



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 16, 2015

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of April 16, 2015

SUBJECT: Park de la Cruz Neighborhood Park – General Development Plan Amendment

SUMMARY

Issue – Should the Park and Recreation Board recommend approval of Park de la Cruz Neighborhood Park General Development Plan (GDP) Amendment?

Director's Recommendation – Recommend approval of the proposed Park de la Cruz Neighborhood Park GDP amendment.

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.

- On January 20, 2015 City Heights Recreation Council voted unanimously (2-0-0) recommending approval of the proposed GDP amendment.
- On February 11, 2015 Community Park II Area Committee voted unanimously (6-0-0) recommending approval of the proposed GDP amendment.
- On March 11, 2015 Design Review Committee voted unanimously (7-0-0) recommending approval of the proposed GDP amendment.

Fiscal Impact – The total project budget is approximately \$5 million, divided into two phases. Phase I calls for an amendment to the Park de la Cruz Neighborhood Park GDP, as well as design and construction of the following amenities: skate park, greenbelt between Park de la Cruz and Cherokee Park, outdoor basketball court upgrade, and associated accessibility improvements within the park and around the former Copley YMCA building. Phase II scope includes interior accessibility and tenant improvements to the former Copley YMCA, which is planned to become the City-operated Park de la Cruz Community Center and Gymnasium complex. Funding for Phases I and II is available from Development Impact Fee, Tony Hawk Foundation grant, and California Department of Housing and Community Development (HCD) grant.

The anticipated additional annual operational expense for Phase I is approximately \$48,000. The anticipated annual operational expenses for Phase II (Park de la Cruz Community Center and

Gymnasium complex, including all staffing and non-personnel expense) is approximately \$232,000.

Water and Energy Conservation Status – The proposed amendment to the Park de la Cruz Neighborhood Park GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - The City of San Diego conducted an environmental review which determined that the park improvements meet the criteria set forth in State CEQA Guideline §15301 "Existing Facilities" which allows for minor alteration of existing structures, facilities, mechanical equipment, or topographical features and §15303 "New Construction or Conversion of Small Structures" which allows for the construction, location and modification of small facilities and structures; and where the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; no historical resources would be affected by the action, and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code. Additionally, the project would not result in impacts to biological resources, and is not located in or adjacent to the City's Multi-Habitat Planning Area (MHPA).

BACKGROUND

Park de la Cruz Neighborhood Park is located at 3901 Landis Street adjacent to Interstate 15 in the Mid-City community of City Heights. The GDP amendment proposes renovations and improvements at the existing approximately seven-acre park and result from multiple community workshops and design presentations. Proposed landscape improvements include:

- Development and integration of a 0.41-acre skate park with primarily at-grade skate elements with bowls at approximately five-foot and nine-foot depths
- Creation of a greenbelt linkage between Park de la Cruz and the existing Cherokee Point Park that would include shade structures, picnic tables and seating, and accent trees
- Enhancement of the former Copley YMCA building in anticipation of becoming the new Park de la Cruz Community Center and Gymnasium (interior tenant improvement and accessibility improvements), some of which is anticipated to occur in Phase II or later
- Installation of tall netting along the outfield fence of the existing ball field up to approximately 30 feet in height
- Installation of limited lighting improvements
- Creation of a landscaped bio-swale for storm water treatment
- Improvement of path of travel and access points to address Americans with Disabilities Act (ADA) accessibility to the entire site including the exterior of the future community center and gymnasium complex

During the community workshops, members of the public expressed a desire to link Park de la Cruz Neighborhood Park and Cherokee Point Park by expanding the greenbelt with additional park amenities. Additionally, the community requested a separation between the proposed skate park and the existing park facilities (playground, softball field, etc.) for safety and usability, and to provide enough lighting for the skate park, to match the usage time for the adjacent ball field. As noted during a presentation to the Board in January 2015, the Park and Recreation Department

plans to reprogram and reopen the existing, vacated Copely YMCA complex for therapeutic recreation services, senior services, and community sports in the gymnasium. A transitional process for the building is currently underway.

The proposed amended GDP before the Board is a product of consensus achieved through those meetings as well as substantial design development undertaken by staff, the community, and project designers.

DISCUSSION

Public Works Department staff conducted three public workshops with the community. The initial workshops were focused on the skate park component of the project. During these community workshops, staff and the consultant provided concepts of existing skate parks and conducted interactive exercise with templates of skate elements. However, during the workshops, it became apparent that the original scope of the project to construct a skate park was only one need in overall Park de la Cruz. Questions arose about the future use of the then-soon-to-be-vacant Copely YMCA building, linkages between Park de la Cruz and neighborhood Cherokee Point Park and Cherokee Elementary School Joint Use Area, accessibility, security, and overall maintenance of the park. Staff considered and incorporated this community input into the GDP.

Several advisory committees have reviewed and approved the proposal as follows:

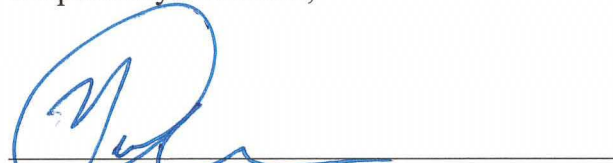
- On January 20, 2015, the City Heights Recreation Council voted unanimously (2-0-0) to recommend approval of the proposed GDP amendment.
- On February 11, 2015, Community Parks II Area Committee voted unanimously (6-0-0) to recommend approval of the proposed GDP amendment. Committee members were provided the City Heights Recreation Council's recommendation.
- On March 11, 2015, Design Review Committee (DRC) voted unanimously (7-0-0) to recommend approval of the proposed GDP amendment. All the comments from DRC were incorporated into the plan, with the exception of increasing the width of existing walkway from eight feet to ten feet. Based on the restricted area between the skate park and the existing baseball fence, staff believes the extra two feet cannot be accommodated. Other recommendations that were incorporated into the design include:
 - Review existing trees and proposed trees to evaluate the impact tree litter may have on skate park use.
 - Use cobble along the edges of the planting areas within the skate park to stop skateboards before they enter these areas.
 - Consider using mulch instead of turf where possible since the trees occur in groupings and water is at a premium.
 - Include hot ash container(s) at the picnic shelters.
 - Integrate a few larger boulders in the cobble swale.
 - Keep as many of the existing trees as possible.
 - Consider moving the railing (for grinding) back into the skate park a little more to make more room for those entering the park. This should allow for sufficient transition area at the three seat walls at the skate park entry.

- Possibly remove the low rail at the entry (may be related to the comment above about the transition area)
- Consider using chain link instead of netting at the ball field, or consider raising the chain link fence to a height of ten feet before starting the netting to alleviate vandalism concerns.

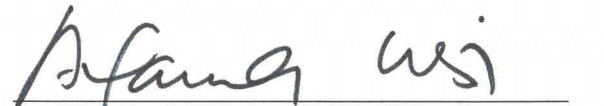
ALTERNATIVES

1. Approve the proposed GDP Amendment
2. Approve the proposed GDP Amendment with modifications
3. Do not approve the proposed GDP Amendment

Respectfully submitted,



Mark Nassar
Deputy Director
Public Works Department
Architectural Engineering and Parks Division



Prepared by: Alexandra Corsi
Park Designer
Public Works Department
Architectural Engineering and Parks Division

AC:ac

Attachments:

1. General Development Plan
2. Supporting exhibits.

cc: Rudy Vargas, Council District 9
Brian Schoenfisch, Principal Planner, Planning Department



Park De La Cruz General Development Plan Amendment Mid City Skatepark

Park and Recreation Board Presentation

April 16, 2015

Presented by:

City of San Diego Public Works

Schmidt Design Group, Inc.

Action Sports Design/Stantec

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Presentation Agenda April 16, 2015

- **Introductions**
- **Review of Park and Community Center improvements.**
- **Detailed presentation of proposed Skate Park design features.**
- **Discussion and Park and Recreation Board approval**

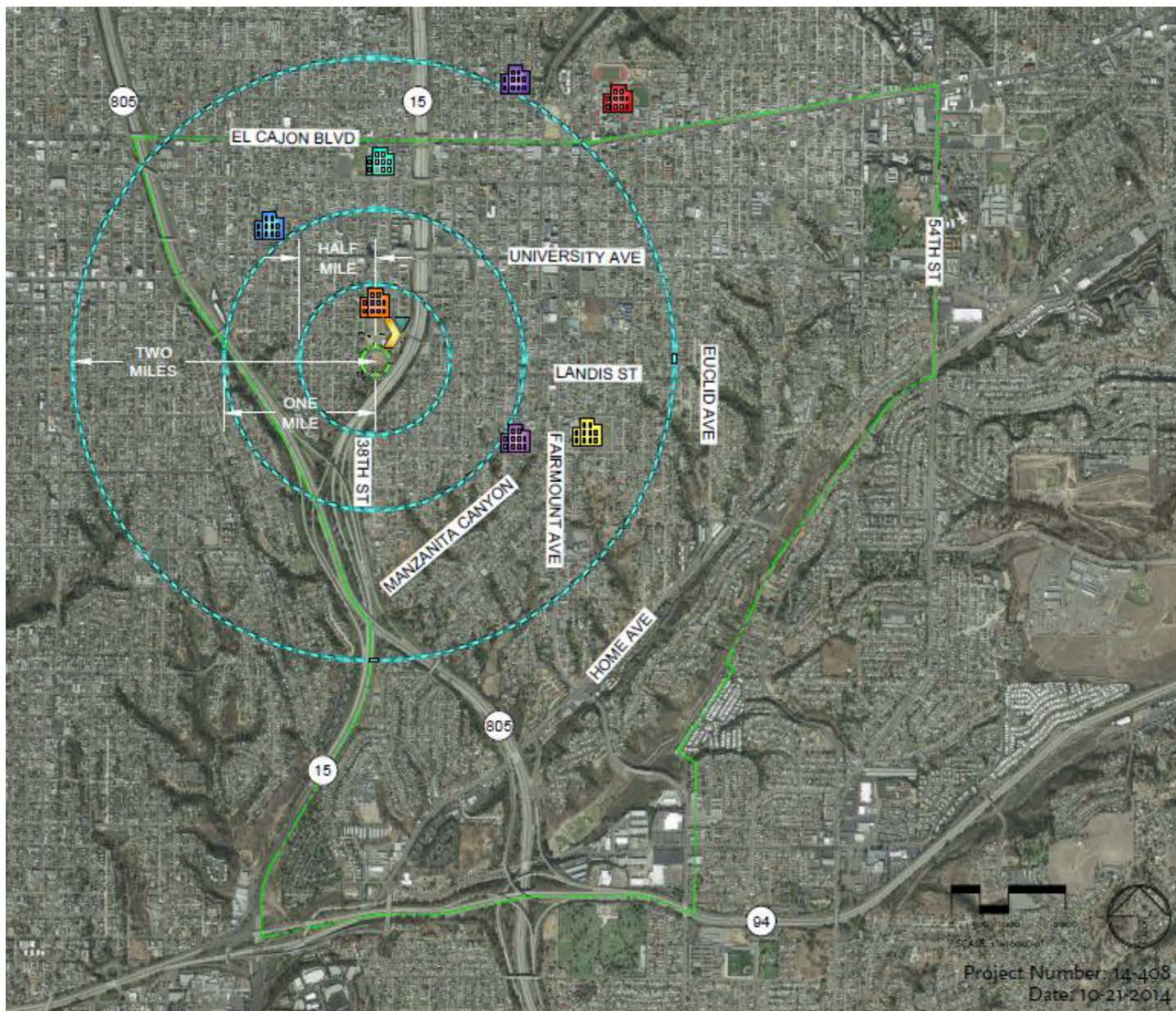
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GRAPHICS LEGEND

SYMBOL	NOTES
	COPLEY FAMILY YMCA
	CHEROKEE POINT ELEMENTARY SCHOOL
	EDISON ELEMENTARY SCHOOL
	JOYNER ELEMENTARY SCHOOL
	MONROE CLARK MIDDLE SCHOOL
	WILSON ELEMENTARY SCHOOL
	FRANKLIN ELEMENTARY SCHOOL
	HERBERT HOOVER HIGH SCHOOL
	PARK DE LA CRUZ
	DELINEATED DISTANCE FROM SITE
	CITY HEIGHTS LIMITS

Project Number: 14-408
Date: 10-21-2014

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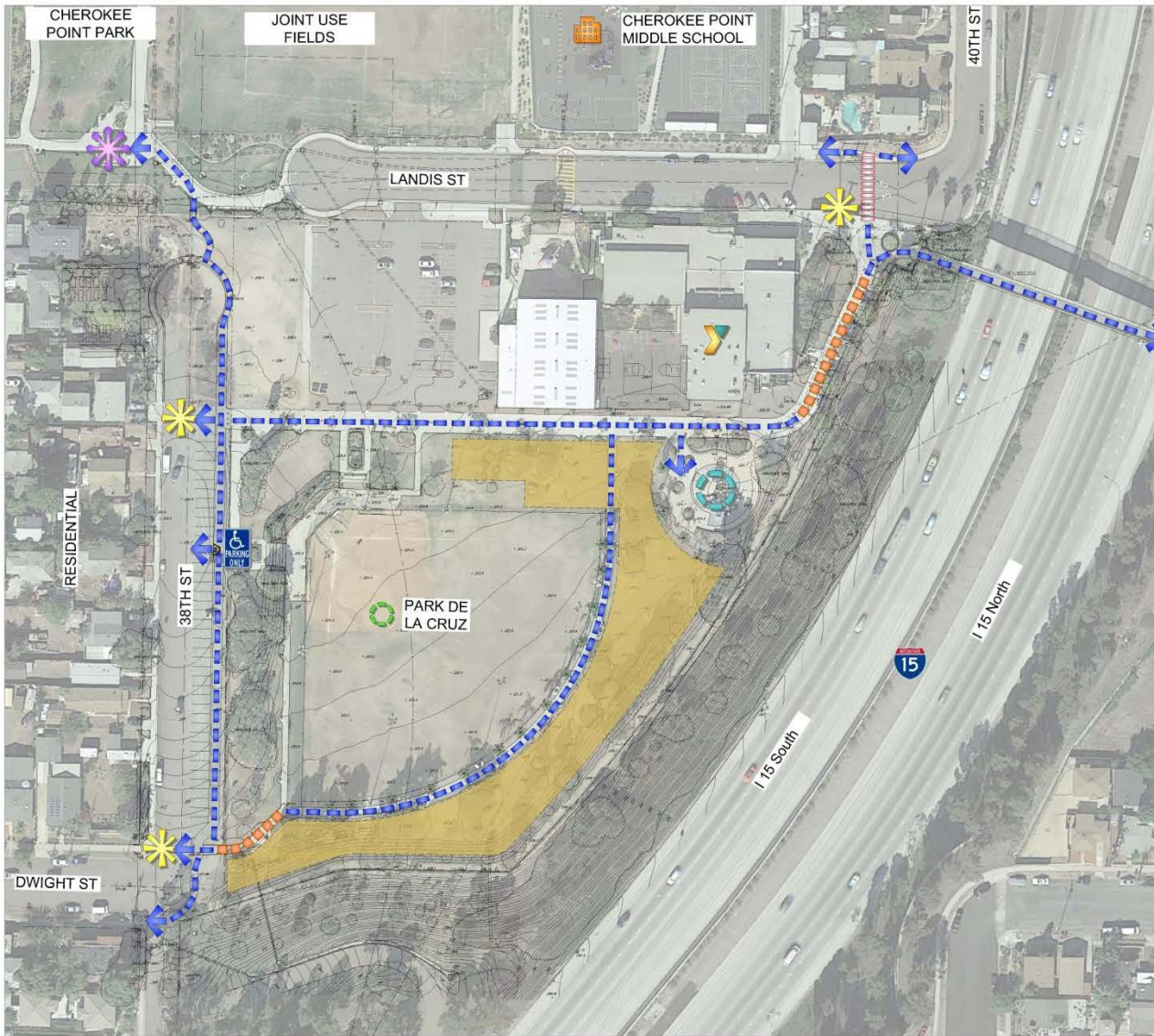
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PARK DE LA CRUZ NEIGHBORHOOD PARK





GRAPHIC LEGEND

SYMBOL	NOTES
	COPLEY FAMILY YMCA
	CHEROKEE POINT ELEMENTARY SCHOOL
	PARK DE LA CRUZ
	CHEROKEE PARK - UPGRADE RESTROOMS
	ADA ACCESSIBILITY
	ACCESSIBLE PARKING STALLS
	VEHICULAR SITE ACCESS
	EXISTING CHILDREN'S PLAYGROUND
	PROPERTY LINE / ROW
	ACCESSIBLE PEDESTRIAN RAMP UPGRADE
	NEW ACCESSIBLE PEDESTRIAN CROSSWALK WITH CURB RAMPS AT LANDIS ST
	APPROX. AREA OF NEW SKATEPARK

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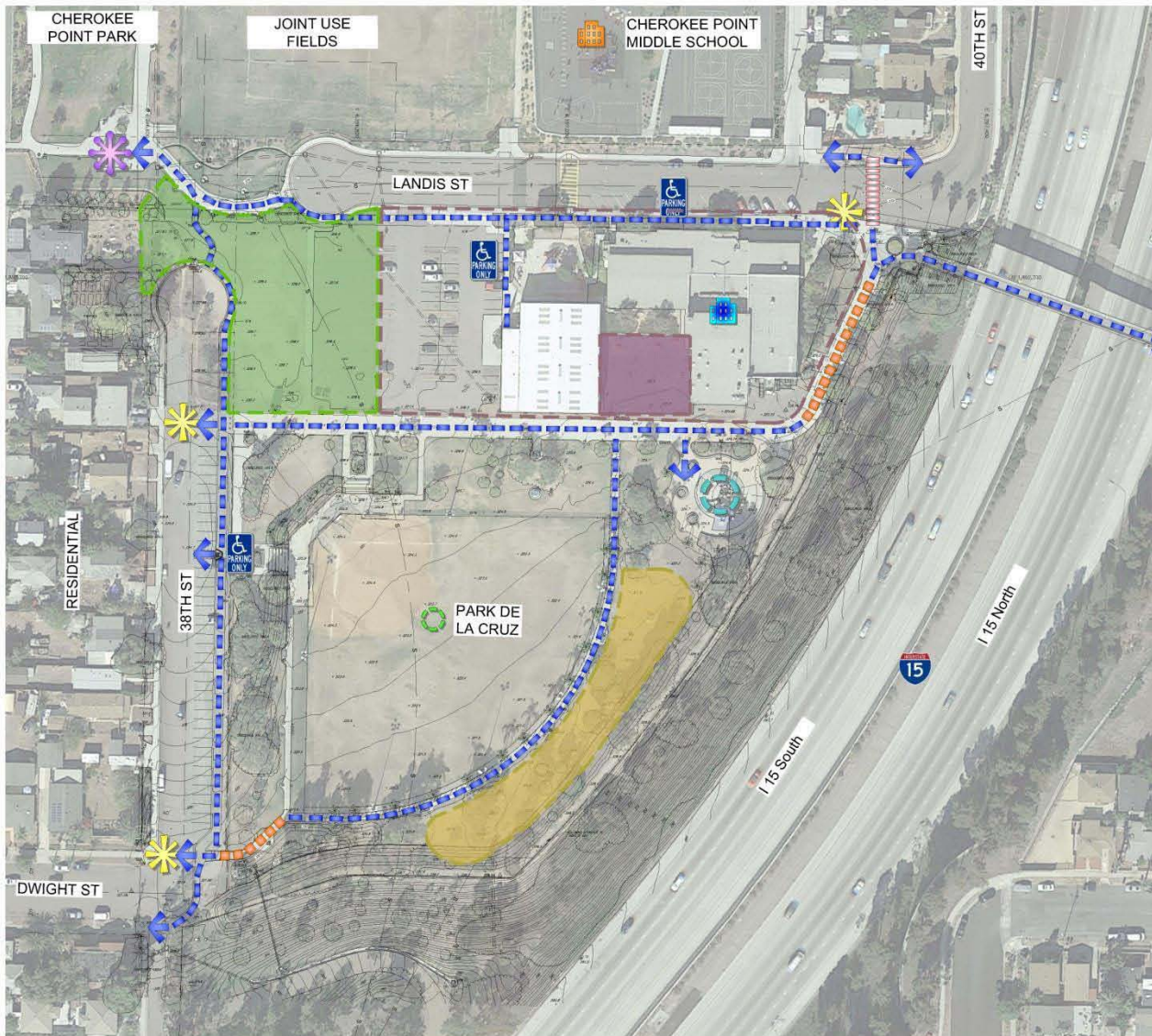
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**INITIAL SITE DEVELOPMENT PRESENTED IN
OCTOBER AND DECEMBER**





GRAPHIC LEGEND

SYMBOL	NOTES
	PARK DE LA CRUZ COMMUNITY CENTER
	CHEROKEE POINT ELEMENTARY SCHOOL
	PARK DE LA CRUZ
	CHEROKEE PARK - UPGRADE RESTROOMS
	ADA ACCESSIBILITY
	ACCESSIBLE PARKING STALLS
	VEHICULAR SITE ACCESS
	EXISTING CHILDREN'S PLAYGROUND
	PROPERTY LINE / ROW
	ACCESSIBLE PEDESTRIAN RAMP UPGRADE
	NEW ACCESSIBLE PEDESTRIAN CROSSWALK WITH CURB RAMPS AT LANDIS ST
	APPROX. AREA OF NEW SKATEPARK 0.41 Acres
	APPROX. AREA OF PROPOSED PARK EXPANSION 0.64 Acres
	IMPROVED BASKETBALL COURT AT REC CENTER

PARKING REQUIREMENTS

PARK COMPONENT	EXISTING	CODE	RECOMMENDED
COMMUNITY CENTER	102	65	66
PARK DE LA CRUZ	39	44	44
EXPANDED PARK AREA	0	3	3
CHEROKEE POINT PARK	3	9	9
TOTAL	144	120	122

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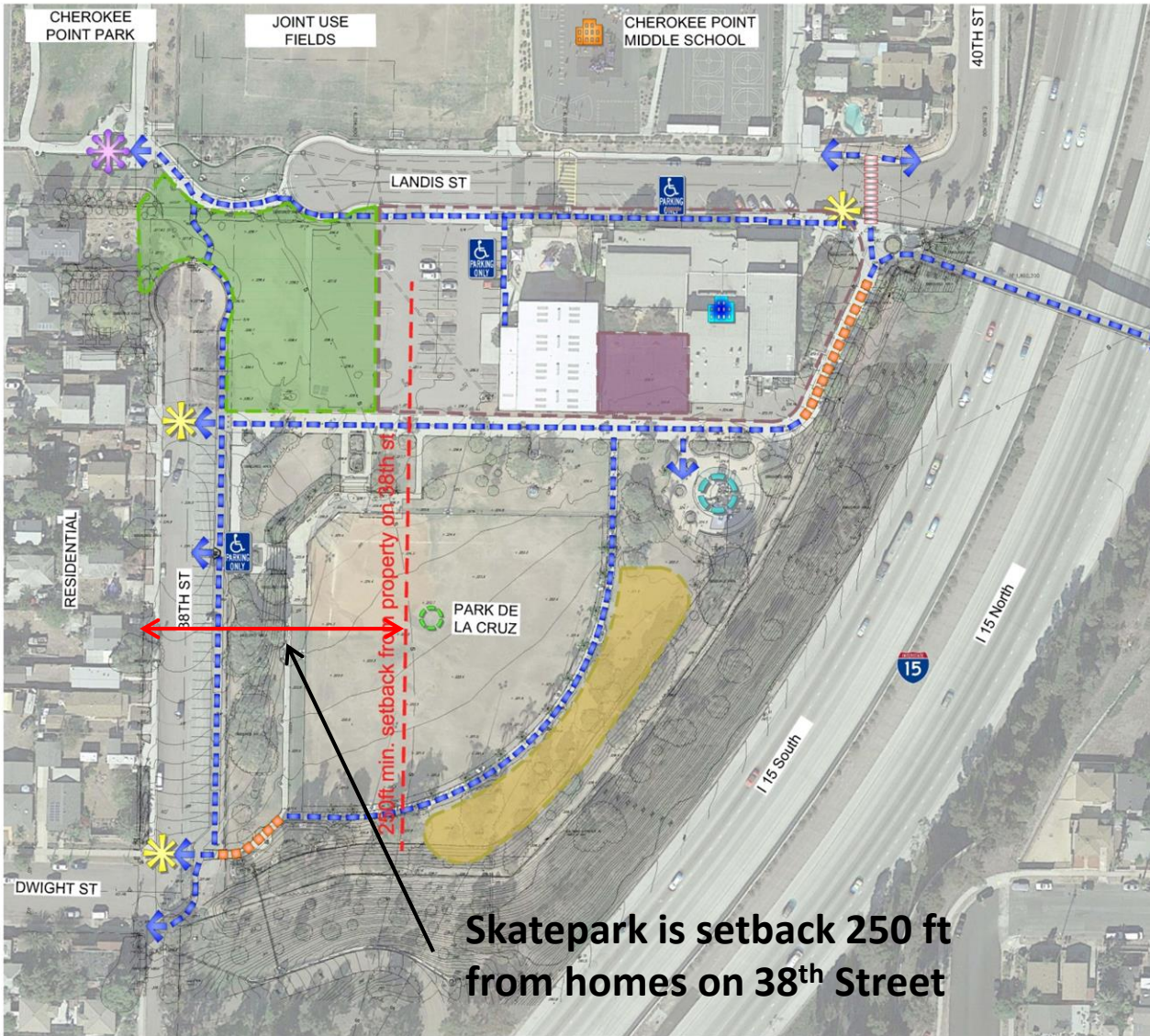
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PROPOSED SITE DEVELOPMENT





GRAPHIC LEGEND

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	CHEROKEE POINT ELEMENTARY SCHOOL
	PARK DE LA CRUZ
	CHEROKEE PARK - UPGRADE RESTROOMS
	ADA ACCESSIBILITY
	ACCESSIBLE PARKING STALLS
	VEHICULAR SITE ACCESS
	EXISTING CHILDREN'S PLAYGROUND
	PROPERTY LINE / ROW
	ACCESSIBLE PEDESTRIAN RAMP UPGRADE
	NEW ACCESSIBLE PEDESTRIAN CROSSWALK WITH CURB RAMPS AT LANDIS ST
	APPROX. AREA OF NEW SKATEPARK
	APPROX. AREA OF PROPOSED PARK EXPANSION
	IMPROVED BASKETBALL COURT AT REC CENTER

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PROPOSED 250 FT. SETBACK



PARK DE LA CRUZ DRAFT GENERAL DEVELOPMENT PLAN

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GENERAL PARK IMPROVEMENTS

- IMPROVED PATH OF TRAVEL TO MEET ADA COMPLIANCE
- PARKING LOT IMPROVEMENTS TO MEET ADA COMPLIANCE
 - ADA PARKING
 - ADA DROP OFF
- PEDESTRAIN RAMP IMPROVEMENTS FROM EXISTING BRIDGE TO PARK
- FUTURE BIKE PATH IMPROVEMENTS BY SANDAG



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Draft General Development Plan Amendment





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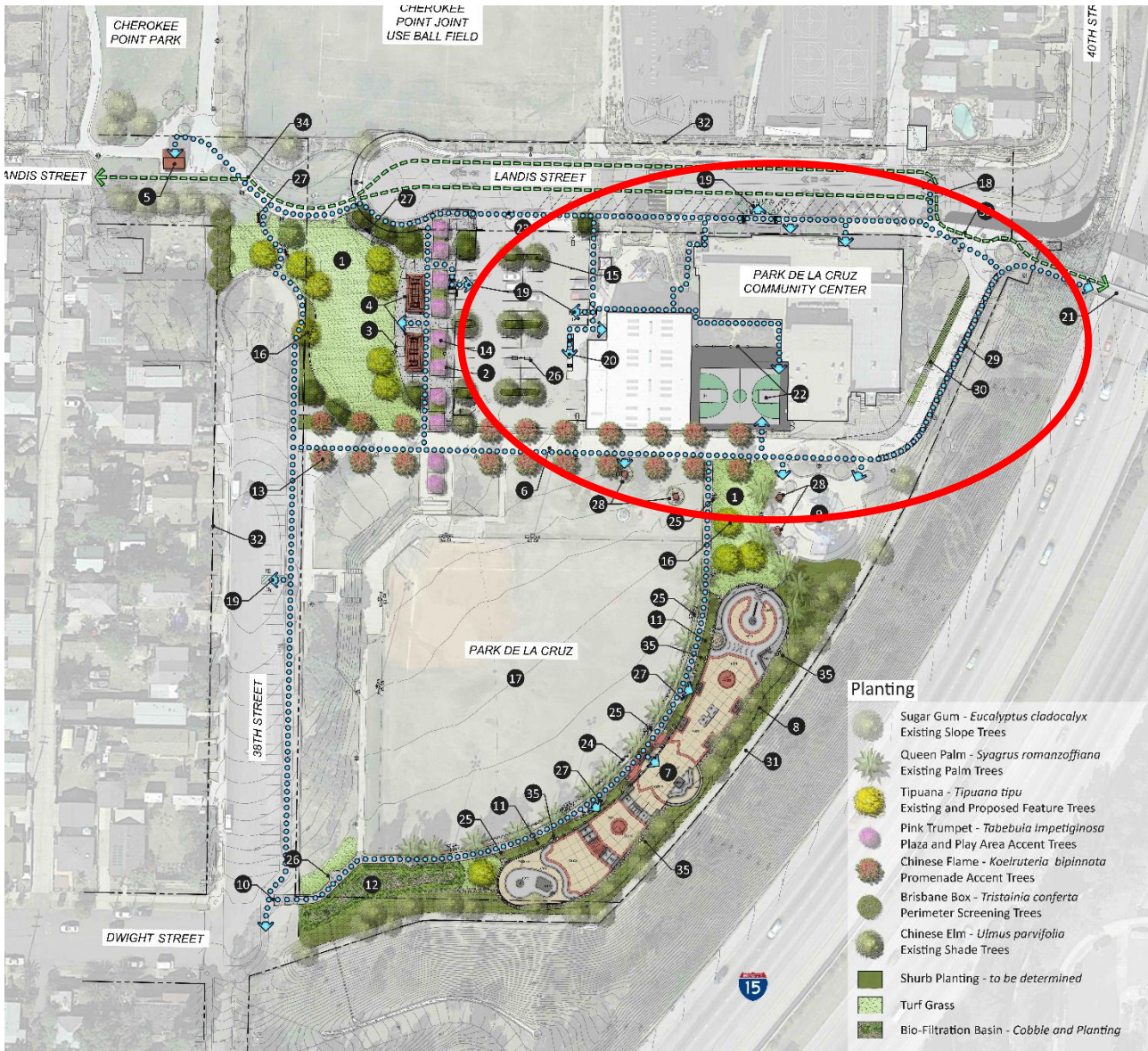
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ADA PATH OF TRAVEL AND FACILITY UPGRADES





COMMUNITY CENTER AND PARK IMPROVEMENTS

- IMPROVED PATH OF TRAVEL TO MEET ADA COMPLIANCE
- PARKING LOT IMPROVEMENTS TO MEET ADA COMPLIANCE
 - ADA PARKING
 - ADA DROP OFF
- PEDESTRAIN RAMP IMPROVEMENTS FROM EXISTING BRIDGE TO PARK
- FUTURE BIKE PATH IMPROVEMENTS BY SANDAG

Planting

	Sugar Gum - <i>Eucalyptus cladocalyx</i>
	Existing Slope Trees
	Queen Palm - <i>Syagrus romanzoffiana</i>
	Existing Palm Trees
	Tipuana - <i>Tipuana tipu</i>
	Existing and Proposed Feature Trees
	Pink Trumpet - <i>Tabebuia impetiginosa</i>
	Plaza and Play Area Accent Trees
	Chinese Flame - <i>Koeleruteria bipinnata</i>
	Promenade Accent Trees
	Brisbane Box - <i>Tristainia conferta</i>
	Perimeter Screening Trees
	Chinese Elm - <i>Ulmus parvifolia</i>
	Existing Shade Trees
	Shrub Planting - to be determined
	Turf Grass
	Bio-Filtration Basin - Cobble and Planting

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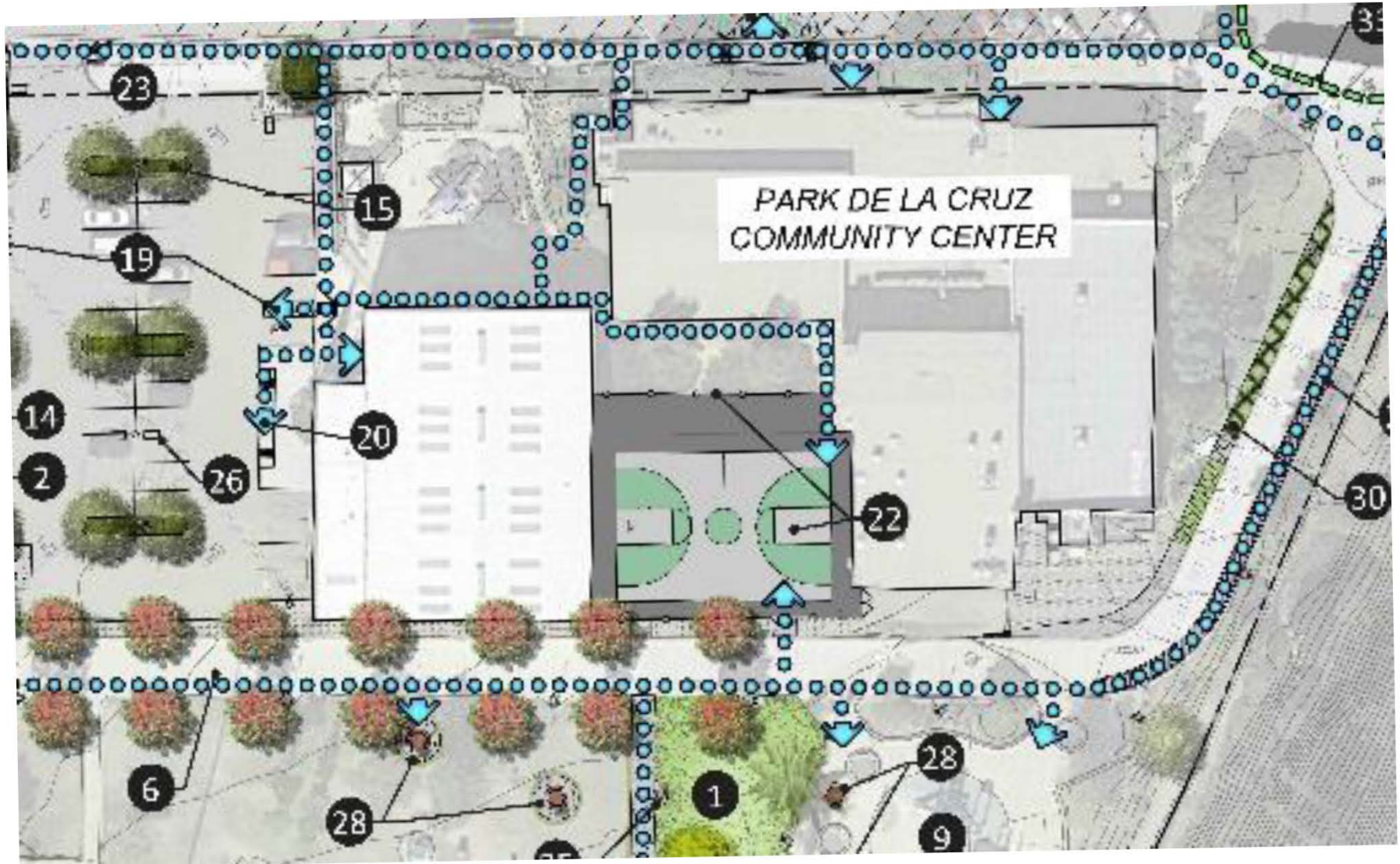
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COMMUNITY CENTER AND PARK IMPROVEMENTS





PARK IMPROVEMENTS

- **ADDITIONAL 0.64 ACRES OF PARK EXPANSION**
- **TWO (2) PICNIC SHELTERS WITH PICNIC TABLES AND CENTRAL PLAZA**
- **BENCH SEATING ALONG PATH AT NEW TURF AREA**
- **PARK LINKAGE BETWEEN PARK DE LA CRUZ AND CHEROKEE POINT PARK.**
- **FUTURE BIKE PATH IMPROVEMENTS BY SANDAG**

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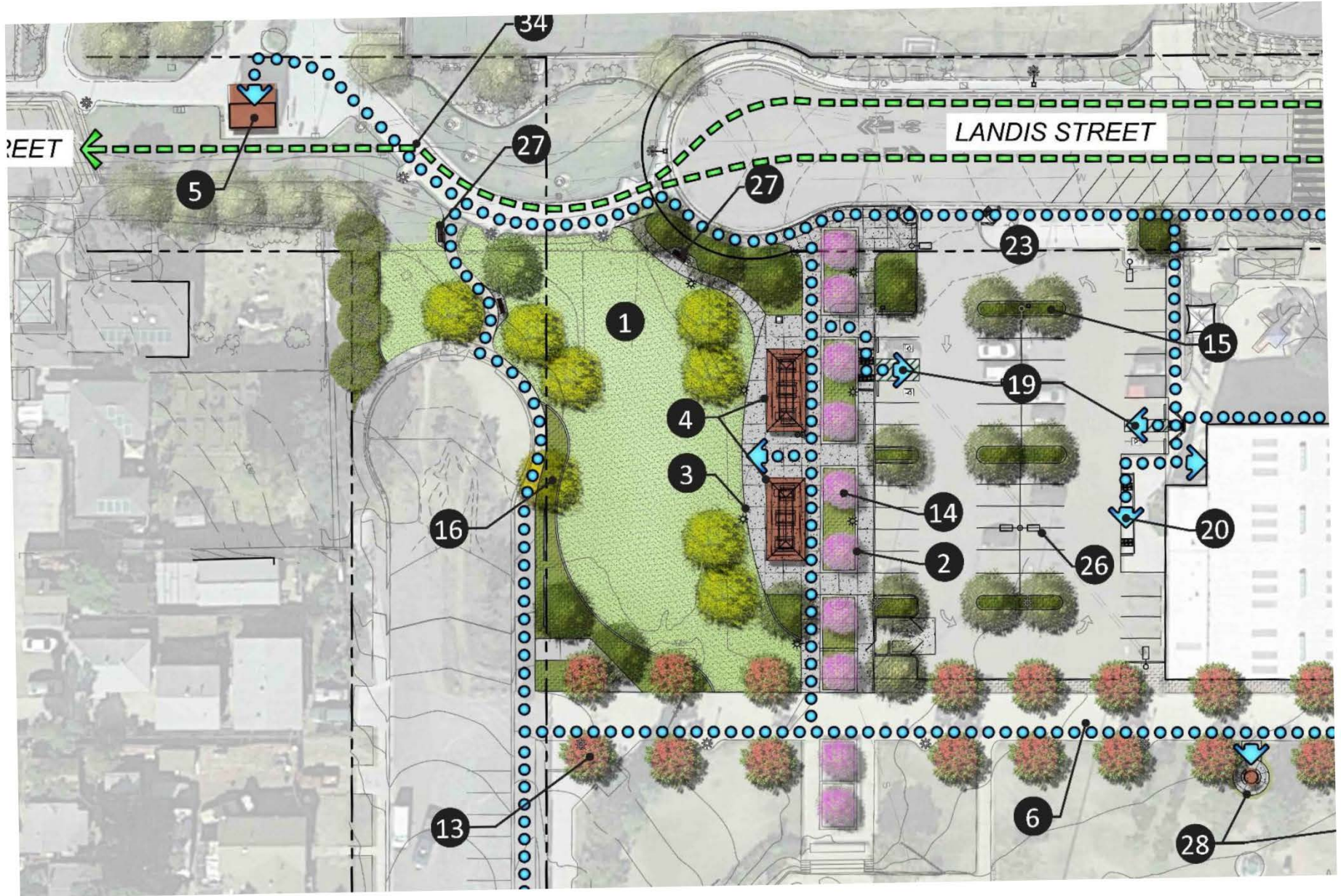
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Expanded Park Linkage





Tube Steel Fencing



Shade Structure



Trash Receptacle



Water Fountain



Picnic Table



Round Picnic Table



Metal Slat Bench



Barrier Fencing w/ Chainlink

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SITE AMENITIES



TREES



Cassia leptophylla - Gold Medallion Tree



Tabebuia impetiginosa- Pink Trumpet Tree



Koelreuteria bipinnata – Chinese Flame Tree



Tipuana Tipu – Tipu Tree



Tristania conferta – Brisbane Box



Ulmus parvifolia - Chinese Elm

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PROPOSED TREES



SHRUBS



Cistus x purpureus – Orchid Rockrose



Rosmarinus officinalis 'Blue Spires' –
Blue Spires Rosemary



Raphiolepis indica 'Ballerina' –
Indian Hawthorn 'Ballerina'

GROUNDCOVERS



Baccharis pilularis 'Pigeon Point' – Coyote Brush



Ceanothus griseus horizontalis – Carmel Creeper



Lantana montevidensis 'New Gold' – Trailing Lantana



Rosmarinus officinalis 'Huntington Carpet' –
Huntington Carpet Rosemary

BIOSWALE



Carex senta – Rough Sedge



Iris douglasiana – Douglas Iris



Juncus patens – California Gray Rush



Leymus condensatus – Native Blue Rye

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PROPOSED SHRUBS/GROUNDCOVERS





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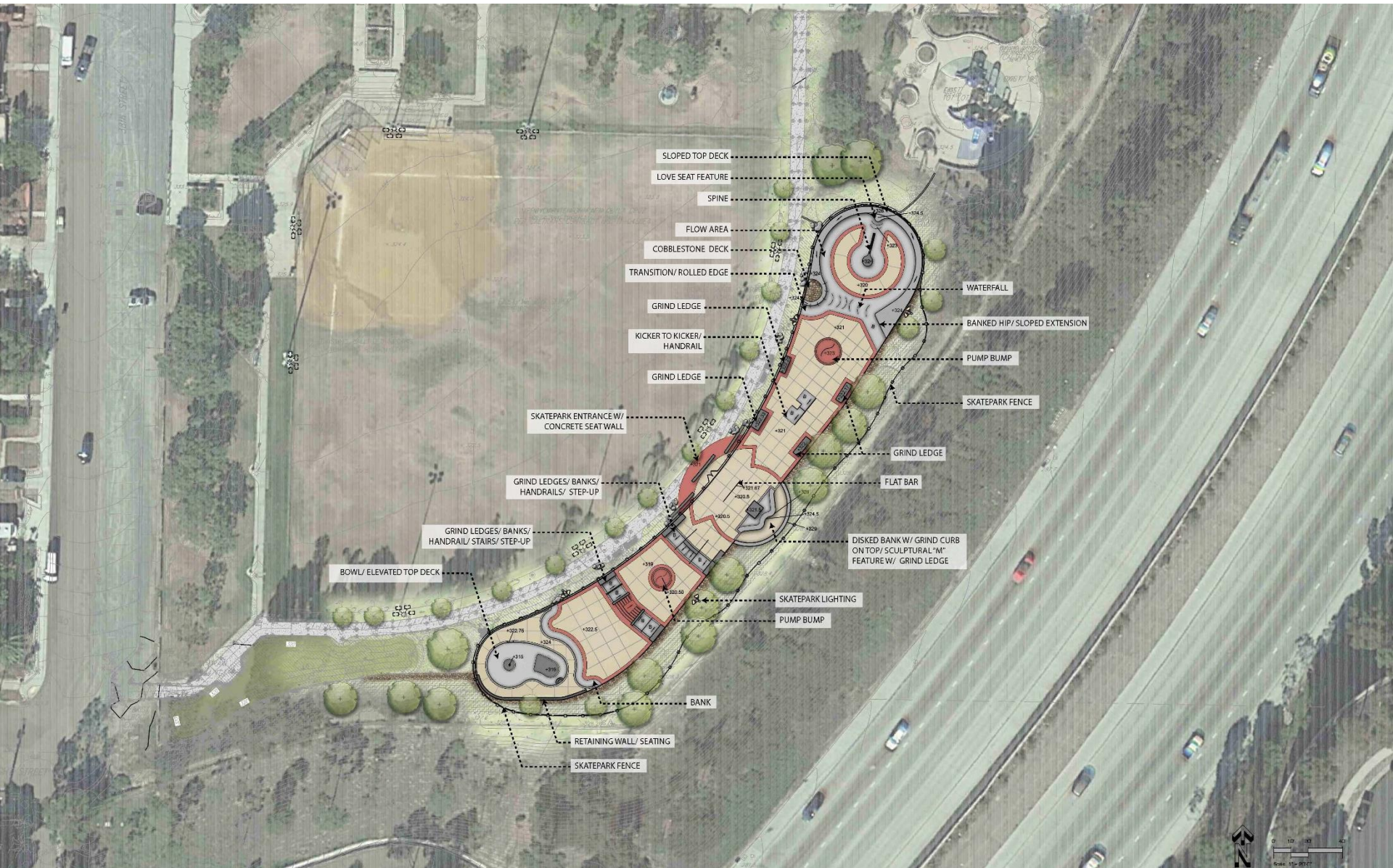
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SKATE PARK CONCEPT PLAN





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SKATE PARK GRAPHIC





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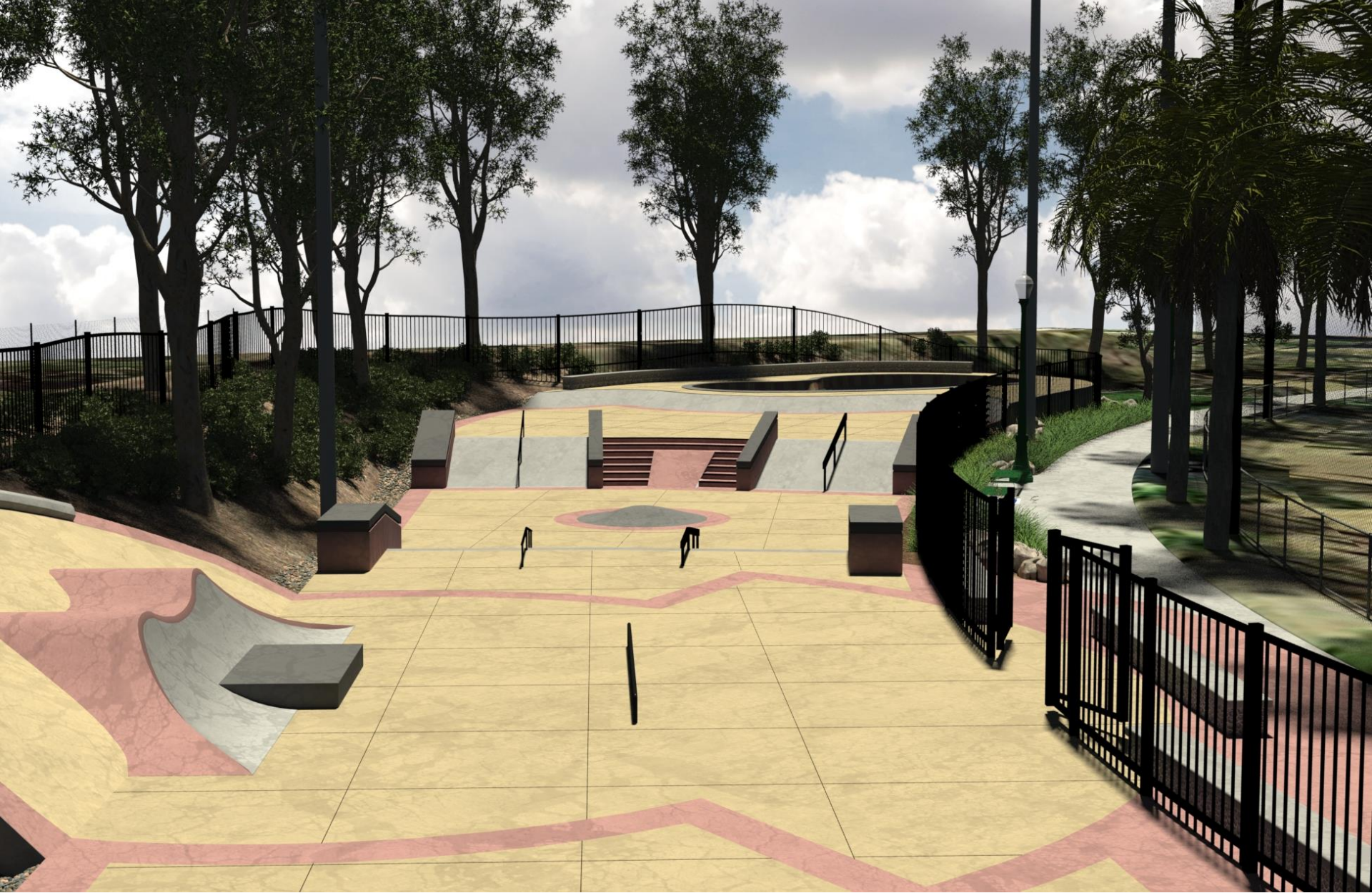
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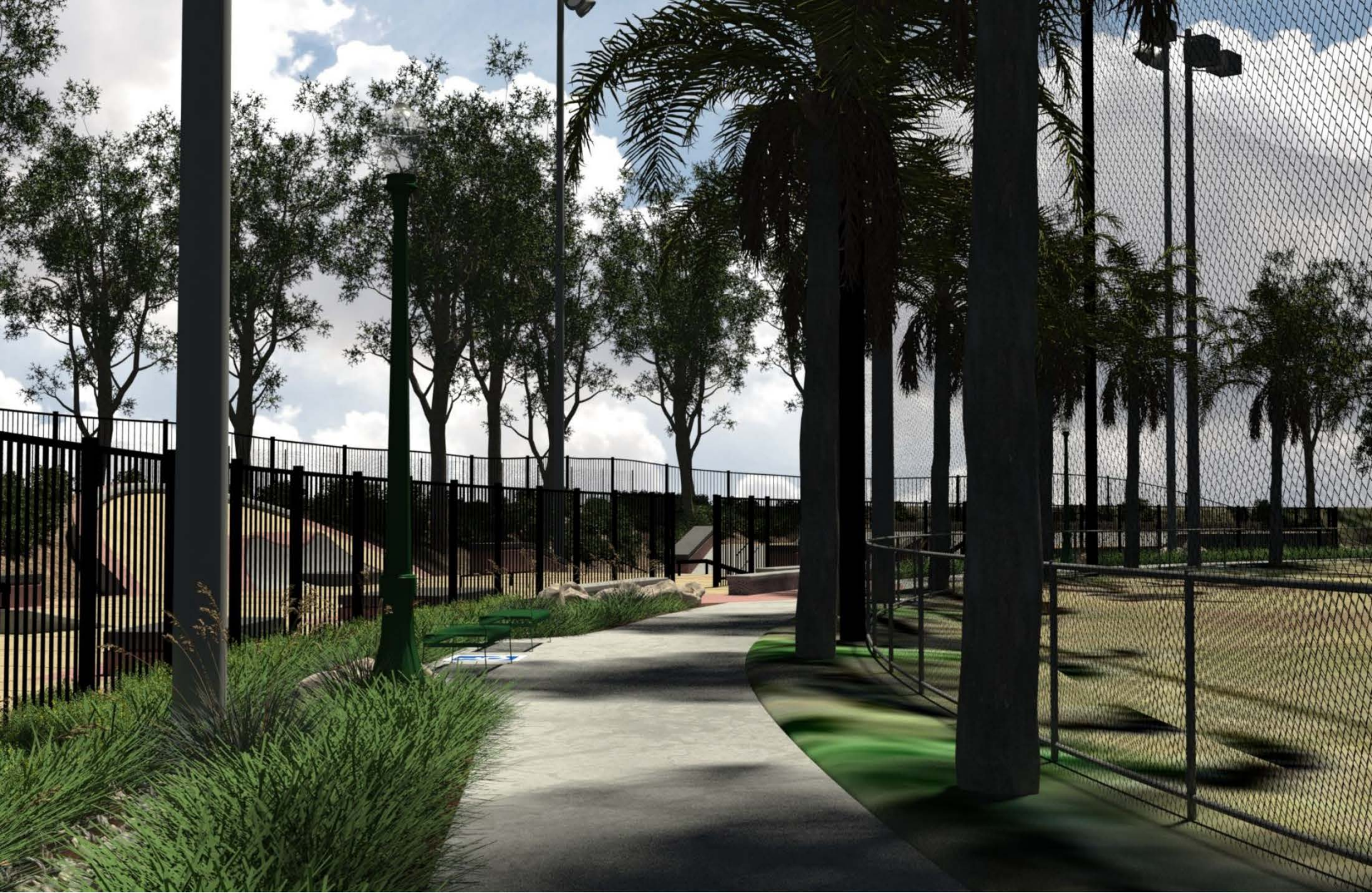
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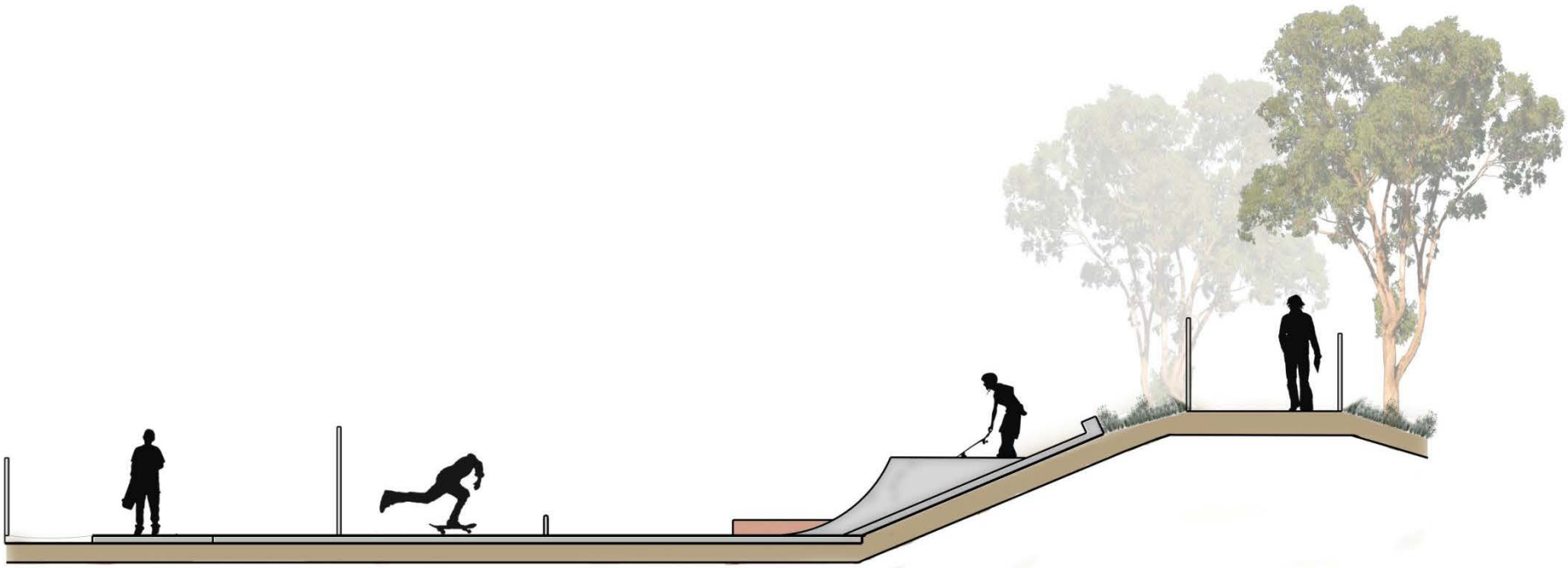
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SKATE PARK GRAPHIC





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BALANCING ARTISTIC EXPRESSION IN DESIGN
WITH ENVIRONMENTAL SENSITIVITY

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SKATE PARK SECTION





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QUESTIONS & DISCUSSION

PARK AND RECREATION BOARD APPROVAL

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Park De La Cruz General Development Plan Amendment Mid City Skatepark

Park and Recreation Board Presentation

April 16, 2015

Presented by:

City of San Diego Public Works

Schmidt Design Group, Inc.

Action Sports Design/Stantec

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