

HENDRIX POND / AVIARY NEIGHBORHOOD PARK - GENERAL DEVELOPMENT PLAN NARRATIVE
City of San Diego Park and Recreation Department
January 16, 2020

SITE CONTEXT AND DESIGN INTENT

Hendrix Pond and Aviary Park is an 8.9 acre neighborhood-serving park located on Aviary Drive in Scripps Ranch, San Diego. With much of the site steeply sloped and covered with Eucalyptus trees, characteristic of Scripps Ranch, the currently has informal walking trails, bench seating along the edge of Hendrix pond as well as picnic tables and drinking fountain. Many of these features are currently in disrepair and none of them are accessible.

The site includes two curb cuts with service drives; the northernmost runs north-south, midway along the slope, connecting to the southernmost curb cut and second service drive. This runs east-west nearly to the edge of Hendrix pond at the foot of the drive, and connects to a privately maintained road servicing the adjacent residential community. Hendrix Pond, a man made pond sitting at the base of the slope, provides scenic views as well as habitat for fish and water birds. While not included in the General Development Plan scope of work, the pond is a key and enriching feature of the park and all improvements and amenities should not detract from or diminish the natural qualities of the pond nor its setting in a Eucalyptus grove, uniquely characteristic of the Scripps Ranch community.

The Preliminary Engineering report provided by the City of San Diego provided a list of minimal improvements to meet accessibility requirements. In addition, the report identified potential amenities including restoration and/or expansion of the original play equipment and a fenced dog run. Based on community input from public workshops along with recommendations in the Preliminary Engineering report, the project design goals were defined as follows:

- Maintain the existing rustic and natural character of the park
- Preserve or improve walking trails and seating areas, including providing an accessible path to the pond
- Provide ways to engage with flora and fauna and learn about local history such as quiet seating and viewing areas, interpretive signage and restored or enhanced planting.

In addition to the goals above, the community expressed a desire to keep the park neighborhood-serving and to limit amenities such as a dog run or play area that would create noise or increase traffic. Indeed, because of the steeply sloped and wooded site, adequately sized level areas cannot be easily created without significant grading impacts, potentially damaging the existing grove. The community also expressed a preference for no

site lighting, additional fencing or restroom facilities. Finally, while Hendrix Pond is beyond the scope of the GDP, the community emphasized the primary importance of maintaining or improving the quality of the pond, including insuring a sustainable water supply during droughts. To that end, the GDP includes extension of nearby reclaimed water service to the head of the park for future use.

PROGRAM

The GDP includes the following amenities:

- Stabilized Decomposed Granite Trail: Maximum 4.5% slope accessible path to picnic tables, bench seating and drinking fountain along the Hendrix Pond edge. The path begins at the southern curb cut and traverses an existing open glade, crossing the existing service drive approximately half way down the slope. North of the service drive, the trail follows the approximate route of the existing trail, working with existing contours to the greatest extent possible in order to minimize disturbance to the Eucalyptus grove. Material to be stabilized decomposed granite, minimum 3" thick with pressure treated wood or steel headers to minimize visual and grading impact.
- Restored planting: Native and locally adapted, non-invasive grasses, low groundcovers and masses of shrubs along bare and disturbed areas protect against erosion and create habitat for resident fauna. Additional Eucalyptus and Olive trees to match existing are located in areas of diseased or damaged trees to supplement the existing canopy, create shade, habitat and a long-lived woodland.
- Habitat Garden: Located along the new accessible stabilized decomposed granite trail, the habitat garden includes native perennials and flowering shrubs that attract birds and pollinators.
- Multi-purpose Meadows: Located at the crest of the slope at two comparatively level, not-shaded areas, the multi-purpose meadows provide small scale flexible spaces for seating, picnics and lawn games. Planted with a mowable meadow grass seed and lightly graded to ensure uniformity, but not accessibility, the north meadow is approximately 6,000 square feet while the south meadow is approximately 9,000 square feet.
- Replenished Bark Mulch Trails: Light regrading, compaction and replenishment of bark mulch at existing trails on the north end of the site.
- Resurfaced Asphalt Service Drive: Lightly regraded and resurfaced to provide continued service truck access to the pond edge and privately maintained road.
- Accessible Site Furnishings: Picnic table, bench, trash receptacle and drinking fountain located adjacent to the stabilized decomposed granite trail, close to existing pond-side site furnishings
- Restored Existing Site Furnishings: Repair or replace existing picnic tables, benches, trash receptacles and drinking fountain as necessary to ensure full comfort and function

- Park Entry Plaza and Signage: Located at the southern exiting curb cut, the 800 square foot Entry Plaza expands and softens the geometries of the service road intersection to create a welcoming park entry gateway including accessible monument and trail signage, boulders for informal seating, stabilized decomposed granite paving and removable bollards to ensure service roads are for authorized use only.
- Viewing platform and Interpretive Signage: Accessible 400 square foot recycled plastic lumber deck provides an overlook at the top of slope to view flora and fauna in the grove and pond beyond. Interpretive signage provides visitors a deeper understanding of the unique natural and social history of Scripps Ranch and Hendrix Pond.
- Accessible Parking, Crosswalk and Sidewalks: Located just north of the Park Entry Plaza, a new accessible parallel parking space with pedestrian curb cut provides easy access to the park. A new pedestrian crosswalk with curb cuts connects to the sidewalk just south of Caminito Spadilla, facilitating pedestrian access from neighboring residences. Select sections of sidewalk adjacent to the park will be repoured to ensure cross slopes do not exceed 2%.
- Reclaimed Water: Extend reclaimed water service to the site via an 8" PVC pipe in Aviary Drive.

PLANTING PALETTE

The overall aesthetic of the eucalyptus grove will be maintained with eucalyptus leaves as mulch beneath the trees. Planting at adjacent disturbed or eroded slopes will be native and locally adapted, non-invasive grasses, low groundcovers and masses of shrubs to complement or match existing planting. Planting at the Habitat Garden will be native and locally adapted, non-invasive perennials and flowering shrubs to attract birds and other pollinators. Eucalyptus trees will be a species to match the existing grove in a container size that will be large enough to ensure viability during establishment period while minimizing disturbance to adjacent tree roots and grades. Olive trees located around the perimeter of the multi-purpose meadow will be a non-fruiting variety to match the existing Olive trees. Container size will be 48".

IRRIGATION

The existing irrigation on site will be retained where practical and if currently purple pipe, can be connected to the new reclaimed water service along with a new Service to include a new meter, master valve and flow sensor. New irrigation for proposed planting as described above will follow City of San Diego parks and Recreation Guidelines and be compliant with California AB 1881. Irrigation will be controlled by an automatic irrigation controller with weather sensor. All irrigation shall be installed beneath grade and all valves, quick couplers and other irrigation equipment shall be installed in planting areas in lockable below grade boxes. Planting will be divided into hydrozones of similar water requirements in order to

prevent over and under watering of plants. All trees shall be placed on separate valves and will be irrigated with supplemental tree bubblers to aid in their establishment.

CIVIL ENGINEERING DESIGN DESCRIPTION:

GRADING

The proposed GDP improvements which will require grading within the Hendrix Pond / Aviary Park project area are as follows:

1. Proposed accessible trail connecting Aviary Drive to the east side of Hendrix Pond
2. Concrete pad replacement for accessible picnic tables and benches

The recommended grading parameters for the accessible trail are a 1.5% maximum cross slope and a 4.5% maximum longitudinal or running slope. If the 4.5% longitudinal slope is adhered to, no pedestrian handrail or landing pads will be required. The accessible trail will be comprised of compacted and stabilized decomposed granite, surrounded on both sides with a redwood header or stainless-steel edging to reduce the potential for sediment transport. A minimum one-foot bench adjacent to the redwood header or stainless-steel edging is also recommended to prevent the undermining of the edging and trail over time. Proposed concrete pads for benches and picnic tables shall be designed to a 1.5% maximum cross slope in any direction to provide wheel chair accessibility and a one-foot minimum bench to prevent undermining of the concrete pad.

STORMWATER TREATMENT

Based on the City's Stormwater Applicability Checklist (City form DS-560, excerpts shown herein), the project will be considered Priority Development Project (PDP) Exempt and will require Source Control and Site Design Best Management Practices (BMP's). The exemption is based on the following: 1) resurfacing of the existing asphalt service road is routine maintenance, 2) replacement of Aviary Drive sidewalk panels due to separation from the curb, cracking, lifting or non-compliant slopes is an accessibly compliant related improvement, 3) all other improvements are intended to be constructed of permeable surfaces and/or drain directly to vegetated areas.

Source Control:

The applicable Source Control requirements that this project must implement where applicable and technically feasible are listed in Section 2.1.1.2 "Source Control Requirements" of the City of San Diego's Storm Water Standards BMP Design Manual dated October 2018. These requirements are:

- Prevention of illicit discharges into the MS4
- Storm drain system stenciling or signage

- Protection of outdoor material storage areas from rainfall, run-on, runoff, and wind dispersal
- Protection of materials stored in outdoor work areas from rainfall, run-on, runoff, and wind dispersal
- Protection of trash storage areas from rainfall, run-on, runoff, and wind dispersal
- Use of any additional BMPs determined to be necessary by the City to minimize pollutant generation

This project should implement: signage to remind users to pick up after pets and potentially provide dog waste bag dispensers, provide covered trash receptacles, provide storm drain stenciling on Aviary Drive at the nearest downstream inlet, and adhere to all BMP requirements during the construction phase.



Sample: Covered trash can and dog bag dispensers



Sample: City of San Diego – Storm Drain Stencil by Think Blue and I Love A Clean San Diego (ILACSD)

Site Design:

The applicable Site Design requirements that this project must implement if technically feasible are listed in Section 2.1.1.3 “Site Design Requirements” of the City of San Diego’s Storm Water Standards BMP Design Manual dated October 2018. These requirements are:

- Maintenance or restoration of natural storage reservoirs and drainage corridors
- Buffer zones for natural water bodies
- Conservation of natural areas within the project footprint including existing trees, other vegetation, and soils
- Construction of streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided public safety is not compromised
- Minimization of the impervious footprint of the project
- Minimization of the soil compaction to landscape areas
- Disconnection of impervious surfaces through distributed pervious areas
- Landscaped or other pervious areas designed and constructed to effectively receive and infiltrate, retain and/or treat runoff from impervious areas, prior to discharging to the MS4
- Small collection strategies located at, or as close as possible to, the source to minimize the transport of runoff and pollutants to the MS4 and receiving waters
- Use of permeable materials for projects with low traffic areas and appropriate soil conditions
- Landscaping with native or drought tolerant species
- Harvesting and using precipitation

The proposed trails and improvements throughout the site as part of the GDP, have been designed to adhere to as much of the Site Design criteria listed above as feasible for this stage of design. The proposed trail alignment and site improvements have been designed to preserve existing vegetation, trees and pond banks where feasible. The impervious

footprint has been minimized by providing trails that are comprised of pervious surfaces such as decomposed granite and bark mulch. Decomposed granite trails will have edging and benching to minimize erosion. Onsite impervious surfaces such as the concrete pads will be graded to drain to existing or proposed landscape areas. To further reduce impervious surfaces, the viewing platform may be constructed of a wood deck instead of a concrete or asphalt concrete pad. During final design, all landscaping options explored shall be native or drought tolerant, if feasible.