



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: February 18, 2021

REPORT NO: 101

ATTENTION: Park and Recreation Board
Agenda of February 18, 2021

SUBJECT: Southwest Neighborhood Park – General Development Plan

SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Southwest Neighborhood Park in the Otay Mesa-Nestor community?

Director's Recommendation – Recommend approval of the proposed GDP for Southwest Neighborhood Park in the Otay Mesa-Nestor 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 October 10, 2019, the Otay Mesa Recreation Advisory Council voted unanimously recommending approval of the proposed GDP.

Fiscal Impact – The total project cost is approximately \$21.6 million. Funding for the GDP preparation included Developer Impact Fee (DIF) funds. The design and construction phases of the proposed project will be funded in future budget allocations.

The estimated first year cost to operate and maintain this project is \$395,850. The estimated annual cost thereafter is \$323,850. This includes all labor, equipment, utilities, supplies, and contracts for this facility.

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

Environmental- The Development Services Department has prepared and posted for public comment Draft Mitigated Negative Declaration (MND), Project No. 654348, for Southwest Neighborhood Park (SCH No. 2020120458); the comment period expired on January 25, 2021. The Development Services and Engineering & Capital Projects Department are preparing responses to comments received. Those comments and responses will be incorporated into the Final MND.

BACKGROUND

This project provides for preparation of GDP, design, and construction of a new neighborhood park located east of the Interstate-5 and bounded by 25th Street, 27th Street, and Grove Avenue. The proposed neighborhood park is located in the Otay Mesa-Nester Community within Council District 8 and will provide approximately 11.5 acres of population-based park land in this park deficient community.

DISCUSSION

Community input played an integral part in the GDP development. Engineering and Capital Projects Department staff and the design consultant conducted three public workshops with the community. The initial workshop focused on a survey of themes and amenities for community input and vision for the future park. The preferred amenities include children's play areas, a comfort station, picnic and shade structures, a dog park, lighted athletic fields, walking paths and fitness stations. The preferred theme was an equestrian ranch inspired by the site history. Based on the survey results from the first workshop, workshop #2 presented two conceptual design alternatives for community feedback. A third workshop was held on October 10, 2019 to vote on the refined, preferred alternative, which was unanimously approved by the Otay Mesa Recreation Advisory Council.

Traffic and safety were the primary issues raised during the community meetings. In response, the project has included traffic calming and safety measures along 25th Street and 27th Street. Fencing and security lighting has also been included to provide security for the park. Surveillance was considered in the design of the parking lots and consideration was taken to preserve clear sightlines into the site.

The proposed GDP before the Board is a product of consensus achieved through those 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 (1 full, 2 half)
- Dog park with separate large and small dog areas
- Fitness stations
- Picnic area with shade structure and tables
- Overlook plaza with picnic tables
- Comfort station with drinking fountain and storage room
- 5-12 year old playground with resilient surfacing
- 2-5 year old playground with resilient surfacing
- Game tables
- Performance area with shade structure
- Biofiltration basin
- Street lighting
- Pedestrian lighting
- Sport lighting

- Two parking lots with 53 parking stalls (49 standard, 4 accessible)
- 59 offsite parallel parking stalls
- Park entry gateway

ALTERNATIVES

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

Respectfully submitted,



Elif Cetin
Deputy Director
Engineering & Capital Projects Department
Architectural Engineering and Parks Division

Darren Genova

Prepared by: Darren Genova
Park Designer
Engineering & Capital Projects Department
Architectural Engineering and Parks Division

Attachments:

1. Southwest Neighborhood Park General Development Plan

cc: Council District 8
Andy Field, Director, Parks and Recreation Department
Karen Dennison, Assistant Director, Parks and Recreation Department
James Nagelvoort, Director, Engineering & Capital Projects Department
Jennifer Scott, Senior Civil Engineer, Engineering & Capital Projects Department

Park Legend:

- 1 Multi-Use Turf Field
- 2 Basketball Courts (1 Full, 2 Half)
- 3 Concrete Paving, Typ.
- 4 Planting Area, Typ.
- 5 Fitness Area with Rubberized Surfacing
- 6 Flexible Turf Area
- 7 Decomposed Granite Paving
- 8 Roundabout
- 9 Landscape Boulders
- 10 Park Entry Gateway
- 11 Interpretive Signage
- 12 Shade Structure, Typ.
- 13 Accessible Parking Stall
- 14 Accessible Ramp
- 15 Dog Park (Large and Small)
- 16 Bench Seating, Typ.
- 17 Overlook Plaza
- 18 Comfort Station with Drinking Fountain
- 19 5-12 Year Old Playground
- 20 2-5 Year Old Playground
- 21 Picnic Area with Shade Structure
- 22 Trash Enclosure
- 23 Biofiltration Basin, Typ.
- 24 Parallel Parking on Street
- 25 6 ft. Tubular Steel Fence
- 26 10 ft. Vinyl Coated Chain Link
- 27 Post and Rail Fence
- 28 48" Tube Steel Fence
- 29 Upper Parking Lot
- 30 Lower Parking Lot
- 31 10 ft. Sound Wall
- 32 Sidewalk, Typ.
- 33 Pedestrian Lighting, Typ.
- 34 Sport Lighting, Typ.
- 35 Game Tables, Typ.



PARKING SUMMARY

PARKING TABULATION PROVIDED PER CITY OF SAN DIEGO CONSULTANTS GUIDE TO PARK DESIGN AND DEVELOPMENT

PARKING REQUIREMENT TABULATION	
MULTI-USE FIELD ONE:	30 STALLS
MULTI-USE FIELD TWO:	30 STALLS
REMAINING NON-PROGRAMMED ACREAGE (8 ACRES X 5 STALLS PER ACRE):	40 STALLS
TOTAL PARKING STALLS REQUIRED:	100 STALLS

PARKING STALLS PROVIDED:

ONSITE PARKING	
UPPER PARKING LOT:	29 TOTAL
ACCESSIBLE STALLS	2
STANDARD STALLS	24
ELECTRIC VEHICLE	3
LOWER PARKING LOT:	24 TOTAL
ACCESSIBLE STALLS	2
STANDARD STALLS	19
ELECTRIC VEHICLE	3

OFFSITE PARALLEL PARKING:

GROVE STREET:	29 STALLS
25 TH STREET:	20 STALLS
27 TH STREET:	10 STALLS

TOTAL PARKING STALLS PROVIDED: 112 STALLS

SITE LIGHTING STATEMENT

SOUTHWEST PARK WILL USE A VARIETY OF LIGHTING FIXTURES TO LIGHT THE PARKING LOT, WALKWAYS, AND SPORTS FIELD. ALL LIGHTING WILL BE DIRECTED AND INSTALLED TO PREVENT LIGHT FROM DISRUPTING ADJACENT PROPERTIES.

CONSULTANTS

COUNCIL DISTRICT: EIGHT

COMMUNITY PLAN AREA: OTAY MESA-NESTOR

3700 Miramar Blvd., Suite G, San Diego, CA 92106
619.236.1442
LIC: CA-27380 (HW 2/11) / AZ 34139
SCHMIDTDESIGN.COM

DATE: 02/18/2021

PROJECT #: 18-408

DRAWN BY: AR, CT

0 25 50 100
GRAPHIC SCALE: 1"=50'-0"

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DATE	ACTION	REFERENCE DOCUMENTS	RESO. NO.	COST \$:	ACRES:
2021	SITE ACQUIRED				
	SITE DEDICATED				
	GDP CONSULTANT HIRED				
	P&R BOARD APPROVAL				
	INITIAL DEVELOPMENT				

IMPROVEMENTS SUMMARY					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	11.53 AC.	RESILIENT SURFACING	14,659 SF	FENCING	2,819 LF
TURF	3.82 AC.	BASKETBALL CTS.	8,524 SF	BASKETBALL CTS. FENCING	100 LF
SHRUB BED	4.55 AC.	PAVED WALKWAYS AND PLAZA		DOG PARK FENCING	897 LF
D.G. PAVING	0.71 AC.	PARKING LOT	31,714 SF	LAWN EDGING	246 LF
CONCRETE PAVING	2.1 AC.	PARKING STALLS STD.	43	SPORT LTS.	4
		PARKING STALLS ADA	4	STREET LTS.	7
		ELECTRIC VEH.	6	PEDESTRIAN LTS.	38
		RESTROOM	1,000 SF	PARK MONUMENT SIGNAGE	2
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

SOUTHWEST

NEIGHBORHOOD PARK

LAMBERT COORDINATES: 148-1745

THOMAS BROTHERS PAGE:

WBS No.
P-18010