



Item #14

DATE ISSUED: May 18, 2018

ATTENTION: Civic San Diego
Meeting of May 23, 2018

SUBJECT: Update on the East Village Green Park (blocks bounded by 13th, F, 15th and G streets) – East Village Neighborhood of the Downtown Community Plan Area

STAFF CONTACT: Kathleen Brand, Senior Planner/Landscape Architect

STAFF RECOMMENDATION: This is an informational update on East Village Green Park.

SUMMARY: The General Development Plan (GDP) for the East Village Green Park (EVG) project was approved by the City of San Diego ("City") Park and Recreation ("Park and Rec") Board in November 2015. In February 2017, Civic San Diego ("CivicSD") entered into a contract with The Office of James Burnett (OBJ) to prepare the construction documents for EVG Phase 1, which includes approximately two acres of park improvements, an underground parking garage, and the redesign of 14th Street ("Project"). This report provides an update on the park design and schedule.

FISCAL CONSIDERATIONS: A total of \$46 million is available in the City Capital Improvement Program (CIP) budget for the design and construction of the Project. This includes funds from development impact fees, the Downtown Community Parking District ("Parking District"), and excess redevelopment bond funds.

DISCUSSION

EVG is located between 13th, F, 15th and G streets in the East Village neighborhood. The potential full-park site is comprised of one typical downtown block (60,000 square-feet [SF], also referred to as "West Block") and one "superblock" (120,000 SF, also referred to as "East Block"). Phase 1 of EVG consists of the buildout of the West Block, 20,000 SF of the East Block, and the narrowing and reconstruction of 14th Street. Phase 1 contains the following main elements:

Central Multi-Purpose Lawn – an approximately 11,000 SF lawn lies in the center, 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 14,200 SF two-story community center is located to the south of the lawn. The first floor will contain a half-court basketball court/multi-purpose room

that can be used for large community functions, a community room adjacent to the demonstration kitchen and with direct access to the exterior patio. The first floor opens up on the north side onto a plaza fronting the central lawn, providing an indoor/outdoor experience. The community center's lobby faces onto G Street. This floor will also contain community center staff offices, storage and public restrooms. The second floor consists of two additional community rooms, storage areas, and offices and restrooms for the Park and Rec resident manager and staff.

Children's Playground – an approximately 8,500 SF children's playground is located at the north end of the West Block adjacent to F Street. This area will contain a variety of standard and custom play equipment and an interactive water feature located in the center of the enclosed play area. Seating surrounds the enclosure and trees providing shade are located throughout.

Performance Pavilion – an 820 SF canopy provides shade for outdoor live performances and other activities at the north end of the central lawn and is a focal architectural element in the park.

Café Building – adjacent to 14th Street on the West Block will be a 975 SF café building. The café will provide outdoor tables and seating.

Off-Leash Dog Park – An off-leash dog park is proposed on the approximately 20,000 SF parcel at the northeast corner of 14th and G streets and will contain separate areas for large and small dogs on either side of a "Bark Bar," a 994 SF café building with outdoor tables and seating.

14th Street Plaza – 14th Street will be narrowed to a two-way, two-lane street consistent with the Downtown Community Plan, Downtown San Diego Mobility Plan and the 14th Street Pedestrian Promenade Master Plan. 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, allowing for the use of the public right-of-way for community events such as farmer's markets.

Games Area and Casual Park Areas – there are a series of passive landscapes and sitting areas surrounding the central lawn, as well as a games area for ping pong tables and table and chairs for board games.

Underground Parking Garage – a two-level underground parking garage will provide approximately 180 public parking spaces underneath the West Block with access off G Street. This parking structure will be operated by the Parking District to provide parking for park users as well as the surrounding neighborhood.

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. There are five water closets, two outdoor sinks, and a restroom attendant's booth that will be staffed whenever the restrooms are open.

Relocation and Rehabilitation of Historic Structures – two locally-designated historical structures are located on 14th Street which will be relocated to the south side of F Street on property on the

East Block already owned by the City. The buildings' exteriors are proposed to be rehabilitated and site construction will consist of accommodating current accessibility standards. The buildings are proposed to be leased in the interim period before EVG Phase II proceeds and the buildings are more integrated with the future park improvements.

Since the GDP was approved, OJB and its subconsultants have worked with CivicSD and City staff to refine the design concepts and have created an exciting, attractive, multi-use park that will make East Village and the City proud. Attachment A includes current renderings of the final design of the Project, including overviews and scenes from throughout the Project's components illustrating how the park will be utilized on a daily basis with the multiple amenities and variety of activity centers located throughout the park. It is anticipated that the park will be an attraction to a wide variety of users throughout the day and will be able to host a variety of formal events and gatherings throughout the year.

Project Budget – Based on the 60% Construction Document cost estimate, the full cost of construction includes: construction costs, staff time, permitting fees, additional costs for partial rehabilitation of the interiors of the historic homes, and construction administration for the park and parking garage improvements. The total cost is estimated at \$44.7 million. \$46 million is currently allocated for the Project in the City's CIP budget.

Project Schedule of Performance – The consultant team is currently working on the 90% Construction Drawings and will submit the drawings to the City's Development Services Department for permit review in June 2018. It is anticipated that permits will be ready to issue by the end of 2018. The Project will be put out to public bid after the first of the year and construction is scheduled to be completed by early 2021.

When the construction contract is awarded, the contractor will be asked to complete the East Block improvements as quickly as possible to provide for the opening of the dog park and café building (up to 9-12 months prior to the completion of the West Block improvements).

CONCLUSION

EVG has been a highly anticipated park project in the emerging East Village neighborhood of Downtown and will be a great asset to the neighborhood and the community. Staff will continue to provide updates on the Project.

Respectfully submitted,

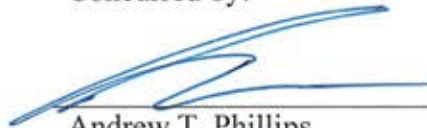


Kathleen Brand
Senior Planner/Landscape Architect



Brad Richter
Assistant Vice President, Planning

Concurred by:



Andrew T. Phillips
Chief Financial and Operating Officer

Attachments: A – EVG Phase 1 Site Plan
B – EVG Simulations



























