



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: April 12, 2017 REPORT NO. 102

ATTENTION: Park and Recreation Board  
Agenda of April 20, 2017

SUBJECT: MARVIN ELEMENTARY SCHOOL JOINT USE FACILITY GENERAL  
DEVELOPMENT PLAN

### SUMMARY

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

Director's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Marvin Elementary School Joint Use Facility in the Navajo Community.

Other Recommendations: The following Recreation Council has reviewed and considered the proposed project. Actions taken and recommendations made are listed below.

On May 2, 2016, the Allied Gardens Recreation Council voted to take no action at this time as the design presented did not address the community concerns regarding security and parking.

On September 12, 2016, the Allied Gardens Recreation Council voted (12-0-0) to recommend approval of the GDP for the Marvin Elementary School Joint Use Facility. The Recreation Council also requested staff responses to four (4) questions. Those responses were provided by Park Planning staff on November 4, 2016, via email to the Allied Gardens Recreation Council President and interested community members. Refer to the DISCUSSION section of this report for the staff responses to the questions.

Fiscal Impact:

- I. Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design, and construction of the turf and walking track improvements, is currently funded by the San Diego Unified School District (SDUSD) through the use of Proposition S and Z voter approved bond funding.
- II. Operations and Maintenance: The cost to operate and maintain this project on an annual basis is: \$48,616. This includes all labor, material, equipment, supplies, as well as the cost to hire a security company to lock the gates at dusk.

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

Environmental: San Diego Unified School District, as the lead agency under CEQA, has prepared a Notice of Exemption (NOE), covering the park development and use of the property.

BACKGROUND

This project provides for the design and construction of a new joint use facility at Marvin Elementary School which is located at 5720 Brunswick Ave within the Navajo Community, Council District 7, and will provide approximately 3.87 acres of population-based park land in this park deficient community.

DISCUSSION

The Marvin Elementary School Joint Use Facility is part of the 'Play All Day Parks Program' partnership between the City and the SDUSD to expand the City's existing joint use parks program by adding over 30 new joint use facilities in the next 5-10 years. SDUSD is the Lead Agency directing the design and construction of the joint-use facility at Marvin Elementary School. Marvin Elementary School is identified as a future joint-use park in the Navajo Community Plan. The proposed General Development Plan Phase 1 and Phase 2 Improvements (Attachment 1) are listed below.

Phase 1 Improvements

- Multi-purposed natural turf field (approximately 2.12 acres)
- 6' wide walking track
- Drinking fountain
- 4 Trees and Fence screening
- Off-street parking area with approximately 61 spaces

### Phase 2 Improvements

- Approximately 0.87 acre expansion of the natural turf field (Final field size will be approximately 3.0 acres total)
- Ball field backstop

SDUSD and Park Planning of the Planning Department conducted three workshops with the community. The primary issues raised during the community input meetings were 1) nighttime security, 2) noise, 3) ballfield lighting, 4) parking, 5) trees and screening. A detailed response to each issue is included paragraphs below.

#### Nighttime Security

The community requested that the joint use facility be closed at night due to security concerns. In response to this, the Operation and Maintenance budget for Marvin Elementary Joint Use Park includes an operational cost to hire a security company to lock the joint use gates at dusk every evening and open the gates when SDUSD school custodial staff are not available to unlock the gates. This would typically occur when school is not in session, during school holidays, and weekends. When school staff are on site, they will open the joint use gates to allow for public use of the park in the morning before school starts. School staff will close the gates 30 minutes prior to the first bell at the start of the school day. School staff will then open the joint use gates approximately 30 minutes after the school dismissal bell at the end of each school day.

#### Noise

The residents who live adjacent to the proposed joint use facility are concerned about additional noise. They are most concerned that activities that include amplification of noise (e.g., megaphones, speaker systems) will be permitted by the City Park and Recreation Department. In response to this concern, the City Park and Recreation Department has agreed that amplification of noise will not be permitted at this site.

#### Ballfield Lighting

The residents who live adjacent to the proposed joint use facility are concerned that the field will be lit at night for league ball games. In response to this concern, the City Park and Recreation Department has agreed that no ball field lighting or temporary ball field lighting will be allowed at this site.

#### Parking

There is currently no off-street student drop off area at Marvin Elementary School. The residents and parents requested an off-street student drop off area to address pick and drop off issues on school days. In response to this

issue, SDUSD included an off-street student drop off zone and additional off-street parking in the Phase 1 improvements.

#### Trees and Screening

The residents who live adjacent to the proposed field have requested additional screening to provide privacy. In addition, several community members and parents from the school requested that trees be included within the joint use facility to provide shade. In response to this request, the GDP includes trees and fence screening on the north side of the field, as well as several trees on the south end of the field are identified as future trees locations on the GDP. Irrigation lateral lines will be stubbed out for the future tree irrigation as part of the Phase 1 improvements. The Parent Teacher Club proposed to fundraise for these additional trees.

In response to similar community concerns, the City and SDUSD issued a joint publication entitled "Play All Day Program Frequently Asked Questions and Concerns" (Attachment 2). The FAQ publication was provided at the Allied Gardens Recreation Council on September 12, 2016 and was also emailed to community members who had provided their email addresses on the sign in sheets at the public workshops. The FAQ publication is also posted on the City's Park and Recreation Department webpage.

At the final Recreation Council meeting on September 12, 2016, the Allied Gardens Recreation Council requested that City staff respond to four (4) questions that were raised by community members during the meeting. The following is a summary of the questions and responses that were provided to the Allied Gardens Recreation Council President and the individual community members who requested the information.

#### Allied Gardens Recreation Council Questions and Responses

1. If funding for a security company is not approved in the City's budget one year, how will the neighbors be notified?

Response: If funding for a security company to lock the gates is not approved by City Council, Park and Recreation staff will notify the Allied Gardens Recreation Council and the San Diego Unified School District.

2. If there is no funding to lock the gates, can the park be closed?

Response: The joint use park will not be closed to the public per the terms of the Joint Use Agreement. If in the future, funding to hire a security company is not available, Park and Recreation staff will work with the Allied Gardens Recreation Council to determine an acceptable solution.

3. If there is no funding to lock the gates, can a volunteer group take responsibility to lock the gates?

Response: A third party of citizen volunteers would not be permitted to lock the gates for liability reasons.

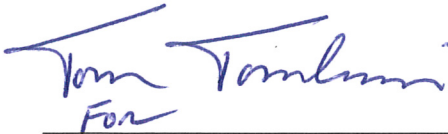
4. How will the neighbors be notified if the Marvin Elementary Joint Use Agreement is changed?

Response: Any changes to the Joint Use Agreement will need to be brought before the San Diego Unified Board of Education, as well as the City Council for approval. If this happens, the Allied Gardens Recreation Council will be notified.

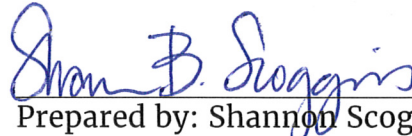
#### ALTERNATIVES

1. Recommend approval of the General Development Plans (GDP) for the Marvin Elementary Joint Use Facility.
2. Recommend approval of the General Development Plans (GDP) for the Marvin Elementary Joint Use Facility with modifications.
3. Do not recommend approval of the General Development Plans (GDP) for the Marvin Elementary Joint Use Facility.

Respectfully submitted,



Alyssa Muto  
Deputy Director, Planning Department

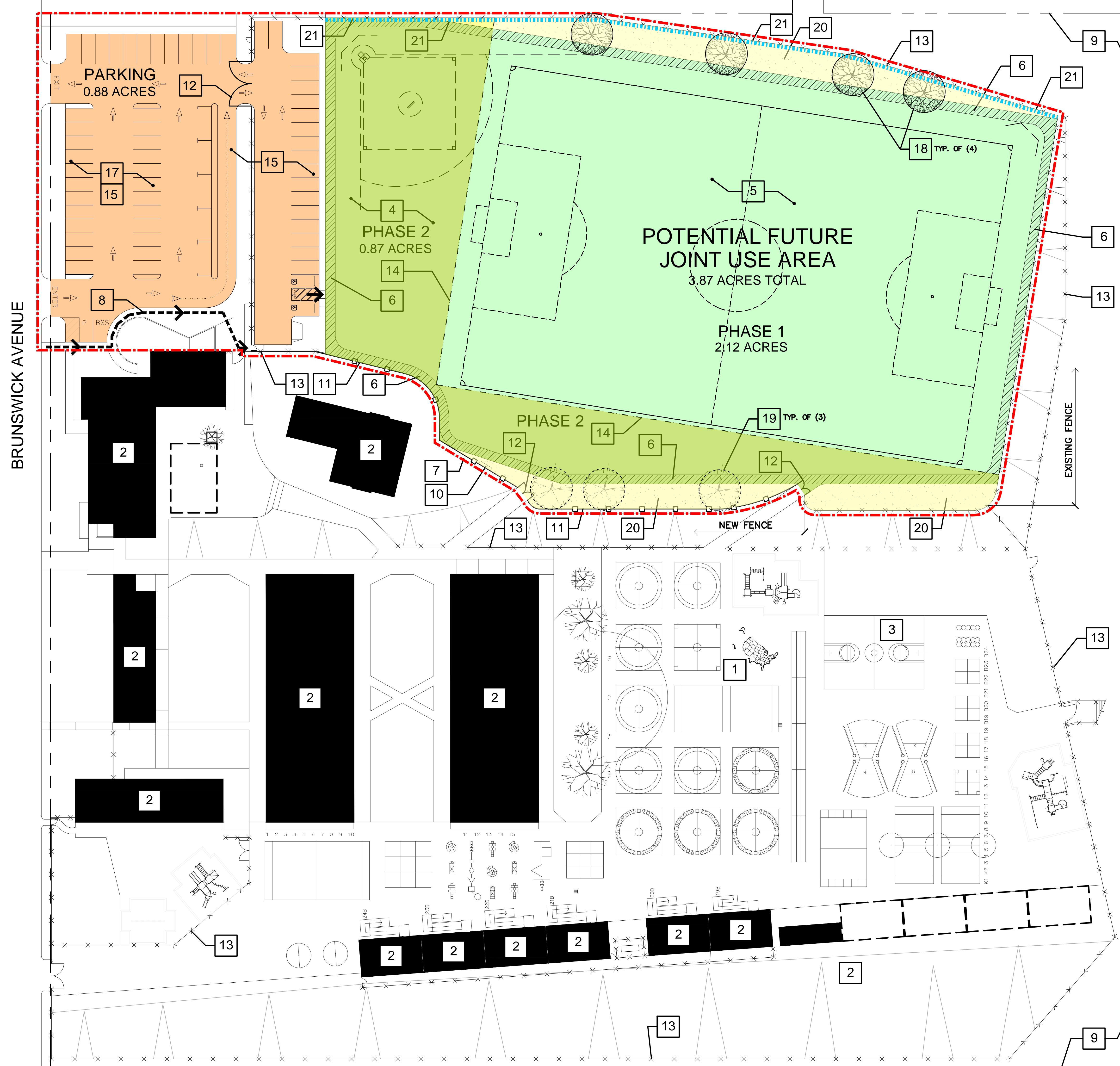


Prepared by: Shannon Scoggins  
Park Designer, Planning Department

(SS/ss)

- Attachments:
1. Marvin Elementary School Joint Use Facility General Development Plan
  2. Play All Day Parks Program Frequently Asked Questions and Concerns

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, Project Officer II, Park & Recreation

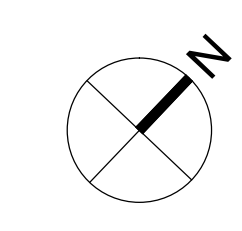


**SITE PLAN KEYNOTES**

- 1 EXISTING PLAYGROUND
- 2 EXISTING BUILDING
- 3 EXISTING HARDCOURT
- 4 NATURAL TURF FIELD AREA
- 5 MULTI-PURPOSE FIELD (225' X 360')
- 6 6' WIDE WALKING TRACK
- 7 JOINT-USE PROJECT AREA
- 8 ACCESSIBLE ROUTE OF TRAVEL
- 9 PROPERTY LINE
- 10 NEW DRINKING FOUNTAIN
- 11 NEW 10' HIGH FENCING
- 12 NEW ACCESS GATE
- 13 EXISTING FENCE
- 14 PHASE BOUNDARY
- 15 PARKING / DROP-OFF AREA
- 16 NOT USED
- 17 PARKING TO BE RE-STRIPPED
- 18 NEW TREES - FINAL LOCATIONS TO BE DETERMINED.
- 19 FUTURE TREES (NOT INCLUDED IN SCOPE OF WORK) TO BE PLANTED BY PARENT-TEACHER GROUP. FINAL LOCATIONS TO BE DETERMINED.
- 20 D.G. PLANTING AREA
- 21 FENCE SCREENING

**SITE PLAN**

1"=30'-0" 0 15 30 60



**gonzálezGOODALE Architects**

135 WEST GREEN ST  
SUITE 200  
PASADENA CA 91105  
T 626 568 1428  
F 626 568 8026

COUNCIL DISTRICT:		COMMUNITY PLAN AREA:	
DATE	ACTION	REFERENCE DOCUMENTS	
	SITE ACQUIRED	RESO. NO. COST \$: ACRES:	
	SITE DEDICATED	ORD. NO. ACRES:	
	GDP CONSULTANT HIRED	RESO. NO. NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL DATE:	
	INITIAL DEVELOPMENT	CIP NO. J.O. NO. DRWG. NO.	
		CIP NO. J.O. NO. DRWG. NO.	
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF	PAVED WALKWAYS	SF	SECURITY LTS.	STDS.
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF	PARK ROADS	SF	BALLFIELD LTS.	STDS.
TURF	AC.	TENNIS CTS.	SF	PARKING LOT	SF	TENNIS COURT LTS.	STDS.
SHRUB BED	AC.	RESTROOM	SF	PARKING STALLS-STD.	SF	MULTI-PURPOSE CT. LTS.	STDS.
NATURAL	AC.	REC. BLDG.	SF	PARKING STALLS-DISABLED	SF	BACKSTOPS	EA.
D.G. PAVING	AC.	POOL BLDG.	SF	COURT GAME AREA	SF	BENCHES	EA.
DIRT INFIELDS	AC.	POOL DECK	SF	LAWN EDGING	LF	PICNIC TABLES	EA.
		POOL WATER	SF	BLEACHERS	EA.	TRASH RECEPTACLES	EA.

THE GENERAL DEVELOPMENT PLAN  
**MARVIN  
ELEMENTARY SCHOOL**  
JOINT USE FIELDS

PSD  
SHEET #1

LAMBERT COORDINATES: \_\_\_\_\_ THOMAS BROTHERS PAGE: \_\_\_\_\_

## **PLAY ALL DAY PARKS PROGRAM**

### **FREQUENTLY ASKED QUESTIONS AND CONCERNS**

5/24/2016

#### **Introduction:**

**Play All Day** is an exciting commitment to build 30 new joint-use parks. This is an ambitious goal made possible by strong collaboration between the City of San Diego and the San Diego Unified School District to expand recreational opportunities in our city. The initiative strengthens the long-standing partnership between the City and the School District to maximize the shared use of public facilities and resources for educational and community use. The new park facilities will be opened on existing school sites and, for the most part, will be constructed with Proposition Z bond funding. The City will commit to operate and maintain the new park facilities.

#### **How were the joint-use sites selected?**

The determination to jointly use the selected school sites were made in partnership with the School District. A number of factors were evaluated based on the specific merits of each site. The following factors were taken into account in the selection of the Play All Day park sites:

- Identified in the Community Plan or Facilities Finance Plan as a future joint-use facility
- Located in park-deficient communities
- Adjacent to an existing park
- Located in an area where residents do not have a park in close proximity to their homes
- Access to hardcourts and off-street parking
- Visibility from public streets
- Pre-identified for School District funding
- On the School District's schedule for implementation

*NOTE: Factors above are not listed in order of priority*

### **How can we increase security, especially by locking the gates?**

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 each school site.

### **Can we increase screening and privacy?**

The City and School District will examine screening options for Play All Day sites, such as adding slats in the joint-use boundary fence where adjacent to residential properties. The outcome of the evaluation will be site specific, since conditions vary from school to school. The screening must be accomplished without compromising the surveillance of the joint-use park.

### **Can we have trees in the joint-use area?**

A small number of shade trees may be included in joint-use sites if funding is available. However, shade trees will not be planted within the turf field area. All tree plantings must be irrigated, and tree species will be selected from the School District's list of approved trees.

### **Will the joint-use fields have lighting?**

Lighting of fields, even on a temporary basis, will not be contemplated at joint use facilities where lighting would negatively impact residential neighbors.

### **What can be done to mitigate noise impacts?**

The City and School District will work with the community regarding noise amplification. During the City's normal hours of operation, City staff will respond to complaints of excessive noise. If noise is determined to be the result of league play, staff will take action with league permit holders.



### **Will the project include additional parking?**

Project impacts, including proposed parking on weekends and evenings, will be studied as part of the School District's environmental review. Any identified impacts will be addressed. In addition, the City's Park and Recreation Department will work with the community sports leagues on the permitting and scheduling of the league play activities to reduce parking impacts.

### **How can a natural-grass turf field comply with water restrictions given our region's serious drought?**

The City's Park and Recreation Department is proud of its record of conserving water during the current drought. Overall usage in the City has decreased significantly, beyond the mandated reduction of 16 percent. The department is applying new watering methodologies to irrigate responsibly within San Diego's various climate zones, and the department is prioritizing water use on athletic fields such as joint-use areas. According to the current San Diego Municipal Code, the department is exempt from watering time restrictions; but, it must comply with targeted water-use restrictions, including reductions of overall water use. Active recreational turf areas are currently, irrigated three times per week. However, in the future, if watering restrictions increase, watering may decrease to comply with meeting required conservation mandates. In addition, irrigation is permitted any day/time for the establishment, repair and renovation of public-use fields for schools and parks. The following sites can provide additional information:  
<https://www.sandiego.gov/water/conservation/drought>,  
<http://www.sdcwa.org/drought-resources>, and  
<http://www.waterboards.ca.gov/sandiego/>.

### **Why aren't we considering synthetic turf at the proposed joint-use areas?**

At this time, the City is not able to make a commitment that funding will be available to replace the synthetic turf fields in 10 years. Therefore, no joint-use agreements requiring the replacement of synthetic turf will be pursued with San Diego Unified School District.

## **Are dogs allowed at the proposed joint-use areas?**

The Municipal Code has no prohibition of leashed dogs on public property. The City will place signage that reminds patrons that off-leash dogs are not permitted within the joint-use fields. The sign will include a phone number to reach County of San Diego Animal Control for any out-of-control or leash-free dogs. Dog waste stations and trash cans will be provided at the entrance to joint-use areas.

## **How will laws be enforced?**

When a park patron or resident observes that a crime is being committed or a regulation is being violated in the joint-use area, they should either call 911 if it's an emergency or (619) 531-2000 if it's not an emergency. The San Diego Police Department (SDPD) will respond to these issues. Other issues related to permitting, unruly groups and other matters that do not warrant police attention should be referred to Park and Recreation. City staff monitors field use, but there is no on-site staff; and other than maintenance staff, there will not be daily visits. Park and Recreation staff work closely with user groups to ensure their use of the fields does not negatively impact neighborhoods (such as noise issues). Park and Recreation staff do not have the ability to issue citations or arrest individuals for criminal activity. County Animal Services enforces off-leash dog issues, and SDPD is responsible for enforcing other laws and curbing criminal activity on joint-use sites during City joint-use hours.

## **May we donate an item to include in the proposed joint-use areas?**

Donated items such as trees or benches can be included in joint-use parks. Contact the school principal for specific requests. Donated items must conform to all school accessibility and safety standards.

## **Questions**

For more information, please contact Shannon Scoggins, City of San Diego, Planning Department at (619) 236-6894, [sscoggins@sanidiego.gov](mailto:sscoggins@sanidiego.gov) or Aaron Golde, San Diego Unified School District, Facilities, Planning and Construction at (858) 637-3604, [agolde@sandi.net](mailto:agolde@sandi.net)