



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 19, 2017

REPORT NO: 106

ATTENTION: Park and Recreation Board
Agenda of January 19, 2017

SUBJECT: TAFT Joint Use Facility Development– General Development Plan
SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for TAFT Joint Use Facility Development in the Serra Community?

Director's Recommendation – Recommend approval of the proposed TAFT Joint Use Facility Development in the Serra Community.

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 July 19, 2016 Sera Mesa Recreation Council voted unanimously (5-0-0) recommending approval of the proposed GDP amendment.

Fiscal Impact – The total project budget is approximately \$3.3 million. Funding for the proposed project is available from Developer Impact Fund -DIF.

The cost to operate and maintain this project on an annual basis is: \$41,300. This includes all labor, material, equipment, supplies, etc. This project is located in a park deficient community and the funding sources is developer impact funds. A funding request by the department will be made to the Mayor's Office in the budget year the facility goes into operation, for on-going maintenance and security.

Water and Energy Conservation Status – The proposed TAFT Joint Use Facility Development Plan GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental - This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines, Sections 15301 (Existing Facilities), 15302 (c. Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures.).

BACKGROUND

TAFT Joint Use Facility Development is located at 3901 Landis Street adjacent to Interstate 15 in the Serra Mesa community. This project will provide a joint use facility to serve residence of the Serra Mesa community which is park deficient by general plan standards.

This project provides for the design and construction of a new joint use facility at TAFT Joint Use Facility Development is located at 3901 Landis Street adjacent to Interstate 15. The proposed joint use is located in the Serra Mesa community, within Council District 7, and will provide 4.7 acres of population-based park land in this park deficient community.

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 two public workshops with the community. The initial workshop was focused on a survey of amenities for community input and vision for this future site. During these community workshops, staff and the consultant provided concepts of existing amenities.

The proposed General Development Plan improvements (Attachment 1) are listed below.

- New accessible walkway connection to right of way at Gramercy Dr.
- Accessible path of travel
- Joint use area access driveway
- Joint use area sidewalk
- Security walkway and parking lot lights
- Parking lot with 46 parking spaces of which 2 are designated accessible
- Fire truck hammerhead turnaround (parking lot)
- Police/ ambulance hammerhead turnaround (
- Entry plaza with enhanced concrete (emergency vehicle accessible)
- Entry plaza seat wall
- Concrete pad for temporary restrooms
- Multi-purpose natural turf field (approximately 1.7 acres)
- 12' wide stabilized decomposed granite path / walking track
- Drinking fountain, bike rack
- Low concrete stage and seat wall
- Benches, picnic tables
- Exercise equipment stations and nature play exercise features

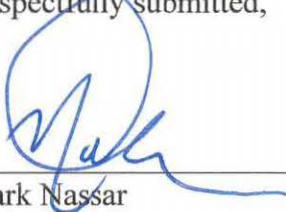
The primary issue raised during community input meetings was the concern for nighttime security. The community requested that the joint use facility be closed at night due to its distance from the public street. In response to this, closing the joint-use facility at night will be done by the School District during the week when school is in session. When school custodial staff are not available to lock and open the gates, the City's Park and Recreation Department will request operational funds to hire a security company to lock the fields in the evening and reopen the gates in the morning. All budget requests are subject to approval by the City Council, and are not guaranteed year to year. The specific hours of use will be determined with each school site, and

will be dependent on the school's schedule. This information will be reflected in the joint-use agreement for the school site.

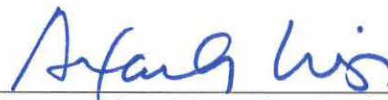
ALTERNATIVES

1. Recommend approval of the General Development Plans (GDP) for the TAFT JU Facility.
2. Recommend approval of the General Development Plans (GDP) for the TAFT JU Facility with modifications.
3. Do not recommend approval of the General Development Plans (GDP) for the TAFT JU Facility.

Respectfully submitted,



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



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Park Designer
Public Works Department
Architectural Engineering and Parks Division

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Attachments:

1. General Development Plan
2. Supporting exhibits.

cc: Council District 7
Herman Parker, Director, Park and Recreation Department
Andy Field, Assistant Director, Park and Recreation Department
James Navegoor, Director Public Works Department
Samir Mahmalji, PO II Public Works Department- AE&P