

Engineering & Capital Projects Department

**MONTEZUMA NEIGHBORHOOD PARK
General Development Plan Amendment**

Park and Recreation Board
Action Item # 101
Thursday, February 16, 2022



SCHMIDT
DESIGN
GROUP



- Introduction
- Summary of Previous Community Meetings and Feedback
 - Colina Del Sol CRG Meeting – July 20, 2022
 - College Area CPG Meeting – Nov 9, 2022 (CACPG)
 - Colina Del Sol CRG Meeting – Nov 16, 2022
- Presentation of Proposed GDP Amendment Design
- Staff Recommendation
- Discussion & Action
- Next Steps



Project Context



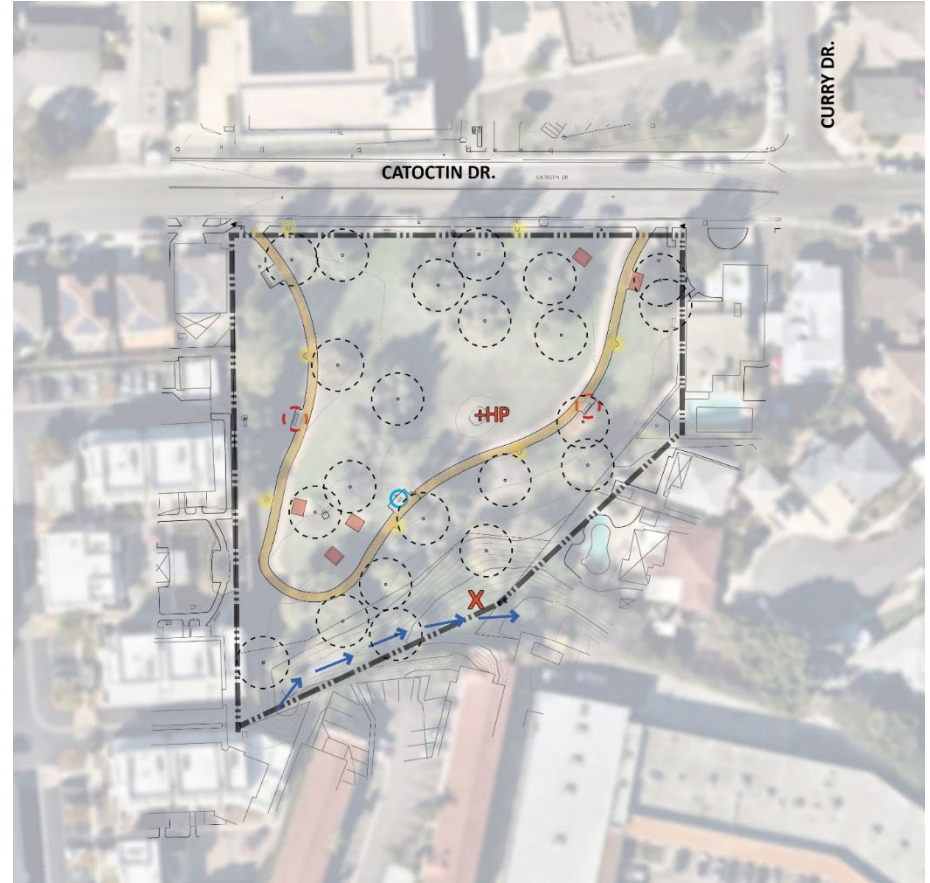
Site Context












LEGEND

-  Sidewalk (Existing, Off-Site)
-  Buffer from Existing Residential
-  Site Boundary
-  Maintenance Access

Site Analysis



LEGEND

-  Existing Tree
-  Existing Site Lighting
-  Existing Picnic Pad
-  Existing Bench
-  Sidewalk (Existing, On-Site)
-  Existing Drainage Swale
-  Low Point
-  High Point
-  Existing Drinking Fountain



Current General Development Plan

MONTEZUMA ELEM. SCHOOL

DAY SCHOOL

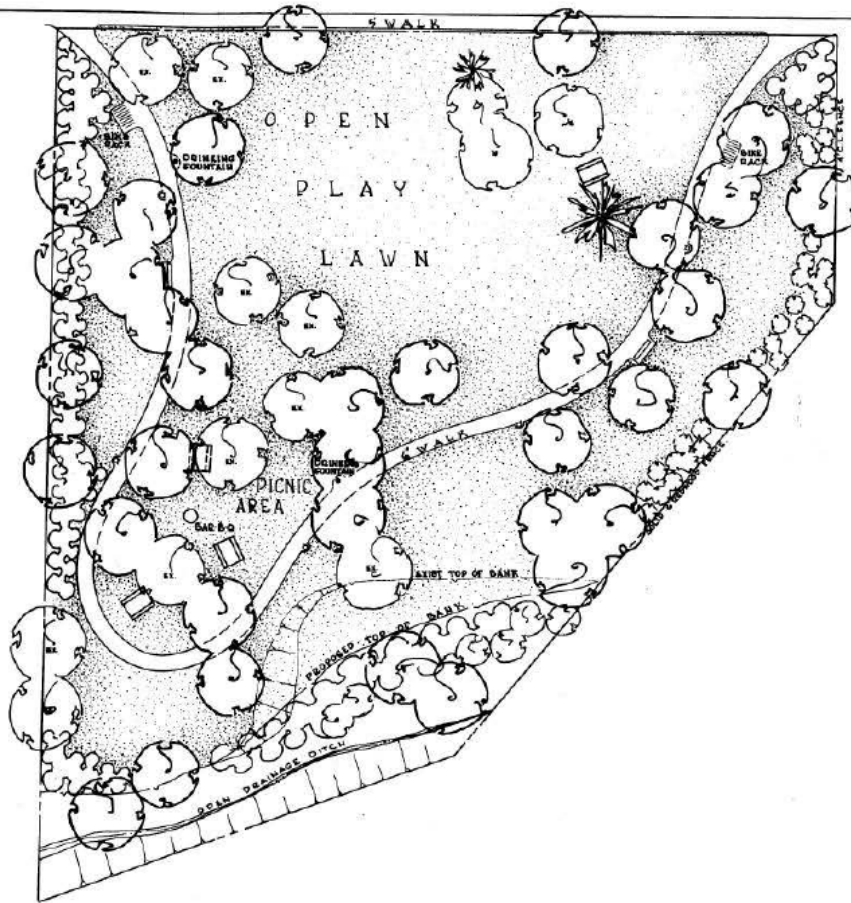
C A T O C T I N

D R I V E

C U D D Y
D R I V E

DATE		ACTION	
			SITE ACQUIRED
4-5-82			SITE DEDICATED
3-73			GDP CONSULTANT HIRED
			P&R BOARD APPROVAL
3-74			INITIAL DEVELOPMENT

PRIVATE PROPERTY



COUNCIL DIST. 7 COMM. PLAN AREA, STATE UNIVERSITY 38 P.S.D. 814

DATE				ACTION				REFERENCE DOCUMENTS			
4-5-82				SITE ACQUIRED	RESO. NO.	0-15705	CODE #		ACRES	1.96	
4-5-82				SITE DEDICATED	RESO. NO.	0-15705	CODE #		ACRES	1.96	
3-73				GDP CONSULTANT HIRED	RESO. NO.		NAME	STAFF (C.P.A.)			
3-74				P&R BOARD APPROVAL	P&R APPROVAL		DATE				
3-74				INITIAL DEVELOPMENT	CIP NO.		JO NO.	11710	DRWG. NO.	1579G-0	
					CIP NO.		JO NO.		DRWG. NO.		
					CIP NO.		JO NO.		DRWG. NO.		
					CIP NO.		JO NO.		DRWG. NO.		
					CIP NO.		JO NO.		DRWG. NO.		

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)											
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	1.96 AC	PLAT AREA	SF	PAVED WALKS	12,501 SF	SECURITY LTS.	5 STDS				
IMPROVED AREA	1.74 AC	MULTI PURPOSE CT	SF	PARK ROADS	SF	BALL FIELD LTS.	5 STDS				
TURF	1.16 AC	TENNIS CTS	SF	PARKING LOT	SF	TENNIS CT LTS.	5 STDS				
SHRUB BED	1.6 AC	RESTROOM	SF	" STALLS EPR	SF	MULTI PURPOSE CT.	5 STDS				
NATURAL	AC	REC BLDG.	SF	" STALLS MGR	SF						
OTHER LANDSCAPING	17 AC	POOL BLDG.	SF	COURT GAME AREA	SF	BACKSTOP	EA				
DIRT INFIELDS	AC	" DECK	SF	"		TENNIS CTS	EA				
		" WATER	SF	LAWN EDGING	1,750 LF						

CITY OF SAN DIEGO PARK and RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MONTEZUMA PARK

4929 CATOCTIN DR.

LAMBERT COORDINATES: 219-1751 THOMAS BROS. PA. 61-11

H-442



Community Engagement Summary

July 20, 2022 Colina Del Sol CRG/ Nov 11, 2022 College Area CPG

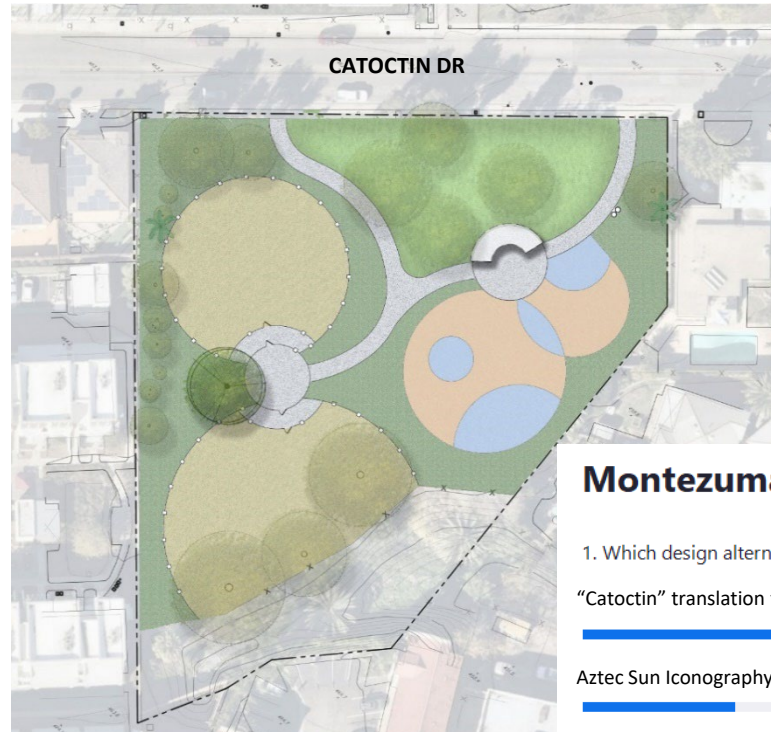
Concept 1

“Catoctin” – hill rising above plain



Concept 2

Aztec Sun Iconography



Poll Results

Montezuma Park GDP Amendment

1. Which design alternative do you prefer? (Single Choice) *





Community Engagement Summary

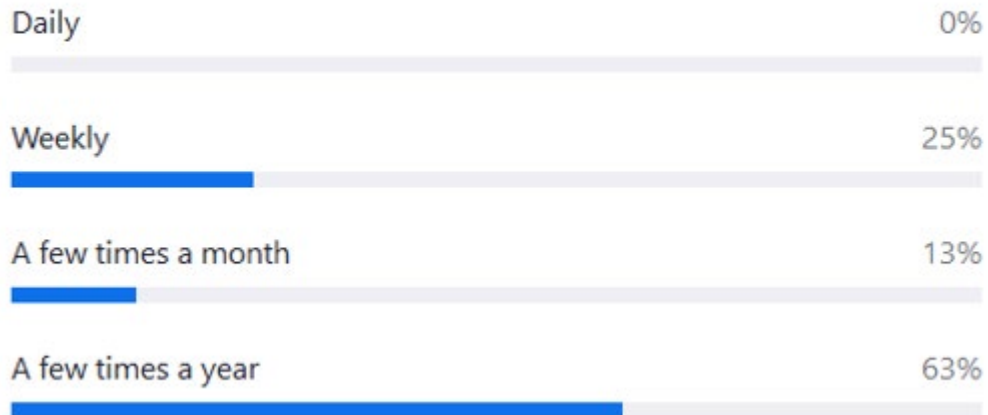
Poll Results

Colina Del Sol CRG, July 20, 2022

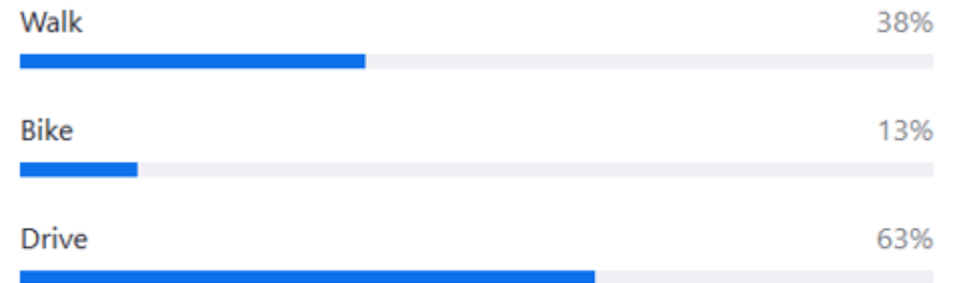
1. Which design alternative do you prefer? (Single Choice) *



2. How often do you visit the park? (Multiple Choice) *

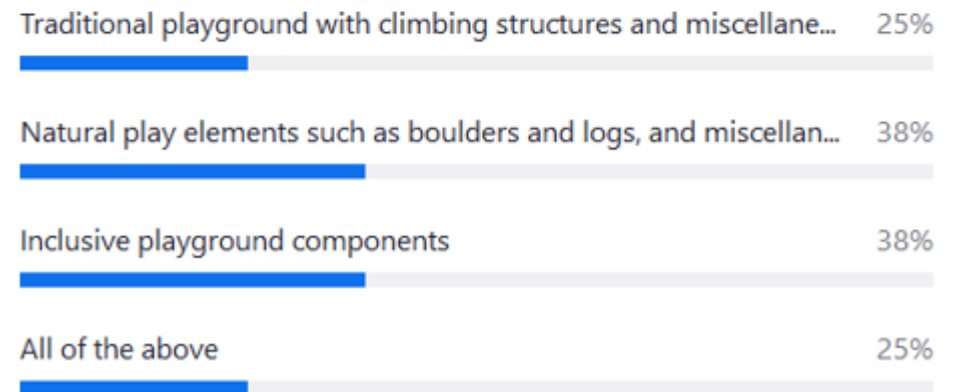


3. How do you get to the park? (Multiple Choice) *



You did not answer this question

4. Children's Playground Style (Multiple Choice) *





Community Engagement Summary

Poll Results

College Area CPG, November 9, 2022

1. *How often do you visit the park?*

- a. *Daily - 0 (zero) responses*
- b. *Weekly - 1 (one) responses*
- c. *A few times a month - 3 (three) responses*
- d. *A few times a year - 5 (five) responses*
- e. *Never visited - 7 (seven) responses*

2. *How do you get to the park?*

- a. *Walk - 5 (five) responses*
- b. *Bike - 4 (four) responses*
- c. *Drive - 7 (seven) responses*

3. *Children's playground style*

- a. *Traditional playground with climbing structures, and misc. activities - 2 (two) responses*
- b. *Natural play elements such as boulders and logs, and misc. activities - 5 (five) responses*
- c. *Inclusive playground components - 15 (fifteen) responses*
- d. *All of the above - 14 (fourteen) responses*



Original General Development Plan

Workshop #3

Colina Del Sol CRG, November 16, 2022

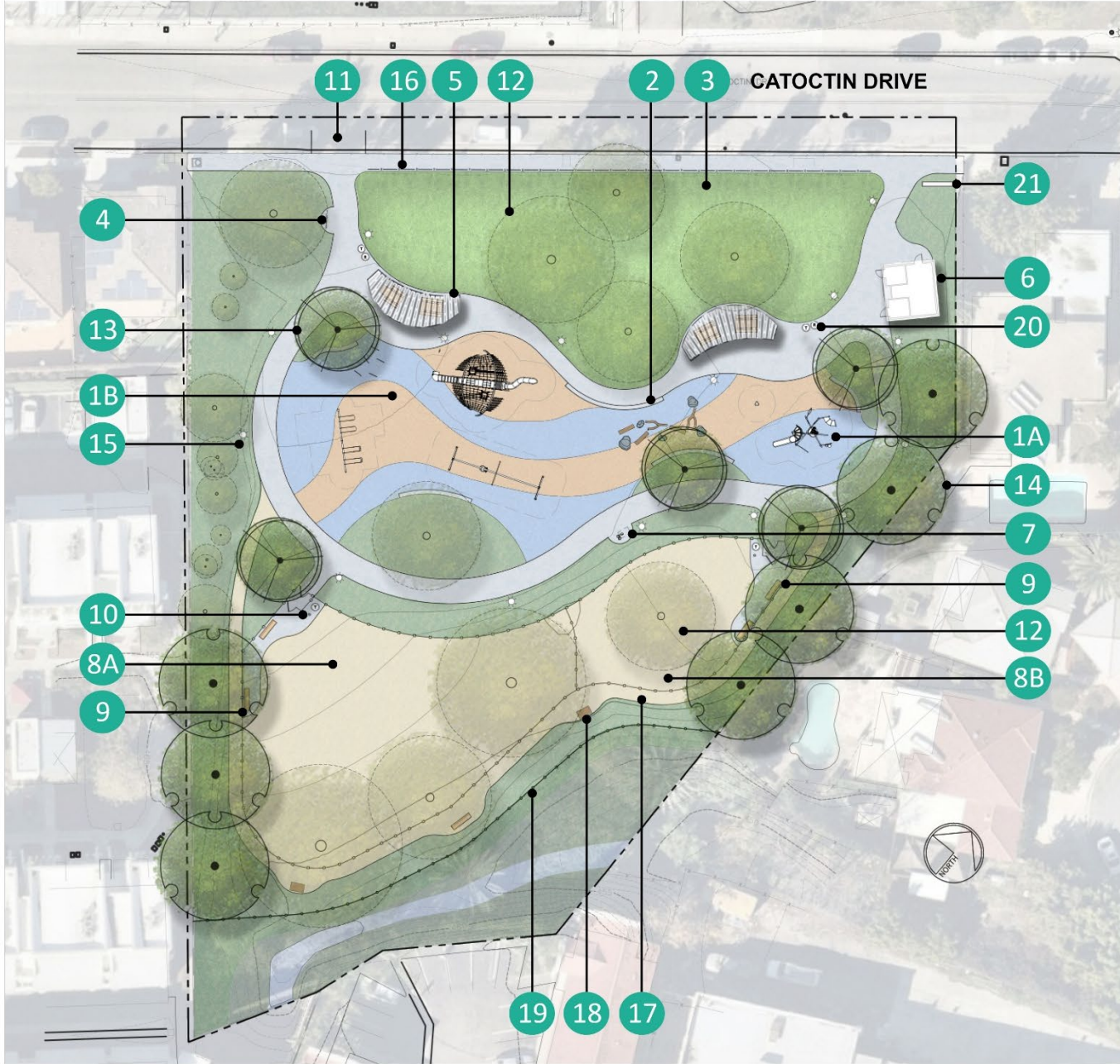
With attendance of the College Area CPG Chair and Co-Chair

- Reviewed feedback from previous workshop
- Reviewed site opportunities and constraints
 - Smaller dog park acts as buffer between DG and fencing
- Concerns:
 - Auto-lock on restrooms
 - Inclusion of restroom
 - Deterring homeless activity
- High priorities from participants included:
 - Add riparian plants in drainage corridor
 - Consider shade trees or shade sails at playground
 - Add lighting on southern edge of park
- General Discussion/Additional Amenities
 - Bike Racks
 - Monument Signage
 - Turf Space for unprogrammed play
 - Additional Trees
 - Include Drainage Channel in the design
 - Include Restroom

RECEIVED UNANIMOUS APPROVAL FROM COLINA DEL SOL CRG



Proposed General Development Plan Amendment



LEGEND

- 1A Children's Play Area (2-5 Years)
- 1B Children's Play Area (5-12 Years)
- 2 Seat Walls at Play Area, Typ.
- 3 Existing Turf Area, To Remain
- 4 Bike Rack
- 5 Shade Structure with Tables, Typ.
- 6 Comfort Station
- 7 Drinking Fountain
- 8A Dog Park - Large Dogs
- 8B Dog Park - Small Dogs
- 9 Dog Park Seating, Typ.
- 10 Dog Drinking Bowl, Typ.
- 11 ADA Parking
- 12 Existing Tree, To Remain
- 13 Proposed Accent Tree, Typ.
- 14 Proposed Shade Tree, Typ.
- 15 Pedestrian Site Light, Typ.
- 16 Tube Steel Safety Fence
- 17 DG Surfaced Trail
- 18 Interpretive Panel
- 19 Lodge Pole Fence
- 20 Waste Receptacles, Typ.
- 21 Monument Sign



Proposed General Development Plan Amendment



Children's Playground





Proposed General Development Plan Amendment

Children's Playground





Proposed General Development Plan Amendment



Shade / Picnic Structure





Proposed General Development Plan Amendment

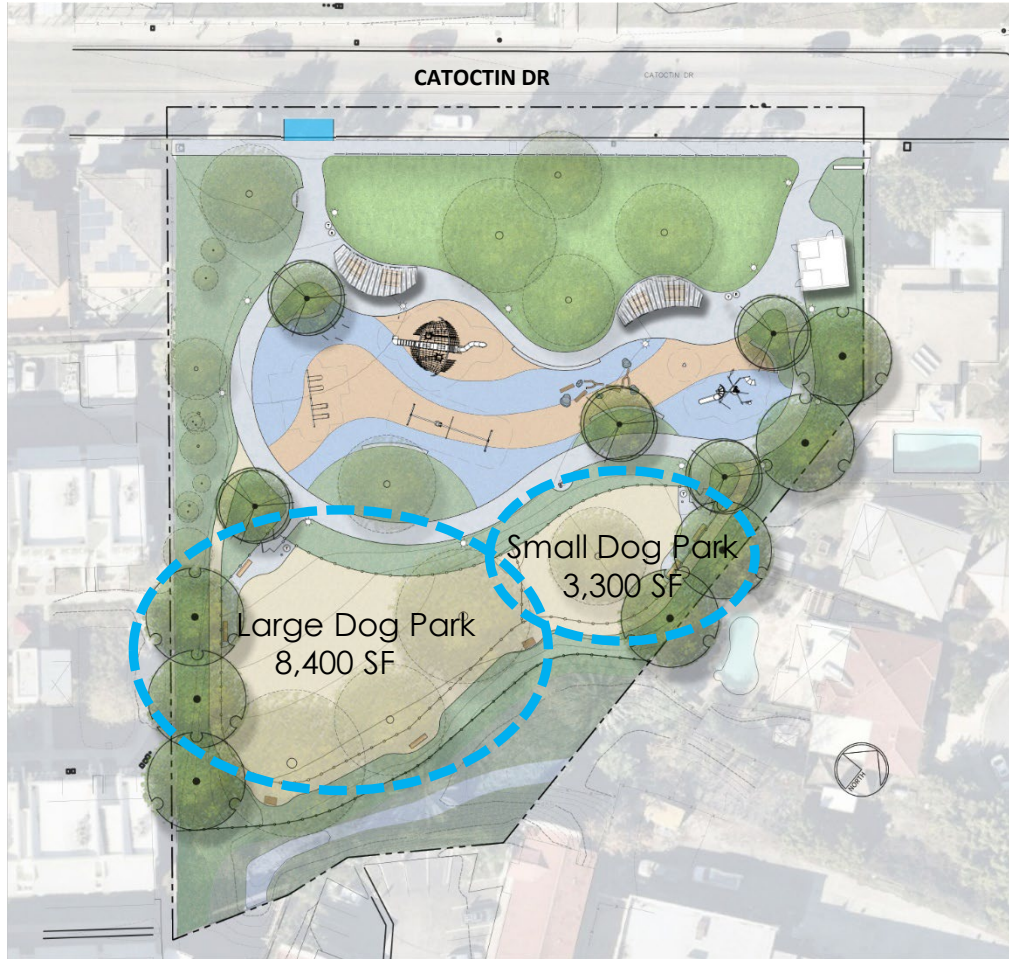
Comfort Station





Proposed General Development Plan Amendment

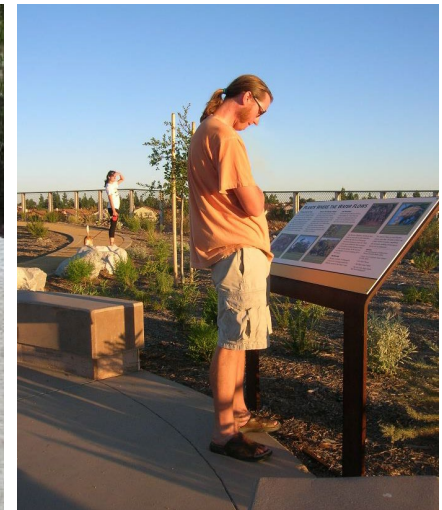
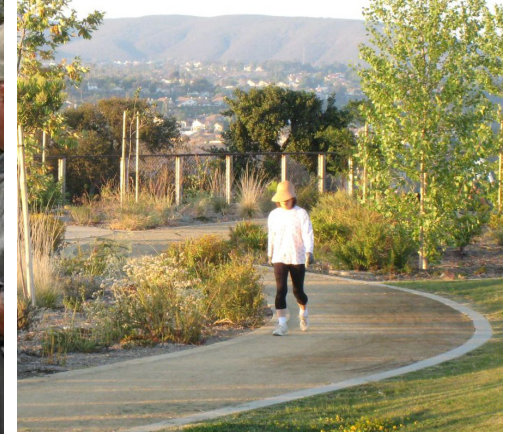
Dog Park





Proposed General Development Plan Amendment

DG Trail and Interpretive Panels





Proposed General Development Plan Amendment



Site Section



Proposed General Development Plan Amendment

Site Furnishing



RECEPTACLES



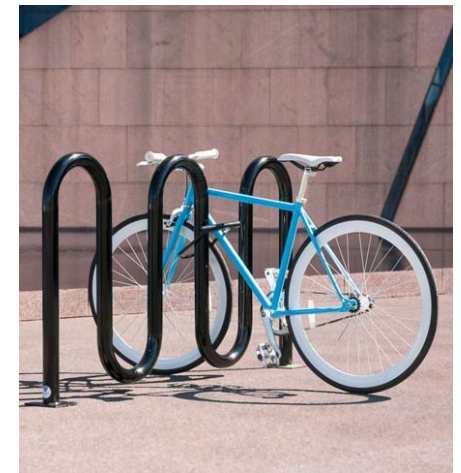
DRINKING
FOUNTAIN



PICNIC TABLE



BENCHES



BIKE RACK



Proposed General Development Plan Amendment

Pedestrian Circulation & Lighting



● Proposed Pedestrian Light

--- Pedestrian Circulation

■ Proposed ADA Parking



Proposed General Development Plan Amendment

Planting Palette

TREES



Pepper Tree - Existing to Remain
Schinus molle



Forest Pansy Redbud - Proposed
Cercis canadensis 'Forest Pansy'



Australian Willow - Proposed
Geijera parviflora

SHRUBS/GROUNDCOVER



Island Bush Snapdragon
Galvezia spp.



Toyon
Heteromeles arbutifolia



Coffeeberry
Rhamnus californica 'Eve Case'



Pine Muhley
Muhlenbergia dubia



Lantana
Lantana 'White Lightin'



Dwarf Mat Rush
Lomandra longifolia 'Breeze'



Sand Dune Sedge
Carex pansa



Agave
Agave spp.



Coyote Brush
Baccharis pilularis 'pigeon point'



Grevillea
Grevillea spp.



Autumn Moor Grass
Sesleria autumnalis



San Diego Sunflower
Viguiera lancinata



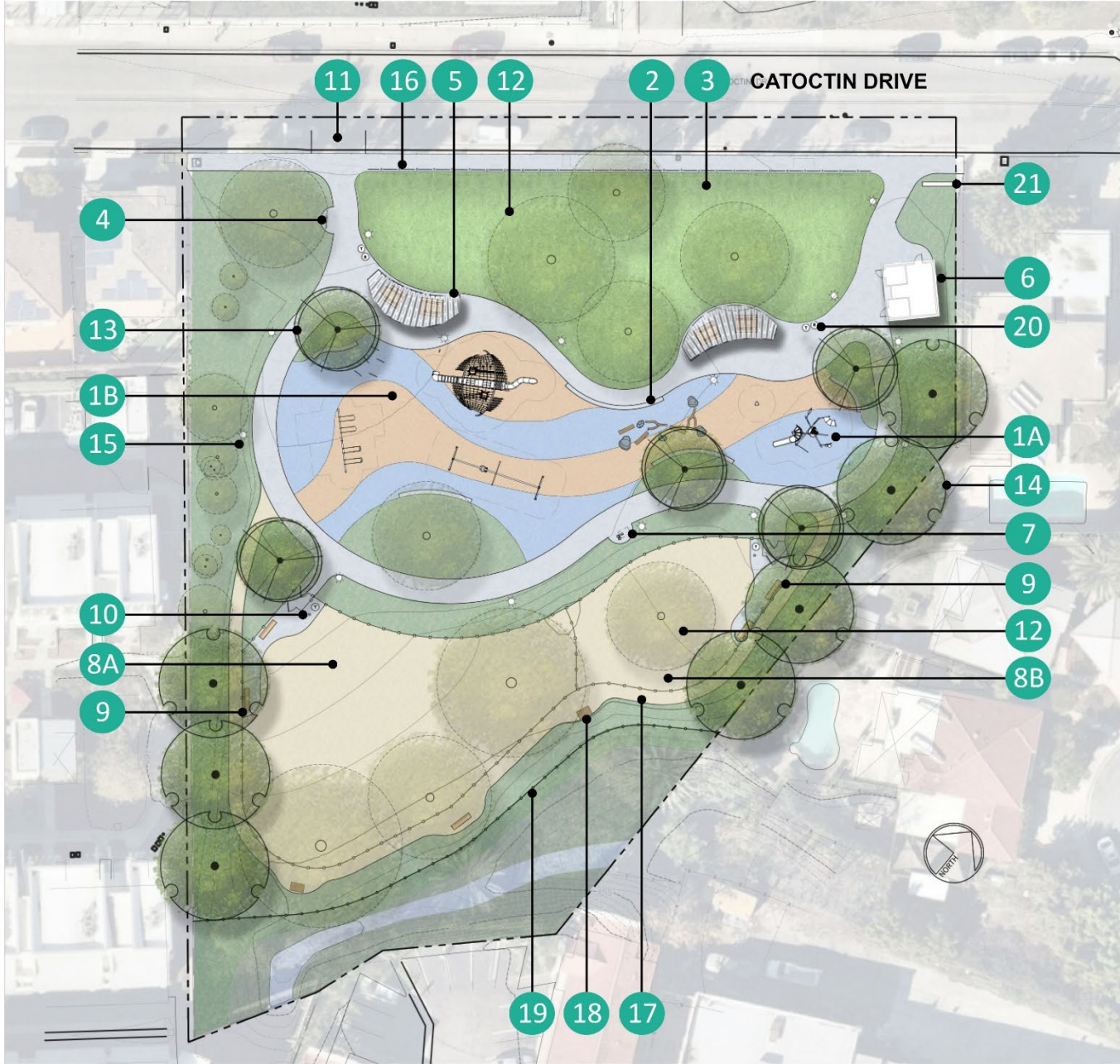
Coast Rosemary
Westringia fruticosa



Orchid Rockrose
Cistus x purpureus



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Staff Recommendation



Recommend approval of the proposed General Development Plan (GDP) Amendment for Montezuma Neighborhood Park



Thank you!

Questions?