

Parks and Recreation Department

EPOCA Neighborhood Park General Development Plan

Park and Recreation Board
September 15, 2022

Action Item 101

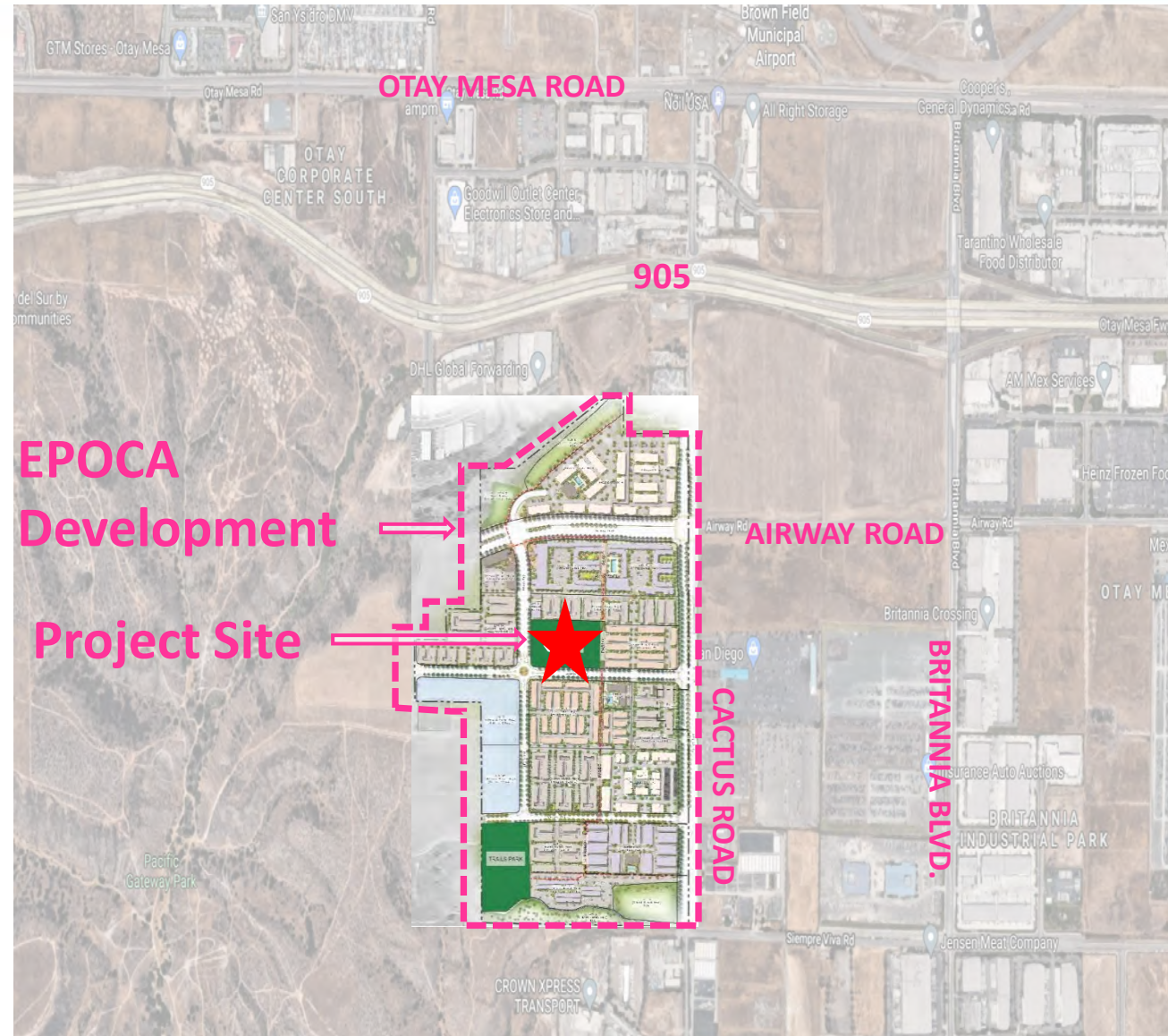


Issue

- Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for Epoca Neighborhood Park?

Introduction

- Epoca Neighborhood Park within the EPOCA Development (formerly known as the Lumina Development) is part of the Otay Mesa Central Village Specific Plan.
- The Lumina Neighborhood Development Permit includes 6.6 acres of parks.
- The developer-built parks will be conveyed to the City and will be privately maintained via a Maintenance Assessment District (MAD).



Project Scope

EPOCA Neighborhood Park

- This project provides for the design and construction of the Epoca Neighborhood Park within the Otay Mesa Community, Council District 8.
- The approval of this park will provide an additional 3.1 acres and 252 Recreation Value Points of population-based recreational opportunities.

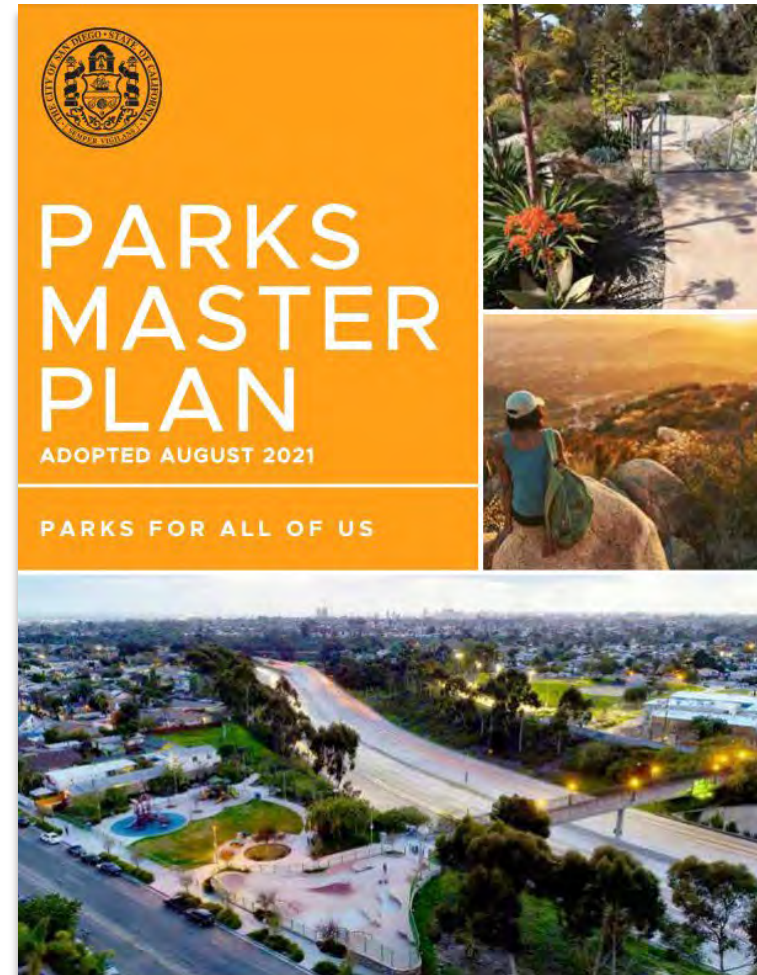


Proposed EPOCA
Neighborhood
Park



Parks Master Plan & Recreation Value Points

- The adoption of the new Parks Master Plan includes a new park standard to prioritize the overall recreational value of parks.
- 100 Recreational Value Points (RVP's) per 1,000 people
- The Epoca Development was originally entitled prior to the adoption of the new Parks Master Plan but is now under the guidance of the new Parks Master Plan.



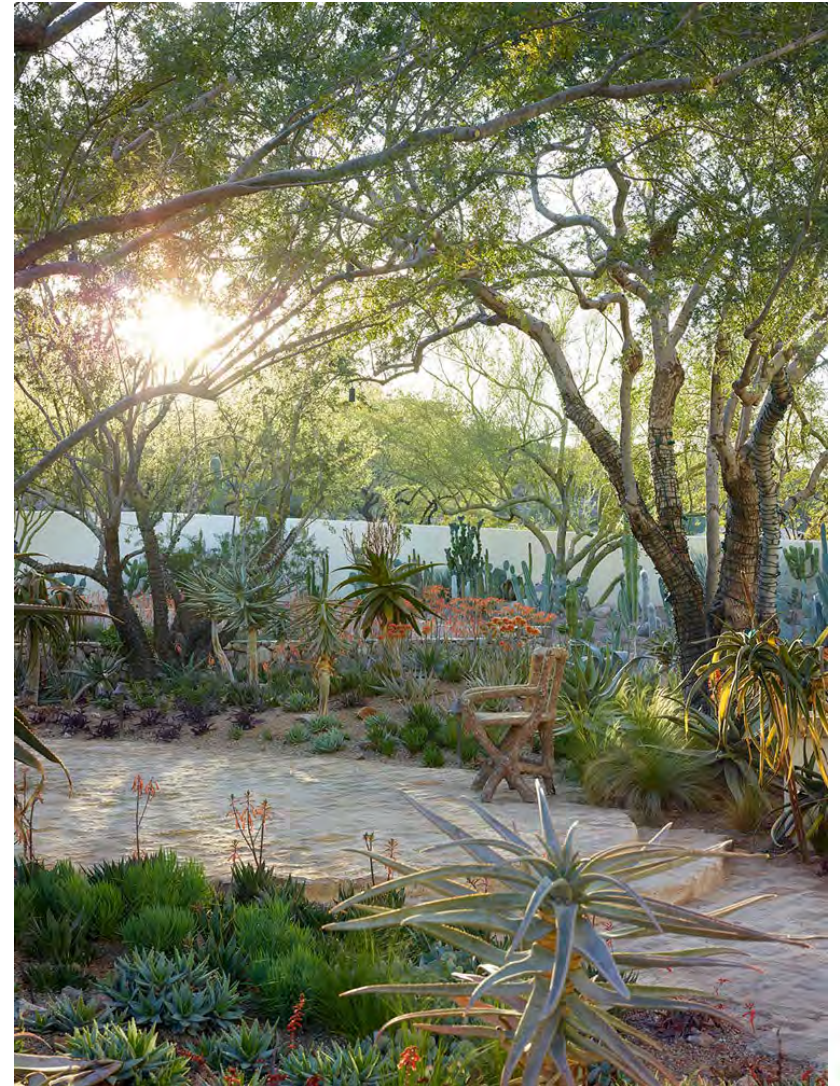
Other Recommendations

- On November 17, 2021 the Otay Mesa Community Planning Group voted (9-1-0) to recommend approval of the proposed GDP for Epoca Neighborhood Park



Department Recommendations

- Recommend approval of the proposed GDP for Epoca Neighborhood Park





General Development Plan



LEGEND:

- 1 Park Entry Signage
- 2 Entry Court, Connection to Active Public Realm
- 3 Landscape Buffer with Seating
- 4 Concrete Seat Walls
- 5 Game Lawn
- 6 Central Event Lawn, Multi-Purpose Turf Area
- 7 Interpretive/ Educational/ Cultural Element/ Sensory Garden with Walking Paths
- 8 Benches - ADA Accessible
- 9 Picnic Tables - ADA Accessible
- 10 Public Restroom
- 11 Covered Patio for Cafe and Dining, Concession Building
- 12 Olive Grove with Picnic Tables
- 13 Pickleball Courts (2)
- 14 Children's Playground. 2-5 year-old play structures and 5-12 year-old play structures. ADA access, fully inclusive play/ recreational features Interactive/ Technology Elements
- 15 Public Art/ Placemaking Opportunities
- 16 Connection to Future Paseo Park
- 17 Park-Wide Security Lighting
- 18 Connection to a C1 Bike Lane
- 19 Designated Quiet Zone. Low Fencing and Surrounding Shrubs with Group Seating Areas to Create a Sense of Safety and Enclosure.
- 20 "The Porch" Covered Transition Space into Tot Lot.
- 21 Accessible Park Wide Walking Loop
- 22 Performance/ Event Space with Seating, Lighting, Power, Data, and Sound Connection
- 23 Wayfinding signage System



Aerial Image





Comfort Station & Concessions





Comfort Station & Concessions

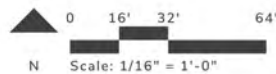
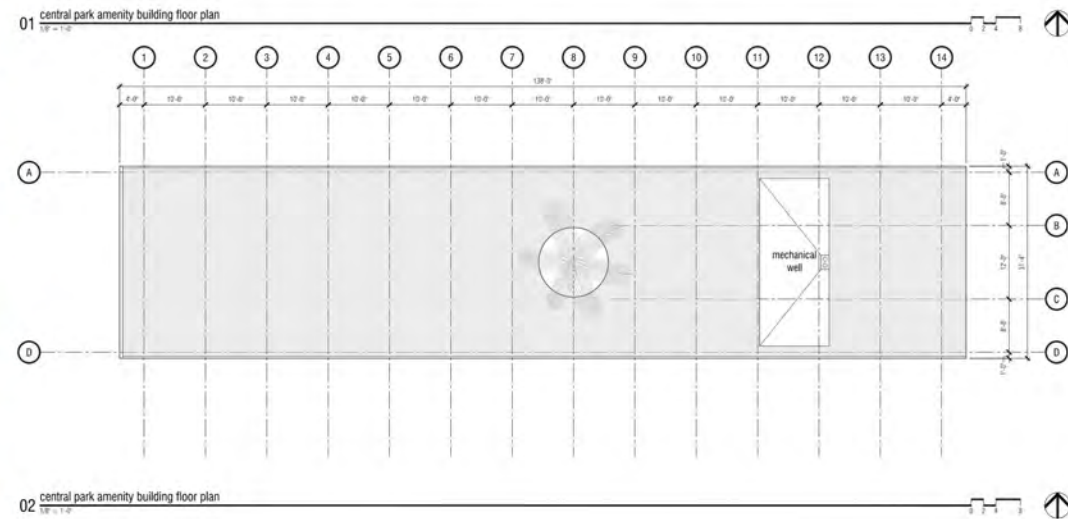
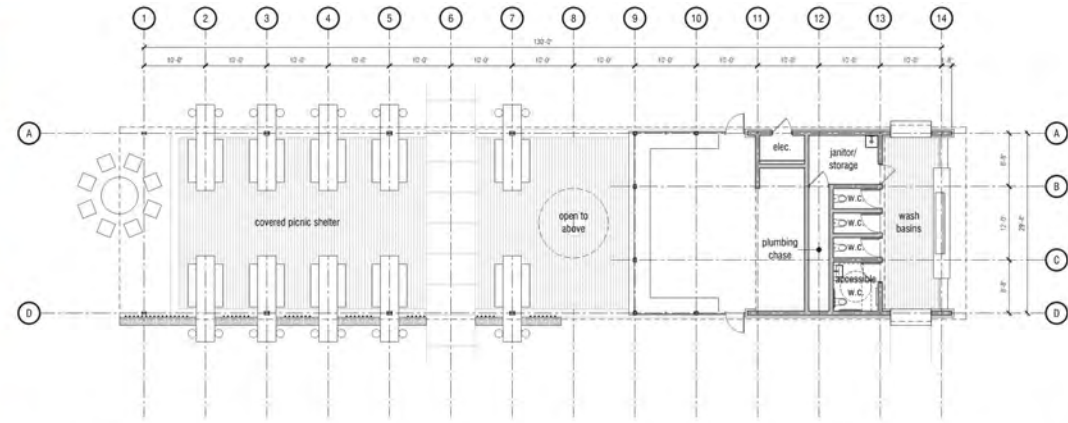




EPOCA Neighborhood Park – Comfort Station &



PLANS, ELEVATIONS AND GRAPHIC RENDERINGS PROVIDED BY ARCHITECTURAL CONSULTANT.





Park Arrival





Central Gathering Space





Design Inspiration



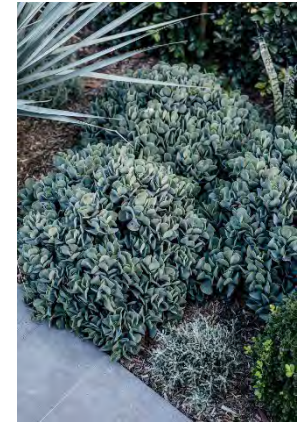
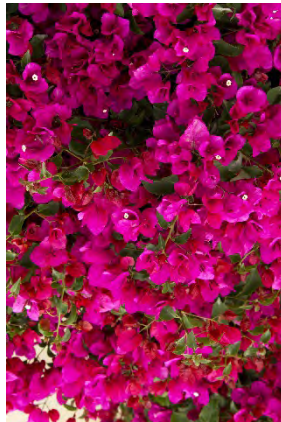


Design Inspiration





Design Inspiration





Parks and Recreation Department



CR ColRichTM
Generations of Excellence

GROUNDLEVEL
LANDSCAPE ARCHITECTURE

THANK YOU

sandiego.gov



General Development Plan



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