



DATE ISSUED: September 3, 2003
REPORT NO. CCDC-03-19
CCDC-03-27

ATTENTION: Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Redevelopment Agency
Docket of September 8, 2003 – Joint Meeting

SUBJECT: Acceptance of the Design of Outfield Park

REFERENCE: Outfield Park Plan dated September, 2003
Final Environmental Secondary Study for the Proposed Outfield
Park

STAFF CONTACT: Brad Richter, Principal Planner
Garry Papers, Manager Architecture and Planning

SUMMARY

Issue - Should the City Council and Redevelopment Agency accept this Report of the Outfield Park Design, in that the configuration and design of the Park are consistent with, and appropriately implement, the Fourth Ballpark and Redevelopment Project Implementation Agreement?

Staff Recommendation -

That the City Council and Redevelopment Agency:

1. Certify that the Master Environmental Impact Report for the Centre City Redevelopment Project (MEIR), the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments (SEIR), and the Environmental Secondary Study with respect to the design and construction of Outfield Park have been reviewed and considered by the City Council and Redevelopment Agency; and
2. Accept the Outfield Park Design as illustrated on the Park Plan dated September, 2003.

Other Recommendations - The City Council and Redevelopment Agency approved the Fourth Ballpark and Redevelopment Project Implementation

Agreement (“Fourth Implementation Agreement”) on July 29, 2003. The CCDC Board ratified the Fourth Implementation Agreement on August 13, 2003. The Fourth Implementation Agreement included graphics illustrating the proposed configuration and design of Outfield Park. The Fourth Implementation Agreement received extensive public distribution prior to the Council/Agency approval on July 29. The Council/Agency’s consideration of the proposed Outfield Park Design on September 8, 2003 will facilitate construction of Outfield Park at the earliest possible date.

The CCDC Board of Directors voted unanimously (with Directors Dillon and Vilaplana absent) to recommend approval of the Outfield Park Design at its special meeting of August 27. In making its recommendation for approval of the Outfield Park Design, the CCDC Board noted several operational issues which require clarification with the Padres and resolution between the Padres and the City. Among these issues are a definitive plan for park management, operations and maintenance, hours the Park is open, programming park activities, alcohol consumption, and restroom facilities. Most of these issues are addressed in the Declaration of Covenants, Conditions and Restrictions of Park at the Park Owners Association and Establishment of Reciprocal Easements (CC&Rs) between the City and the Padres, approved by the City Council on January 31, 2000. The Board expressed concern about naming rights for Outfield Park, although the Board acknowledged that naming rights are the prerogative of the Padres pursuant to the Memorandum of Understanding approved by the voters in 1998.

Fiscal Impact - None with this action. The Fourth Implementation Agreement provides that the Padres will bear the costs of the design, construction and maintenance of Outfield Park, including the expanded park area, consistent with the requirements of the Ballpark Memorandum of Understanding (MOU). Pursuant to the Agreement, the Agency will repay to the Padres the sum of \$3.5 million in reimbursement for the amount paid by the Padres in 1999 to increase the size of the private development parcels at East Village Square (plus \$500,000 as an interest component on the \$3.5 million).

BACKGROUND

These proposed actions advance the Visions and Goals of the Centre City Community Plan and the Objectives of the Centre City Redevelopment Project by developing a Ballpark Project in a manner so as to:

- ! provide a family-oriented environment associated with the Ballpark by including recreational and retail activities;
- ! provide open space for existing and future downtown residents; and
- ! develop a neighborhood with year-round activities.

DEVELOPMENT TEAM

ROLE/FIRM	CONTACT	OWNED BY
General Contractor: Padres Construction, L.P.	Charles Black, President	Padres L.P. (Owners: Padres, Inc. [a Delaware corporation wholly owned by John J. Moores], John J. Moores, Jennifer Ann Moores Trust, Warner Baseball, Inc. [a corporation owned by Tom Warner])
Subcontractor: San Diego Ballpark Builders		Clark Construction Group, Inc. (Jim Clark) Douglas E. Barnhart, Inc. (Douglas Barnhart) Roel Construction (Kevin Roel)
Project Manager: Hines Interests Limited Partnership		Hines Holdings, Inc. Hines 1980A, Ltd.
Landscape Architect: Spurlock Poirier	Andy Spurlock	Andy Spurlock Marty Poirier

DISCUSSION

The Fourth Implementation Agreement states, “The Padres will retain design discretion for the reconfigured Outfield Park in accordance with Section VII of the MOU, but will work cooperatively with the City, Agency and CCDC in its design. Any material changes to the final design program will be subject to the reasonable approval of the City and the Agency.”

The 2.7 acre Park will provide three major functions: 1) an integral part of the event-day experience for fans attending baseball games and other events at Petco Park; 2) a flexible special-events venue on non-game days for clients of the Convention Center, concerts, community events, and other outdoor uses; and 3) a year-round neighborhood park for East Village. Key elements of the design include:

1. Large Open Grassy Area - located north of K Street, this area will provide both a level “play” area on the west half with a 8'-10' high grassy “viewing hill” in the eastern portion where ballgame fans can watch the game inside the Ballpark. The hill will be accessed from a gentle sloping pathway and from a series of stairs, and will contain a sizeable level area at top for fans. The pathway and disabled viewing area on top of the hill will be constructed of a stabilized decomposed granite surface. The level “play area” will include a Little League-sized replica infield where children can run around the bases. The grass area will extend approximately 40 feet (half-way) into the former Eighth and Ninth avenues rights-of-way.
2. Transition Area - north of the large open grassy area (and viewing hill) lies another grassy area that contains large canopy trees, including Brisbane Box, Jacaranda, and Chinese Flame Trees (the latter two are flowering trees).
3. Children’s Play Area - north of the transition area and adjacent to J Street (east

of the Schieffer building), an area has been provided which will include children's play equipment, fixed game tables, and seating areas.

4. Video Board - a large (approximate size 14.5' x 26') video board will be mounted on the rear of the "Batter's Eye" to allow for viewing from the large grassy area.
5. Eighth/Ninth Avenues - those portions of the vacated Eighth and Ninth avenues rights-of-way not improved as part of the large grassy area will contain Ballpark paving (exposed aggregate) and will continue a line of street trees adjacent to the future left- and right-field developments. This line of street trees (Brisbane Box) and street lighting will create a "café zone" approximately 17 feet in depth, where future developments can create sidewalk cafes.
6. Fencing - security fencing will be placed within K Street (both east and west ends) and the Eighth and Ninth avenues entrances to the Park. These fences will provide controlled access to the Park during Ballpark and other special events, and will allow for the secured closure of the Park during the night. At Eighth and Ninth avenues, there will be a 40-foot wide opening during public use hours to provide an inviting opening to this public park. The design team is still refining the type of fencing.
7. Lighting - security lighting will be provided throughout the Park, with the hierarchy of lighting intensity being along the former Eighth and Ninth avenues rights-of-way, and adjacent to buildings, then the pathways to the viewing hills, and then the open grassy areas.

CCDC staff participated with the design team in the evolution of the design of the Park. At the August 27 Board meeting, CCDC staff recommended the following design refinements for the Padres' consideration:

1. Tree Selection

- a. Eliminate the eucalyptus and melaleuca species from the Park planting list.
- b. Limit trees within the center 50 feet of the former Eighth and Ninth avenues rights-of-way to small size flowering trees.
- c. Indicate all trees to be planted in minimum 36 inch box containers.

2. J Street Fence

- a. Maximize the height of the fence to 8 feet, or utilize a horizontal element at that height to create a pedestrian scale to the fence .
- b. Create distinctive concrete pilasters with adequate detailing.
- c. Provide a 12-18 inch pre-cast or poured-in-place concrete base (with anti-skateboard design).
- d. Recess pickets 12 inches into pilasters.

3. Lighting

- a. Incorporate coordinated lighting design, with formal pattern down the former Eighth and Ninth avenue rights-of-way.

- b. Ensure adequate lighting coverage into the open grassy area.

Overall, the Park's design provides amenities for all types of functions including ballgame viewing, special events such as concerts, and everyday park use for the neighborhood. The park is well-designed and will provide varied and interesting areas to serve all segments of the surrounding neighborhood, and should become a destination for East Village, downtown, and City-wide residents.

The ownership, operation, use and maintenance of Outfield Park are governed by the CC&Rs. Among issues addressed, for example, are the hours of the Park. While the CC&Rs only require the Park to be open to the public on non-event days from 7 a.m. to sunset, it is anticipated that the Park will be open during the evening hours year-round to accommodate the adjoining retail and restaurant uses within the East Village Square buildings. The Fourth Implementation Agreement requires, as part of the East Village Square Master Plan, that the Padres develop a plan to provide adequate access to restroom facilities for patrons of all events in Outfield Park. The East Village Square Master Plan is anticipated to be considered by the Council/Agency in late November.

Environmental Impact

An Environmental Secondary Study has been prepared which has found that the design and construction of Outfield Park, as proposed, is consistent with the activities evaluated by the Final Master Environmental Impact Report (MEIR) certified by the Council and Agency in 1992, and the Final Subsequent Environmental Impact Report (SEIR) Addressing the Centre City Community Plan and Related Documents for the Proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments, certified by the Council and Agency in 1999. Therefore, the design and construction of Outfield Park will not have any impacts not previously identified and considered in the MEIR and SEIR. No new or additional project-specific mitigation measures are required for these activities.

SUMMARY/CONCLUSION

The Outfield Park Plan dated September, 2003 appropriately implements the Fourth Implementation Agreement as described in this report and its attachments.

*Attachments: Outfield Park Plan dated September, 2003

Final Environmental Secondary Study for the Proposed Outfield Park

*Attachments are available at CCDC and can be obtained by calling (619)235-2200 or in person at 225 Broadway, Suite 1100, San Diego, 92101, Monday thru Friday, during the hours of 8:00 a.m. – 5:00 p.m.