



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: November 17, 2022

REPORT NO: 103

ATTENTION: Park and Recreation Board
Agenda of November 17, 2022

SUBJECT: Chollas Triangle Park – General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Chollas Triangle Park in the Mid-City community?

Director's Recommendation – Recommend approval of the proposed GDP for Chollas Triangle Park in the Mid-City 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 November 17, 2021, the Colina Del Sol Community Recreation Group voted unanimously recommending approval of the proposed GDP without modifications.

Fiscal Impact – The total project cost is estimated at approximately \$15.175 million. The project is currently funded for the GDP and preparation of construction documents. Funding for the construction phase of the proposed project will be included in future budget allocations as costs are further refined during design development.

The estimated first year cost to operate and maintain this project is \$231,700. The estimated annual cost thereafter is \$195,700. This includes all labor, equipment, utilities, supplies, and contracts for this facility.

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

Environmental- This activity is adequately addressed in the Final Environmental Impact Report for the Mid-City Communities Plan Amendment – Chollas Triangle (Project No. 364960 / SCH No. 2013121057) certified by the San Diego City Council on July 16, 2015 (R-309830), and is part of a series of subsequent discretionary actions and, therefore, not considered to be a separate project for purposes of CEQA review, as defined in State CEQA Guidelines Section 15378(c). Pursuant to Section 15162 of CEQA, there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

BACKGROUND

This project provides for preparation of GDP, design, and construction of a new neighborhood park located east of 54th Street, North of Chollas Creek and south of University Avenue within the limits of the current Chollas Parkway ROW. The proposed neighborhood park is located in the Mid- City Community within Council Districts 4 and 9. The proposed park will provide approximately 6 acres of population-based park land in this community.

DISCUSSION

Community members and several community groups provided input on the proposed park improvements over the course of multiple meetings and public workshops for the proposed GDP. Engineering and Capital Projects Department staff and the design consultant conducted three public workshops with the Colina Del Sol Community Recreation Group. The initial workshop focused on a survey of themes and amenities for community input and the community's vision for the future park. The preferred amenities include children's play areas, a nature exploration area, a comfort station, picnic and shade structures, amphitheater seating, a large entry plaza/ gathering space, a dog park, multipurpose turf areas, walking paths, a community garden, sports courts and fitness stations. Based on the input received from the first workshop, workshop #2 presented conceptual design alternatives for additional community feedback. A third workshop was held on November 17, 2021 to vote on the refined, preferred alternative, which was unanimously approved by the Colina Del Sol Community Recreation Group.

The need for shade for play areas and seating areas, the use of native and drought tolerant landscaping and public safety were the primary issues raised during the community meetings. In response, the project has included a large number of broad canopy trees throughout the park as well as shade pavilions and shade sails for the play area. Fencing and security lighting has been included to provide for good surveillance and improve security for the park. Landscaping was thoughtfully considered to preserve clear sightlines into the site from 54th Street and University Avenue.

The proposed GDP was also presented to the Chollas Creek Coalition on July 8, 2021 for additional community engagement and feedback.

The proposed GDP before the Board is a product of consensus achieved through extensive community outreach and public workshop meetings as well as substantial design development undertaken by staff, the community, and project designers.

The proposed General Development Plan improvements (Attachment 1) include:

- Multi-use natural turf field
- Basketball courts with option for Futsal goals
- Pickleball courts
- Dog park with separate large and small dog areas
- Fitness stations
- Picnic area with shade structure and tables
- Bocce ball court
- Comfort station

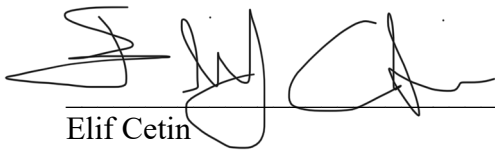
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- 5-12 year old playground with resilient surfacing
- 2-5 year old playground with resilient surfacing
- Nature Exploration Area
- Amphitheater seating and performance plaza area
- Biofiltration basins
- Pedestrian lighting
- Sport lighting
- Park entry Monuments

ALTERNATIVES

1. Recommend approval of the General Development Plan (GDP) for Chollas Triangle Park.
2. Recommend approval of the General Development Plan (GDP) for Chollas Triangle Park with modifications.
3. Do not recommend approval of the General Development Plan (GDP) for Chollas Triangle Park.

Respectfully submitted,



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Architectural Engineering and Parks Division



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Andy Field
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Parks and Recreation Department

Attachments:

1. Chollas Triangle Park General Development Plan and supporting exhibits

cc: Council District 4 and 9
Andy Field, Director, Parks and Recreation Department
Karen Dennison, Assistant Director, Parks and Recreation Department
Rania Amen, Director, Engineering & Capital Projects Department
Jason Grani, Assistant Deputy Director, Engineering & Capital Projects Department