



General Development Plan

Park & Recreation Board

Date: April 15, 2021





Agenda

- Introductions
- Site Analysis
- Summary of Process
- Draft General Development Plan
- Questions & Discussion



Introductions

City of San Diego Planning Department

- Scott Sandel, Park Planner

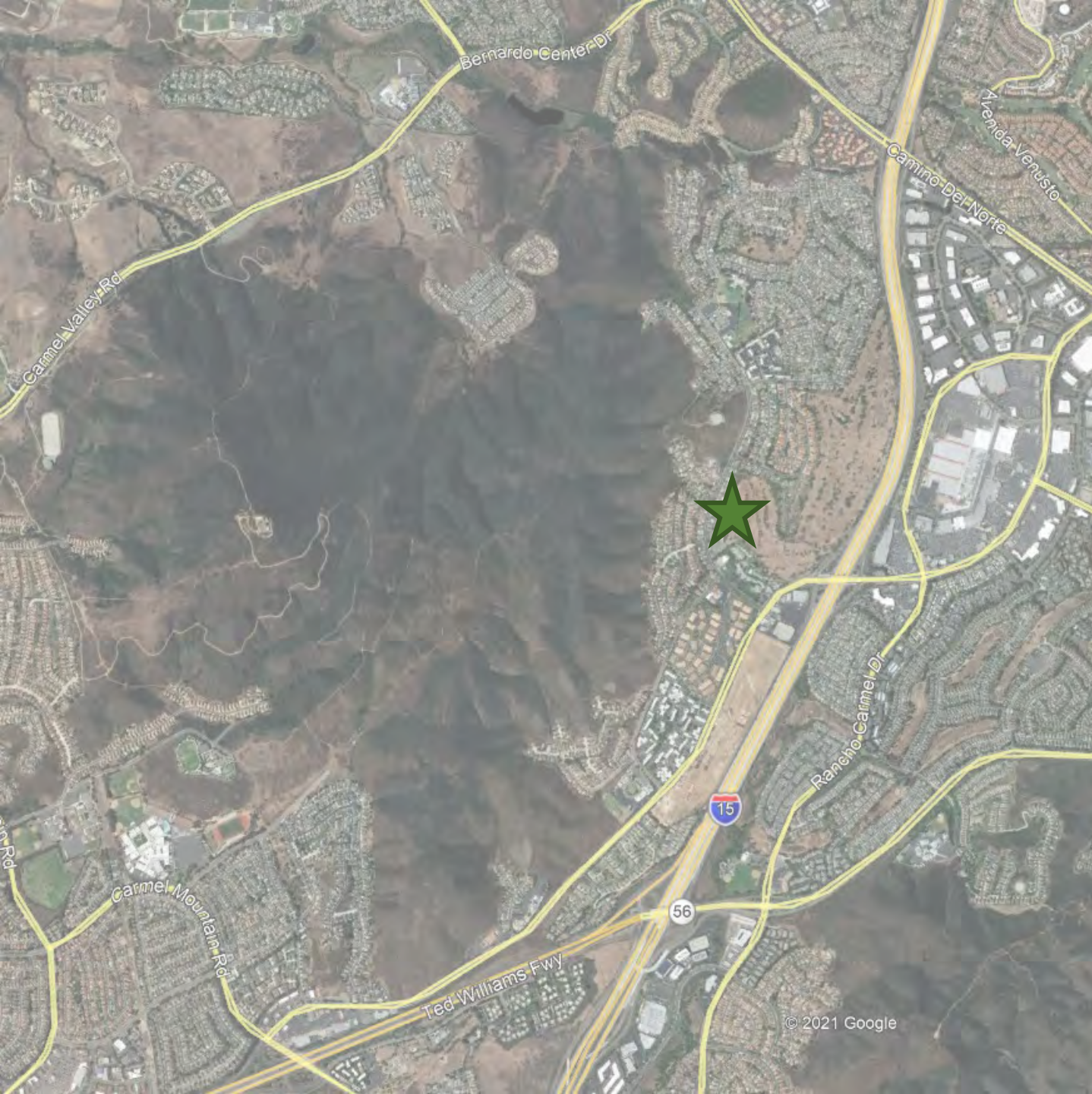
Lennar Homes

- Allegra Parisi, Project Manager

Schmidt Design Group, Inc. (SDG)

- JT Barr, Principal
- Chris Tiffany, Associate

SITE ANALYSIS



Project Vicinity

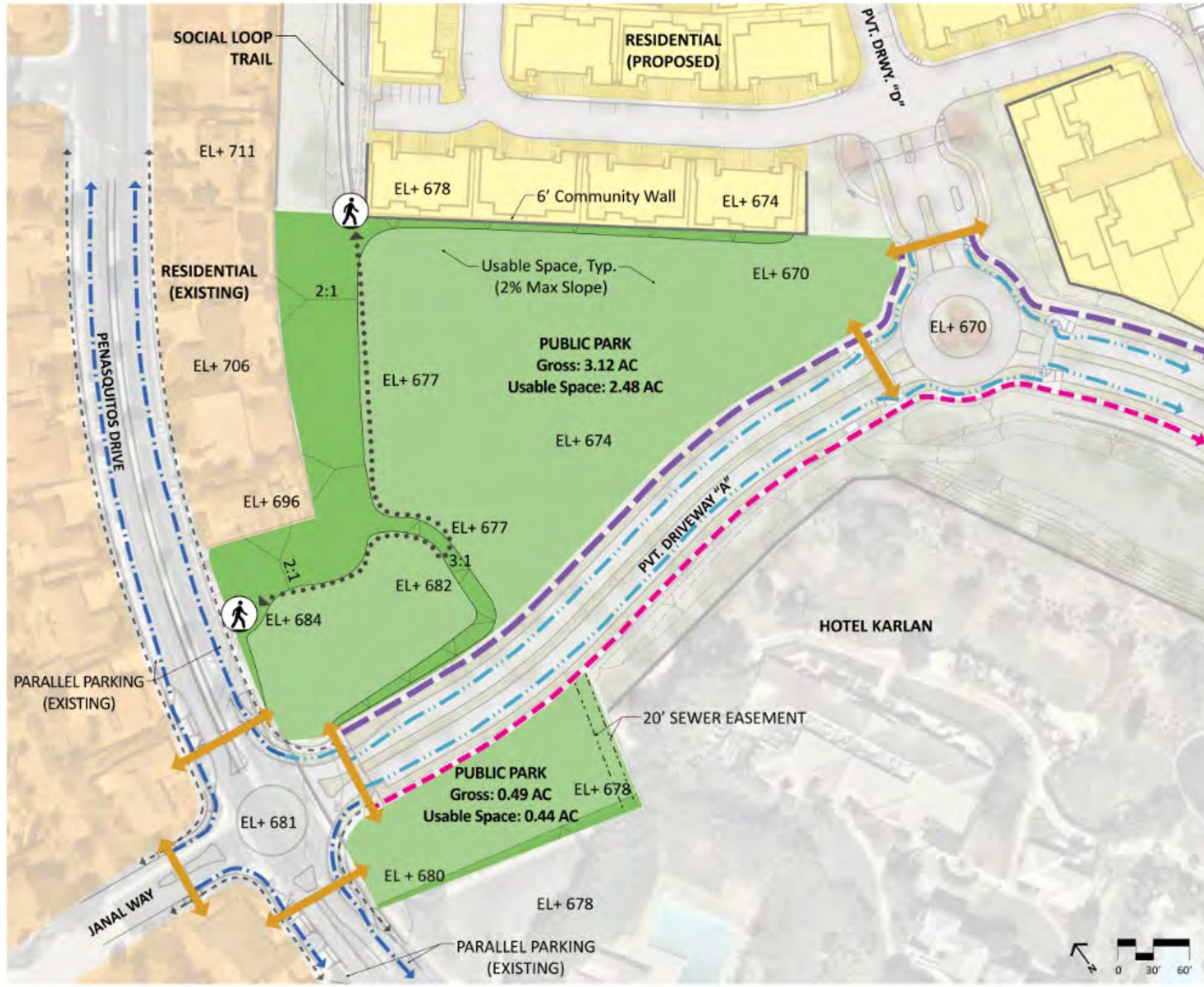
- Rancho Peñasquitos Community
- Within the new Junipers community
- Adjacent to Black Mountain Open Space Park

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Site Analysis

LEGEND

-  10' DG Pedestrian Way
-  6' DG Path
-  Crosswalk (Non-Signalized)
-  Class 2 Bike Lane Existing (Off-Site)
-  Class 2 Bike Lane (On-Site)
-  Loop Trail Connection (Conceptual)
-  Loop Trail Access
- * No Pedestrian or Vehicular Gates



SUMMARY OF PROCESS

Community Outreach Process

March 28, 2019

Meeting 1:
Consensus
Building



April 25, 2019

Meeting 2:
Present two plan
alternatives



May 23, 2019

Meeting 3:
Present
Consensus Plan,
PQ RAG
4 - 0 Approval



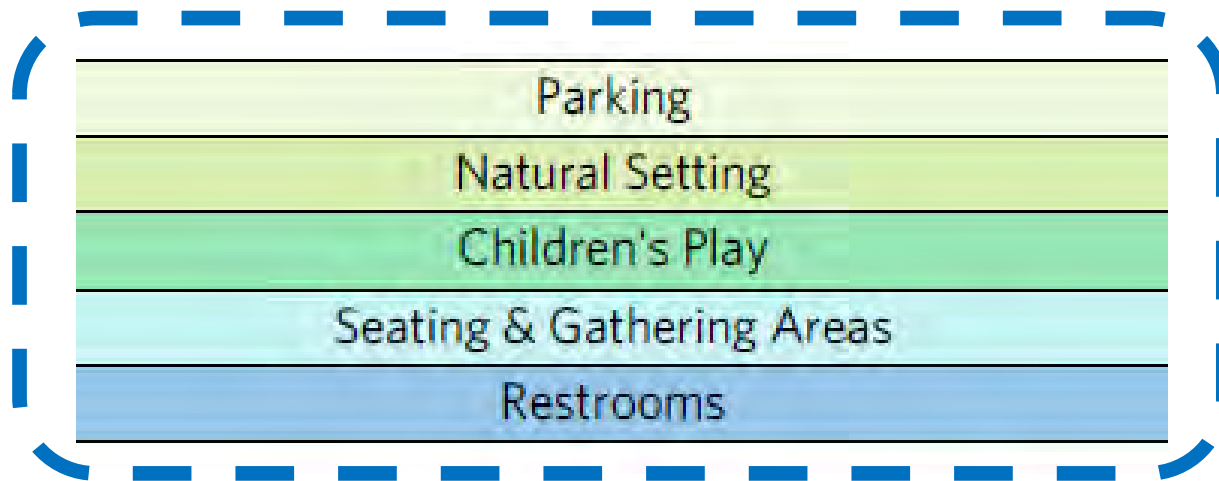
Today

City of San Diego
Park and
Recreation Board

Summary of Workshop #1

- What attributes/features of the existing parks in Rancho Peñasquitos do you **like the most** :

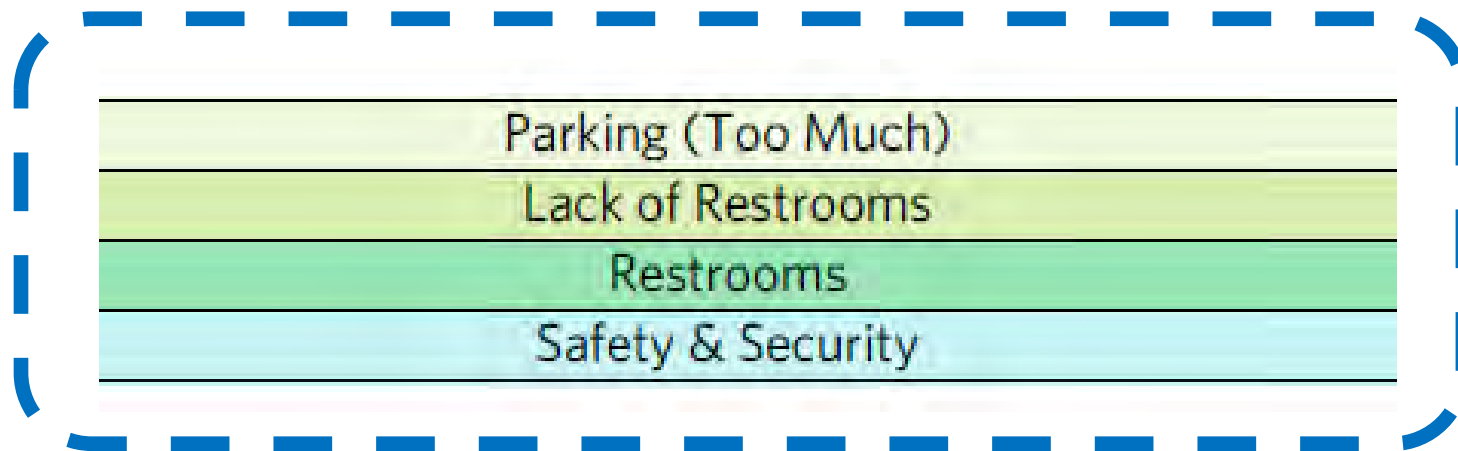
Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7
Dog Stuff	Shade Structures	Trees/ Greenery	Picnic/ Shade Structures	Parking (proximity to RHE parking)	Play Structures	Playgrounds
Nature Stuff	Restrooms	Quiet	Bathrooms	Bathrooms (none at RH)	Shade Trees	Parking
Kids' Climbing & Modern Play	Playgrounds	Picnic Tables under Trees/Shade	Parking	Flexibility	Benches/ Picnic Flowers	Trails



Summary of Workshop #1

- What attributes/features of the existing parks in Rancho Peñasquitos do you **like the least** :

Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7
Maintenance	Lack of Restrooms	Parking (that takes up Otherwise Green)	Lack of Bathrooms		Bathrooms	Parking in Front of Homes
Restrooms	Parks are Small	Unsecure Areas (transient folks)	Lack of Accessibility		Parking	Location
Communication	Lack of Dog Parks	Squash Courts	No Lighting		Sports Lighting	Pedestrians too Close to Traffic



Summary of Workshop #1

- What experiences/activities would make the Park an ideal place to visit?

Group 1	Group 2	Group 3	Group 4	Group 5	Group 6	Group 7
Nature/Ecology Immersion	Children's Play/ Grass Open Play	Walking	Outdoor Performance Area	Accessibility (parking)	Children's Play Space	Picnic Area with barbecue and shade
Game Tables	Shade Structures	Enjoying Outdoor Art (looking/ enjoying)	Open Space/ Play (grass)	Concert Area	Picnic Tables/ Area	Multi-Use Field
Curated/ Taught Tai Chi & Yoga	Good Lighting (Security)	Meeting/ Gathering Space for Get-Togethers (pot-luck, clubs)	Playground (unique to park) - climbing	Bathrooms/ Water Fountain	Educational Garden	Dog Run
Walking in Beautiful Natural Landscapes	Restroom	Biking	Picnic	Picnic/ Shade/ Social	Half Basketball	Bathroom with Drinking Fountain
	Small Parcel Dog Park	Pop-Up Fountain Experience for Kids	Bathroom	Families (tot-lot)	Nice Shade Structure	Kids' Playground



SUMMARY OF WORKSHOP #2

Park Plan #1



Park Plan #2



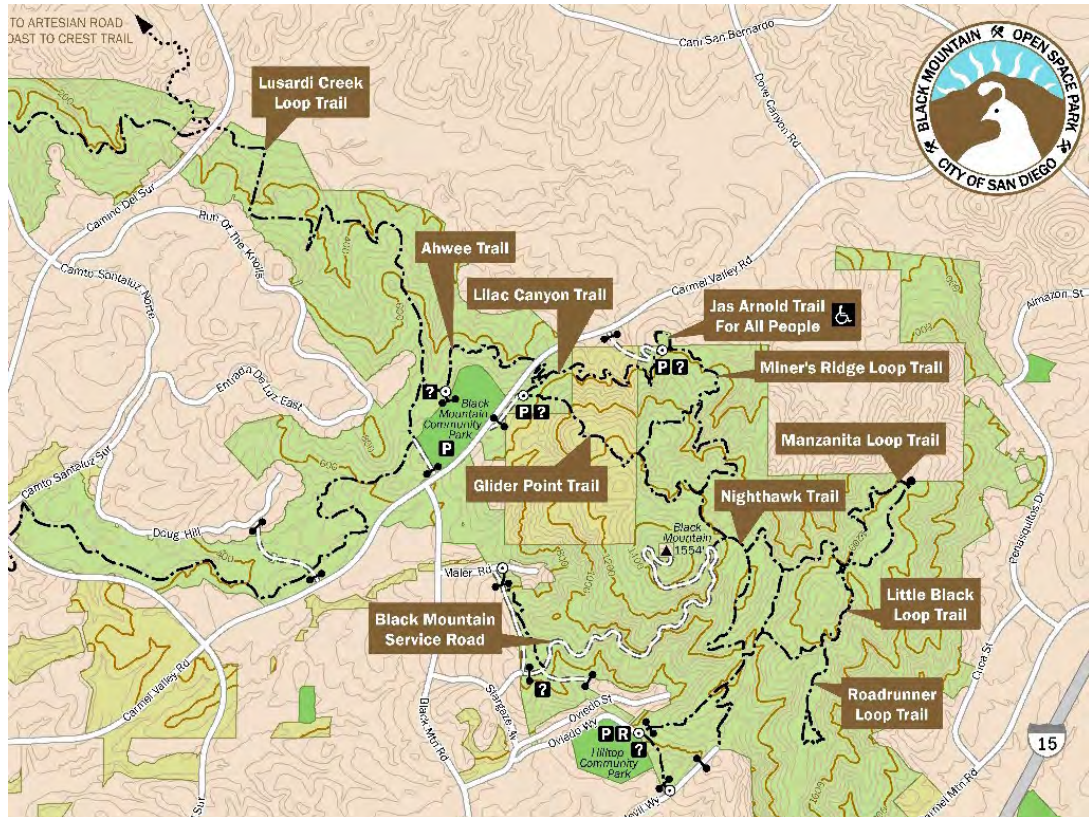
What we heard.

- Clear preference for Park Plan 1
 - 15 dots for Concept 1
 - 3 dots for Concept 2
- Like the organic forms
- Liked the slope in the playground
- Preference for a restroom/comfort station
- Preference for dog run in south parcel
- Desire for more shade
- Liked the game table plaza from Plan 2

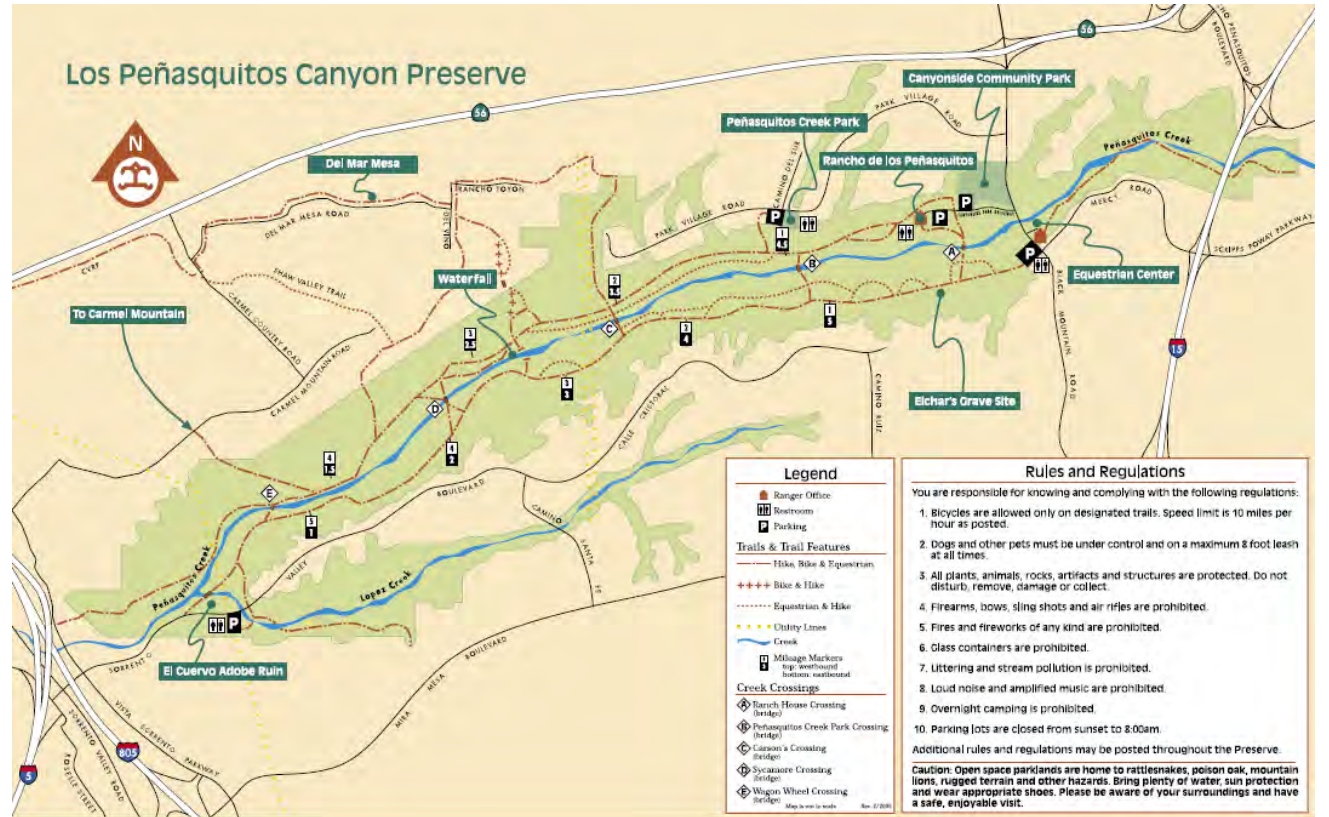


DRAFT GENERAL DEVELOPMENT PLAN

Park Plan Inspiration



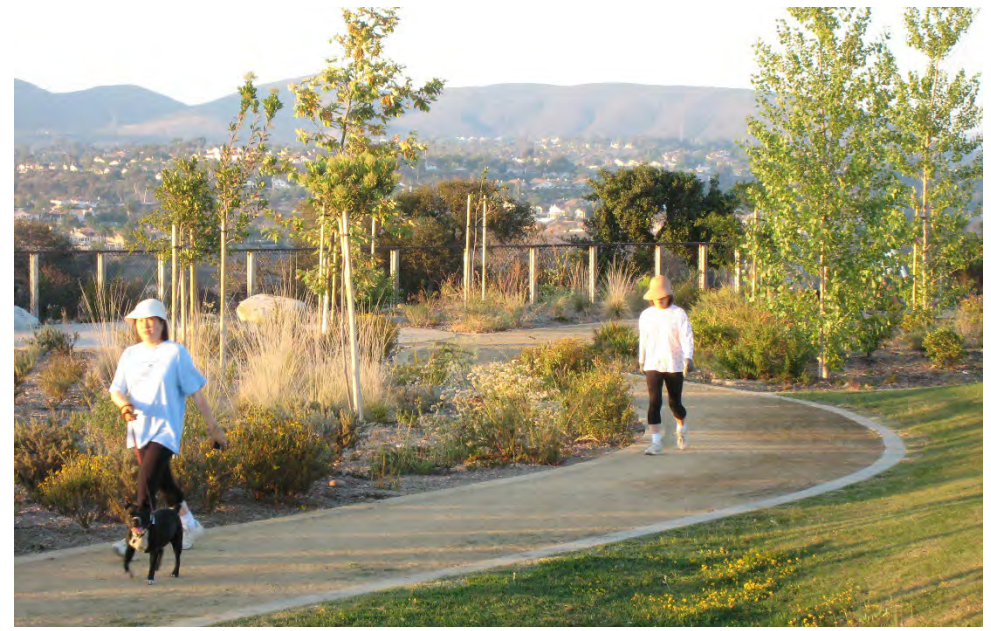
Black Mountain Open Space Park



Los Peñasquitos Canyon Preserve

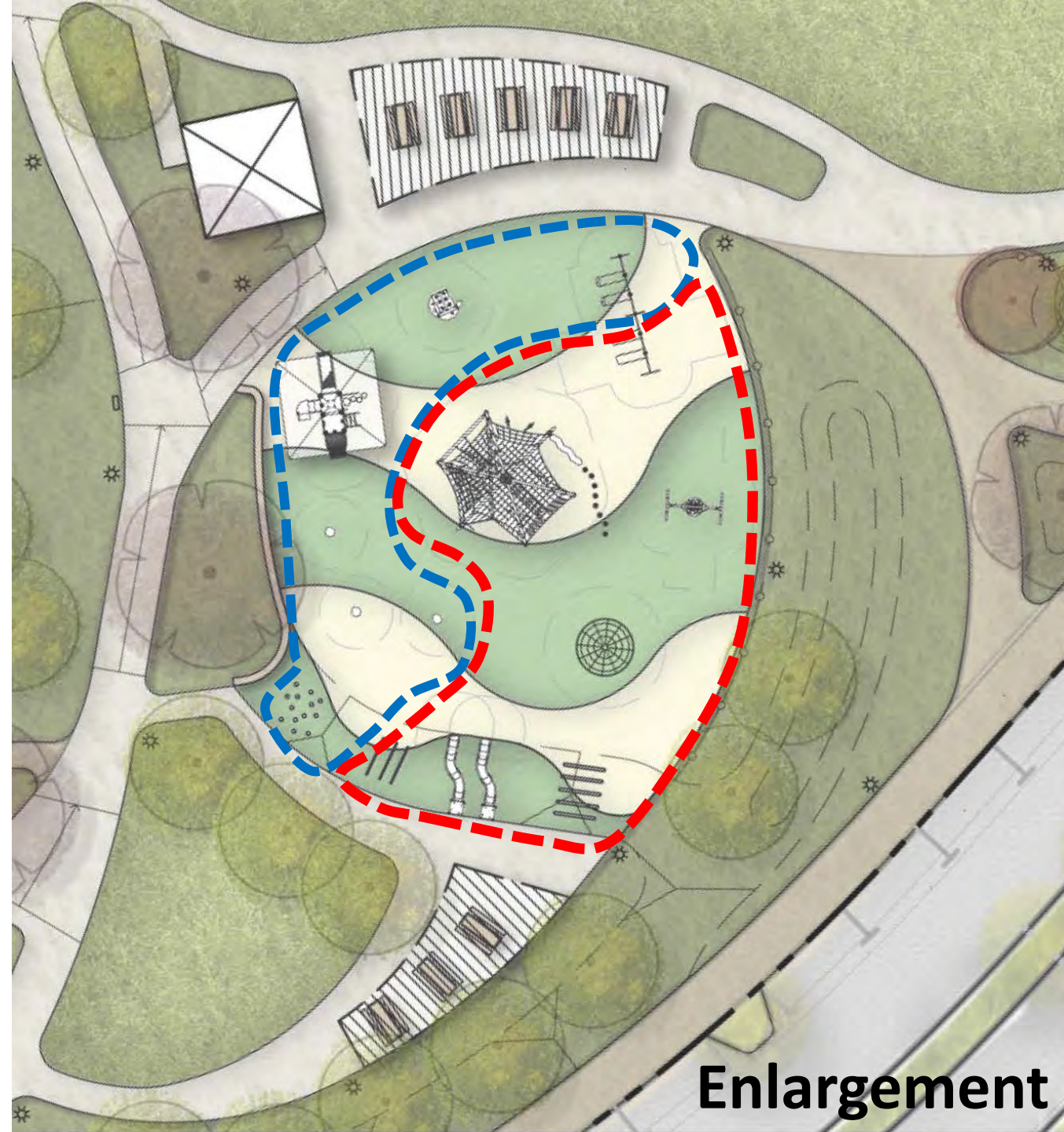
Park Plan

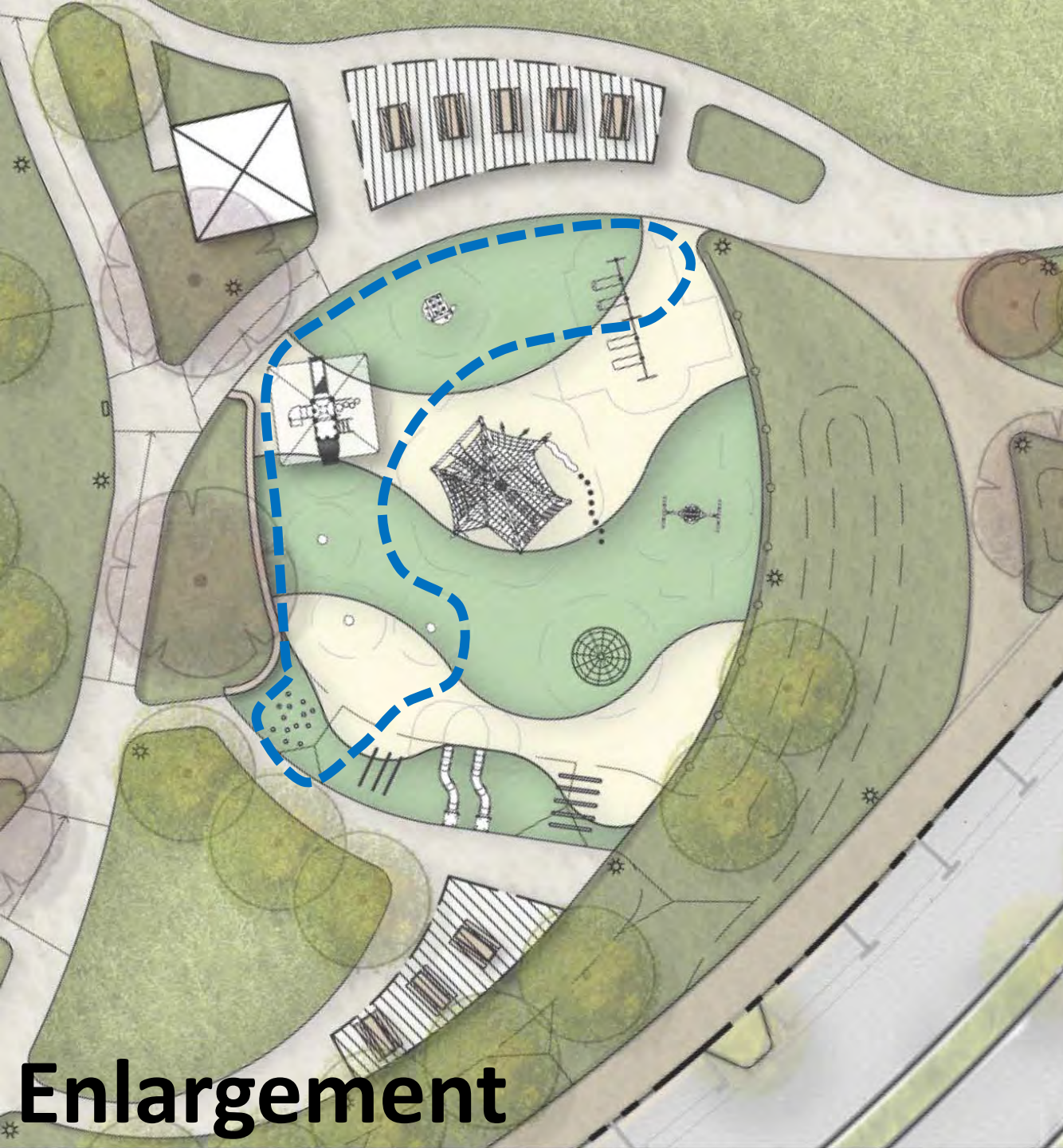


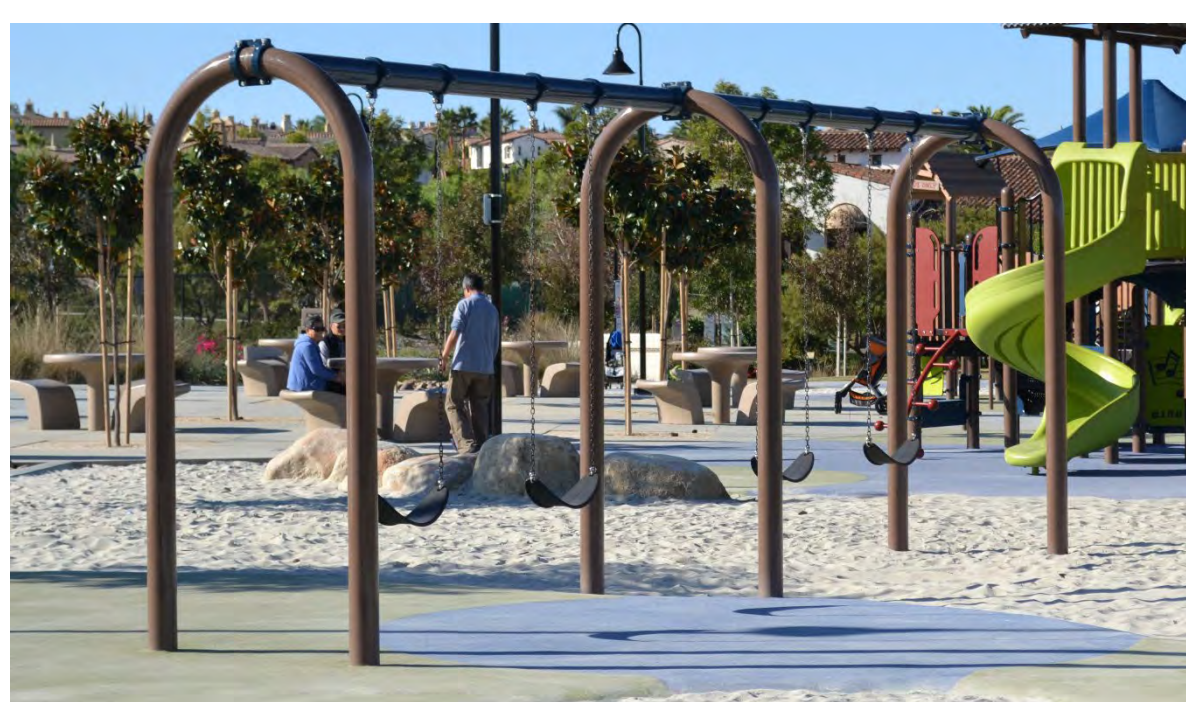
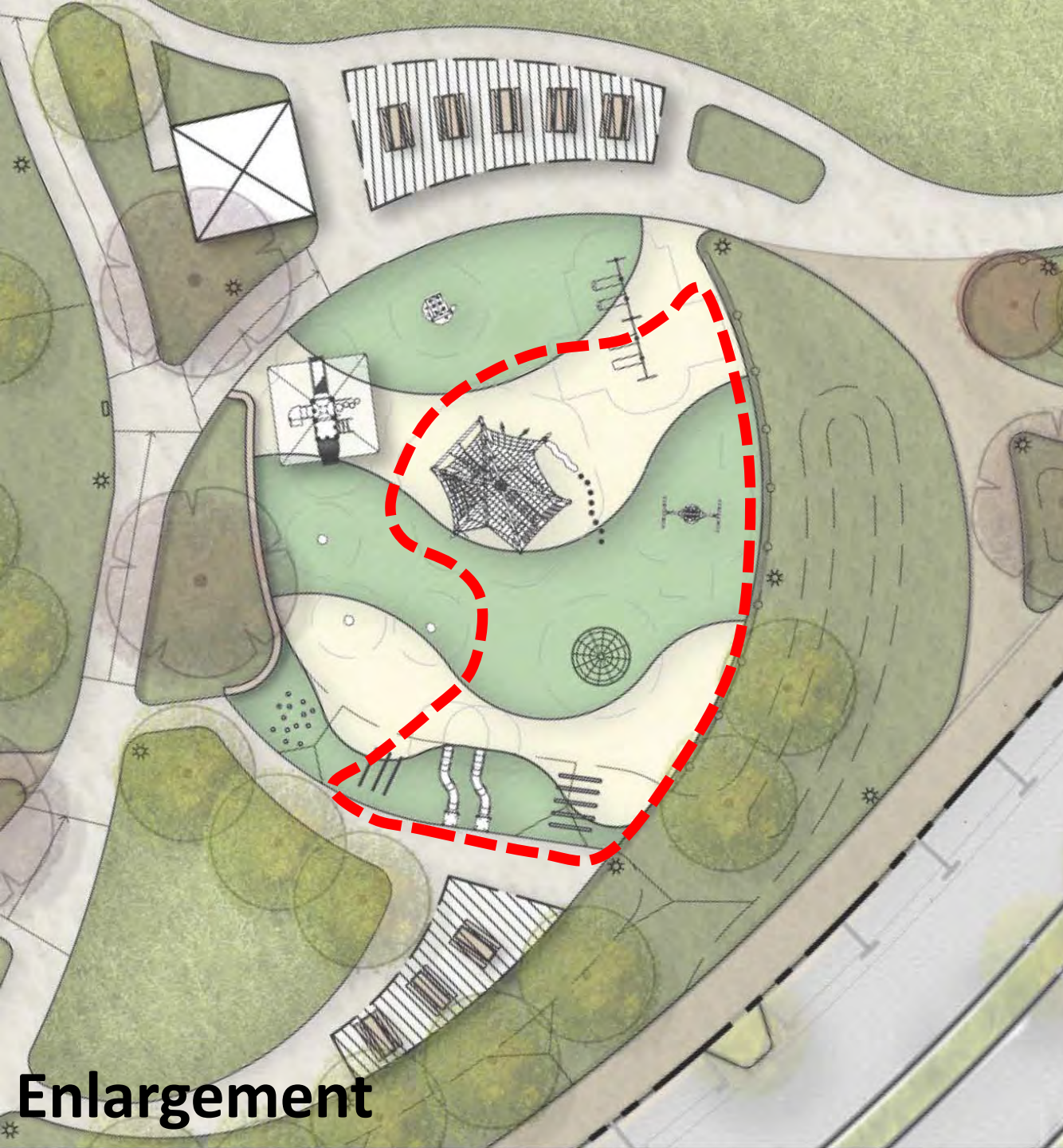


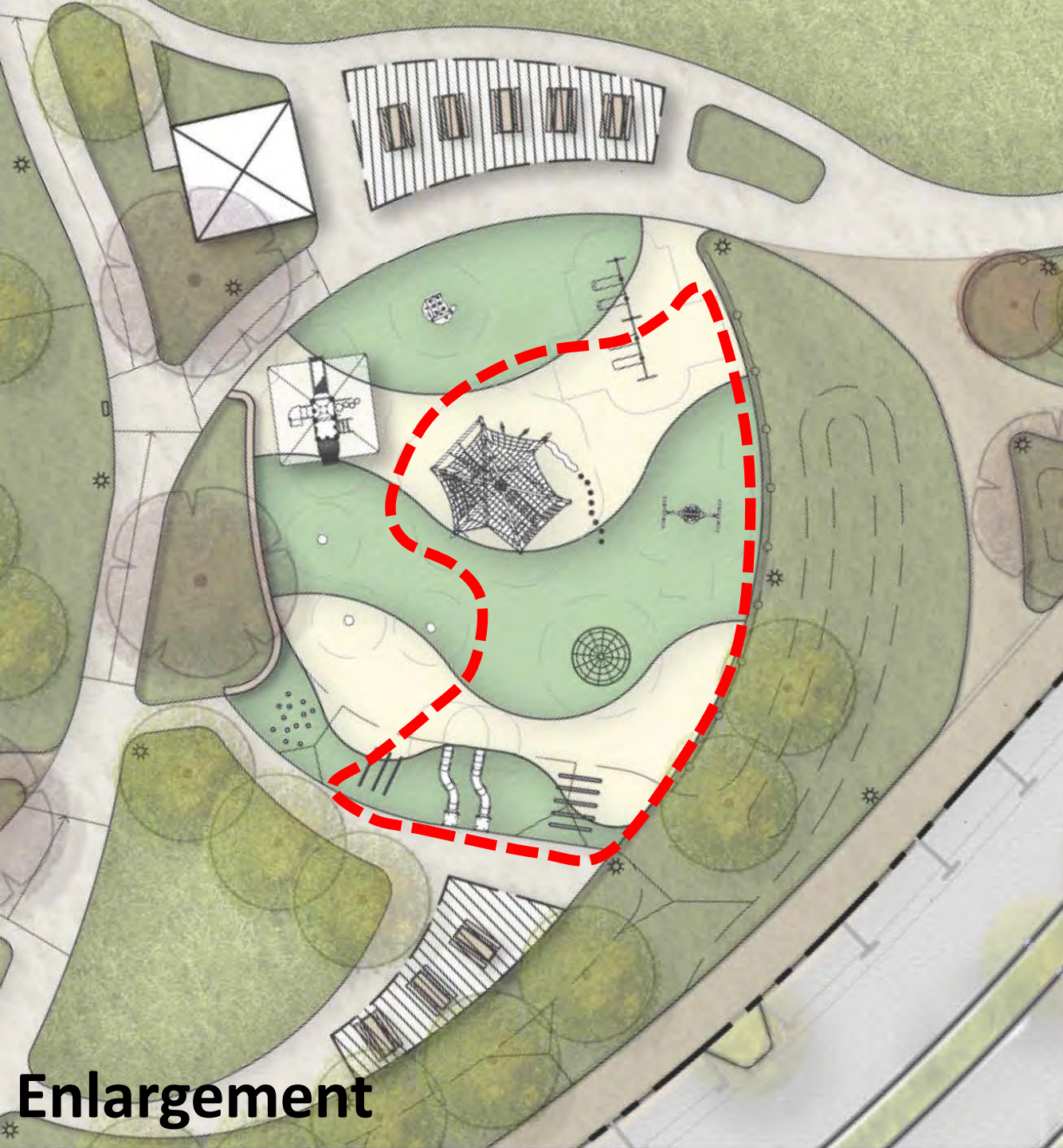






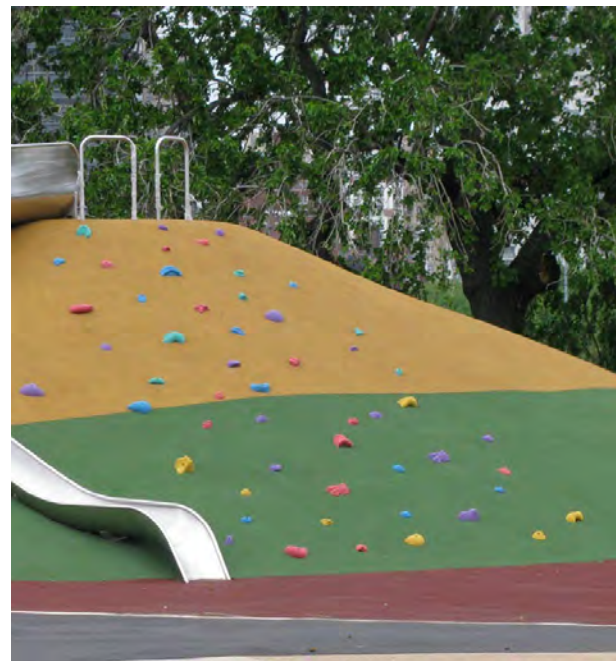


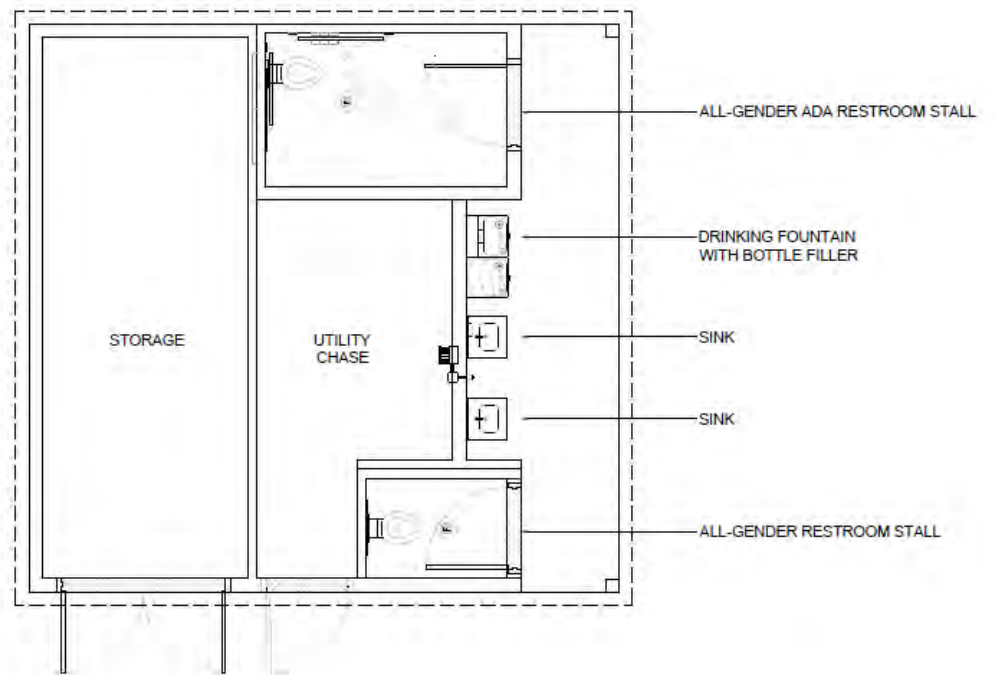




Enlargement















**20 - parallel
parking spaces**

Park Materials





3D Renderings



3D Renderings





3D Renderings







Next Steps

- Planning Commission
 - April 15, 2021
- City Council
 - May 2021
- Permitting
 - Spring 2022
- Construction Start
 - Summer 2022



Questions and Discussion

