

TORREY PINES CITY PARK GENERAL DEVELOPMENT PLAN

Torrey Pines City Park
Advisory Board Meeting
October 15, 2009

City of San Diego
Park Planning
Urban Form Division
City Planning & Community Investment



HELIX Environmental
RBF Consulting
MJE Marketing Services, Inc.
Ninyo & Moore
Accessible San Diego
PCG Utility Consultants
Hunter Pacific Group
ASM Affiliates, Inc
San Diego Natural History Museum, Paleontology
Vonn Marie May, Cultural Land Planning & Research

TORREY PINES CITY PARK GENERAL DEVELOPMENT PLAN



Table of Contents:

Introduction-Executive Summary

The goal of this effort is to develop a physical park plan that meets the needs of the park users.

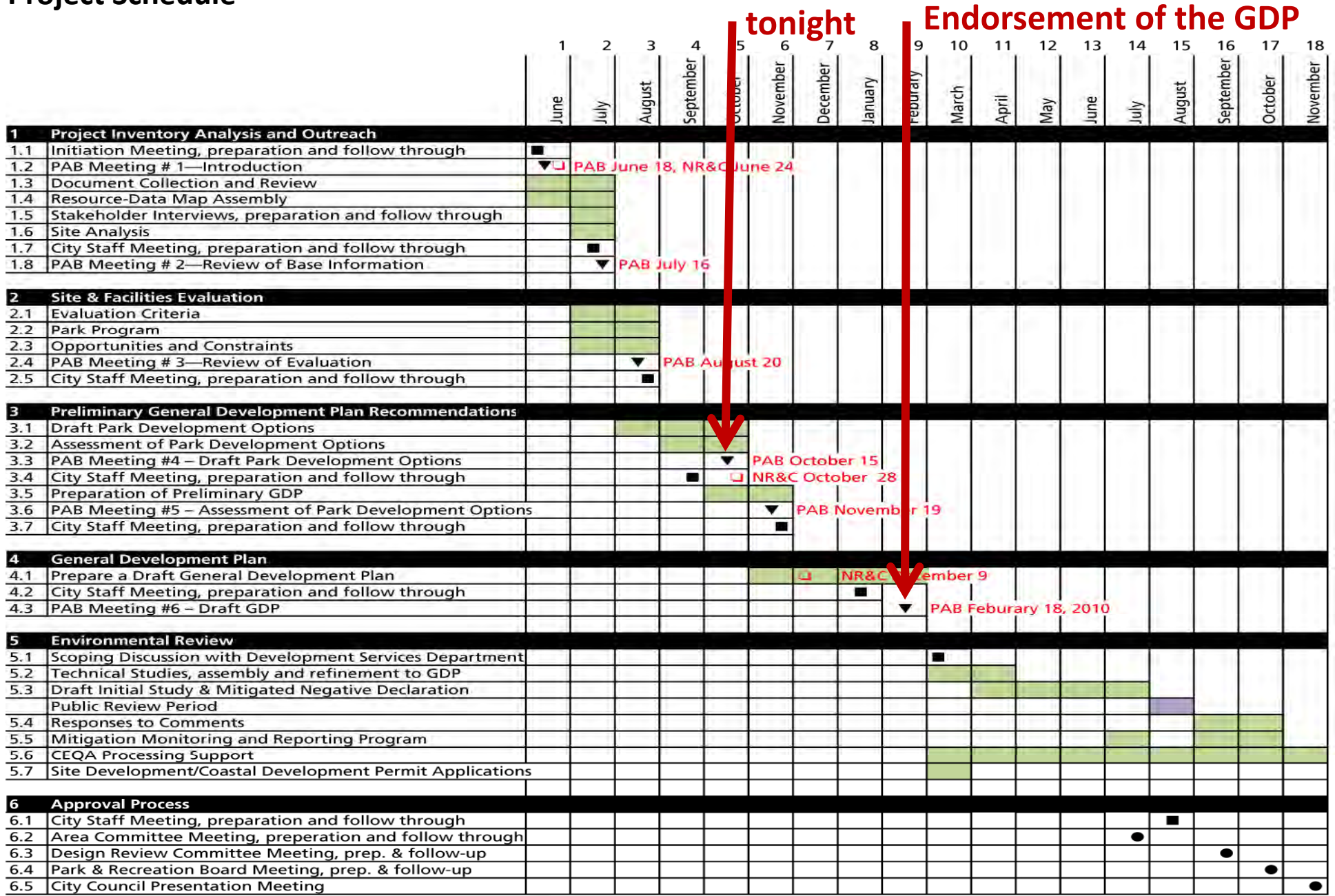
1. **Project Inventory Analysis and Outreach**
2. **Site & Facilities Evaluation**
3. **Preliminary General Development Plan Recommendations**
4. **General Development Plan**
5. **Environmental Review**
6. **Approval Process**

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To protect and preserve this world renowned soaring site and the park's unique natural, historical, cultural and recreational resources.

Project Schedule



Meeting with City project management
 Torrey Pines City Park Advisory Board Meeting
 City Council Natural Resources & Culture Committee
 Other Committees or City Council presentations

■ June 18, July 16, August 20, October 15, November 19, February 18
 ▼ June 24, October 28, December 9,
 ●

2. Site Facilities and Evaluation Constraints

 General Development Plan boundary

 Cliff edge

 Flight area
no permanent obstacles taller than 12'

 Significant native Vegetation

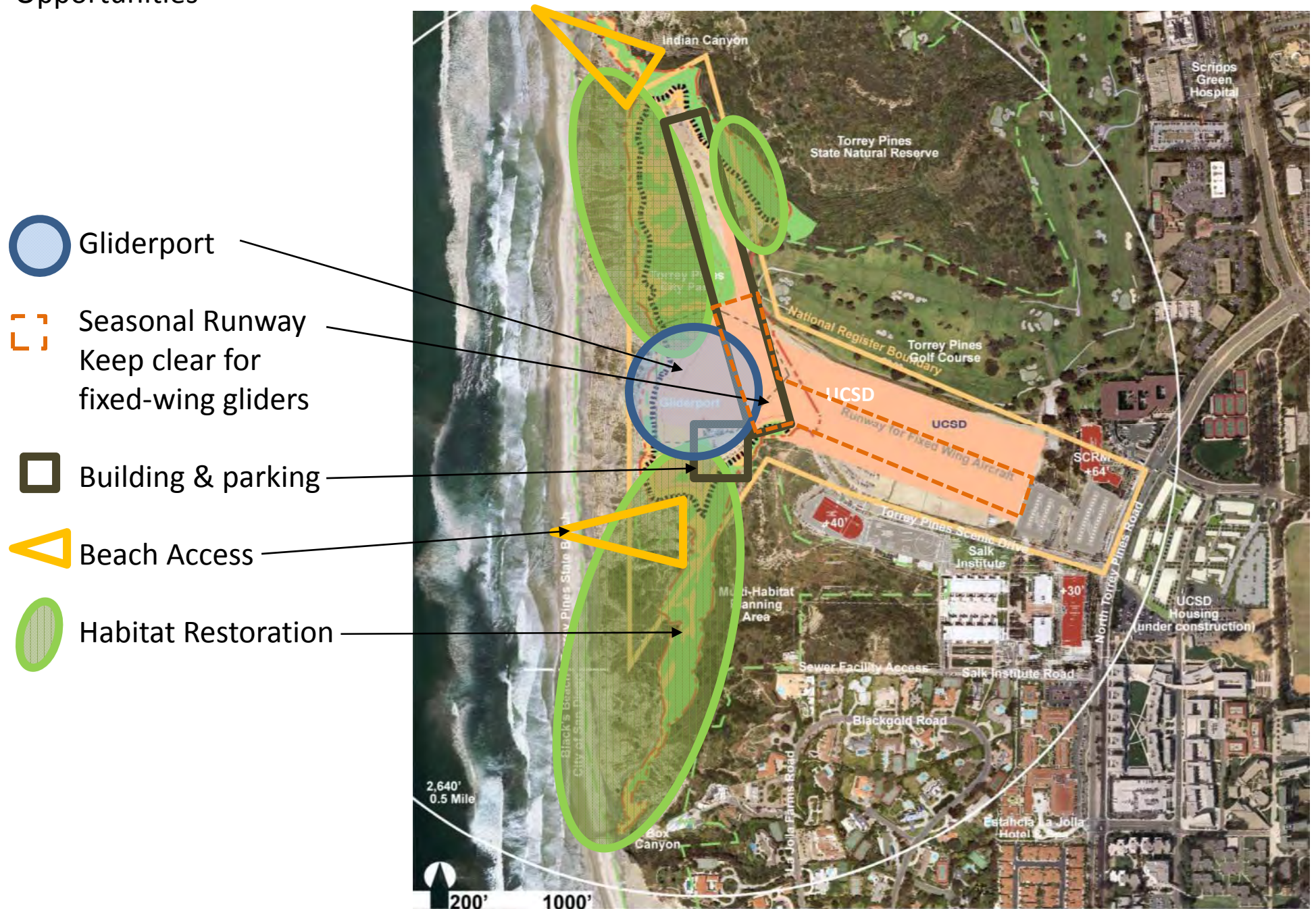
 Bluff setback Considerations

 Multi-Habitat Planning Area boundary

 Peregrine Falcon Use area



2. Site Facilities and Evaluation Opportunities



2. Site Facilities and Evaluation

Park Program

Flight – *provide access to wind-powered soaring*

Beach Access – *provide a physical link from the bluff to the ocean*

Conservation – *preserve and enhance the natural and cultural resources*

Education – *provide interpretation of resources – natural & cultural*

Passive Recreation – *provide for the enjoyment of natural open space*

Support Facilities – *components to be shared by all users*

Evaluation Criteria

Soaring

improve the access and experience

Aesthetics

improve the existing visual character or quality

Biological Resources

improve the vitality of native plant and animal species

Cultural Resources

preserve and acknowledge people's use of the site

Geology and Soils

preserve the structure and minimize erosion

Hydrology and Water Quality

detain and cleanse stormwater drainage

Recreation

increase opportunities for the public's use

Community Benefit

improve public perception and enjoyment

Transportation

improve accessibility, circulation and parking

Utility and Service Systems

use low impact infrastructure

Value Added

increase the collaborative opportunities

3. Preliminary General Development Plan Recommendations

Assessment of Park Development Options

Option 1 – Basic

Flight
Take-off/landing set-up area, hang glider tie downs
Native grass, hand watered
Flight director administration building
Retail building
Classroom building
Storage building
Radio Control Flight Deck
Observation seating, open
Dedicated pilot parking (30 vehicles)
Loading and area
Web camera
Weather station
Beach Access
No change
Conservation
Minimize disturbance
Selective cap areas for improvement
Plant habitat restoration
Temporary fencing for plant habitat establishment
Temporary, seasonal hand-watering
Monitoring
Stormwater Lift
Education
Signage
Integrated Signage with trails, decks, seating
Gathering areas for programs, schools, inc. falconry
Nature camera to observe bird nesting
Website for Torrey Pines City Park

Option 2 – Light Touch

Flight
Take-off/landing set-up area, hang glider tie downs
Native grass, hand watered
Flight director administration building
Retail building
Classroom building
Storage building
Radio Control Flight Deck
Observation seating, open
Dedicated pilot parking (40 vehicles)
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Pedestrian path/stair
City/UCSD Program access via Blackgold Road
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Education
Signage
Integrated Signage with trails, decks, seating
Walk of fame
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Option 3 – World Class

Flight
Take-off/landing set-up area, hang glider tie downs
Native grass, hand watered
Combined building - retail, classroom, storage, Clubhouse
Radio Control Flight Deck
Observation seating, shaded
Dedicated pilot parking (50 vehicles)
Loading and area
Web camera
Weather station
Beach Access
Pedestrian stair
Gondola- People Mover
Funicular
Equipment retrieval system
City/UCSD Program access via Blackgold Road
Conservation
Minimize disturbance
Selective cap areas for improvement
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Temporary, seasonal hand-watering
Monitoring
Stormwater Lift
Watering hole – small pond
Education
Signage
Integrated Signage with trails, decks, seating
Ranger station
Museum
Walk of fame
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3. Preliminary General Development Plan Recommendations

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Passive Recreation
Nature trails
Seating
Picnic tables
Observation decks
Special event area: 10-25 people
Trail link to UCSD trail network

Support Facilities
Parking – for 200 vehicles
Offsite parking, shared with street, UCSD
Bus stop
Bicycle racks
ADA paths
Restroom – portable
Food service – concession
Life Guard Observation Platform
Trash collection
Emergency vehicle access
Stormwater collection system
Security gates
Security fence
WiFi

Option 2 – Light Touch

Passive Recreation
Nature trails
Seating
Picnic tables
Observation decks
Special event area: 25-75 people
Telescopes
Trail link to UCSD trail network

Support Facilities
Parking – for 350 vehicles
Offsite parking, shared with street, UCSD
Bus stop
Shuttle program
Bicycle racks
ADA paths
Drinking fountain
Restrooms (2) – vault
Food service – café
Life Guard Observation Platform
Trash collection
Emergency vehicle access
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Security gates
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WiFi

Option 3 – World Class

Passive Recreation
Nature trails
Seating
Picnic tables
Observation decks
Special event area: 75-150 people
Small shelter
BBQ/fire ring
Telescopes
Trail linking City Park to the golf course and the State Natural Reserve
Trail link to UCSD trail network

Support Facilities
Parking – for 565 vehicles
Offsite parking, shared with street, UCSD
Bus stop
Shuttle program
Bicycle racks
ADA paths
Drinking fountain
Restroom – connected to sewer line
Shower – connected to water & sewer
Restaurant - destination
Life Guard Observation Platform
Water, sewer, electrical connect to City
Site lighting
Emergency lighting
Trash collection
Emergency vehicle access
Stormwater collection system
Security gates
Security fence
WiFi

3. Preliminary General Development Plan Recommendations

Assessment of Park Development Options

Prerequisites

Flight

- Continued use for soaring
- Clear flight path – window, takeoff, landing, emergency

Access

- ADA Accessibility to all opportunities on the mesa

Conservation

- Green infrastructure – Stormwater system of collection, detention and reuse—functional elements engineered to minimize man-made products, pipes, drain structures, concrete etc.
- Minimize disturbance to cultural resources = minimize excavation
- Maximize native habitat restoration
- No automatic irrigation system, no non-native plants

Support

- All buildings, facilities, programs meet code
- Emergency vehicle access
- Retreatability of all built elements
- Define the park entry and edges

3. Preliminary General Development Plan Recommendations

Prerequisites

Flight – Airfield Groundcover

Preliminary Palette

Groundcover options:	Water Use		CA native	Notes
	Low	Mod		
Buffalograss				
Buchloe dactyloides 'UC Verde'	x	x	n	less tolerant of foot traffic and heavy use; could be good in terms of water use
California Field Sedge				
Carex praegracilis	x	x	n	spreads by rhizomes
Bermudagrass				
Cynodon dactylon	x	x	n	common in SD parks; need sterile/seedless variety due to habitat proximity
Salt grass				
Distichlis spicata	x	x	y	tolerates foot traffic and high salt
Idaho fescue				
Festuca idahoensis	x	x	y	slightly clumping habit; can mow
Red fescue				
Festuca rubra	x	x	y	can mow; cultivar 'Molate' available
Tall fescue				
Festuca arundinacea		x	n	cool season; "traditional"
Creeping wildrye				
Leymus triticoides	x	x	y	can mow; good for swales and erosion control; cultivar 'Gray Dawn' may need less water
Seashore paspalum				
Paspalum vaginatum	x	x	n	high salt tolerance

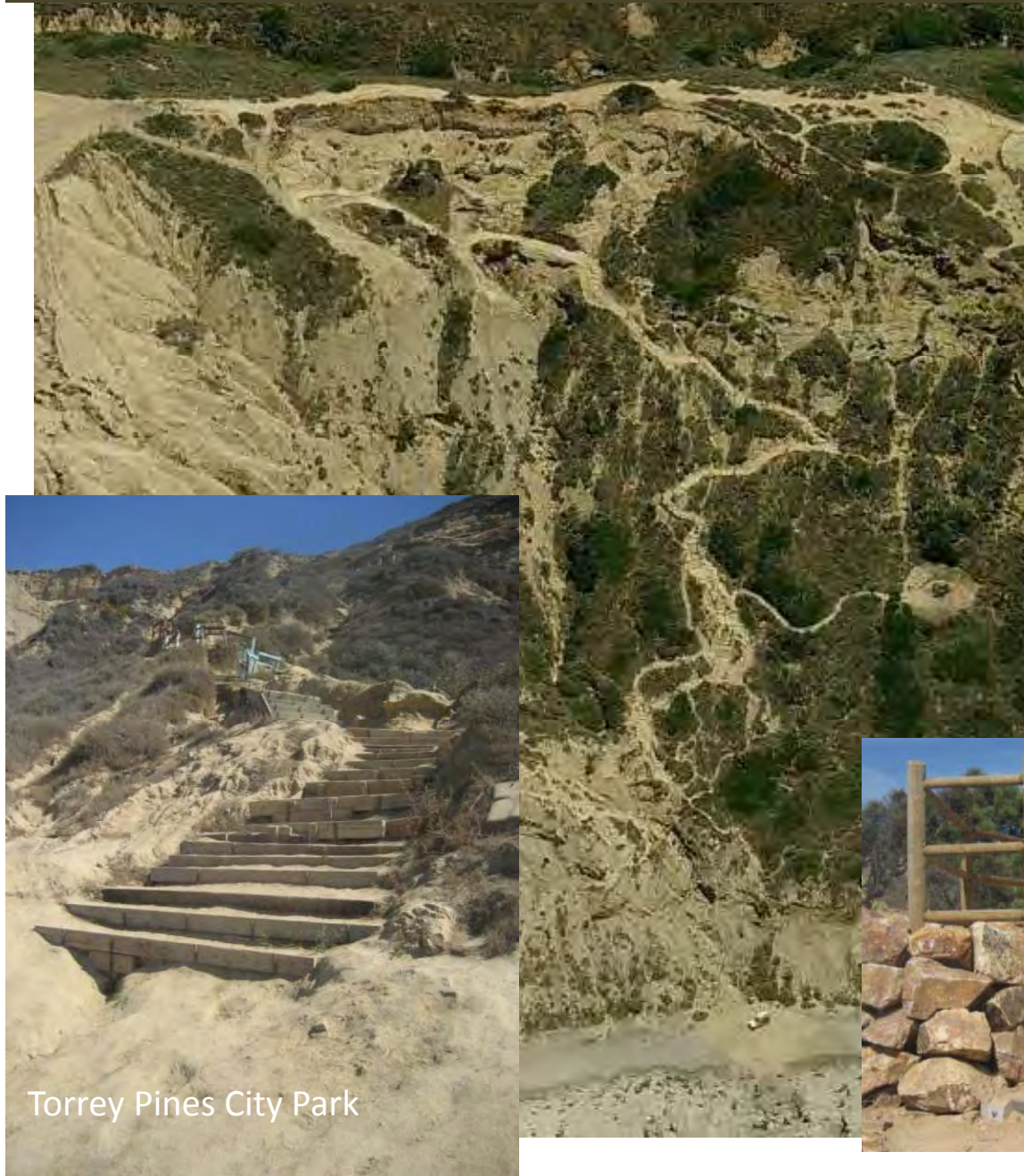
California Coastal Commission will consider seasonal hand watering of this native grass



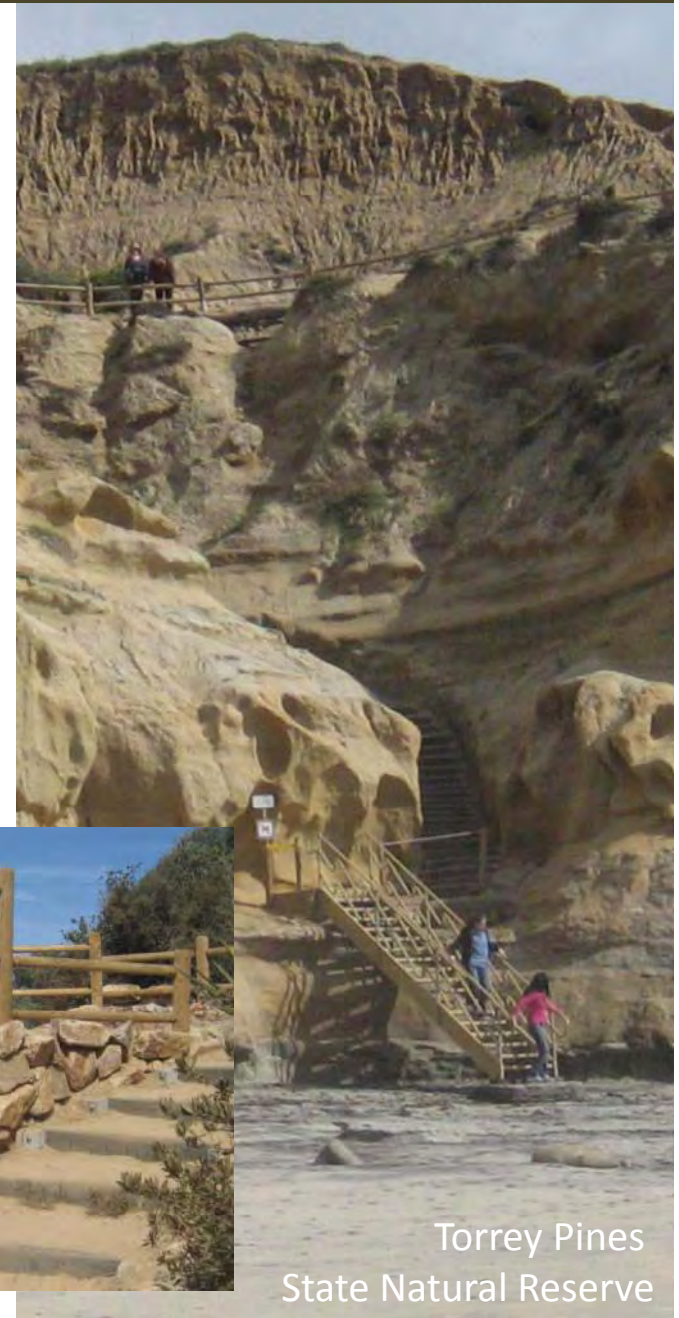
3. Preliminary General Development Plan Recommendations

Prerequisites

Beach Access



Torrey Pines City Park



Torrey Pines State Natural Reserve

3. Preliminary General Development Plan Recommendations

Prerequisites

Conservation – Habitat Restoration

Diegan Coastal Sage Scrub

Maritime Succulent Scrub

Southern Coastal Bluff Scrub

Scrub Oak Chaparral



3. Preliminary General Development Plan Recommendations

Prerequisites

Conservation – Stormwater Management

Objectives:

- Minimize surface and bluff erosion;
- Collect & detain stormwater in small areas;
- Provide for 100 year storm event;
- Make stormwater available to native plant restoration;
- Maintain historic direction of stormwater flow and infiltration rates;
- Coordinate with UCSD to address the water from their property;
- Minimize excavation
- Green infrastructure – minimize pipes, structures, etc.



3. Preliminary General Development Plan Recommendations

Prerequisites

Conservation – Stormwater Management

Stormwater Lift

100 yr/24 hour Event

Pre/Post Development Volumes

I = 3.8

"I" from SD County Isopluvial maps

Basin	Area (SF)	As Undisturbed*		Post Development		Change in Volume
		C	Volume	C	Volume	
A	117,612 SF			0.85 **	31,657 CF	0 CF
B1	82,764 SF			0.85 **	22,277 CF	0 CF
B2	58,343 SF			0.90 **	16,628 CF	0 CF
C1	731,148 SF	0.35 ^	81,036 CF	0.68	157,441 CF	76,405 CF
C2	248,314 SF	0.35 ^	27,521 CF	0.85	66,838 CF	39,316 CF
D	92,249 SF	0.35 ^	10,224 CF	0.35	10,224 CF	0 CF
E	36,085 SF	0.35 ^	3,999 CF	0.65	7,427 CF	3,428 CF
F	28,526 SF	0.35 ^	3,162 CF	0.35	3,162 CF	0 CF
G	83,702 SF	0.35 ^	9,277 CF	0.45	11,928 CF	2,651 CF
H	91,169 SF	0.35 ^	10,105 CF	0.85	24,540 CF	14,435 CF
I	254,020 SF	0.35 ^	28,154 CF	0.85	68,374 CF	40,220 CF
J	13,689 SF	0.35 ^	1,517 CF	0.35	1,517 CF	0 CF
K	361,266 SF	0.35 ^	40,040 CF	0.35	40,040 CF	0 CF
L	120,701 SF	0.35 ^	13,378 CF	0.35	13,378 CF	0 CF
	2,319,588 SF		228,413 CF		475,430 CF	176,455 CF

C=.85, 2.7 Acres, per Salk
C=.85, 1.9 Acres per Salk
C=.90, Road & ROW, per Salk

50% @ .90 (office/prof); 50% (sports/Park)

Gliderport Parking

Revegetated, sloping

Concession Bldg

Revegetated, sloping

Turfed Knoll

Parking

Parking

Revegetated, sloping

Revegetated, sloping

Revegetated, sloping

* Assumed pre-European impacts

** Assumed same pre-and post- project development condition, for Salk Property & Entry Road.

^ Project Soil Type "D"

(C = .35 for undisturbed natural terrain)

Assumptions/Considerations

Storm Volume: $Q = CiA$

Q = Total Volume in Cubic Feet

C = Runoff Coefficient

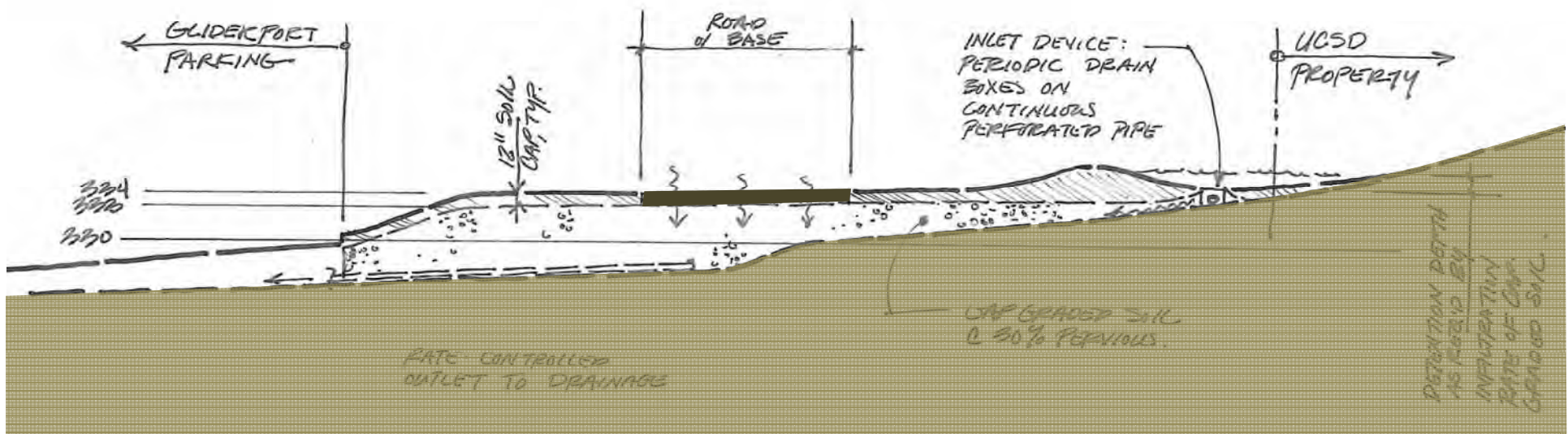
I = Storm Duration (not peak "I")

A = Area in Square Feet

C1 Stormwater Storage (post-development increase, only)

76,405 CF Volume

POND		GRAVEL BLANKET (30% Void Space)		BURIED MANIFOLD (Pipes@90% Capacity)	
2 FT	38,202 SF	1 FT	254,683 SF	3 FT DIA.	3,003 LF
3 FT	25,468 SF	2 FT	127,342 SF		
		3 FT	84,894 SF		



3. Preliminary General Development Plan Recommendations

Prerequisites

Conservation—Roadway and Parking Materials

Tree Resin Stabilized Soil:

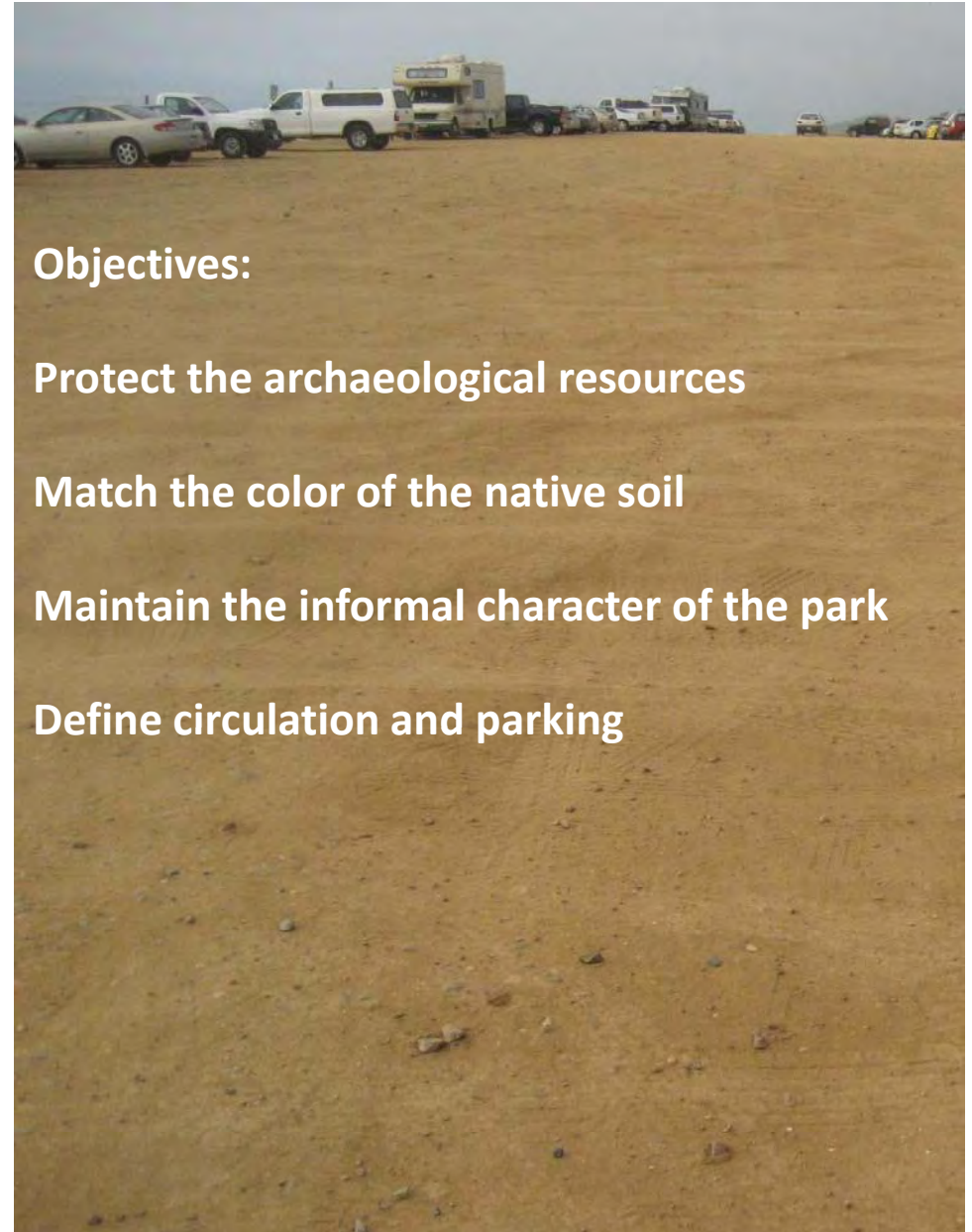
- Most aesthetically appropriate
- Organic
- Non-toxic
- Low embedded energy cost
- 5-10 year life per application

Synthetic Polymer Stabilized Soil:

- Aesthetically appropriate
- Non-organic binder
- 5-10 year life per application

Stabilized Imported Aggregate or DG:

- Aesthetically appropriate
- Lower traffic volume rating than stabilized soil
- (binder works best with higher ratio of fines)



Objectives:

Protect the archaeological resources

Match the color of the native soil

Maintain the informal character of the park

Define circulation and parking

3. Preliminary General Development Plan Recommendations

Prerequisites

Passive Recreation — Trails and View Points



La Jolla Coastwalk, Devil's Slide



La Jolla Coastwalk, Goldfish Point

Preliminary Recommendations

Vision for Torrey Pines City Park

South Bluff - Existing Condition



Preliminary Recommendations

Vision for Torrey Pines City Park

South Bluff – Habitat Restoration, Trails and Places



Preliminary Recommendations

Vision for Torrey Pines City Park

North Bluff – Existing Condition



Preliminary Recommendations

Vision for Torrey Pines City Park

North Bluff – Habitat Restoration, Trails, View Points



Preliminary Recommendations

Vision for Torrey Pines City Park

Airfield – Existing Condition



Preliminary Recommendations

Vision for Torrey Pines City Park

Airfield— Habitat Restoration, Trails, View Points



3. Preliminary GDP Recommendations

Assessment of Park Development Options

Flight provide access to wind powered soaring Buildings

Option 1



Portable

- Solar powered
- Minimal expense

Option 2



Light Touch

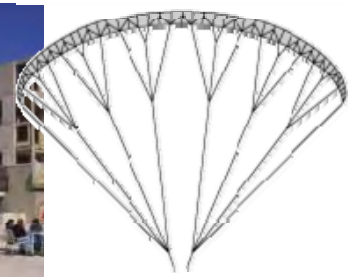
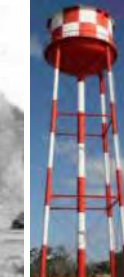
- Multiple-use facility

Option 3



Landmark

- Restaurant
- Museum
- Electrical connections to SDG&E network



Inspiration-Context: Hawley Bowlus Baby Albatross; Bowlus 'Red Chief' Airstream; WWII Battery; Airports; Salk; Flight

3. Preliminary GDP Recommendations

Assessment of Park Development Options

Beach Access

provide a physical link from the bluff to the ocean

Option 1

No Change

- Minimal improvement to existing paths

Option 3



Gondola

- Fixed-grip, 6 passenger, 12 guage;
- Terminal area 32' x 120' on the beach and bluff
- Towers 350' spacing above Multi-Habitat Planning Area
- North – access to State Beach
- South – access to City Beach

Funicular

- Attached to slope impacts to the bluff geology



3. Preliminary GDP Recommendations

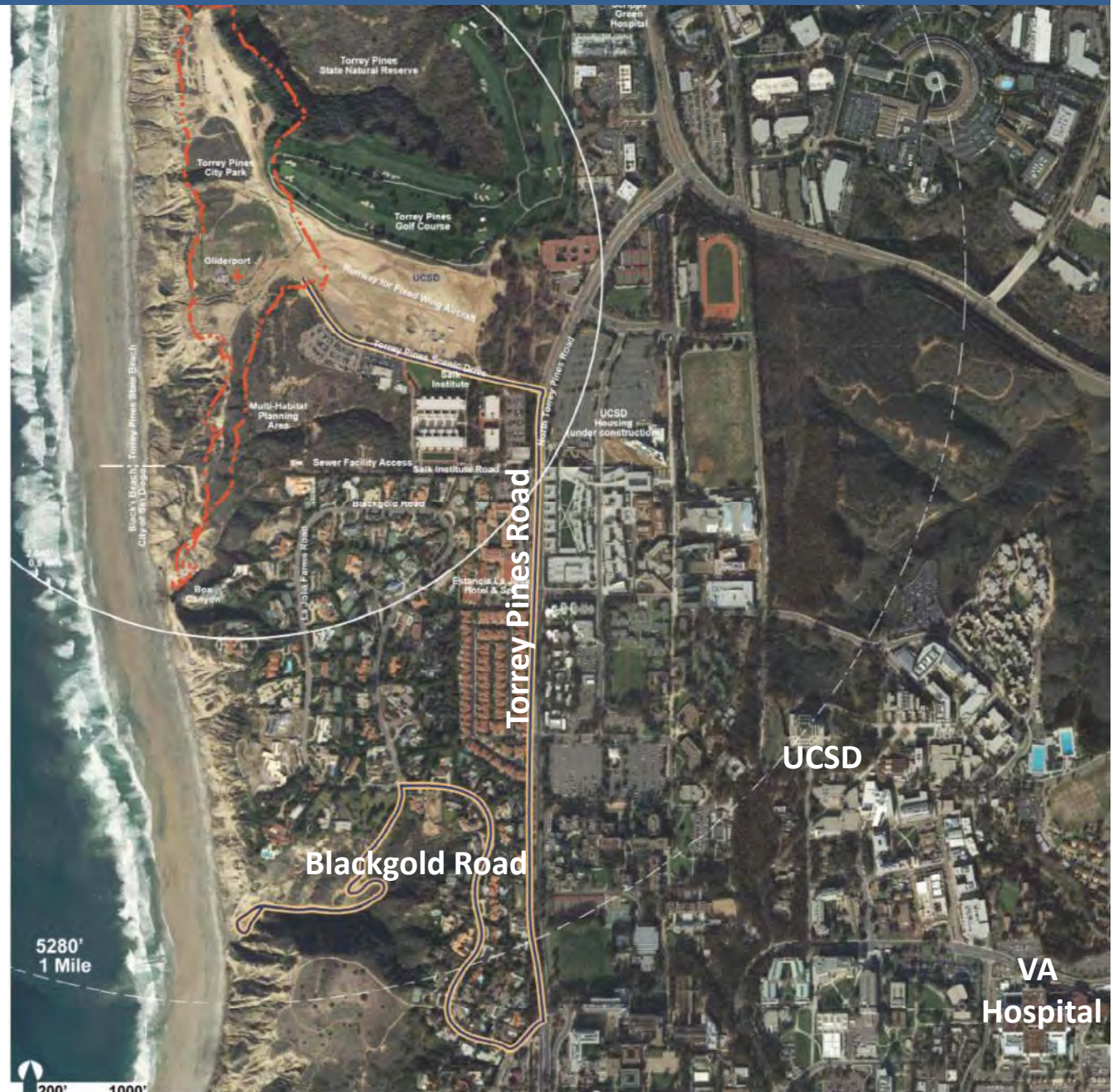
Assessment of Park Development Options

Beach Access

provide a physical link from the bluff to the ocean

Option 2

- City/UCSD Recreation program access via Blackgold Road
- The program must offer a lift-equipped vehicle.
- The existing paved area at the beach should serve as a firm surface for an accessible staging area.
- Beach mats and/or power beach chairs will provide access to the beach and ocean.



3. Preliminary GDP Recommendations

Assessment of Park Development Options

Support Facilities

Restrooms

Option 1



Portable Toilet

- Waterless
- Regular service truck required
- No excavation
- No sewer connection

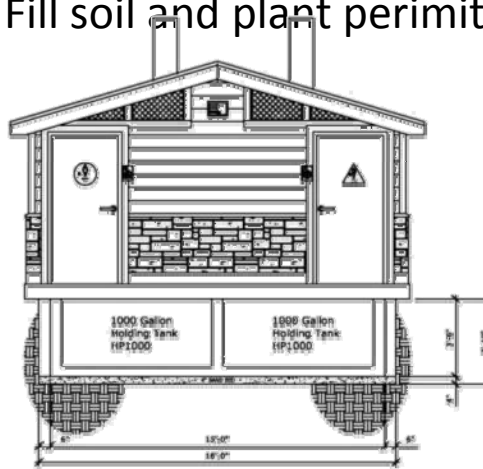


Option 2



Vault Toilet

- Waterless
- Regular service truck required
- No excavation
- No sewer connection
- Fill soil and plant perimeter



Option 3



Custom Restroom Building

- Water and sewer connections to the City system
- Showers

3. Preliminary GDP Recommendations

Assessment of Park Development Options

Support Facilities

Places

Option 1



Deck

- Informal gatherings for 1 to 25 people
- Multiple locations



Option 2



Amphitheater

- Formal events
- Fire pit



Option 3



Meadow

- Available for large gatherings 50 to 150 people
- Available for multiple independent groups

3. Preliminary GDP Recommendations

Assessment of Park Development Options

Support Facilities

Parking

Option 1

- 200 vehicles, including 30 dedicated for pilots
- Additional 5 acres for habitat restoration

Option 2

- 350 vehicle, including 50 for pilots

Option 3

- 565 vehicles (current max. capacity), including 50 for pilots



3. Preliminary General Development Plan Recommendations

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Retail building
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Dedicated pilot parking (30 vehicles)
Loading and area
Web camera
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