



SOUTHWEST NEIGHBORHOOD PARK

PARK & RECREATION BOARD MEETING

February 18, 2021





INTRODUCTIONS

Park and Recreation

- Manuel Gonzalez - District Manager
- Albert Hara - Area Manager

City of San Diego - Engineering & Capital Projects

- Jennifer Scott - Senior Civil Engineer
- Darren Genova - Project Manager

Schmidt Design Group, Inc.

- JT Barr - Principal
- Chris Tiffany - Associate



AGENDA

- **Site Analysis**
- **Summary of Community Input**
- **Draft General Development Plan**
- **Discussion**

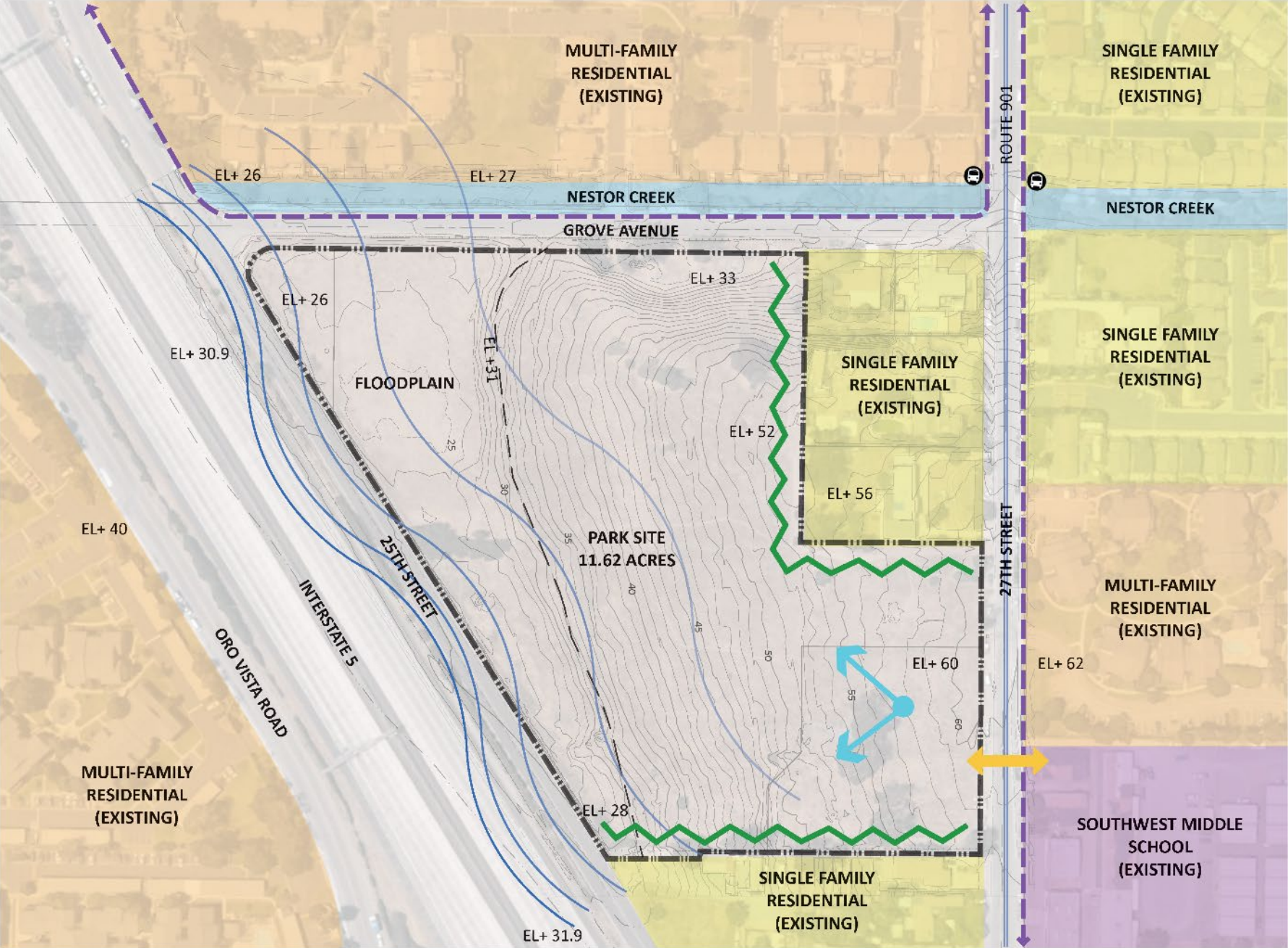




SITE ANALYSIS

SOUTHWEST NEIGHBORHOOD PARK

SITE ANALYSIS



PLANNING DOCUMENTS

OTAY MESA-NESTOR COMMUNITY PLAN

Neighborhood Parks	Status	Recommended Improvements
Berry	Developed facilities include ball fields, landscaping and walkways, which are integrated with the adjacent school grounds.	Development of a joint-use area as a lighted multi-sports field, an ADA accessible tot-lot picnic shelter, security lights, and rehabilitation/upgrading of existing amenities.
Los Altos	Undeveloped. Design for this park was completed in 1986.	Parking, lighted multi-purpose courts, picnic shelter, access to elementary school, turf and open play areas.
Nestor	Developed.	Multi-sports field on joint-use property, security lights, picnic shelter, and rehabilitation/upgrading of existing amenities.
Palm Ridge	Developed. Facilities include ball fields, tot-lot, and picnic facilities.	Lighted multi-purpose courts and multi-sports field, a picnic shelter, security lighting, and rehabilitation/upgrading of existing amenities.
Silver Wing	Developed. Facilities include a fieldhouse, tot-lot, picnic facilities, multipurpose courts, multi-sports fields, landscaping and parking.	Enlargement or construction of recreation building, picnic shelter, security lighting, redesign tot-lot, and rehabilitation/upgrading of existing amenities.
Southwest	Undeveloped. The City currently owns 9.72 acres of this site.	Multi-sports field (lighted), multi-purpose courts, picnic area shelter, parking lots, comfort station, security lighting.
Sunnyslope	Developed. Facilities include basketball courts, tot-lots and picnic areas.	Picnic shelter and rehabilitation/upgrading of existing amenities.
Nestor Creek	Proposed. The site is privately owned. Park development is proposed concurrent with adjacent elementary school.	Multi-sports field, multi-purpose courts, tot-lots, picnic area and shelter, open play lawn and other amenities desired by the community.



Community Feedback Summary

SOUTHWEST NEIGHBORHOOD PARK

The City of

SAN DIEGO



SCHMIDT
DESIGN
GROUP

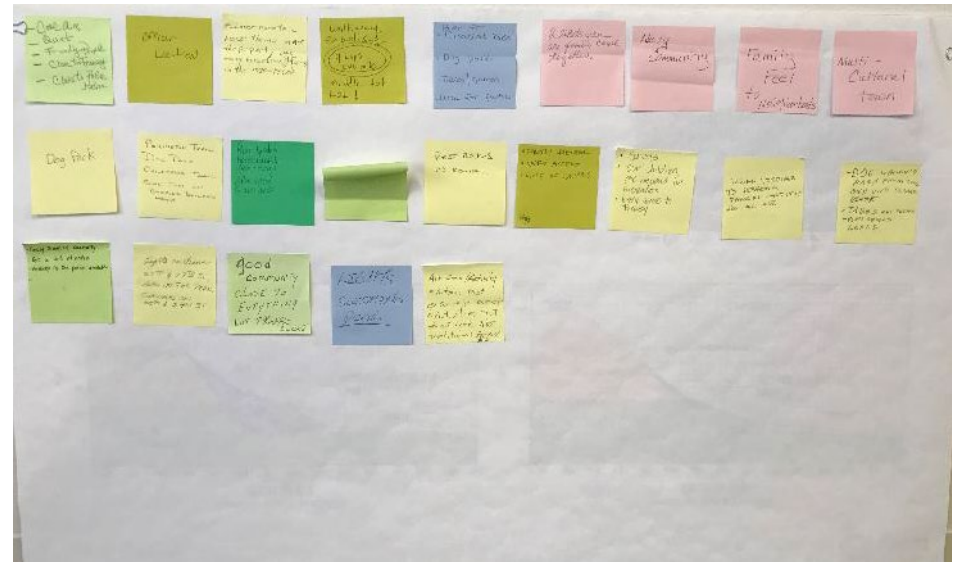
- **Two Questions Were Asked:**
 - **What do you love about your community?**
 - **What amenities would you like to see in the park?**

- **Goal to identify consistent themes for:**
 - **Desired Park Vision & Character**
 - **Desired Park Amenities**

WORKSHOP #1 SUMMARY

"WHAT DO YOU LOVE ABOUT YOUR COMMUNITY"

- Family Oriented
- Ranch/Equestrian Past
- Diverse Cultures
- Physically Active
- Naval Community
- Nice Breeze/Cool Air
- Warm/Supportive/Friendly
- Ease of Access/Close to Everything



WORKSHOP #1 SUMMARY

PREFERRED AMENITIES



- Picnic & Shade Structure
- Dog Park
- Athletic Fields/Flexible Turf Fields
- Fitness Stations
- Paved Loop Trail
- Children's Playground
- Amphitheater/Performance Space



WORKSHOP #2 SUMMARY

July 31, 2019



Concept A



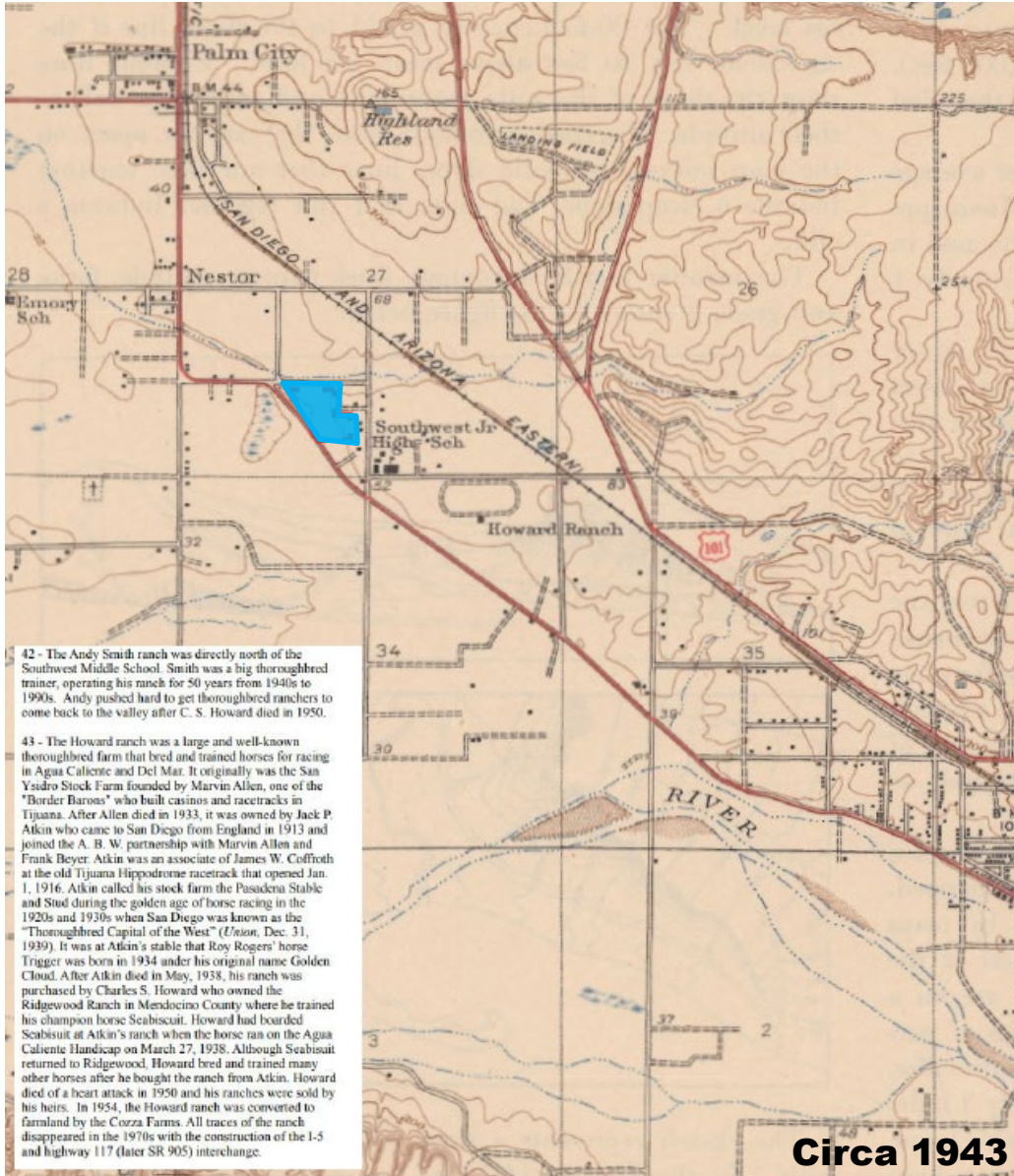
Concept B

- Preferred form of Option A with Option B theme (ranch history)
- Combination of full & half basketball
- Bulb-outs on 25th & 27th Streets
- Re-orient fields with lighting on north and east
- Restroom near playground for safety
- Perch with solid wall below
- Drinking fountains at playground, courts, and dog park
- Opportunities for community art
- Explore wind/solar power opportunities



DRAFT GENERAL DEVELOPMENT PLAN

SOUTHWEST NEIGHBORHOOD PARK



42 - The Andy Smith ranch was directly north of the Southwest Middle School. Smith was a big thoroughbred trainer, operating his ranch for 50 years from 1940s to 1990s. Andy pushed hard to get thoroughbred ranchers to come back to the valley after C. S. Howard died in 1950.

43 - The Howard ranch was a large and well-known thoroughbred farm that bred and trained horses for racing in Agua Caliente and Del Mar. It originally was the San Ysidro Stock Farm founded by Marvin Allen, one of the "Border Barons" who built casinos and racetracks in Tijuana. After Allen died in 1933, it was owned by Jack P. Atkin who came to San Diego from England in 1913 and joined the A. B. W. partnership with Marvin Allen and Frank Beyer. Atkin was an associate of James W. Coffroth at the old Tijuana Hippodrome racetrack that opened Jan. 1, 1916. Atkin called his stock farm the Pasadena Stable and Stud during the golden age of horse racing in the 1920s and 1930s when San Diego was known as the "Thoroughbred Capital of the West" (*Union*, Dec. 31, 1939). It was at Atkin's stable that Roy Rogers' horse Trigger was born in 1934 under his original name Golden Cloud. After Atkin died in May, 1938, his ranch was purchased by Charles S. Howard who owned the Ridgewood Ranch in Mendocino County where he trained his champion horse Seabiscuit. Howard had boarded Seabiscuit at Atkin's ranch when the horse ran on the Agua Caliente Handicap on March 27, 1938. Although Seabiscuit returned to Ridgewood, Howard bred and trained many other horses after he bought the ranch from Atkin. Howard died of a heart attack in 1950 and his ranches were sold by his heirs. In 1954, the Howard ranch was converted to farmland by the Corza Farms. All traces of the ranch disappeared in the 1970s with the construction of the I-5 and highway 117 (later SR 905) interchange.

Circa 1943



Seabiscuit



Trigger



INSPIRATION

THE RANCH



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH- PATHWAYS



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – TOPOGRAPHY



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – CHILDRENS PLAY



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – CHILDRENS PLAY



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH –PICNIC & GAMES



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – RENDERING VIEW





DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – RESTROOM & PICNIC



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH - OVERLOOK







DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH - PARKING



24 Spaces

29 Spaces

74 Spaces On Street
127 TOTAL SPACES

DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – DOG PARK



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – MULTI-USE FIELD



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – PERFORMANCE SPACE



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH - GAME AREA



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – LOOP PATH



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – WATER QUALITY



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – SECURITY LIGHTING



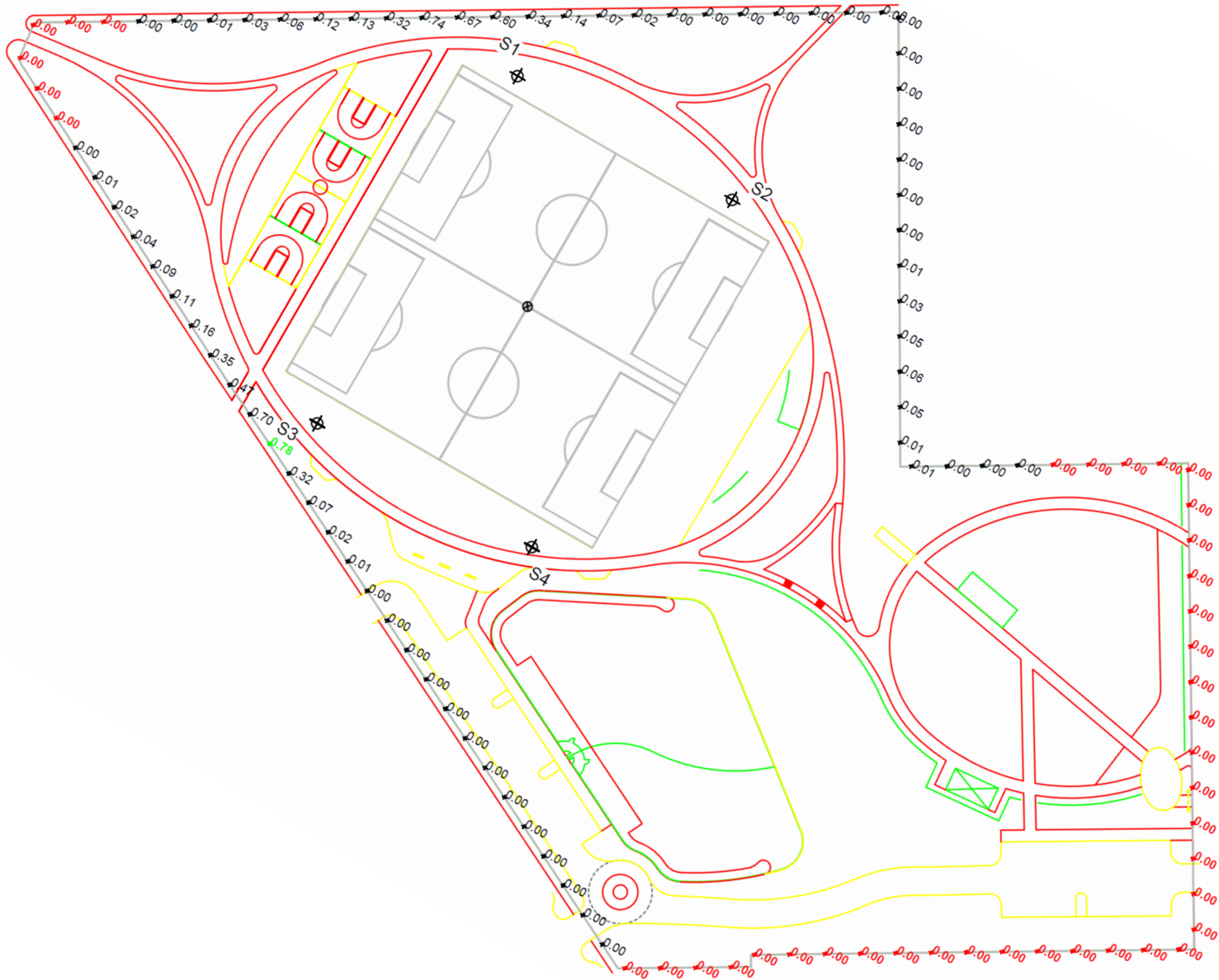
DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – FIELD LIGHTING



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – SPORTS FIELD LIGHTING ANALYSIS



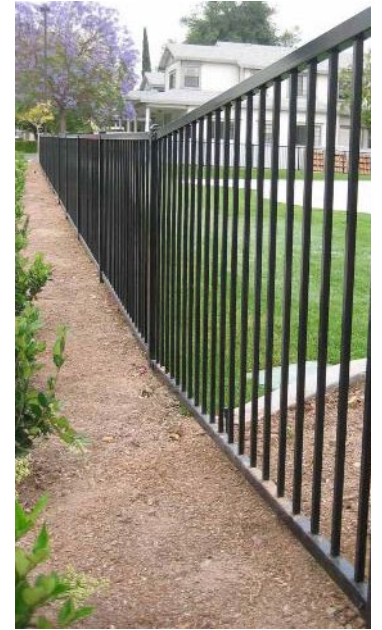
DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – SPORTS FIELD LIGHTING LED TECHNOLOGY



DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH – SOUND WALL & FENCE







DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH- MATERIAL PALETTE



Dog Park



Restroom



Basketball Court



Multi-Use Turf



Exercise Station



Light Fixture



Shade Structure



Entry Gateway



Split Rail Fence and Bench Seating



Cobble "Creek Bed"

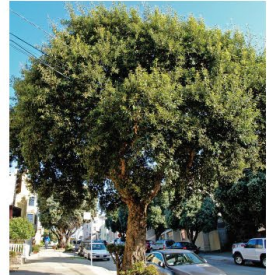


Trash Receptacles

DRAFT GENERAL DEVELOPMENT PLAN

THE RANCH- LANDSCAPE PALETTE

TREES



Cork Oak
Quercus suber



Coast Live Oak
Quercus agrifolia



Camphor Tree
Cinnamomum camphora



Chinese Flame Tree
Koelreuteria bipinnata



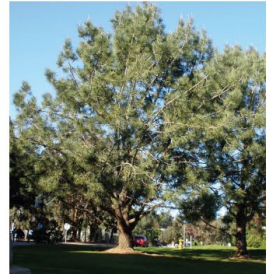
Fern Pine
Podocarpus gracilior



Tipu
Tipuana tipu



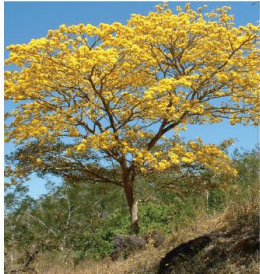
Chinese Elm
Ulmus parvifolia



Torrey Pine
Pinus torreyana



Mesquite
Prosopis chilensis



Trumpet Tree
Tabebuia spp.



Jacaranda
Jacaranda mimosifolia



Gold Medallion Tree
Cassia leptophylla



Olive
Olea europaea



Desert Willow
Chilopsis linearis

SHRUBS/GROUNDCOVER



Island Bush Snapdragon
Galvezia speciosa



Toyon
Heteromeles arbutifolia



Salvia
Salvia spp.



Muhly Grass
Heteromeles arbutifolia



Lantana
Lantana spp.



Dwarf Mat Rush
Lomandra longifolia 'Breeze'



Stalked Bulbine
Bulbine frutescens



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



DISCUSSION

SOUTHWEST NEIGHBORHOOD PARK

