



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: January 10, 2022

REPORT NO. 101

ATTENTION: Park and Recreation Board
Agenda of January 20, 2022

SUBJECT: MARSTON MIDDLE SCHOOL JOINT USE FACILITY GENERAL
DEVELOPMENT PLAN

SUMMARY

Issue: Recommend approval of the General Development Plan (GDP) for the Marston Middle Joint Use Facility in the Clairemont Community to the Parks and Recreation Director.

Planning Department's Recommendation: Recommend approval of the proposed General Development Plan (GDP) for the Marston Middle School Joint Use Facility in the Clairemont Community.

Other Recommendations: The Community Recreation Group has reviewed and considered the proposed project as detailed below:

On January 9, 2020, the South Clairemont Recreation Advisory Group voted (4-0-0) to recommend approval of the General Development Plan for Marston Middle School Joint Use Facility with the modification to add the upper asphalt multi-purpose hardcourts as a future joint use area.

Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the turf field and walking track improvements, is funded by the San Diego Unified School District (SDUSD) through the use of voter-approved Propositions S and Z and Measure Y-Y bond funding.

Operations and Maintenance: The cost to operate and maintain this project on an annual basis is approximately \$98,894 per year. This includes all labor, materials, equipment and supplies, as well as the cost to hire a security company to lock the gates at dusk.

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental: This activity is covered in the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the Marston Middle School Whole Site Modernization and Joint Use Field Project (SCH No. 2020120434) prepared by the San Diego Unified School District and adopted by the Board of Education as the Lead Agency on February 23, 2021. This activity is a subsequent discretionary action and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

BACKGROUND

This project provides for the design and construction of an expanded joint use facility at Marston Middle School which is located at 3799 Clairemont Drive within the Clairemont Community, within Council District 2. The approval of this park will provide an additional approximately 2.49 acres of recreational facilities for a total of a 5.39 acre joint use facility. Using the approved Parks Master Plan Recreational Value Park Scoring Matrix, Appendix D, this joint use facility will provide a total of 144 recreation value points.

DISCUSSION

The Marston Middle School Joint Use Facility is part of the 'Play All Day Parks Program', a partnership between the City and the SDUSD to expand the City's existing joint use parks program by adding over 45 new or expanded joint use facilities in the next 5-10 years. SDUSD is the lead agency directing the design and construction of the joint use facility at Marston Middle School.

The General Development Plan (Attachment 1) will provide the following:

- Multi-purpose natural turf field (approximately 4.0 acres)
- Walking track
- Shade trees
- District track amenities
- Drinking fountain
- Fencing
- Multi-purpose hardcourts (future phase)

SDUSD and the City conducted three public workshops with the community. The primary issues raised during the community input meetings were configuration of

field, inclusion of track amenities and the future use of the multi-purpose hardcourts. A detailed response is included in the paragraphs below.

Configuration of the field

This school has a successful track program and the walking track around the field was critical for school use of the facility. Due to the location of the existing field lighting and the proposed grading, it was determined that it was infeasible to retain the existing backstop and ball infield area. There are other joint use facilities in the community that provide ball fields for community use.

Inclusion of track amenities

The school site requested that track amenities such as a sprint track and long jump area be included in joint use area to support the school's track program. In response, District maintained track amenities were added to the GDP.

Future use of the multi-purpose hardcourts

During the public input process, the community stated that they utilized the existing multi-purpose hardcourts for tennis during public use hours. Although not identified as joint use in the existing Joint Use Agreement, the hardcourts were not secured with fencing that prohibited public use. With the whole site modernization of the campus that included site security fencing, the upper multi-purpose courts will not be available for joint use and an ADA path of travel from the field was not planned. The community requested that the multi-purpose hardcourt area be identified as a future joint use area when funding is identified to improve the courts and provide a public ADA access route to the upper courts from South Clairemont Community Park.

Respectfully submitted,



Andy Field
Director, Parks and Recreation



Prepared by Shannon Scoggins
Park Designer, Parks and Recreation

(SS/ss)

Attachments:

1. Marston Middle School Joint Use Facility General Development Plan
2. Recreational Value Scoring – Marston Middle School Joint Use Facility

Recreational Value Scoring - Marston Middle School Joint Use Facility

Park Size Category	Points	Existing Facility Score	Proposed Improvements/ expansion	Notes
Scoring : Based on overall park acreage (population-serving only)				
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	14	21	Existing 2.90 acre facility, proposed 5.39 acre facility
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	0	
Does not apply to MHPA or MSCP lands				
AMENITIES/RECREATION OPPORTUNITIES				
Health/Fitness/Sports Category	Points	Existing Facility Score	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	0	0	
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	0	0	
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field ⁶	28	28	2 soccer fields
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	0	0	
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	7	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	0	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	4	10' wide Walking track, 1/3 mile loop
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) ²	7 pt. each; 14 pts. maximum	0	0	

Recreational Value Scoring - Marston Middle School Joint Use Facility

Social Spaces Category		Existing Facility Score	Proposed Improvements/ expansion	Notes
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	0	
Community Garden ³	7 pt for ea. 10 plots; 14 pts. maximum	0	0	
Interactive/Technology Element	7 pt. maximum	0	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) ⁸	21; 21 pts. maximum	0	0	
Site Amenities Category		Existing Facility Score	Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	0	0	
Restroom building	21 pt. per building	0	0	
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	0	
Amphitheater: with hardscape seating and universal access ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	0	
Wayfinding Signage System ⁹	3.5 pt per system; 7 pts. maximum	0	0	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	0	0	
Creation of wetlands area(s) or native planting restoration area(s) ⁷	10.5 pt per acre	0	0	
ACCESS/CONNECTIVITY		Existing Facility Score	Proposed Improvements/ expansion	Notes
<i>Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset</i>				
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>				
	Points			
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	7	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	7	0	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	0	

Recreational Value Scoring
 - Marston Middle School Joint Use Facility

ACTIVATION & ENGAGEMENT		Existing Facility Score	Proposed Improvements/ expansion	Notes
<i>Definition</i> : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together				
<i>Scoring</i> : 0 (no component present) or 7-21 (component present)				
	Points			
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	0	0	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	0	14	
Recreational Features for the Disabled ⁴	21; 21 pts maximum	0	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) ⁷	7 pt per 1/2 mile	0	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy ¹⁰	14; 14 pts maximum	0	0	
TOTAL VALUE POINTS PER PARK:		63	67	

Recreation Value Points Tabulation Summary:	
Total Existing Facility Value Points	63
Total Proposed Facility Value Points	67
Total Recreation Value Points	130
Population Served	1,300 residents

* See PMP Appendix D for Notes