

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: May 18, 2017 REPORT NO: 105

ATTENTION: Park and Recreation Board

Agenda of May 18, 2017

SUBJECT: Dennery Ranch Neighborhood Park—General Development Plan

SUMMARY

<u>Issue</u>: Should the Park and Recreation Board recommend approval of the General Development Plan (GDP) for Dennery Ranch Neighborhood Park in the Ocean View Hills community?

<u>Director's Recommendation</u> – Recommend approval of the proposed Dennery Ranch Neighborhood Park in the Ocean View Hills 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 March 1, 2017 Ocean View Hills Recreation Council voted unanimously (4-0-0) recommending approval of the proposed GDP.

<u>Fiscal Impact</u> – The total project budget is approximately \$15.1 million. The park will be built by the Developer (Pardee Homes). The City is anticipated to reimburse the Developer for the cost of the park under the terms of a reimbursement agreement.

The cost to operate and maintain this project on an annual basis is: \$155,000. This includes all labor, material, equipment, supplies, etc.

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

Environmental - This activity is adequately addressed in EIR Addendum No. 364849 (SCH No. 88113034, dated October 24, 2014), and is part of a series of subsequent discretionary actions, and therefore not considered to be a separate project for purposes of CEQA review as defined in State CEQA Guidelines Section §15378(c). Pursuant to CEQA Section 15162, there is no change in circumstance, additional information or project changes to warrant additional environmental review.

BACKGROUND

This project provides for the design and construction of a new neighborhood park located north of the intersection of Dennery Road and Black Coral Way. The proposed neighborhood park is located in the Ocean View Hills community, within Council District 8, and will provide 9 acres of population-based park land in this park deficient community.

DISCUSSION

Public Works Department staff and the Developer 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.

- Open play turf area (approximately 3 acres)
- Fitness stations
- Drought tolerant landscaped seating areas
- Two picnic shelter areas with shade structure, picnic tables, and barbeque
- Concrete mini stage
- Play equipment
- Bicycle playground
- Trailhead to Otay Valley Regional Park with decomposed granite staging area and bike rack
- Parking lot with 75 parking spaces of which 2 are designated disabled accessible spaces
- Entry plaza with shade grove and benches
- Skate park
- Half-court basketball courts (2)
- Decomposed granite dog park with small and large dog runs
- Tree grove with stabilized decomposed granite pathway
- Pre-fabricated comfort station
- Accessible path of travel
- Walkway with security lighting and parking lot lights
- Stabilized decomposed granite pathway
- Drinking fountain, bike rack
- Benches, picnic tables

The primary issue raised during community input meetings was the need for a comfort station at the park. In response to this, a comfort station has been included in the general development plan.

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ALTERNATIVES

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

Respectfully submitted,

Mark Nassar

Deputy Director

Public Works Department

Architectural Engineering and Parks Division

Prepared by: Jennifer Scott Associate Civil Engineer Public Works Department

Architectural Engineering and Parks Division

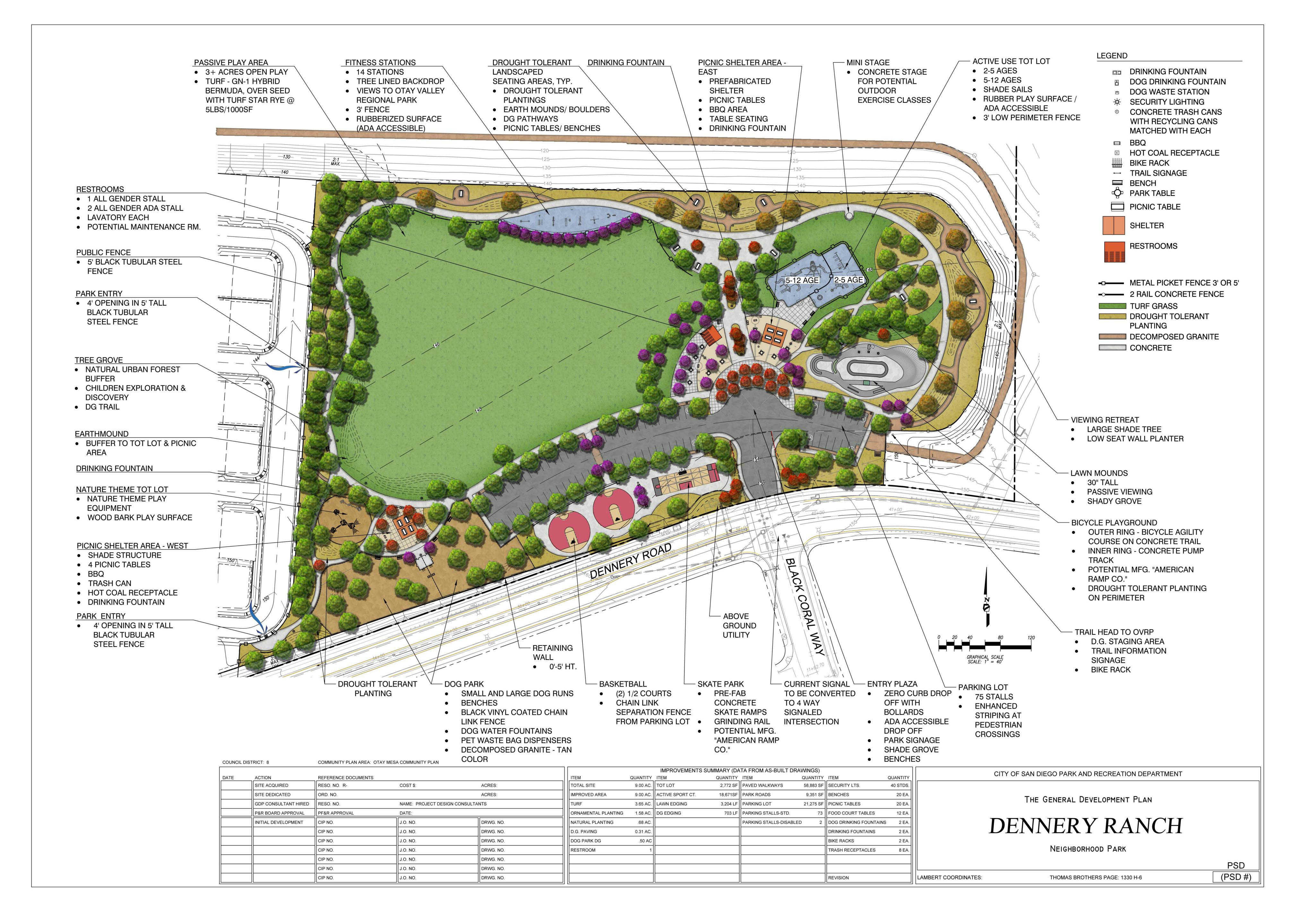
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Attachments:

- 1. Dennery Ranch Neighborhood Park General Development Plan
- 2. Supporting exhibits.

cc: Council District 8

Herman Parker, Director, Park and Recreation Department Andy Field, Assistant Director, Park and Recreation Department James Nagelvoort, Director, Public Works Department Samir Mahmalji, PO II, Public Works Department





CONCRETE 3-RAIL FENCE



BLACK VINYL CHAIN LINK FENCE



PEDESTRIAN LIGHTING - LED



FOOD COURT TABLES



LATTE - OPTION 1 NATURAL - OPTION 2



PICNIC TABLE - OPTION 1





PICNIC TABLE - OPTION 2



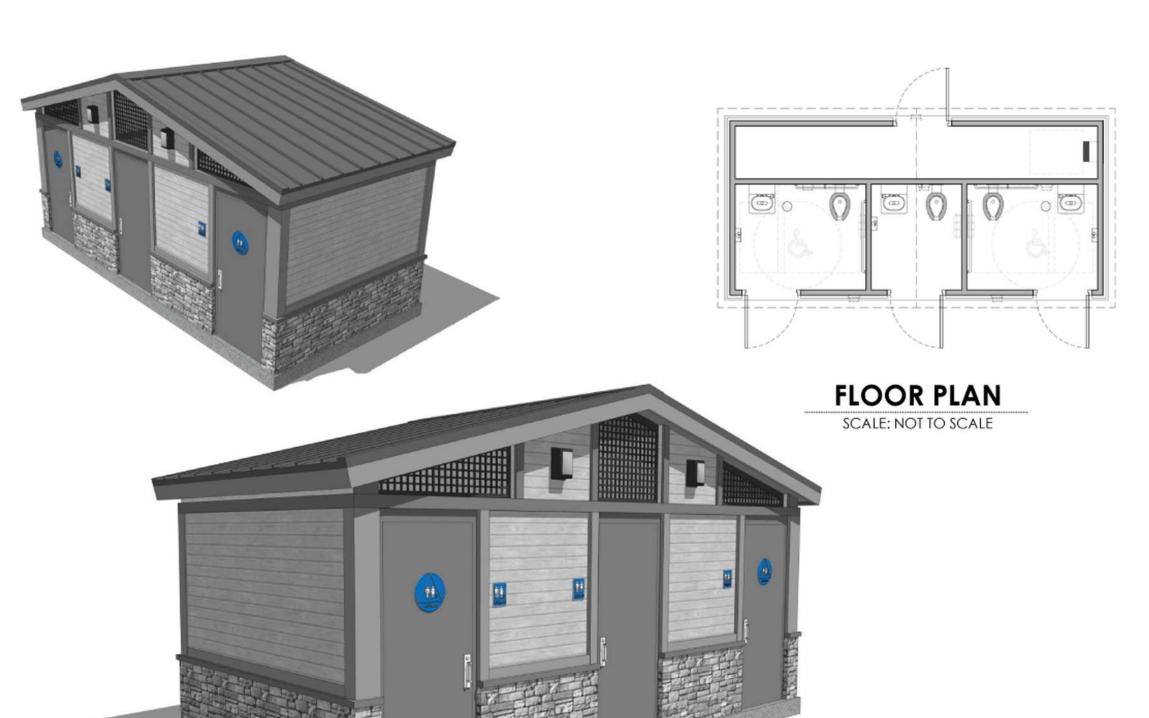
BENCH - OPTION 1



BENCH - OPTION 2



NATURAL OVERLOOK AREAS

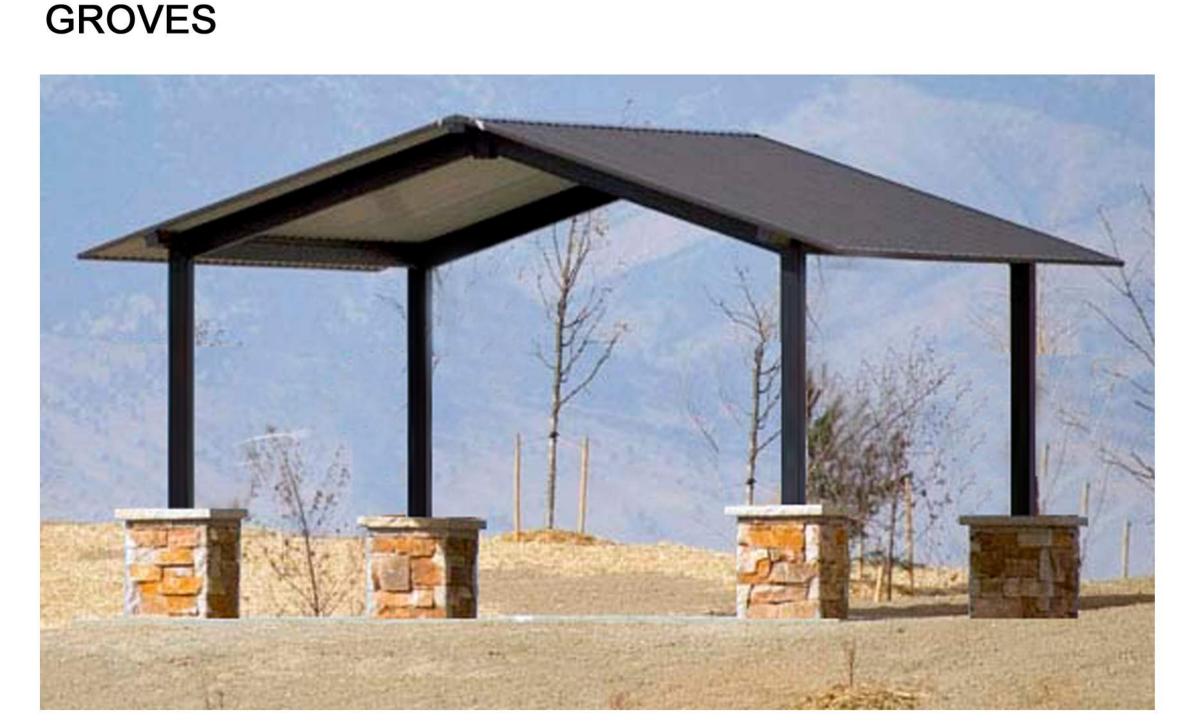


LOW EARTH MOUNDS - 36" OR LESS

SQUARE TRASH RECEPTICLE / MATCHING HOTCOAL RECEPTICLE



BIKE RACK



SHADE STRUCTURE

EXPLORATION TREE

COUNCIL	DISTRICT: 8	COMMUNITY PLAN AREA: OTAY I	MESA COMMUNITY PLAN				
DATE	ACTION	REFERENCE DOCUMENTS					
	SITE ACQUIRED	RESO. NO. R-	COST \$:	ACRES:			
	SITE DEDICATED	ORD. NO.		ACRES:			
	GDP CONSULTANT HIRED	RESO. NO. NAME: PROJECT DESIGN CONSULTANTS					
	P&R BOARD APPROVAL	PF&R APPROVAL					
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.			
		CIP NO.	J.O. NO.	DRWG. NO.			
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	9.00 AC.	TOT LOT	2,772 SF	PAVED WALKWAYS	58,883 SF	SECURITY LTS.	40 STDS.
IMPROVED AREA	9.00 AC.	ACTIVE SPORT CT.	18,671SF	PARK ROADS	9,351 SF	BENCHES	20 EA.
TURF	3.65 AC.	LAWN EDGING	3,204 LF	PARKING LOT	21,275 SF	PICNIC TABLES	20 EA.
ORNAMENTAL PLANTING	1.58 AC.	DG EDGING	703 LF	PARKING STALLS-STD.	73	FOOD COURT TABLES	12 EA.
NATURAL PLANTING	.68 AC.			PARKING STALLS-DISABLE	ED 2	DOG DRINKING FOUNTAINS	2 EA.
D.G. PAVING	0.31 AC.					DRINKING FOUNTAINS	2 EA.
DOG PARK DG	.50 AC					BIKE RACKS	2 EA.
RESTROOM	1					TRASH RECEPTACLES	8 EA.
						REVISION	

RESTROOMS

DESIGN CHARACTER

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

DENNERY RANCH

NEIGHBORHOOD PARK

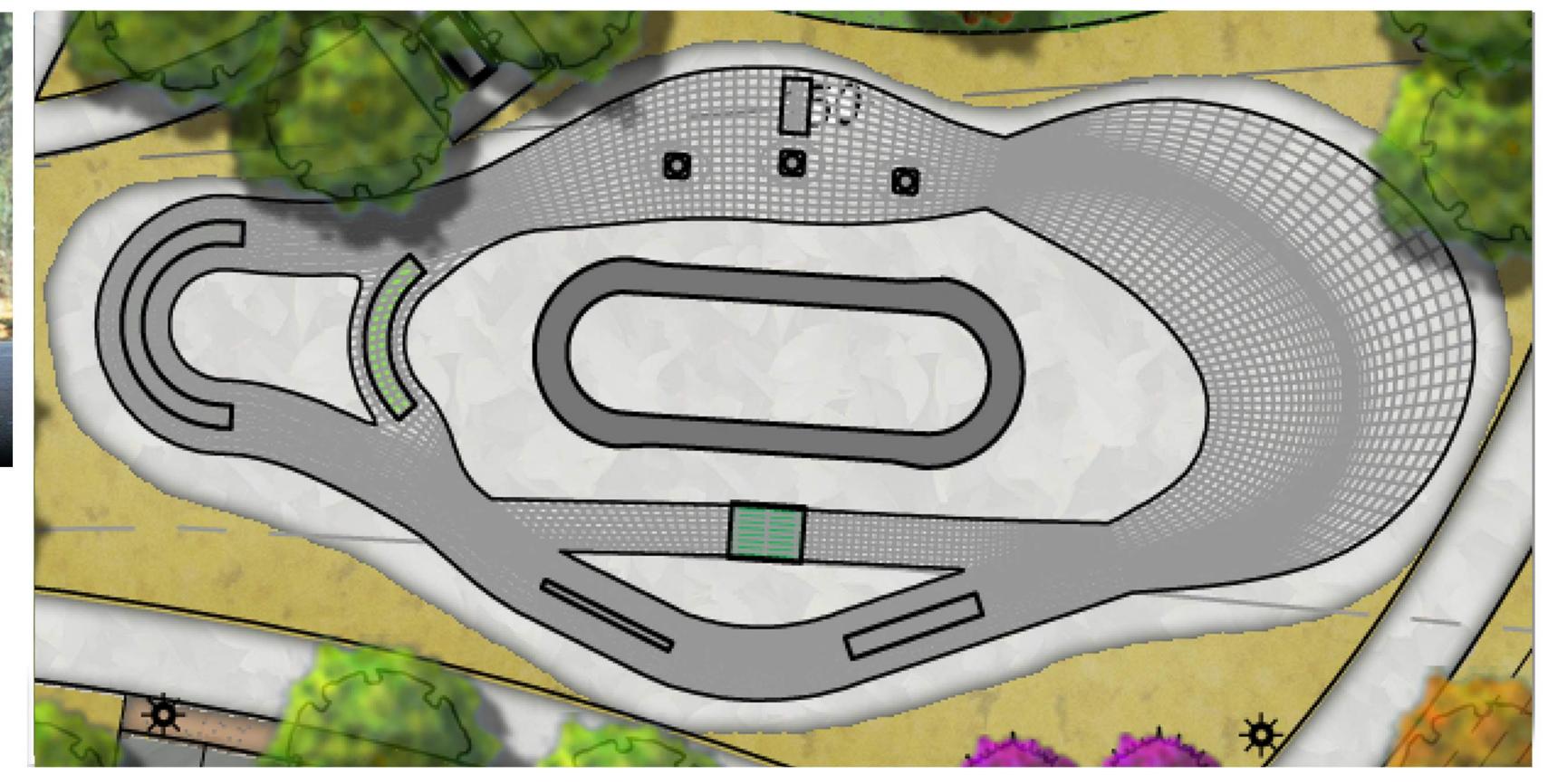
PSD (PSD #) LAMBERT COORDINATES: THOMAS BROTHERS PAGE: 1330 H-6



DOG PARK - DECOMPOSED GRANITE SURFACE



STATION



BICYCLE PLAYGROUND - CONCRETE PUMP TRACK CENTER RING WITH OUTER CONCRETE AGILITY COURSE RING - POTENTIAL COLORED CONCRETE



EXERCISE EQUIPMENT



TOT LOTS NATURE THEMED WITH BARK



TRAIL HEAD SIGNAGE



HALF COURT BASKETBALL



SKATE PLAZA - ALL CONCRETE AND METAL RAMP AND RAILS



TOT LOTS 2-5 AND 6-12 WITH RUBBER PLAY SURFACE AND SHADE SAILS

DESIGN ELEMENTS

PSD

(PSD #)

DATE	ACTION	REFERENCE DOCUMENTS						
	SITE ACQUIRED	RESO. NO. R-	COST \$:	ACRES:				
	SITE DEDICATED	ORD. NO.		ACRES:				
	GDP CONSULTANT HIRED	RESO. NO.	NTS					
	P&R BOARD APPROVAL INITIAL DEVELOPMENT	PF&R APPROVAL	DATE:					
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J.O. NO.

DRWG. NO.

CIP NO.

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						REVISION	

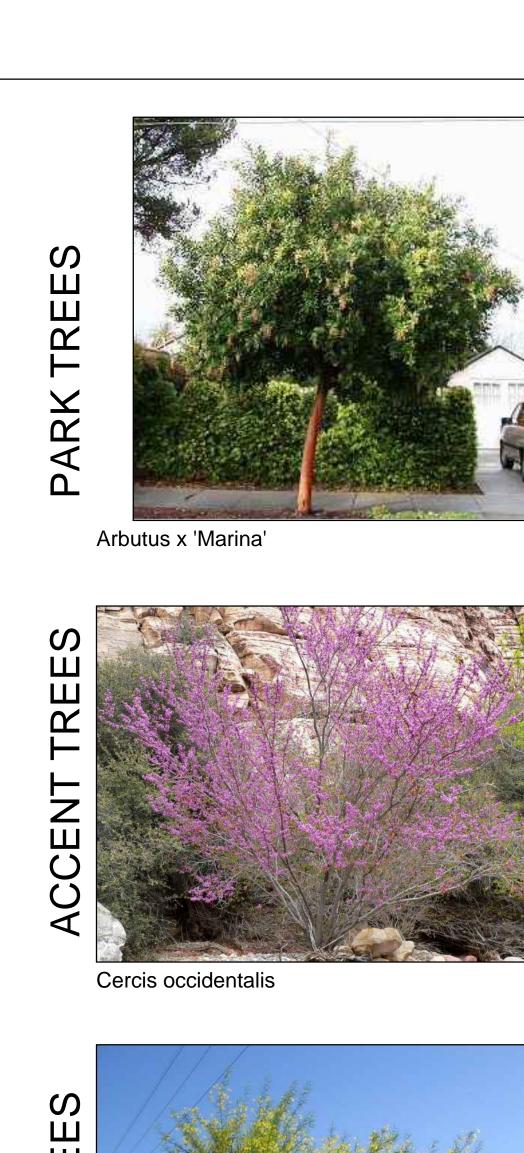
DENNERY	RANCH

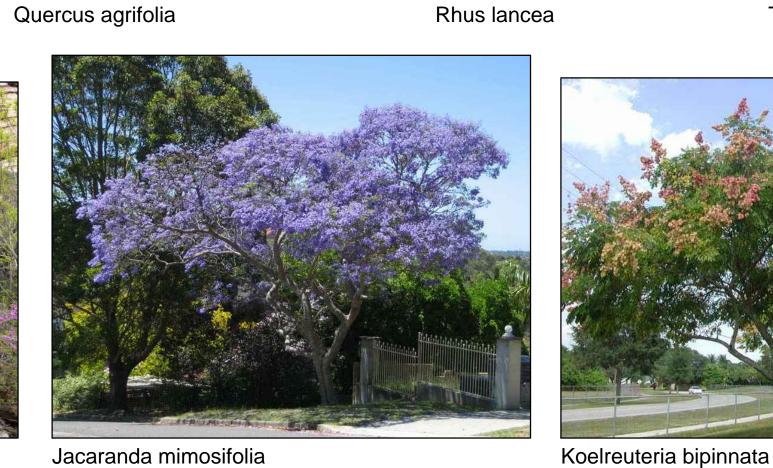
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

NEIGHBORHOOD PARK

LAMBERT COORDINATES: THOMAS BROTHERS PAGE: 1330 H-6









Ulmus parvifolia







Lagerstroemia indica

Tabebuia impetiginosa







Rhaphiolepis indica





Rosmarinus officinalis

Salvia clevelandii



Phormium tenax

Dietes vegeta

Abutilon palmeri









Rhus ovata

OUNCIL DISTRICT: 8	COMMUNITY PLAN AREA: OTAY MESA COMMUNITY PLAN

COUNCIL DISTRICT: 8		COMMUNITY PLAN AREA: OTAY MES	SA COMMUNITY PLAN									
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		CIP NO.	J.O. NO.	DRWG. NO.							REVISION	

CONCEPTUAL PLANTING LEGEND

PARK TREES SUCH AS:

BOTANICAL NAME ARBUTUS 'MARINA' CINNAMOMUM CAMPHORA RHUS LANCEA PINUS ELDARICA PODOCARPUS GRACILIOR PLATANUS RACEMOSA TIPUANA TIPU QUERCUS AGRIFOLIA ULMUS PARVIFOLIA

COMMON NAME MARINA STRAWBERRY TREE CAMPHER TREE AFRICAN SUMAC AFGHAN PINE **FERN PINE** CALIFORNIA SYCAMORE COAST LIVE OAK CHINESE ELM

ACCENT TREES SUCH AS:

BOTANICAL NAME CERCIS OCCIDENTALIS JACARANDA MIMOSIFOLIA KOELREUTERIA BIPINNATA LAGERSTROMIA INDICA TABEBUIA IMPETIGINOSA

COMMON NAME WESTERN REDBUD JACARANDA CHINESE FLAME TREE CRAPE MYRTLE PINK TRUMPET TREE

NATIVE TREES SUCH AS:

BOTANICAL NAME CHILOPSIS LINEARIS CERCIDIUM 'DESERT MUSEUM'

COMMON NAME DESERT WILLOW DESERT MUSEUM PALO VERDE

PLANTING SUCH AS:

BOTANICAL NAME AGAVE SPP. ARCHTOSTAPHYLOS UVA-URSI 'POINT REYES BEARBERRY' BOUGAINVILLEA SPP. CARAX PANSA CEANOTHUS SPP. CISTUS X PURPUREUS DIETES VEGETA HEBE 'COED' LEPTOSPERMUM SCOPARIUM MUHLENGERGIA SPP. PHORMIUM SPP. ROSMARINUS SPP.

RHAPHIOLEPIS INDICA

SENECIO SERPENS

SALVIA SPP.

AGAVE POINT REYES MANZANITA BOUGAINVILLEA **DUNE SEDGE** CALIFORNIA LILAC PRUPLE ROCK ROSE FORTNIGHT LILY COED HEBE NEW ZEALAND TEA TREE **DEER GRASS** FLAX SPP. ROSEMARY INDIAN HAWTHORN SALVIA BLUE CHALKSTICKS

COMMON NAME

NATIVE PLANTING SUCH AS:

BOTANICAL NAME ARBUTILON PALMERI ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' BACCHARISS PILULARIS 'PIGEON ENCELIA FARINOSA DENDROMECON HARFODII DUDLEYA SPP. GALVEZIA SPECIOSA 'FIRECRACKER' HETEROMELES ARBUTIFOLIA HESPERALEO PARVIFLORA PENSTEMON SPP. RHAMNUS CALIFORNICA

COMMON NAME INDIAN MALLOW MANZANITA DWARF COYOTE BRUSH

BRITTLEBUSH ISLAND BUSH POPPY DUDLEYA ISLAND SNAPDRAGON TOYON RED YUCCA PENSTEMON COFFEEBEERRY LEMONADE BERRY SUGAR BUSH

SALVIA

TURF:

COMMON NAME

RHUS OVATA

SALVIA SPP.

RHUS INTEGRIFOLIA

GN-1 HYBRID BERMUDA OVERSEED WITH 'TURF STAR' RYE @ 5LBS/100SF

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