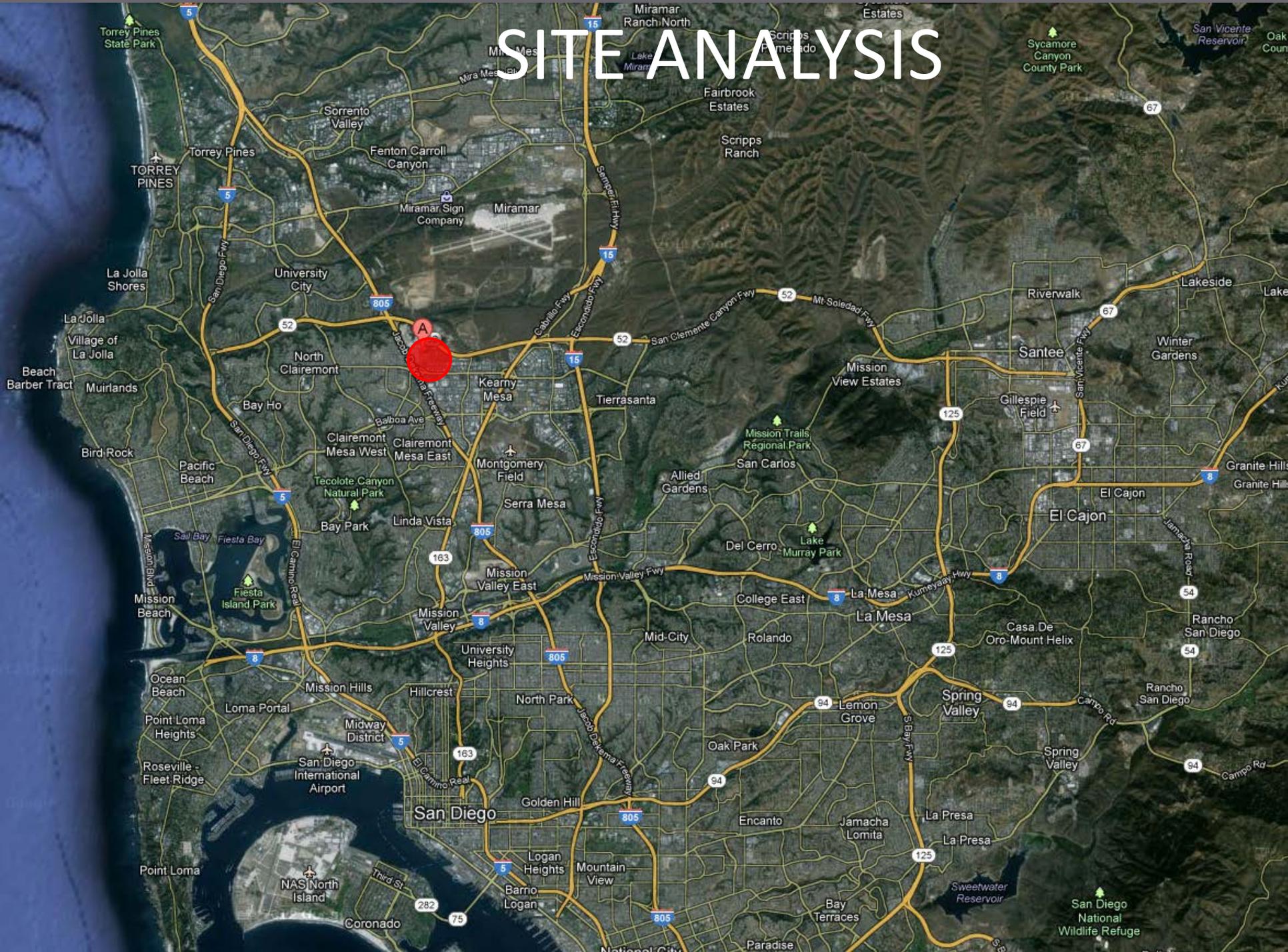


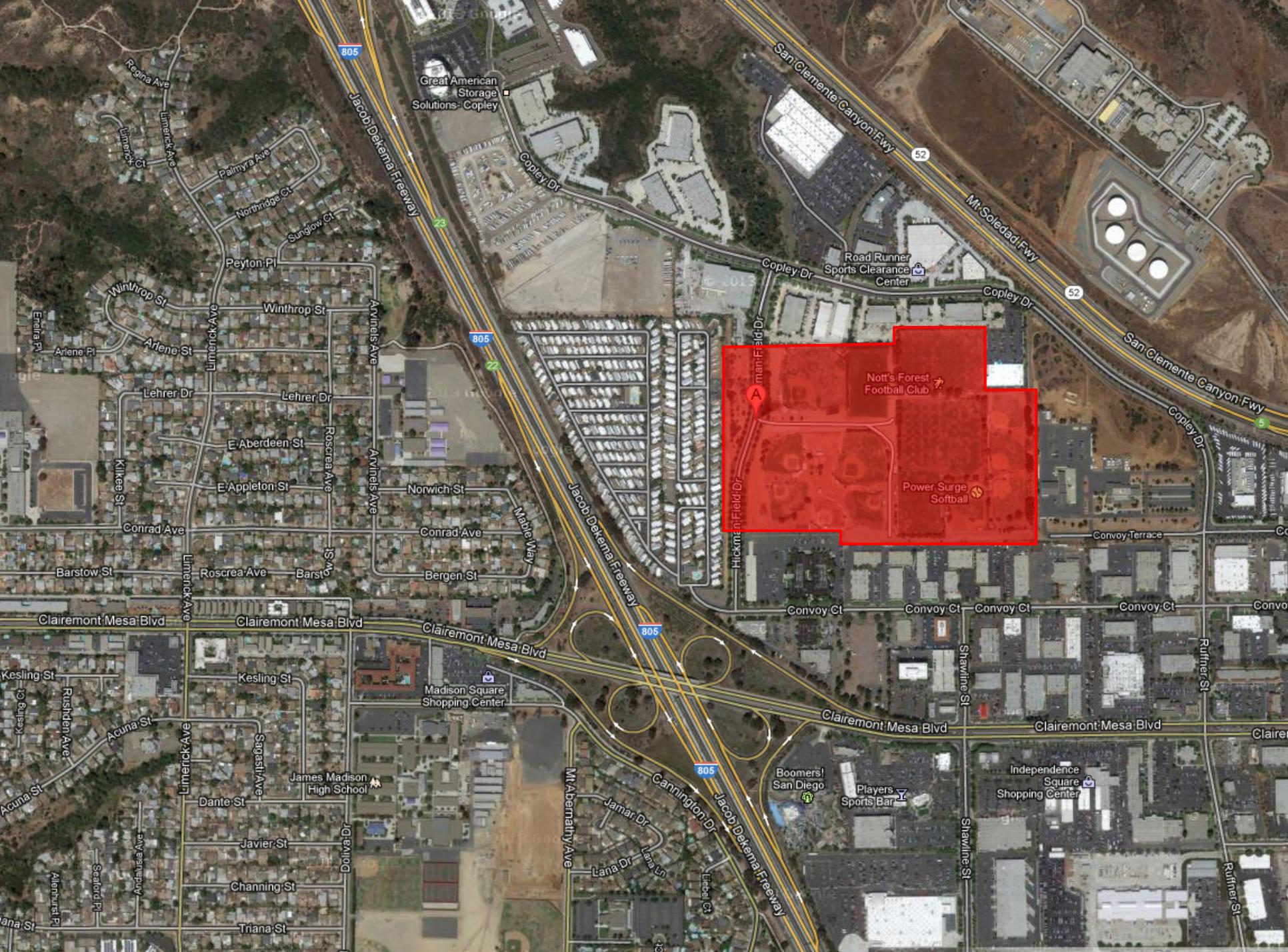
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Communities Served: Kearny Mesa, Serra Mesa and Clairemont Mesa



SITE ANALYSIS





Great American Storage Solutions-Copley

Road Runner Sports Clearance Center

Nott's Forest Football Club

Power Surge Softball

Madison Square Shopping Center

James Madison High School

Boomers! San Diego

Players Sports Bar

Independence Square Shopping Center

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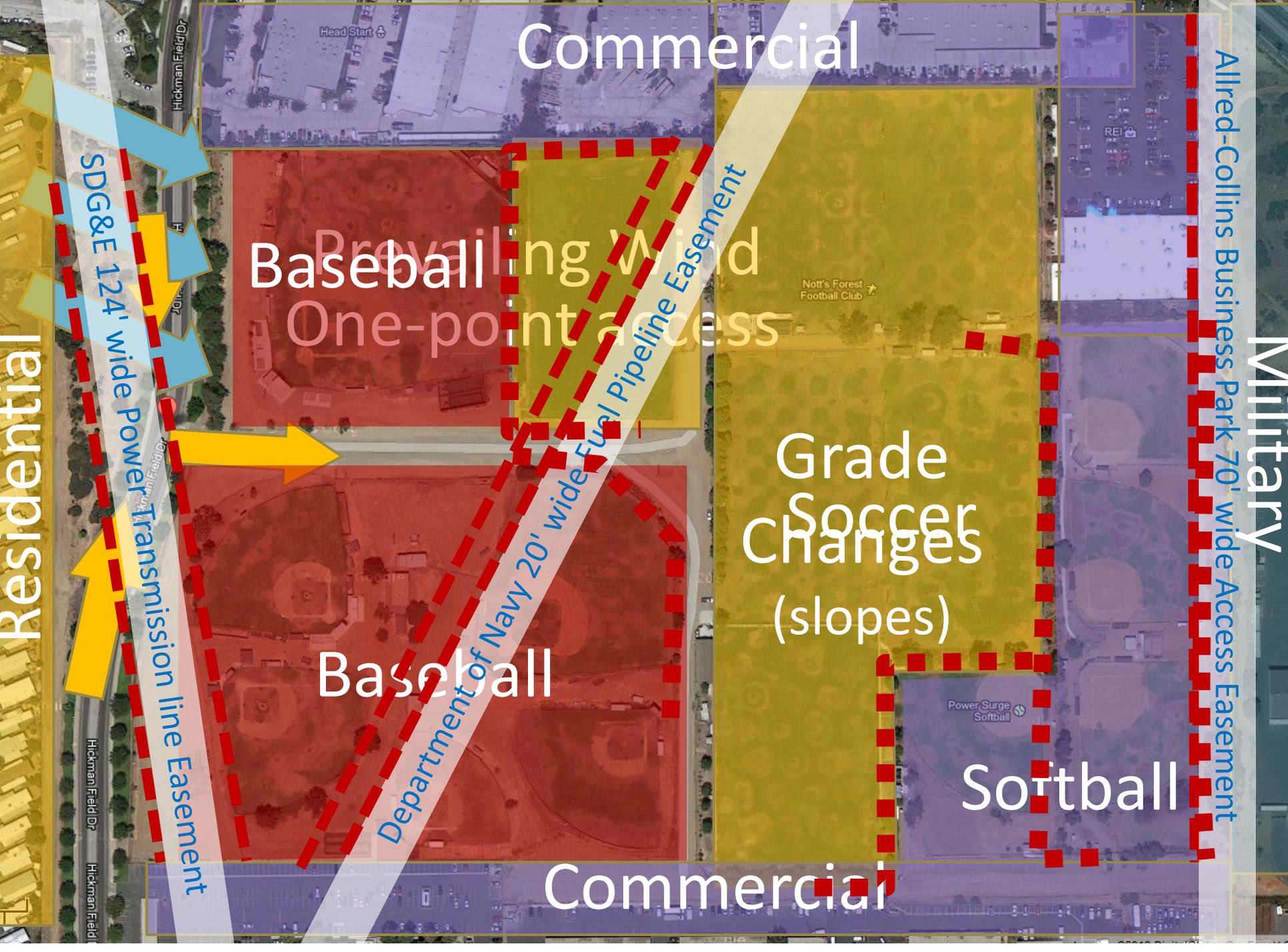
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Existing Site Conditions





Commercial

Prevailing Wind
One-point access

Grade
Changes
(slopes)

Baseball

Softball

Commercial

Residential

Military

Allred-Collins Business Park 70' wide Access Easement

SDG&E 124' wide Power Transmission line Easement

Department of Navy 20' wide Fuel Pipeline Easement

Hickman Field Dr

Hickman Field Dr

Hickman Field Dr

Head Start

Nott's Forest Football Club

Power Surge Softball

REI

Site Photos



Entry at Hickman Field Dr.



Southwest corner of property

Site Photos

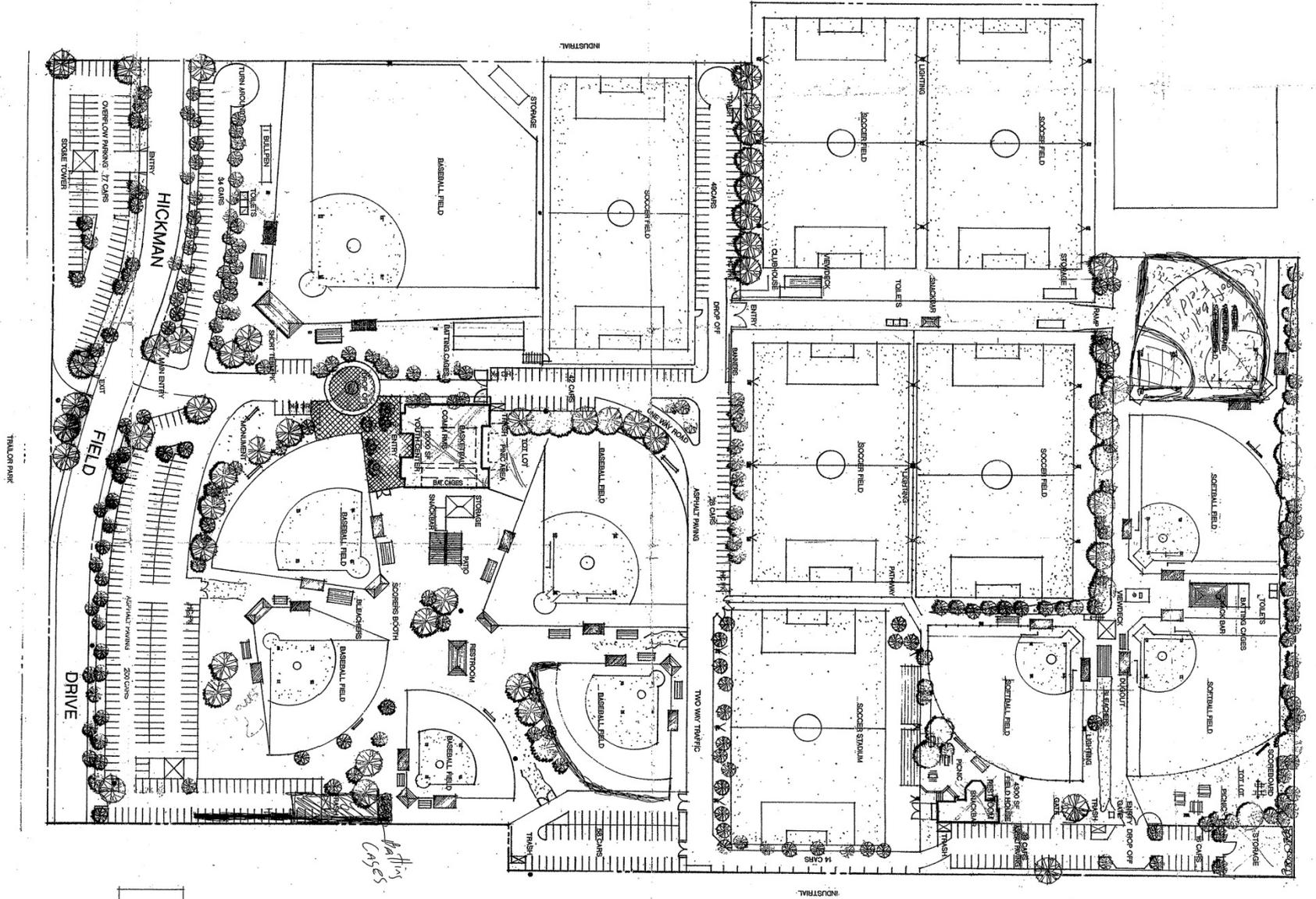


View from softball fields looking north-west



Existing parking situation

Existing General Development Plan



Design Program

The site program includes amending the General Development Plan (GDP) of the 44-acre athletic area to include:

- Additional and improved sports fields
- Recreation & Aquatic Complex
- Pedestrian and vehicular circulation
- On-site parking to meet park standards
- Security, ball field, and parking lot lighting
- Spectator seating for typical recreation and regional size events
- Children's play areas
- Group picnic areas
- Comfort stations/concession stands
- Optimize infrastructure

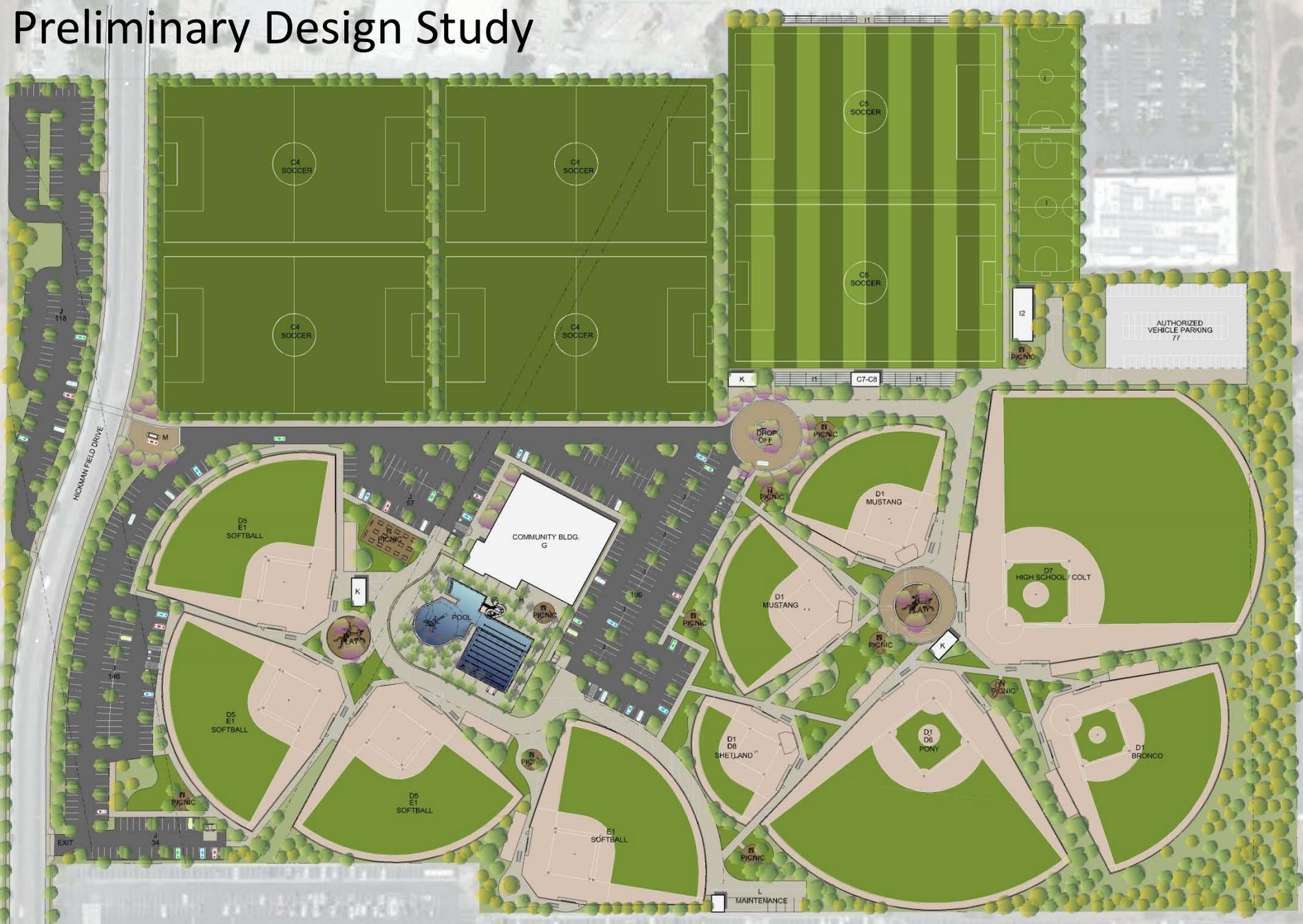
San Diego Aquatic Complex



Preliminary Design Study



Preliminary Design Study



PROPOSED GENERAL DEVELOPMENT PLAN FOR: HICKMAN YOUTH ATHLETIC FIELDS

PROJECT SUMMARY

SIX BASEBALL FIELDS:

- ST. AUGUSTINE H.S. / CLAIREMONT COLT - ONE BASEBALL FIELD, 322' TO FOUL POLES, 385' TO CENTER
- N.C.Y.B. - FIVE BASEBALL FIELDS OF VARIOUS DIMENSIONS:
- PONY - 260' TO FOUL POLES, 315' TO CENTER
- BRONCO - 225' TO FOUL POLES, 275' TO CENTER
- MUSTANG - 185' TO FOUL POLES, 225' TO CENTER
- PANTO - 150' TO FOUL POLES, 200' TO CENTER
- SHEPHERD - 120' TO FOUL POLES, 175' TO CENTER

SEVEN SOCCER FIELDS:

- MESA SOCCER ASSOCIATION - SIX SOCCER FIELDS:
- THREE FULL SIZE NATURAL TURF FIELDS
- TWO FULL SIZE ARTIFICIAL TURF FIELDS
- ONE INDOOR SIZE ARTIFICIAL TURF FIELD
- NOMADS SOCCER CLUB & ACADEMY - ONE SOCCER FIELD
- ONE FULL SIZE NATURAL TURF FIELD

FOUR SOFTBALL FIELDS:

- U.C. DEL SOL / POWER SURGE SOFTBALL - FOUR FIELDS:
- FOUR SOFTBALL FIELDS - 200' TO FOUL POLES, 200' TO CENTER

879 PARKING SPACES (21 HANDICAP)

APN: 356-400-16

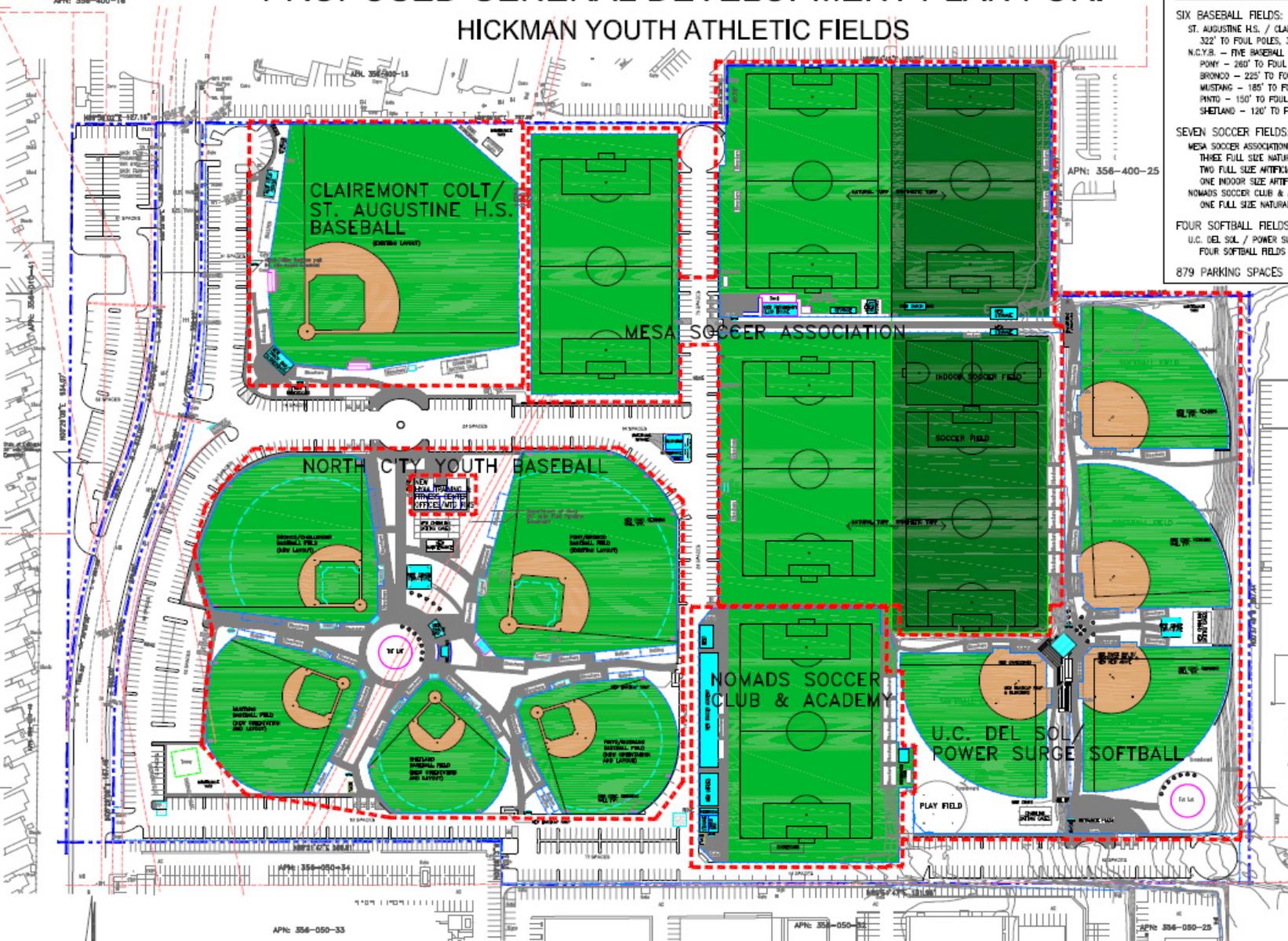
APN: 356-050-15

APN: 356-400-25

APN: 356-050-33

APN: 356-050-23

APN: 356-050-23



LEGEND

- PROPERTY LINE
- LEAGUE BOUNDARY
- NATURAL TURF
- SYNTHETIC TURF
- DIRT INFIELD
- HARDSCAPE
- BUILDING/STRUCTURE



HICKMAN YOUTH ATHLETIC ASSOCIATION

ST. AUGUSTINE H.S. BASEBALL • CLAIREMONT COLT BASEBALL • NORTH CITY YOUTH BASEBALL • MESA SOCCER ASSOCIATION
NOMADS SOCCER CLUB & ACADEMY • U.C. DEL SOL GIRLS FASTPITCH SOFTBALL • POWER SURGE GIRLS FASTPITCH SOFTBALL

