

DATE ISSUED:	June 17, 2021	REPORT NO: 102
ATTENTION:	Park and Recreation Board Agenda of June 17, 2021	
SUBJECT: <u>SUMMARY</u>	John Baca Park – General Development Plan	

<u>Issue</u>: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for John Baca Park in the Linda Vista community?

<u>Director's Recommendation</u> – Recommend approval of the proposed John Baca Park in the Linda Vista community.

<u>Other Recommendations</u> – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

• On August 11, 2020 Linda Vista Community Recreation Group voted unanimously (8-0-0) recommending approval of the proposed GDP.

<u>Fiscal Impact</u> – The total project budget is approximately \$4.2M. The construction phase of the proposed project will be funded in future budget allocations. Funding for the GDP preparation included Capital Outlay funds.

<u>Water and Energy Conservation Status</u> – The proposed John Baca Park GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

<u>Environmental</u> - This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines, Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land).

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#### BACKGROUND

This project provides for the development of a General Development plan, design and construction of improvements at the existing John Baca Park (formerly Morley Green) located at the corner of Linda Vista Road and Comstock Street. The park is located in the Linda Vista Neighborhoods community, within Council District 7, and will provide approximately 2 acres of population-based park land in this community.

#### DISCUSSION

Engineering & Capital Projects Department staff and the design consultant conducted two public workshops with the community. The initial workshop was focused on a survey of amenities for community input and vision for this future site. During these community workshops, staff and the consultant provided concepts of proposed amenities.

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) are listed below.

- Play equipment
- Shade structure
- Picnic and game tables
- Fitness equipment
- Nature exploration area
- Passive open lawn area
- Benches
- Drinking fountains
- BBQ
- Fencing
- ADA path of travel improvements

The primary issues raised during community input meetings was the need for community gathering areas and flexible lawn spaces, accessible routes to all amenities, play equipment with shade and fencing, and adult fitness equipment. In response to this, several community gathering locations have been incorporated into the design of the General Development Plan including the shaded grove with picnic tables and a shade shelter. Additionally, the play equipment will have shade sails incorporated and will be fenced, and fitness equipment has been included in the design.

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#### **ALTERNATIVES**

- 1. Recommend approval of the General Development Plans (GDP) for the John Baca Park.
- 2. Recommend approval of the General Development Plans (GDP) for the John Baca Park with modifications.
- 3. Do not recommend approval of the General Development Plans (GDP) for the John Baca Park.

Respectfully submitted, Elif Cetin

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

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Prepared by: Jennifer Scott Senior Civil Engineer Engineering & Capital Projects Department Architectural Engineering and Parks Division

Attachments:

- 1. John Baca Park General Development Plan
- 2. Supporting exhibits.

cc: Council District 7

Andy Field, Director, Parks and Recreation Department Karen Dennison, Assistant Director, Parks and Recreation Department James Nagelvoort, Director, Engineering & Capital Projects Department

# **GENERAL DEVELOPMENT PLAN FOR JOHN BACA PARK**

# **CONCEPT SITE PLAN-SOUTH**

MATCHLINE SEE CONCEPT PLAN-NORTH LINDA VIST, COMSTOCK STREET SPURLOCK LANDSCAPE ARCHITECTS SCALE: 1'' = 402122 Hancock Street San Diego, Calfornia 92110

COUNCIL DISTRICT: 7

619.681.0090 spurlock-land.com

					IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ATE	ACTION	REFERENCE DOCUMENTS			ITEM C	QUANTITY	ITEM QU	ANTITY	ITEM	QUANTITY	ITEM	QUANTITY
	SITE ACQUIRED	RESO, NO.	COST \$:	ACRES:	TOTAL SITE	2.08 AC.	FITNESS EQUIPMENT	3 PCS	TRASH RECEPTACLES	1 SET	1.1.1	
	SITE DEDICATED	ORD. NO.		ACRES:	IMPROVED AREA	.531 AC.	PLAYGROUND EQUIPMENT	8 PCS.	MONUMENT LIGHTS	2 EA.		
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		TURF	880 SF	PREFAB. SHADE STRUCURE	346 SF	BBQ	1 EA.		
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		D.G. PAVING	704 SF	PLAY FENCE	197 LF	DRINKING FOUNTAIN	1 EA.		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO. 14234-D	PAVED WALKWAYS	15,938 SF	PERIMETER FENCE	111 LF	PET WASTE STATION	1 EA.		
		CIP NO.	J.O. NO.	DRWG. NO.	P.I.P RUBBER SURFACE	2,302 SF	BENCHES	3 EA.	LAWN EDGING	466 LF	-	
		CIP NO.	J.O. NO.	DRWG. NO.	ENGINEERED WOOD FIBER	1,089 SF	PICNIC/GAME TABLES	4 EA.	MEDIUM SHADE TREES	3 EA.		
		CIP NO.	J.O. NO.	DRWG. NO.	SHRUB PLANTING	1,832 SF	PARKING STALLS-DISABLED	1 EA.	LARGE SHADE TREE	1 EA.		
		CIP NO.	J.O. NO.	DRWG, NO.	MULCH AREA	422 SF						
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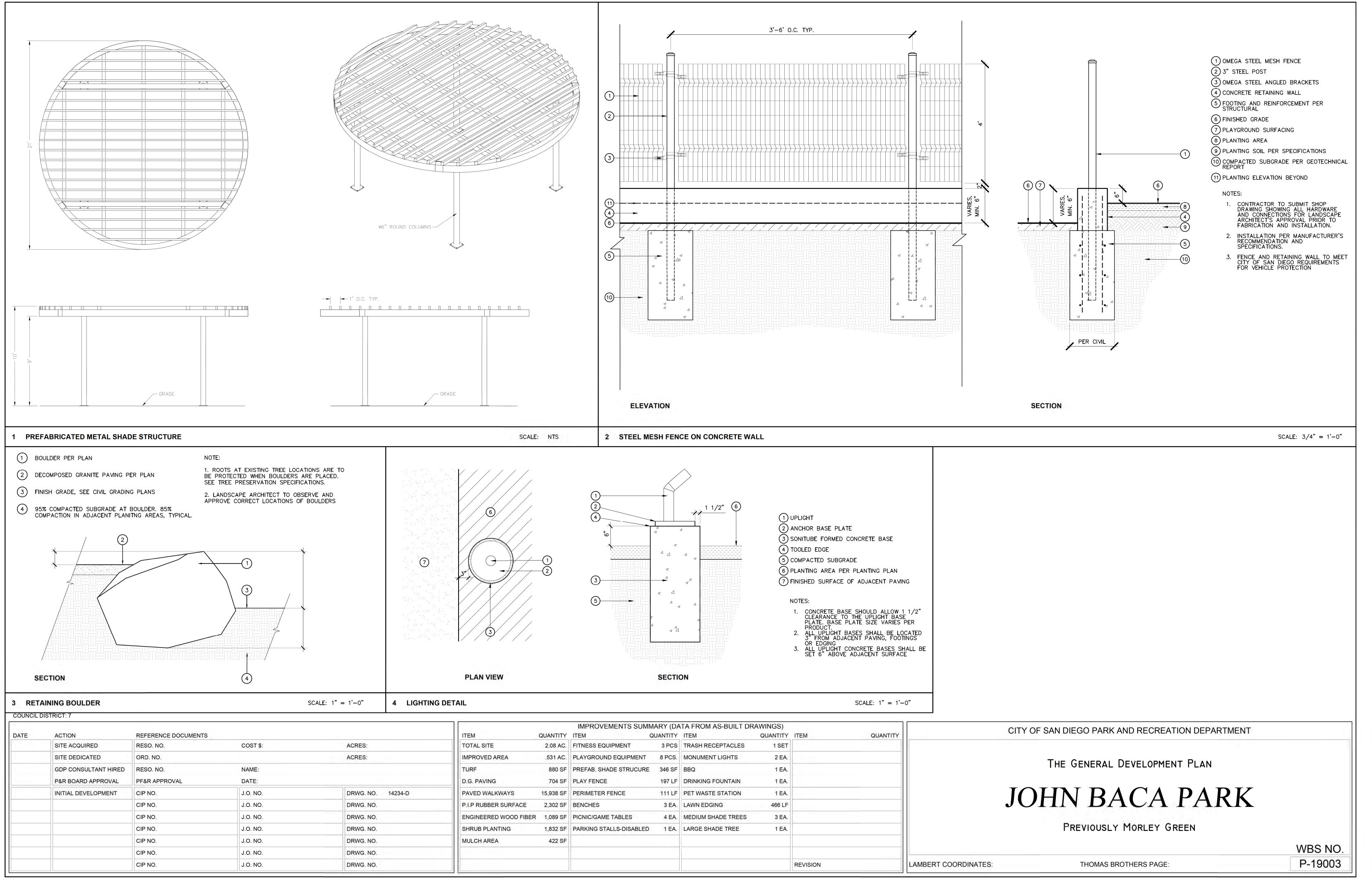
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(11)	PLAY AREA
(12)	PREFABRICA
(13)	4' HT. PER
(14)	4' HT. PLA CONCRETE
(15)	12" HT. C.I.
(16)	8" WIDE FL
(17)	8" WIDE RE
(18)	BOULDER R
(19)	LOW BOULD
20	'LOG' STEPI
(21)	PICNIC TAB
(22)	GAME TABL
23	BBQ
(24)	DRINKING F
25	BENCH
26	PET WASTE
27)	TRASH AND
	MONUMENT
29	GREEN GUT
	LIMIT OF W
EV	

# EXISTI

- E1 MONUMENT E2 ART INSTAI E3 LIGHTPOLE E4 UTILITY VA E5 BUS SHELT
- E6 PLANTING E7 MOW CURB

Attachment	1

<b>OVEMENTS LEGEND</b>	PLANTING LEGEND
CESSIBLE SLOPED WALK	MEDIUM SHADE TREE SUCH AS:
CESSIBLE CURB RAMP	JACARANDA MIMOSIFOLIA
-STREET PARKING	
ECTIONAL SIGNAGE	LARGE SHADE TREE SUCH AS:
CROSSWALK	PLATANUS RACEMOSA
	EXISTING TREE TO REMAIN
THERING ZONE	SHRUB PLANTING SUCH AS:
EXPLORATION AREA	
ICNIC AREA	
PLAZA	
ZONE	SALVIA LEUCANTHA 'SANTA BARBARA' AGAVE ATTENUATA 'NOVA'
	CARISSA MACROCARPA
EA WITH P.I.P. RUBBERIZED SURFACING	PITTOSPORUM TOBIRA 'NANA'
ICATED SHADE STRUCTURE	GREEN GUTTER PLANTING SUCH AS:
ERIMETER FENCE	ACHILLEA MILLEFOLIUM
LAY ENCLOSURE FENCE ON C.I.P.	ARISTIDA PURPUREA
E WALL, PER CITY REQUIRMENTS	CAREX PRAEGRACILIS
C.I.P. CONCRETE WALL	CAREX SPISSA
FLUSH CONCRETE CURB	FESTUCA CALIFORNICA
RETAINING CURB	LEYMUS CONDENSATUS
	PENSTEMON EATONII
RETAINING WALL	SISYRINCHIUM BELLUM
LDERS	ENGINEERED WOOD FIBER SAFETY SURFACE
	BARK MULCH
ABLE	TURF TO MATCH EXISTING
BLE	<u>+ + + + + + +</u>
FOUNTAIN	EXISTING PLANTING
TE STATION	HARDSCAPE LEGEND
ND RECYCLING	C.I.P CONCRETE WALK
NT SIGN LIGHTING	P.I.P RUBBERIZED SURFACING
UTTER STORMWATER PLANTER	DECOMPOSED GRANITE PAVING
WORK	
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THE GENERAL DE	evelopment Plan
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	MORLEY GREEN
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	WBS NO.
RDINATES: THOMAS BROT	THERS PAGE: P-19003



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MULCH AREA	422 SF							
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# Attachment 2

# SITE ELEMENTS

## Enclosed Play Area



2 - 5 STRUCTURE



5 - 12 STRUCTURE

Fitness Zone

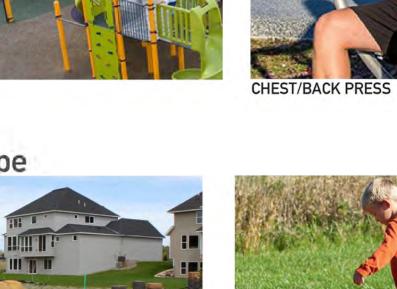


MULTI-LEVEL / SLOPE PLAY SPINNER



SHADED PLAY

## Hardscape



'LOG' BALANCE BEAM





RUBBER STEPPERS



## Hardscape



DECOMPOSED GRANITE PAVING



Natural Gray concrete



PLAY SAFETY SURFACE Poured-in-Place Rubber

#### COUNCIL DISTRICT: 7

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OODLE SWING



SQUAT PRESS

### **Green Gutter**



GREEN GUTTER STORMWATER PLANTER Flow Through Planter

# Site Furnishings

TRASH AND RECYCLING

# Site Furnishings



ADA CONCRETE PEDESTAL DRINKING FOUNTAIN

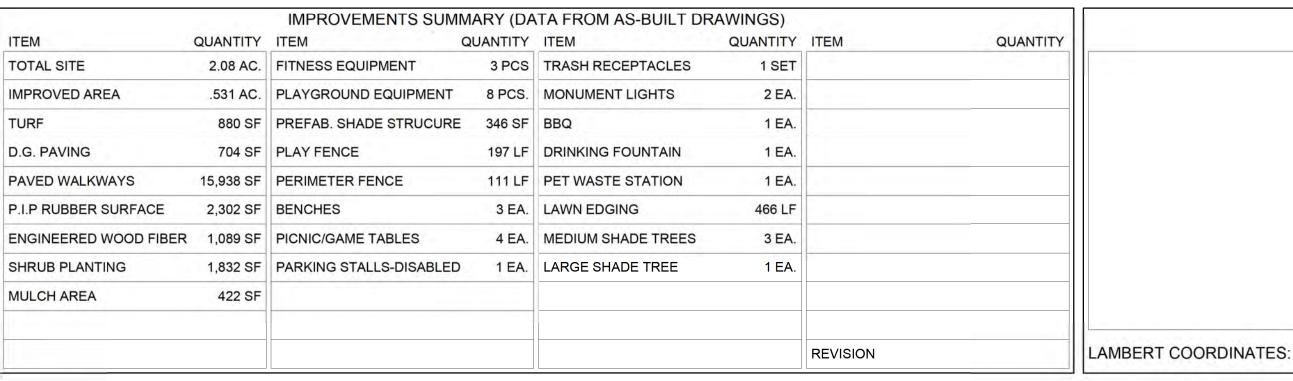


WIRE FENCE

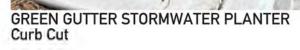
**PICNIC TABLE (ADA)** 

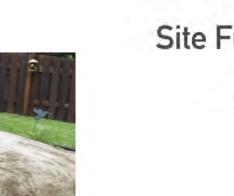


**BOULDER RETAINING WALL** 















# Site Lighting



MONUMENT SIGN LIGHTING



ROUND SHADE STRUCTURE WITH METAL SLATS



PET WASTE STATION



FAMILY BBQ



PICNIC TABLE



GAME TABLE

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# JOHN BACA PARK

PREVIOUSLY MORLEY GREEN

WBS NO. P-19003

THOMAS BROTHERS PAGE:

# SITE ELEMENTS

## **Tree and Shrub Planting**



JACARANDA MIMOSIFOLIA Jacaranda



TABEBUIA IMPETIGINOSA Pink Trumpet Tree



PLATANUS RACEMOSA California Sycamore



LOMANDRA LONGIFOLIA 'BREEZE' Dwarf Mat Rush

## Green Gutter Stormwater Planting



FESTUCA CALIFORNICA California Fescue



ARISTIDA PURPUREA Purple Three-awn



California Field Sedge



CAREX SPISSA San Diego Sedge

COUNCIL DISTRICT: 7

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		CIP NO.	J.O. NO.	DRWG. NO.							REVISION	LAN



MUHLENBERGIA DUBIA Pine Muhly



SALVIA LEUCANTHA 'SANTA BARBARA' Santa Barbara Sage



AGAVE ATTENUATA 'NOVA' Blue Fox Tail Agave



CARISSA MACROCARPA Natal Plum





LEYMUS CONDENSATUS 'CANYON PRINCE' Canyon Prince Wild Rye



Yarrow



PENSTEMON EATONII Firecracker Penstemon





PITTOSPORUM TOBIRA 'NANA' Japanese Mock Orange



SISYRINCHIUM BELLUM Blue-eyed Grass

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# JOHN BACA PARK

PREVIOUSLY MORLEY GREEN

WBS NO. P-19003

ORDINATES:

THOMAS BROTHERS PAGE: