



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 9, 2017

REPORT NO: 105

ATTENTION: Park and Recreation Board
Agenda of January 19, 2107

SUBJECT: T+C PUBLIC PARK GENERAL DEVELOPMENT PLAN

SUMMARY

Issue:

1. Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for the T+C Public Park in the Mission Valley Community?
2. Should the Park and Recreation Board recommend naming the park T+C Public Park?

Director's Recommendation:

1. Recommend approval of the GDP for the T+C Public Park in the Mission Valley Community.
2. Recommend approval of the naming of the park as T+C Public Park.

Other Recommendations: The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by other groups are listed below.

On April 27, and June 6, of 2016, public meetings were conducted at the Regency Ballroom at the Town and Country Hotel to introduce the project and gather community input in preparation of the GDP.

On July 21, 2016, the Mission Valley Community Planning Group (MVCPG) Parks Ad Hoc Subcommittee made a formal recommendation to recommend approval of the GDP to the Mission Valley Community Planning Group (MVCPG).

On August 3, 2016, the MVCPG voted (14-0-0) to recommend approval of the GDP for the T+C Public Park.

Fiscal Impact: The cost of design and construction is being paid for by the owner/applicant for the Town & Country Hotel Revitalization and Transit Oriented Development (TOD). The park will remain in private ownership with a Recreation Easement recorded on the final map for public use. The park will be maintained by the private owner.

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

Environmental: The City of San Diego, as a lead agency under CEQA, has prepared an Environmental Impact Report (EIR), covering the park development, operation and maintenance. The Draft EIR was circulated for a 45 day public review, from August 18, 2016 to October 3, 2016. The City is currently in the process of reviewing and responding to public comments received on the Draft EIR.

BACKGROUND

The proposed T+C Public Park is a component of The Town & Country Hotel Revitalization and Transit Oriented Development project in the Mission Valley Community, within Council District 7. The owner/applicant is proposing to provide the population-based public park on site as part of the proposed development. The park, which includes the San Diego River Park Pathway, will remain in private ownership with a 'recreation easement' recorded on the final map for public use. This type of park is defined in the City's General Plan as a park equivalency and will count towards the Mission Valley public park inventory. The project will provide 3.31 acres of population-based park land in this park deficient community.

DISCUSSION

This project provides for the design and construction of a passive neighborhood park located on the north-east corner of Fashion Valley Road and Riverwalk Drive. Adjacent to the park is a restored and enhanced, 12.04 acre segment of the San Diego River, which will also remain privately-owned and maintained.

The proposed GDP improvements (Attachment 1) are listed below.

- 3.31 acres of recreation space for public use along the San Diego River that includes the San Diego River Pathway.
- A 14-foot-wide, multi-modal San Diego River Pathway (10-foot-wide concrete path with a 2-foot-wide decomposed granite path on either side) consistent with the San Diego River Park Master Plan.
- Gateway entry at the southeast corner of Fashion Valley Road and Riverwalk Drive.
- Educational signage that highlights the importance of the San Diego River.

- Enhancement of the USGS weather station.
- Interpretive signage and wayfinding elements that reflect on the history of Mission Valley and the San Diego River.
- Decomposed granite, 5-foot-wide, pedestrian trail adjacent to the San Diego River.
- Pole lighting along San Diego River Pathway and seating areas
- Passive lawn areas for informal recreation.
- Picnic tables, benches, and drinking fountain.
- A native plant palette inspired by the adjacent environmentally sensitive area.
- Wood fencing that blends with the overall park design and plant palette.

The Mission Valley community does not have a Recreation Council and therefore public workshops were held with the Mission Valley Planning Group's Park Subcommittee and the community. Two public workshops were held to gather input as summarized below.

Community Workshop #1

On April 27, 2016, the first community workshop occurred at the Regency Ballroom at the Town & Country Hotel. During the workshop the community identified the following park design objectives.

- Provide places for the public to view the River.
- Create deliberate views of the River on San Diego River Trail.
- Provide safe, clean, highly visible open areas.
- Create natural areas and elements friendly for children.
- Provide opportunities for permanent or temporary public art.
- Provide seating areas.
- Create opportunities for educational elements about history and nature.
- Provide the San Diego River Pathway.
- Improve the area under the trolley.

Community Workshop #2

On June 6, 2016, the second community workshop was held at the Regency Ballroom at the Town & Country Hotel. The design team presented three conceptual park designs that highlighted historic themes and configurations for the San Diego River Path that included the design objectives recommended at Workshop #1. The identified preferred elements from the three designs, were selected and incorporated into the preferred park plan. Listed below are the desired park elements for the selected, preferred design.

- Provide a variety of pathways in proximity to the river.
- Create different treatments of paths based on how close they occur to the river.
- Utilize arbors and gateways within the landscape.
- Provide family-child focused play areas.
- Support the water flow at the pedestrian bridge.
- Celebrate the pedestrian bridge.
- Incorporate low emitting lighting for safety at night.

- Provide opportunities for shade in open areas.
- Strengthen North-South views and connections.
- Use natural elements and materials.
- Provide signage and wayfinding elements that reflect Mission Valley.

SUMMARY

The T+C Public Park GDP incorporates the input received at both community workshops and has been recommended for approval by the MVCPG Parks Ad Hoc Subcommittee and the MVCPG.

ALTERNATIVES

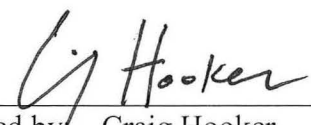
- 1a. Recommend approval of the General Development Plan (GDP) for the T+C Public Park in the Mission Valley Community.
- 1b. Recommend approval of the General Development Plans (GDP) for the T+C Public Park in the Mission Valley Community with modifications.
- 1c. Do not recommend approval of the General Development Plan (GDP) for the T+C Public Park in the Mission Valley Community.
- 2a. Recommend approval of the name T+C Public Park.
- 2b. Recommend a name other than T+C Public Park.
- 2c. Do not recommend the name T+C Public Park.

Respectfully submitted,



Alyssa Muto
Deputy Director, Planning Department

(CH/ch)



Prepared by: Craig Hooker
Park Designer, Planning Department

Page 5

T+C Public Park General Development Plan

January 9, 2017

Attachments:

1. T+C Public Park General Development Plan
2. Gateway Sign and Site Furnishings

cc: Council District 7

Herman Parker, Director, Park and Recreation Department

Jeff Murphy, Director, Planning Department

Andrew Field, Assistant Director, Park and Recreation Department

Robin Shifflet, Development Project Manager III, Planning Department

Jim Winter, Public Officer II, Park and Recreation Department



Gateway Sign



Light Pole

Overhead lighting is schematic only. Any lighting adjacent to MHPA areas will be shielded consistent with the Land Use Adjacency Guidelines in the City of San Diego MSCP Subarea Plan.



Light Bollard

Lighting

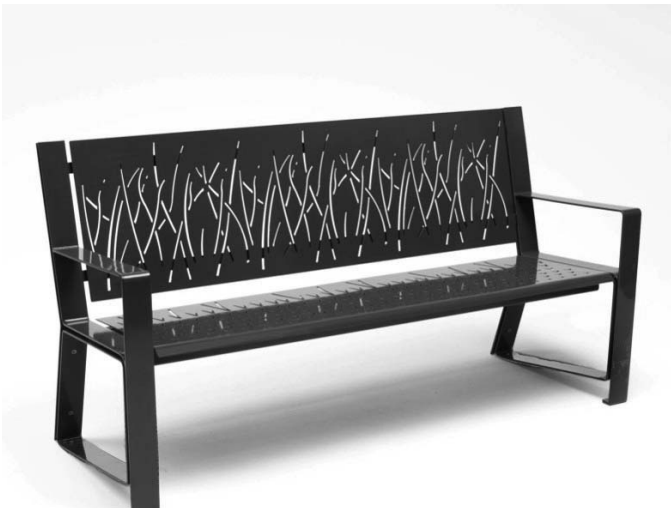
Town and Country



Bike Rack



Drinking Fountain



Bench



Picnic Table

Site Furnishings
