

# Waite Park

## Master Plan and Progress Report



# Acknowledgments

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## City of La Mesa

Sue Richardson, Director of Community Services - City of La Mesa  
Misty Thompson, Management Analyst - City of La Mesa  
Josh Gomez, Recreation Programs and Facilities Supervisor - City of La Mesa  
Jim Newland, Past President - La Mesa History Center



## Schmidt Design Group - Prime Consultant Team

Glenn Schmidt, FASLA, Principal  
Julian Rosario, Project Manager  
Stephen Grosch, Landscape Designer



## Consultant Team

Scott Cartwright, Civil Engineer - CRA  
Neal Alagia, Electrical Engineer - Alagia Engineering



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# 1 Introduction

## Project Overview

### The City of La Mesa

The City of La Mesa is located in San Diego County, California. It is about nine miles east of Downtown San Diego. Its civic motto is “the Jewel of the Hills,” which is indicative of the local geography. In fact, la mesa in Spanish mean “the table”. The City has a total area of 9.1 square miles and was founded in 1869.

### Park Context

The future park is 2.84 acres and is located at the corner of Waite Drive and Murray Hill Road. The site is currently fenced and being used for construction material lay down. It is highly accessible, just 0.3 miles off the Massachusetts Avenue exit from the 94 Freeway. Vista La Mesa Academy is 0.4 miles to the east. Helix High School is half a mile up the hill to the north. The majority of the land surrounding the park is residential - single and multi-family homes.

### Demographics

The City currently has a population of about 60,000. According to the 2010 census, the racial makeup is about 54.1% White, Hispanic or Latino of any race was 21.5%, 8.0% African American, 5.8% Asian, 0.8% Native American, 0.6% Pacific Islander, 11.6% from other races, and 5.8% from two or more races. The median age was 37.1 years

### Park Context

The Waite Park Master Plan Report establishes the framework for the City to provide a new park for its residents. Part 1 introduces the site: its existing conditions, constraints, opportunities. Part 2 documents the outreach and design process which included several community workshops and design iterations. Part 3 provides the final Master Plan Design along with supporting renderings and technical drawings. Part 4, Construction and Operations, provides a rough order of magnitude estimate of construction costs, and a discussion of operations and maintenance. Part 5 is appendices.

The Waite Park Master Plan and Report documents the design process and provides the design framework for the development of the 2.84 acre neighborhood park.



Entrance to park site with existing pine tree

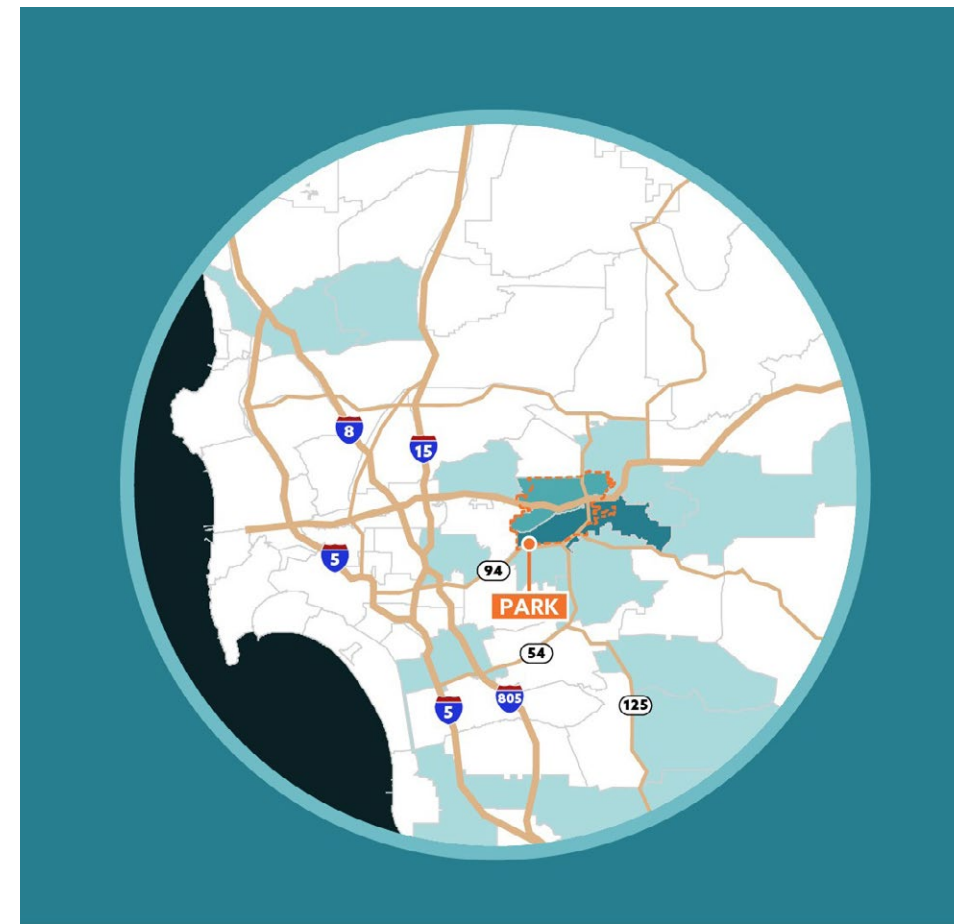


Figure 1.1: Key map showing park site within San Diego County

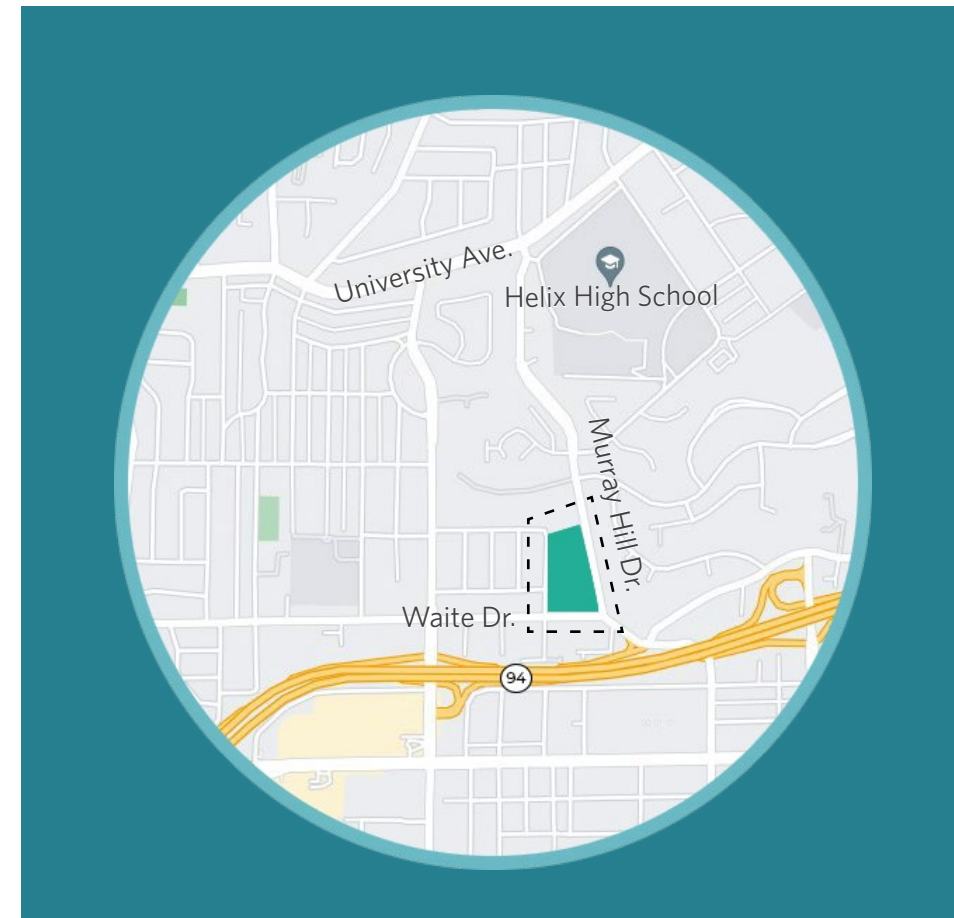
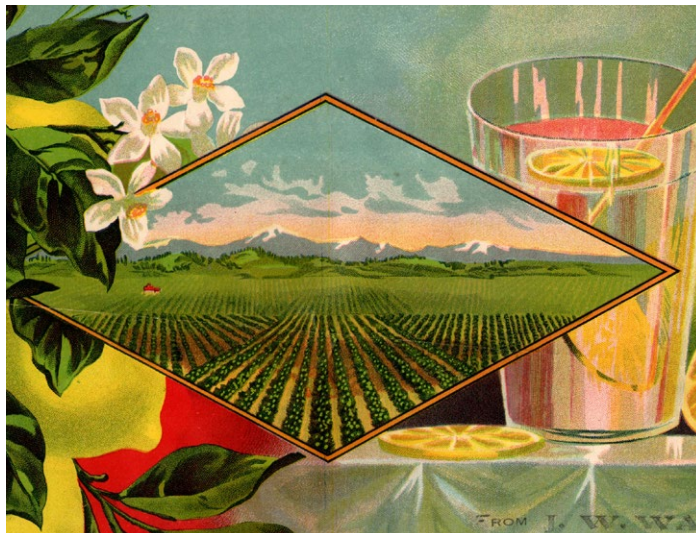


Figure 1.2: Key map showing park site boundary within neighborhood

## History and Background

Waite Drive was named after Jerry W. Waite, a native of Massachusetts that moved to the area in the 1890's as an agricultural businessman and pioneer orchardist. He bought the land that includes the park site from the Allison family in the 1890's. He and his wife, Georgiana (Anna) Berrian, built Waite Ranch circa 1895 on what is now Jill Lane just west of the park site.



J.W. Waite fruit packing label

J.W. and Anna built an orchard and “model nursery” on the property specializing in rare-fruit trees including grape-fruit, pomelo, and lemon trees. The nursery was extremely popular and well-regarded in

the area. They had three daughters - Myrtle, Anna Emmeline, and Josephine. Relatives of the Waite family still live in the surrounding neighborhood.

The park site is located in the neighborhood known as Vista La Mesa where it remained as County of San Diego unincorporated Lemon Grove land until it was annexed into the City of La Mesa effective March 1, 1975.

In the 1930's, the Lemon Grove Road Station was constructed on the site as a spot for County road workers to service vehicles, as well as to stage trucks and equipment. Remnants of the structures from that use are still visible throughout the site. The neighborhood surrounding the park site began to be developed in the early 1950's with post-war tract homes and was known as Lemon Grove Vista. The neighboring Rolando Park was highly developed between 1949-1953. The last use of the road station buildings is estimated to be in the mid-1990s.

In March of 2012, the County of San Diego notified the City of La Mesa of the availability of the former Lemon Grove Road Station. The property had undergone environmental cleanup in April 2000 and in December 2011, the Department of Environmental Health (DEH) signed off and closed the case. As



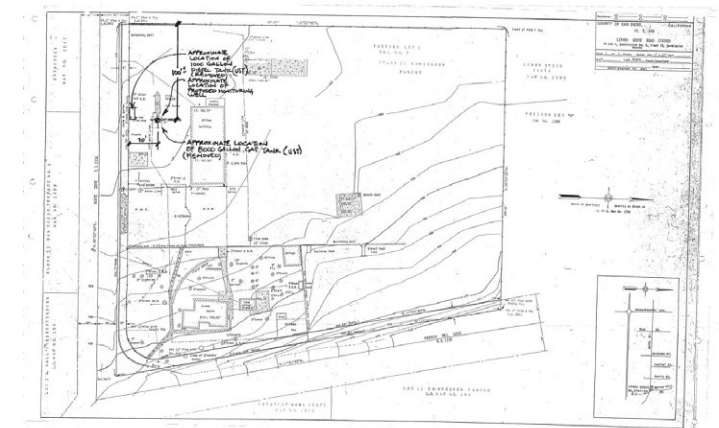
Remaining foundations from County Road Station

part of its due diligence, the City of La Mesa hired an outside consultant to conduct an Environmental Site Assessment of the property to confirm there were no remaining hazardous materials, and there were none. On July 2012, the site was purchased by the City for \$650,000 over the course of a 4-year period using park impact fees which are designed to mitigate the impact of new development on municipalities, existing facilities and infrastructure for residential developments.

The 2012 City of La Mesa Park Master Plan identified a future park at Waite Drive and Murray Hill Road as a valuable parcel to add to the city's park land inventory

which will contribute toward enhancing recreation opportunities for the surrounding neighborhood. During the recent history of the site, the property has been used intermittently by City contractors and partner agencies for construction material lay down.

In December 2021, the City received funding through the California State Department of Recreation Local Assistance Specified Grant program to create a master plan for the proposed park. The San Diego based landscape architecture firm of Schmidt Design Group (SDG) was selected to consult and began work in January 2022.



Old lemon grove station site plan

## Site Context and Analysis

### Sun and Wind Direction

The climate in La Mesa is warm and dry in the summer with daytime highs that can reach above 90 degrees. In the winter, cloud cover is more typical with daytime highs in the 70's.

Prevailing winds typically blow from the west. During Santa Ana conditions, the wind direction will reverse towards the west.

### Slope Condition

The topography of the site slopes steeply from Murray Hill Road on the east side of the property. The elevation drops approximately 25' down from Murray Hill Road on the northeast corner of the site before it begins to level out across the rest of the property.

The rest of the site gently slopes to the west. This gently sloped area is more usable space for park amenities and equals approximately 2.24 acres.



Slope along east side facing south towards Waite Drive

### Existing Trees

Multiple Canary Island Pine trees as well as one California Pepper tree are existing on the property in good condition. These fully mature trees are low water use and will be saved in the future park design in accordance with sustainability efforts.

### High Traffic Conditions

Murray Hill Road is a thoroughfare that connects University Avenue with the 94 freeway. Additionally, Murray Hill Road connects to the Lemon Grove business district along Broadway. This makes Murray Hill Road a heavily trafficked corridor.

Waite Drive also has significant traffic as it connects the neighborhoods of Rolando Park and Vista La Mesa with Murray Hill Road.

The intersection of Murray Hill Road and Waite Drive can get congested with multiple cars - consideration for existing driveway to the site to be moved further west to avoid this backup.

### Existing Tree Trunks

A pile of cut down tree logs is on site at the property. These mostly Eucalyptus timbers vary in size from a few inches to a few feet in diameter. They are being stored on site for use in future park designs including the design at Waite Drive.

### Open Space to the North

The property directly to the north of the project site is owned by the HOA of the building complex to the north. This land is currently open space and is not going to be used for the park project.

### Existing Access

Currently, the only access to the site is a driveway along Waite Drive approximately 115 west from the corner of Waite and Murray Hill Rd.

### Western Edge Condition

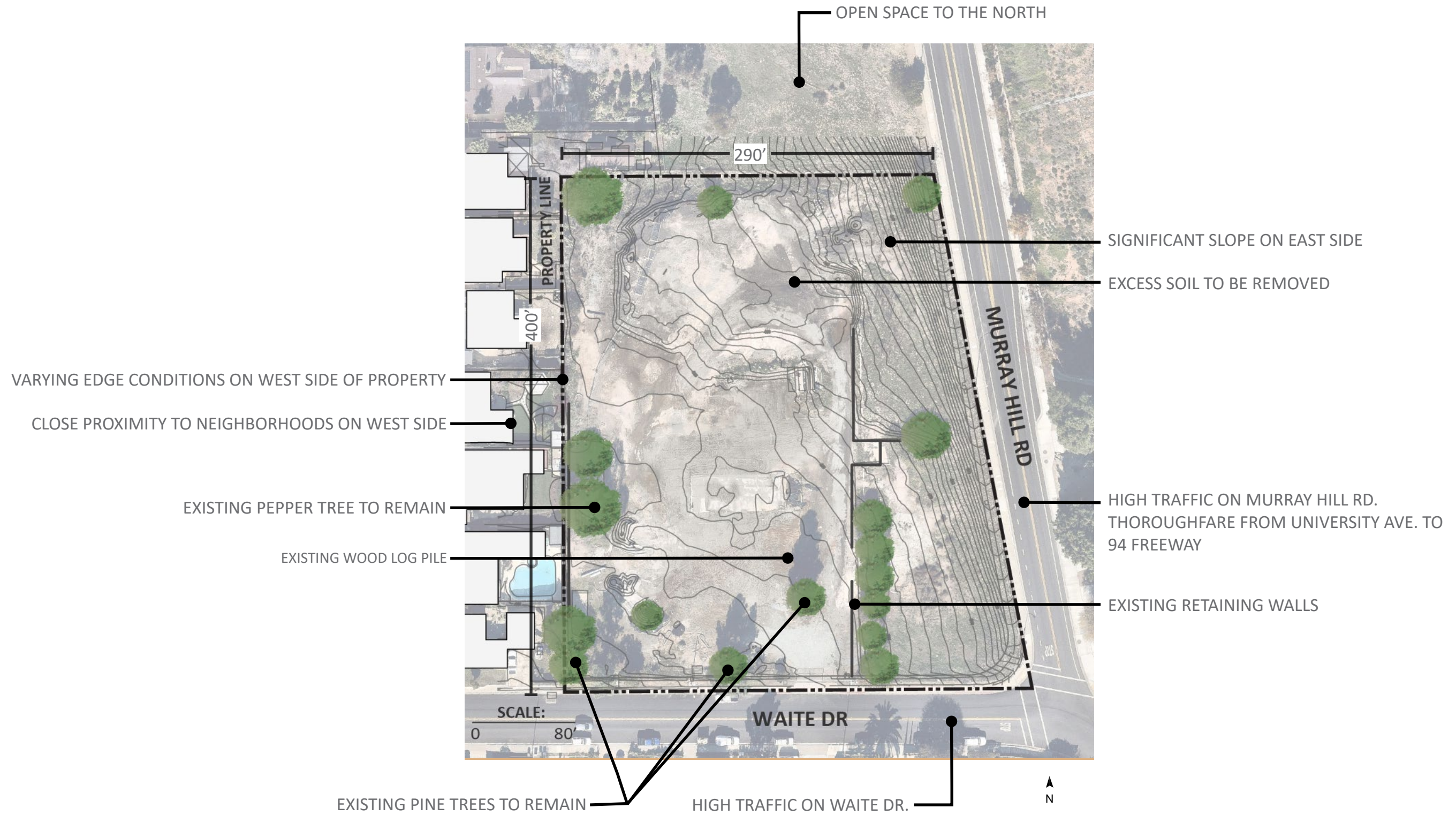
The western edge of the property has a mixed condition of fencing, retaining walls, and existing building foundations. The property is directly adjacent to residences to the west.

The current topography of the site is elevated 3'-4' above the adjacent residential backyards. The varying conditions along this edge create a makeshift drainage swale between the topography and the neighbors fencing.



Western edge condition of the site

**Figure 1.3 : Site Context and Analysis**





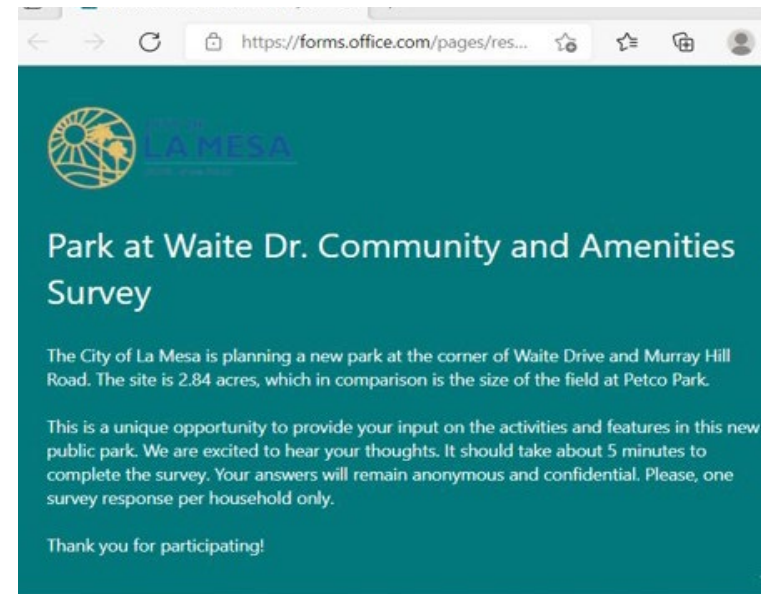
# 2 Outreach & Design Process

## Method

A major goal of the master plan report is to create a public input process that engages the community over the life of the project. A multi-pronged approach was used to gather the desires and thoughts of the residents and users. City of La Mesa staff was also asked to provide professional input.

Methods such as public workshops, a community-wide survey, face-to-face pop-up event at the future park location, use of social media, email correspondence, and a public presentation at the La Mesa Community Services Commission meeting were used as part of the scope of this study. It is important to note that an open community input period was designed to be between major design phases as to provide as many opportunities for input.

By actively involving the local neighborhood, design considerations are tailored to meet the needs and wishes of the community. Design of the park master plan is guided by the feedback and engagement of the surrounding community.



## Timeline

- **Community Meeting #1: Park Introduction - March 16, 2022**
- **Community Input Survey: March 16 - April 11, 2022**
- **Community Meeting #2: Park Design Alternatives - June 15, 2022**
- **Community Meeting #3: On site Pop-Up Event - June 18, 2022**
- **Community Input Period on Design Alternatives: June 15-30, 2022**
- **Community Meeting #4: Community Services Commission - September 14, 2022**
- **Community Services Commission Approval Meeting - December 14, 2022**
- **Community Input Period on Draft Master Plan and Progress Report: December 16, 2022 - January 6, 2023**



# Community Workshop 1

## Workshop Summary

The first community workshop was hosted on Zoom by the City of La Mesa on March 16, 2022. Sue Richardson, Director Community Services Department, City of La Mesa, welcomed attendees and gave an introduction to the project. In addition to the City staff, approximately 53 community members attended via Zoom to learn about the new park project.

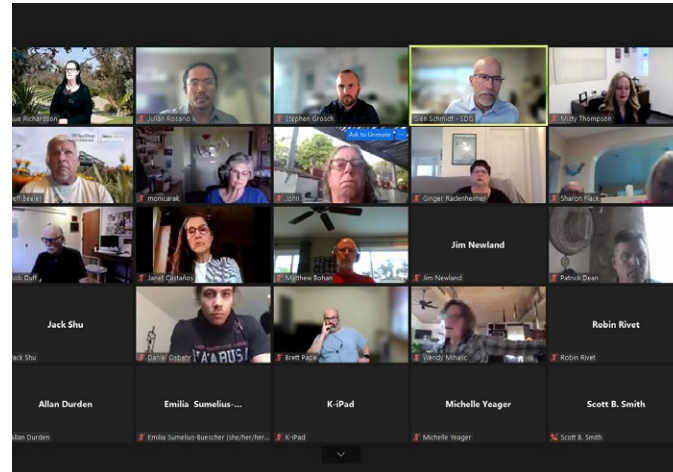
Jim Newland, from the City of La Mesa Historical Society, provided a historical context. This context included background of the J.W. Waite family and the history of the park site being an unincorporated area for many years prior to becoming part of La Mesa

Glen Schmidt, President of Schmidt Design Group, conducted the community workshop and led the Q and A at the end of the presentation. Julian Rosario and Steve Grosch, also with Schmidt Design Group recorded community feedback and assisted with answering questions.

The primary goals of the meeting were:

1. Discuss the following for a new neighborhood park
  - The history of the space
  - Site context and analysis
  - Constraints
  - Opportunities for improvements/amenities
2. Introduce online survey
3. Gather preliminary feedback
4. Discuss the process for creating a Master Plan for a future park

The presentation started with an introduction to the site including a thorough breakdown of existing conditions and constraints. These included the slope/topography of the property, proximity to



Attendees join the online Zoom workshop.

The 94 freeway and to neighbors on the west, and weather patterns for the area.

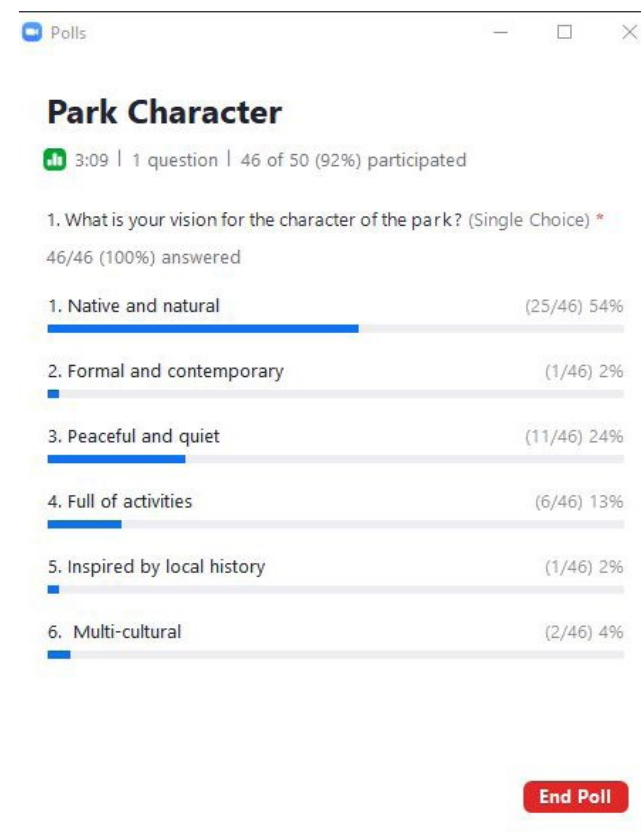
After getting to know the existing site, Glen Schmidt introduced preliminary park amenities that are possible with a park site of this nature. The features included the following:

- Multipurpose turf area
- Off-leash dog run
- Children's playground
- Multipurpose courts
- Sport courts such as volleyball, pickleball, bocce ball, or basketball
- Picnic or BBQ facilities
- Community garden
- Public restroom
- Outdoor fitness stations
- Walking/Running paths and trails
- Opportunities for community art
- Group shade structure

Next, the discussion transitioned to park character and visioning. This was an introduction to park precedent imagery and options for how the park will "feel" as a visitor. A wide range of options were

presented along with along with past projects from Schmidt Design Group designs including Briercrest Park, Camino Ruiz Park, Civita Park, and Stylus Park.

A live poll was taken during the online meeting. Attendees were given the opportunity to vote on what park character they envisioned most for the site. Overwhelmingly, "Native and Natural" became the leading choice for the park's character. See the image below for full poll results.



Park Character online poll conducted during workshop.

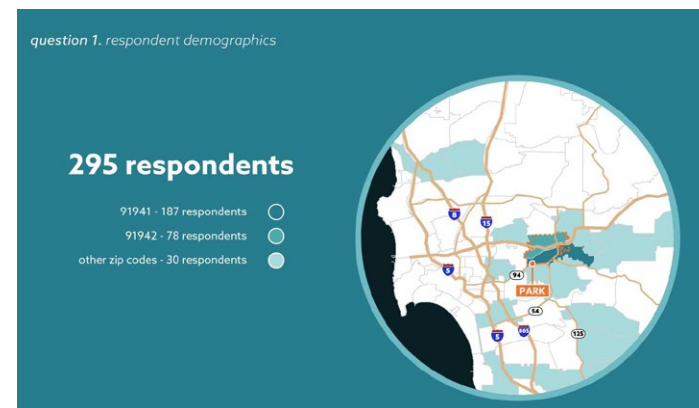
## Open Discussion Forum

During the final portion of the meeting an open discussion forum was conducted to gain feedback from the community. The following items are a synopsis of that discussion. For a full breakdown, please see Part 5 Appendices.

- Lots of families in the neighborhood - family friendly playground
- Security concerns and Crime Prevention Through Environmental Design (CEPTED)
- Sustainable design including the use of native plants and trees, water retention, and the use of solar lighting
- Design for multiple activities ranging from walking paths, exercise equipment, parkour elements, and rolling-skating area
- Traffic concerns along both Murray Hill Rd. and Waite Dr., traffic calming opportunities and the need for off-street parking
- Public art opportunities by local artists
- Discussion about safety, providing public bathrooms and whether bathrooms can be locked
- Proximity to Helix High and the need for access to the park from Murray Hill Rd. for walkers along that street
- Proximity to neighbors along western edge, providing privacy from the park and designing for low noise activity next to western boundary
- The need for shade in the park either through tree canopies or shade structures
- Possible water feature

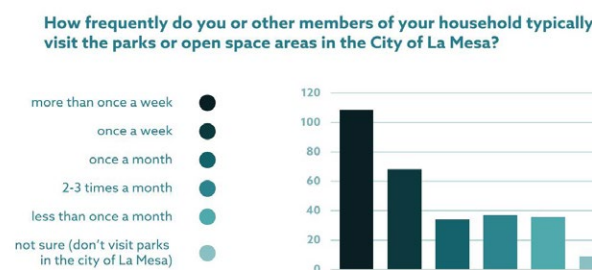
# Online Survey

The public online survey was introduced at the first community workshop on March 16th and remained open to take online through a link on the La Mesa City website until April 11, 2022. It was created and hosted online using Microsoft Forms. This was an important tool to gather feedback in response to questions pertained to the character, activities, features, and considerations that were most important to the local



residents that would most often visit the park. The first four questions of the survey inquired about the respondents themselves and how often their likelihood of visiting this specific park would be. Of the 295 respondents, the vast majority (265) were in the La Mesa area with zip codes of 91941 and 91942. Most of the respondents visited parks often and even lived within walking distance of the future park site.

question 2. respondent demographics



question 3-4. respondent demographics



Question five was a critical question in determining the priorities for park amenities from survey respondents. A list of possible park amenities was given and respondents were asked to choose whether they were high, medium, or low priority. There were also options for not including the feature or having no opinion on that activity. The chart below depicts the answers with high priority in green, medium in blue, low priority in tan, that it shouldn't be included in red, and no opinion in gray. The highest priority features based off of answer for high or medium priority by respondents are organized at the top of the graphic. Respondents put a high priority on a tree grove for shade, walking/jogging path, security lighting, children's playground, and public restroom. The design alternatives presented at the second community workshop include the features that most respondents put as high or medium importance.

## Question 5. Which activities and features would you like to see at the proposed park at Waite Drive?

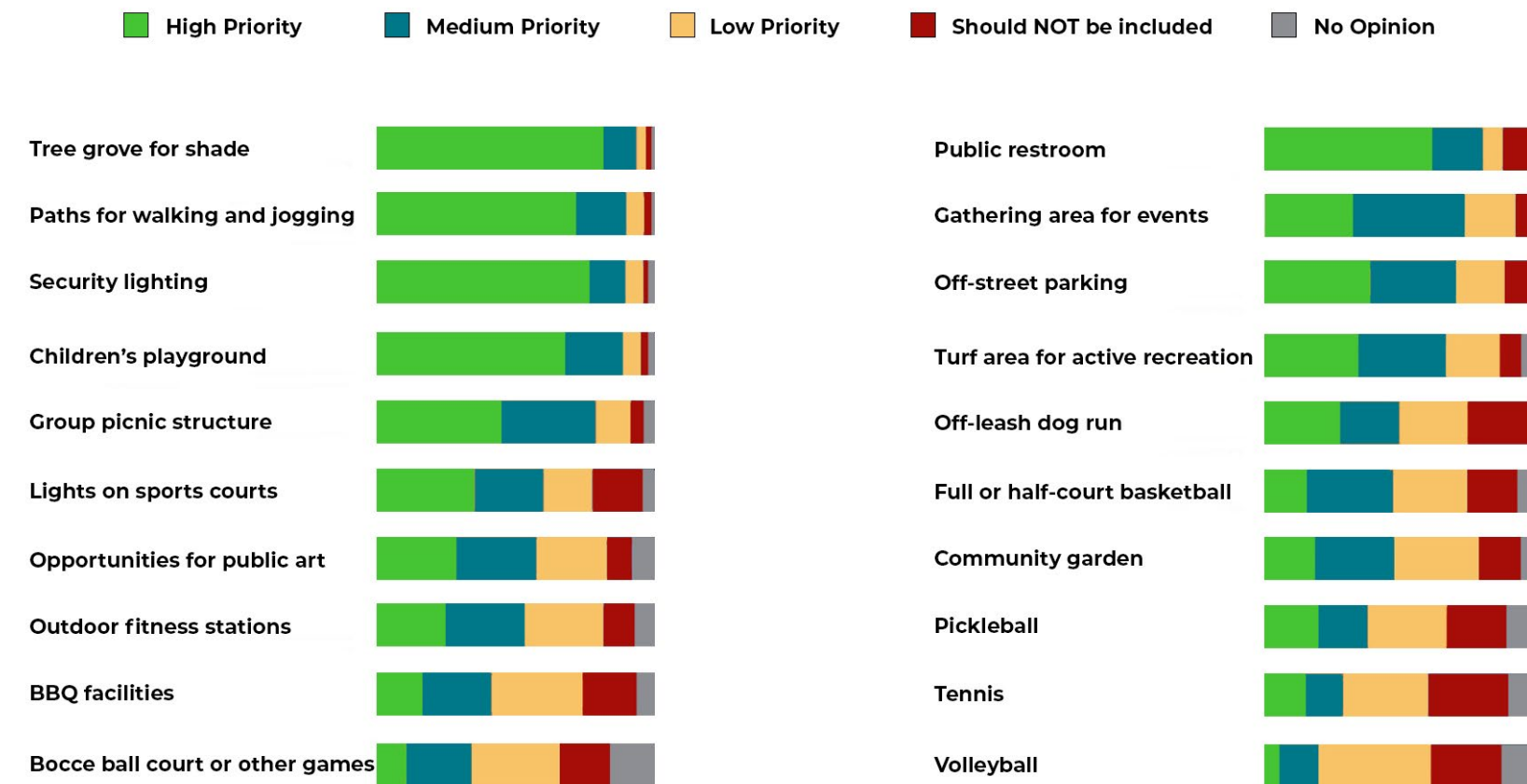


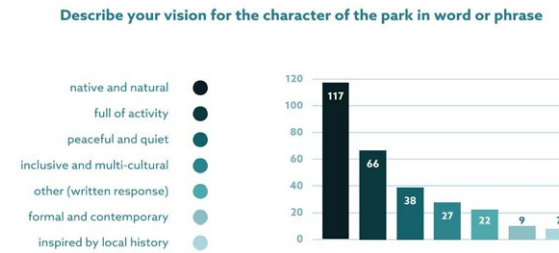
Figure 2.1: Analysis of survey Question #5

# Online Survey

Questions six and seven of the survey focused on the overall vision of the park. When asked to describe the over-arching vision for the character of the park the resounding choice was for a “native and natural”. Additionally, “full of activities” and “peaceful and quiet” were popular choices. The design alternatives presented at the next community workshop both have native plant palettes and elements, multiple options for activities, and areas for quiet reflection.

Question seven was an open-ended write-in question that asked respondents to describe the top considerations for the park. The word map below depicts the most often repeated topics in larger text. The most prominent considerations that were mentioned were playground, shade, safety, dog park, walking trail, and considerations for homeless.

question 6. respondent park vision



question 8. additional thoughts



The next question was also open-ended and inquired about any further thoughts about the park. The above dot chart indicates how often a topic was mentioned in the responses. Again, the public felt strongly about safety, undesirable activity by homeless individuals, a native and natural aesthetic, and providing shaded gathering spaces.

The final question was geared toward getting a feel for what the park should be named. Although this will be chosen at a later time in the design process, it is fun to hear from the community what creative ideas for a name are out there. At the top were names that were indicative of the street names - either Murray Hill Park or Waite Park.

question 7. top ten recurring considerations



question 9. top name suggestions per respondents

Nature	People	Place	Abstract
Highlander Park (5)	Waite Station (3)	Murray Hill Park (22)	Freedom Park
East Ridge Park	Waite Park (29)	Waite Dr Park	Constitution Park
Plant/Botanical Name	Amigos y Familia Park	Helix Park (4)	Pirate's Cove
Pomelo Drive	George Bailey Memorial Park	Tri-City Park	Nebo Park
Grove View Park	Indigenous Tribe/Word (3)	La Mesa Vista Park (3)	Unity Park
	Tony Gwynn Park		Friendship Park
	Ellen Ochoa Park		Jewel Park (8)
	Everyone's Park		
	Local La Mesan Figures		
	Children's Park		

Figure 2.2: Word map of survey Question #5

# Community Workshop 2

## Workshop Summary

The second public park workshop for the new neighborhood park was held on June 15, 2022 at Helix Charter High School.

In addition to the City staff, approximately fifteen community members joined in person and twenty-five community members attended online to share their thoughts and ideas on the new park.

The primary goals of the meeting were:

1. Summarize the findings from the first community workshop and survey with attendees.
2. Present two (2) park design alternatives.
3. Receive input in an "open forum" format.

The meeting started with an introductory welcome from Matthew Bohan, Chair Community Services Commission, City of La Mesa. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants and provided an overview of the project. Glen Schmidt, President of Schmidt Design Group,

reviewed the site opportunities and constraints, and reviewed the process for the evening's activities.

Following the introductions, Glen Schmidt summarized the findings from the first community workshop and survey and reviewed the two preliminary master plan alternatives with attendees.

## Design Alternative #1

Park Plan #1 derives inspiration from the community's desire for active spaces for a variety of uses. This plan included the following amenities:

- Large Shaded Picnic Area
- Children's Playground
- Multi-Use Lawn
- Walking Loop
- Two Basketball Half-Courts
- One Centralized Fitness Area
- Restroom/ Comfort Station
- Fenced Synthetic Turf Dog Run
- Shade Trees and Landscaping
- Off-Street Parking (14 stalls)
- Bio-retention system
- Connection to Murray Hill Rd.



Figure 2.4: Conceptual Design Alternative 1

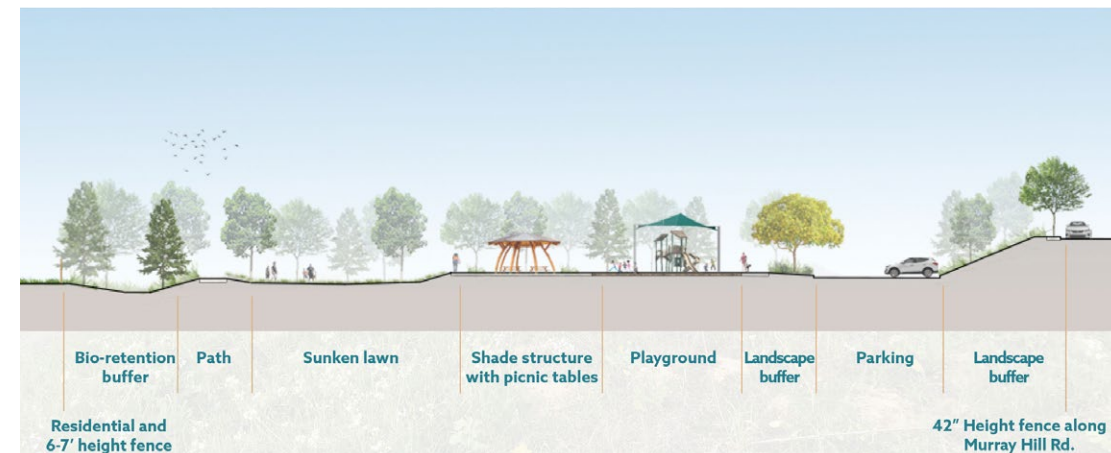


Figure 2.3: Section cut view from the west property line, across the playground to the east connection to Murray Hill Rd.

## Community Input Summary: Design Alternative #1

Following the presentation, the floor was open to discuss the two preliminary master plan alternatives. Each attendee was given a chance to comment. Feedback was recorded by Schmidt Design Group on note pads. The responses are summarized below:

The following items pertain to the amenities that were well-liked: The following items pertain to suggestions by attendees:

- Connection to Murray Hill Rd.
- Fitness station
- Space to gather
- Shade structure
- Security lighting
- Add opportunities for public art - especially on walls
- Look at different dog run configurations and adding a path around it
- Consider "wow" factor - local art, history, educational activities
- Design sensitivity along residential property line

# Community Workshop 2: Design Alternatives



## Park at Waite Drive Master Plan

### Design Alternative 2

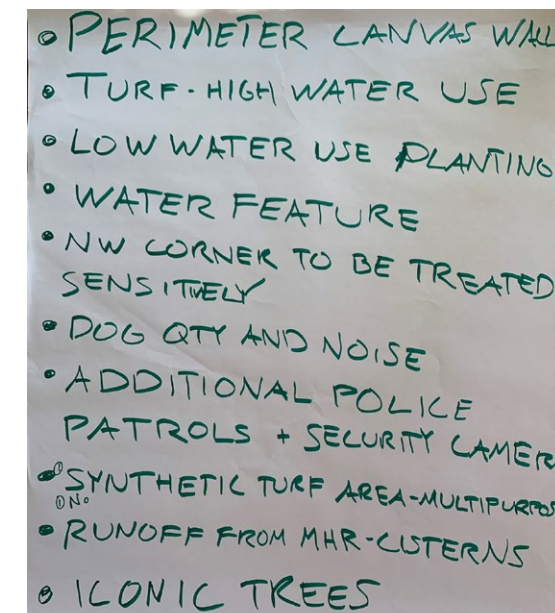
- Legend**
- 1 Landscape buffers and bio-basins
  - 2 6'-7' wood fence along west property line
  - 3 Dog run: approximate .37 acre of decomposed granite
  - 4 8' wide concrete walkway
  - 5 Concrete ADA ramp
  - 6 Existing pepper tree to remain
  - 7 Existing pine tree to remain
  - 8 Tree grove at buffer along west property edge
  - 9 Fitness node with safety surfacing
  - 10 Shade structure (approx. 40' x 24') with picnic tables
  - 11 Playground with 2-5 yr. old and 5-12 yr. old play activities and swings: approximately 6,100 SF
  - 12 Pedestrian entry
  - 13 Existing driveway entry
  - 14 Bridge to play structure
  - 15 Look-out point
  - 16 Wood bridge on pathway
  - 17 Concrete Stairs
  - 18 Parking lot with 15 spaces
  - 19 Restroom - two family style units with outdoor sink
  - 20 Drinking fountain
  - 21 Pollinator garden
  - 22 42" ht. fencing at Waite Dr & Murray Hill Rd; 5 ft. ht. at dog run
  - 23 Benches, typ.
  - 24 Decomposed granite pathway
  - 25 Picnic node on decomposed granite
  - 26 Monument sign
  - 27 36" rail fence to control play area
  - 28 Approximate elevations, typ.
- Visit [www.cityoflamesa.us](http://www.cityoflamesa.us) for more info!  
 Email additional feedback to [parkatwaitedrive@gmail.com](mailto:parkatwaitedrive@gmail.com)



Figure 2.5: Conceptual Design Alternative 2



Glen Schmidt presents design alternatives



Comments recorded on note pads - see appendix x/x for full notes

## DESIGN ALTERNATIVE #2

Park Plan #2 draws inspiration from the community's desire for nature and play. This plan included the following amenities:

- Multiple Shaded Picnic Areas
- Children's Playground
- Three Fitness Nodes
- Decomposed Granite Walking Paths
- Community Performance Space
- Exploratory Nature Play and Education
- Bio-retention system
- Restroom/ Comfort Station
- Fenced Decomposed Granite Dog Run
- Shade Trees and Landscaping
- Off-Street Parallel Parking (15 stalls)
- Pollinator Garden

## Community Input Summary: Design Alternative #2

Following the presentation, the floor was open to discuss the two preliminary master plan alternatives. Each attendee was given a chance to comment. Feedback was recorded by Schmidt Design Group on post-it boards. The responses are summarized below:

- The following items pertain to the amenities that were well-liked:      The following items pertain to suggestions by attendees:
- Fenced decomposed granite dog run
  - Pollinator garden / sustainable planting selection
  - Unique play area / slope play
  - Overall preference for alternative 2
  - Add more activity for adults
  - Consider patrols and additional policing of site. City to install cameras.
  - Provide seating throughout
  - Consider relocating the dog run and high activity amenities away from residences
  - Design sensitivity along residential property line

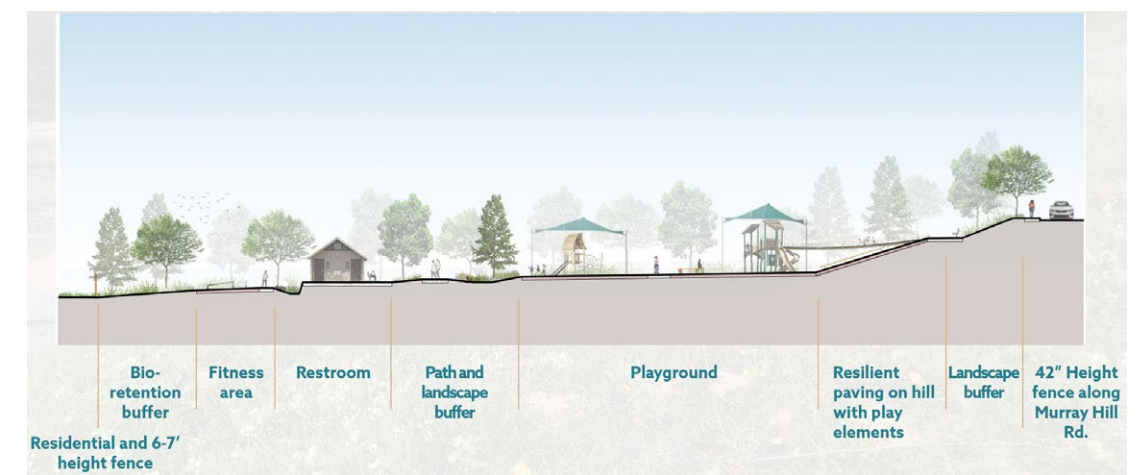


Figure 2.6: Section cut view from the west property line, across the playground to the east connection to Murray Hill Rd.

# On site Pop-Up Event at Future Park Location

## Site Visit Summary

The site visit for the new neighborhood park was held on June 18, 2022 at the future park location - 7400 Waite Dr.

In addition to the City staff, approximately forty community members attended to share their thoughts and ideas on the new park.

The primary goals of the meeting were:

1. Present two (2) park design alternatives.
2. Receive input in an "open house" format with opportunity for one-on-one dialogue.
3. Walk community through the site.
4. Progress towards final preferred park design.

The gates to the site were unlocked and open to the public. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants and provided an overview of the project. Glen Schmidt, President of Schmidt Design Group, reviewed the Master Plan alternatives and addressed any questions or concerns. Julian Rosario and Steve Grosch, also with Schmidt Design Group greeted the community and engaged in dialogue.



Attendees discuss the two design alternatives while on site



## Community Input Summary

Boards with the plans were set up for the community to comment on. A site tour was offered to walk through the space and gather feedback while imagining the future space. Additionally, each attendee was given a comment card and site map to write and draw their feedback on. The responses are summarized below:

### Design Alternative #1

The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Multi-use lawn
- Variety of functional spaces
- Bathroom

The following items pertain to suggestions by attendees:

- Add bike parking with tools
- Smaller dog run / no dog run and whole park off leash before 9a and after 6p
- No synthetic turf
- Add habitat for existing bird species on site

### Design Alternative #2

The following items pertain to the amenities that were well-liked:

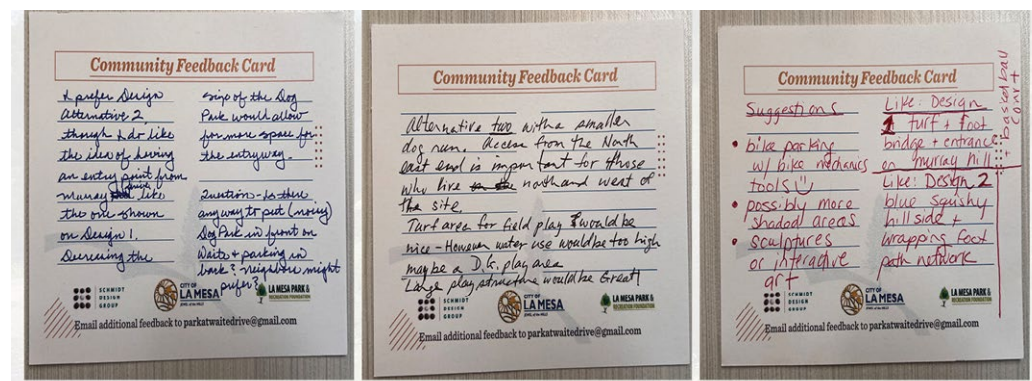
- Dog run location
- Pollinator garden - could function as a nature walk or interpretive trail
- Overall preference for alternative 2
- Off-street parking

The following items pertain to suggestions by attendees:

- Add more activity or sports courts for adults
- Consider a lawn and loop like in alternative 1
- Opportunities for disc golf, musical play, pickleball, rollerskating
- Connection to Murray Hill Rd.
- Consider adding more buffer between the dog run and the residences



Attendees were given a site map to markup with design ideas and suggestions



Community feedback cards were distributed at the event



Attendees walk the space of the future park site

# Community Services Commission Presentation

The Community Services Commission presentation of the Park at Waite Drive Master Plan for the new neighborhood park was held on September 14, 2022 at The La Mesa Community Center.

In addition to the City staff and the Community Services Commission Board, approximately twenty (20) community members attended in-person along with another twenty (20) individuals attended via Zoom to share their thoughts and ideas on the final design.

The primary goals of the meeting were:

1. Review findings from the previous two community workshops along with the in-person tour event and concept survey.
2. Present the draft Master Plan design that was created based on a combination of the previous two alternatives and feedback from the community.
3. Receive input in an "open house" format with opportunity for direct dialogue.

The meeting was held in a hybrid format both in-person and with a Zoom link. Matthew Bohan, Community Services Chair, provided the introduction. Sue Richardson, Director of Community Services, City of La Mesa, welcomed the participants. Glen Schmidt, President of Schmidt Design Group, presented in detail the draft Master Plan design and then opened up the discussion for comments and questions from those present as well as the on-line participants. Julian Rosario and Steve Grosch, also with Schmidt Design Group recorded community feedback and assisted with answering questions.

## Master Plan Design - Well-Liked Amenities

The following items pertain to the amenities that were well-liked:

- Connection to Murray Hill Rd.
- Nature-themed playground with wood timber features, tower, and slope play
- Variety of functional spaces
- Landscape buffer along western edge for privacy
- Restroom with two family-style units with drinking fountain and bottle filler
- Multi-use lawn
- Fitness area
- Elevated decomposed granite dog run
- Walking loop around the park with tables and benches
- Half-court basketball
- Group shade structures and picnic tables
- Shade fabric over several play structures and shade trees throughout the park
- Off-street parking lot location and accessibility
- Privacy for neighbors including fence along western and northern sides
- Native and Mediterranean plant palette
- Solar powered security lighting
- Bike parking



## Park at Waite Drive Master Plan

### Main site elements

- 1 - Nature-themed playground: approximately 10,000 SF
- 2 - Tot lot playground area
- 3 - Dog run: approximately .20 acre, decomposed granite
- 4 - Lawn: approximately 7,700 SF
- 5 - Fitness zone: approximately 2,200 SF
- 6 - Shade structure (40' across) with picnic tables
- 7 - Half-court basketball court
- 8 - 8' wide concrete walking loop
- 9 - Restroom - two family style units with maintenance storage, and accessible outdoor sink & water station

### Accessibility & furnishings

- 10 - 11 parking spaces and 2 accessible parking spaces
- 11 - Elevated wooden ramp and concrete stairs
- 12 - Park monument signage
- 13 - Opportunities for public art, typ.
- 14 - Trash Enclosure
- 15 - Benches with backs, typ.
- 16 - Tables, typ.
- 17 - Bike racks
- 18 - Existing trees to remain
- 19 - Slope direction
- 20 - Approximate elevations

### Screening & fencing

- 21 - Landscape buffer and bio-basins
  - 22 - Tree grove buffer along west property edge
  - 23 - 3.5' ht. lodge-pole fence at Waite Dr. and Murray Hill Rd.
  - 24 - 5' ht. decorative black wrought iron fence at dog run
  - 25 - 6' ht. black vinyl chainlink fence at north property line
  - 26 - 6' ht. wood fence along west property line
  - 27 - 8' ht. wood fence along northwest property line
  - 28 - Score joints
- PA- Planting area



Figure 2.7: Draft Master Plan Design

## Community Input Summary

Boards with the plans were set up for the community to review along with the presentation. Community input was recorded on flip chart pads. Additionally, online attendees could ask questions and comment via the Zoom chat.

## Master Plan Design - Suggestions

The following items pertain to suggestions by attendees:

- Smooth concrete joints on walking path for rollerskating
- Solid shade structures for maximum protection from the sun
- Security features including cameras that focus entirely on the park, a parking lot gate that can be locked at night, increased fencing along Waite Dr., and a site supervisor or community-oriented supervision of the park
- Concern over ground water protection. A future geotechnical soils study will determine if the bio-basin proposed will be lined
- Electrical outlets near lawn area for uses such as outdoor movies/concerts
- Using wood that has a long lifespan for all of the wood features
- Multiple drinking fountains including one near the dog run
- Stabilized decomposed granite or mulch layer in dog run to decrease dust



Feedback and comments during the Q & A portion of the Community Services Commission meeting.



# 3 Master Plan Design

## Vision

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The original intent of the site is to provide a neighborhood park to the local residents surrounding the site. Guiding principles were formed from the engagement process with the local neighborhood. These principles primarily direct the vision for park.

The final plan combines the best features of the two design alternatives that were presented at the second community workshop. The park provides a multitude of activities for all ages. The primary goals based off of community feedback were to create a “natural feel” throughout the design while also incorporating opportunities for exercise, quiet reflection, and unique play experiences. By providing many uses in the park, there will be a steady flow of park-goers which is intended to make sure there are consistently “eyes on the park”. This feature combined with a site wide fencing, solar security lighting, a lockable vehicular entrance gate, and unobstructed view corridors all curtail undesirable activity.

The site’s main elements reflect the highest priority amenities desired by the community. Each element is analyzed and a description of its improvement to the site is included in the following section.

## Guiding Principles

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- + Native, natural, and sustainable design providing visitors the opportunity to connect with nature.**
- + Provides multi-generational and multi-cultural experiences.**
- + Is a safe and comfortable environment, full of activities and “eyes on the park”.**
- + Promotes health and wellness with opportunities for exercise, unique play experiences, and social connections.**
- + Provides opportunities for contemplation and quiet reflection.**
- + Is sensitive to the nearby residences.**

# Draft Final Master Plan

## Main site elements

- 1 - Nature-themed playground
- 2 - Tot lot playground area
- 3 - Dog run with decomposed granite surface
- 4 - Lawn
- 5 - Fitness zone
- 6 - Shade structure with picnic tables
- 7 - Half-court basketball court
- 8 - Site-wide 8' wide accessible concrete walking loop
- 9 - Family style restroom with accessible outdoor sink and water station. Garage and storage on the back side.

## Accessibility & furnishings

- 10 - 13 parking spaces including 2 accessible parking spaces
- 11 - Elevated wooden ramp and concrete stairs
- 12 - Park monument signage
- 13 - Opportunities for public art, typ.
- 14 - Trash enclosure with trellis cover
- 15 - Benches with backs, typ.
- 16 - Picnic tables, typ.
- 17 - Bike racks
- 18 - Existing trees to remain
- 19 - Slope direction
- 20 - Approximate elevations

## Screening & fencing

- 21 - Landscape buffer and bio-basins
- 22 - Tree grove buffer along west property edge
- 23 - 3.5' ht. lodge-pole fence at Waite Dr. and Murray Hill Rd.
- 24 - 5' ht. decorative black wrought iron fence at dog run
- 25 - 6' ht. black vinyl chainlink fence at north property line
- 26 - 6' ht. wood fence along west property line
- 27 - 8' ht. wood fence along northwest property line
- 28 - Score joints
- 29 - Lemon grove with interpretive panel
- 30 - Parking gate
- PA - Planting area: native and low water use shrubs, groundcover, and trees



Figure 3.1: Illustrative site plan

## Bird's-eye Perspective Rendering



Figure 3.2: Concept rendering of design intent

## Section Cut

The site slopes across the site from the northwest, along Murray Hill Road, down to the southwest, along Waite Drive. It is immediate and intense at first, then follows a steadier grade moving west. The section cut indicated by the blue line on the map to the right illustrates the varying grade changes of the park. The design incorporates the slope into various elements including the elevated wooden ramp to Murray Hill Road and the slope play at the playground. This line sees about a 30' decline in elevation moving from east to west.

The slope play area of the playground will connect to the iconic play tower by a bridge suspended over the walking path that goes around the park. The main features of the park including the play area, shade structure, basketball court, fitness station, restroom and turf area all remain on generally the same elevation level. The dog run sits on the plateau above to the north.

The western boundary along the bio-retention buffer slopes again to be even with the properties to the west. This native and natural wooded grove with a bio-retention basin the west end creates a privacy buffer along the western fence line.



Figure 3.3: Red line depicting section cut line



Figure 3.4: Section cut from western property line to Murray Hill Road

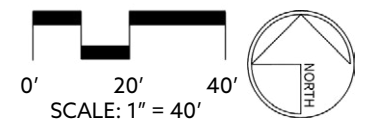
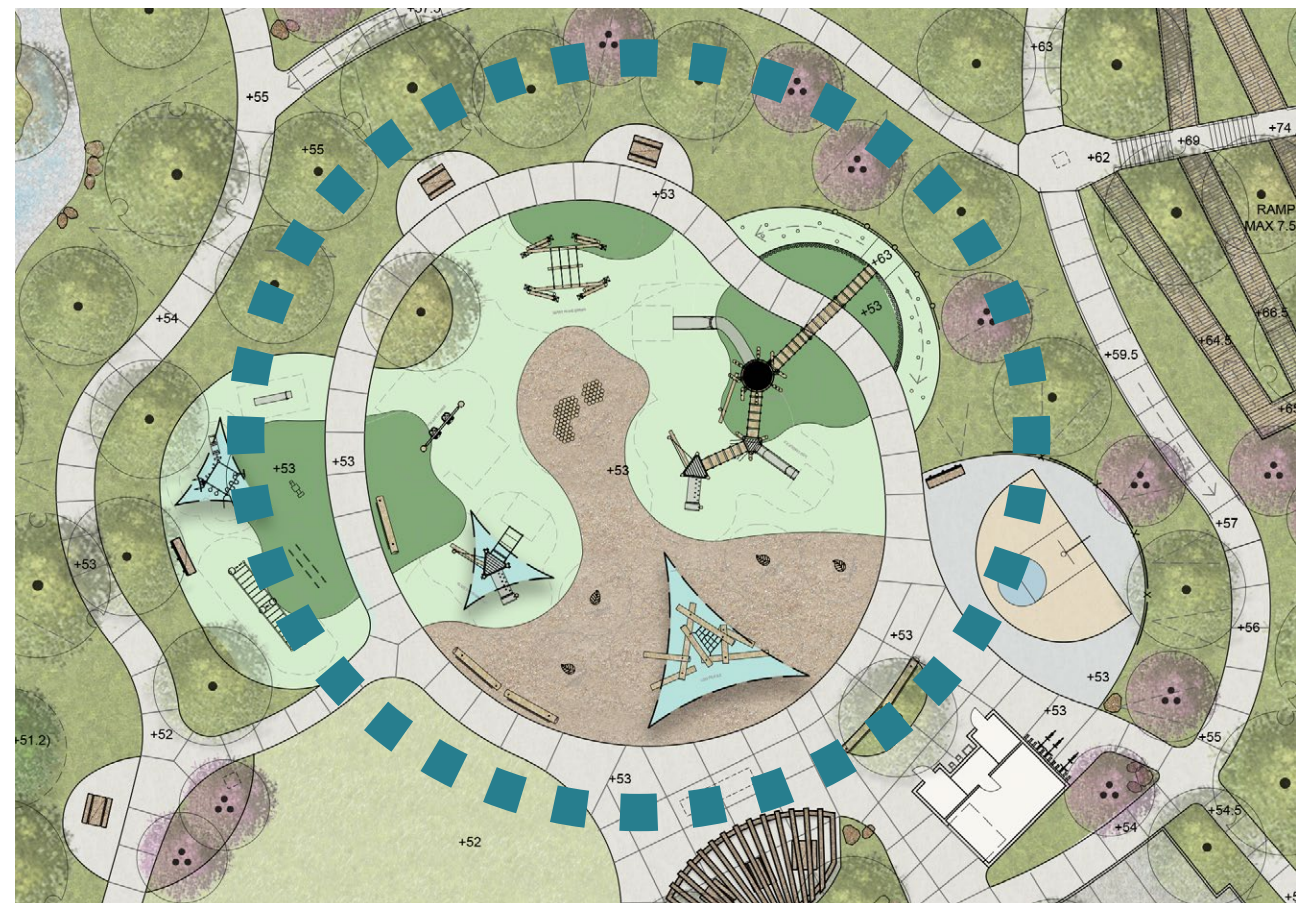
# Nature-Themed Playground

The playground at the center of the park was thoughtfully designed to create a unique experience for children to play and connect with nature. Wood was chosen as the primary building material as it reinforces the native and natural aesthetic desired by the community. It is a flexible, natural and renewable resource.

A 24' tall wood tower anchors the site and hopes to be an iconic play structure that draws users from around the neighborhood. It features a distinctive climbing experience up the multiple layers of the structure with an option to go down a slide from the top or cross over a suspended bridge to the hill play section of the playground. This section features a unique slope and climbing play style by incorporating the site's natural elevation change. This structure is fully transparent, which is important for safety and security.

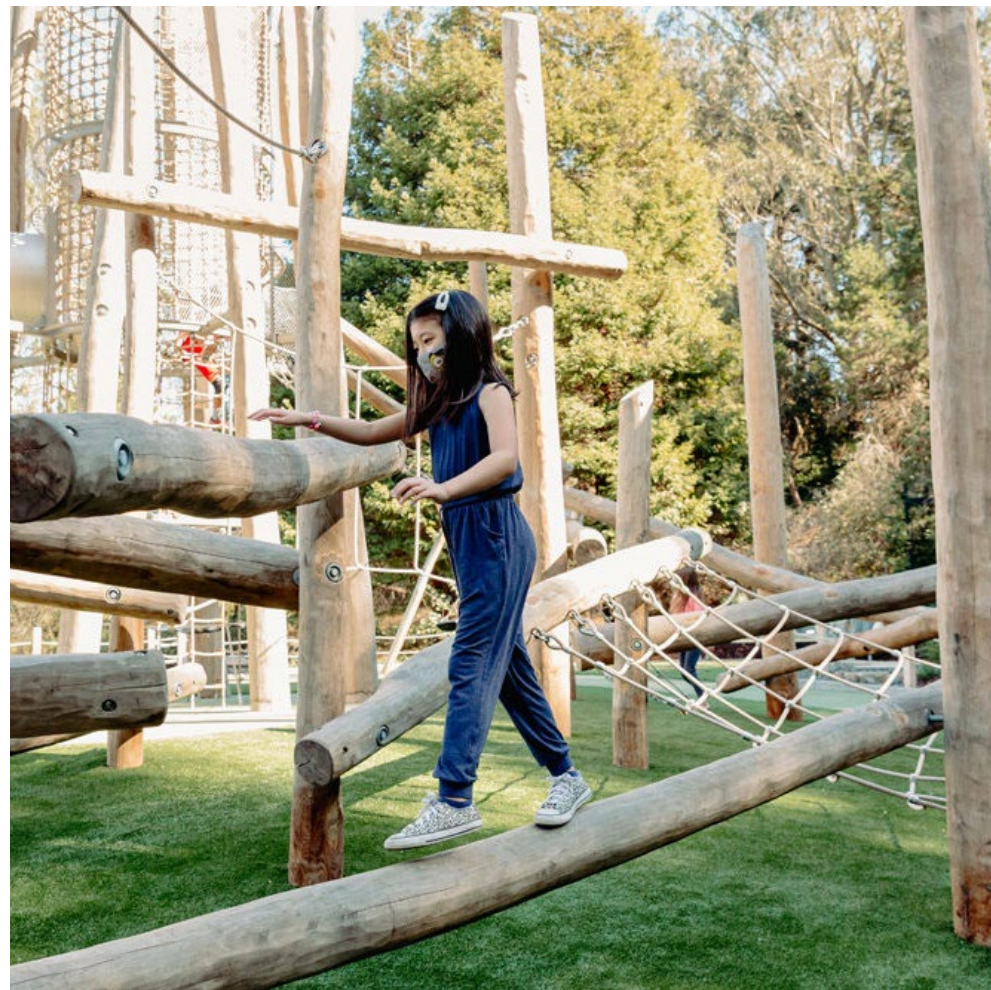
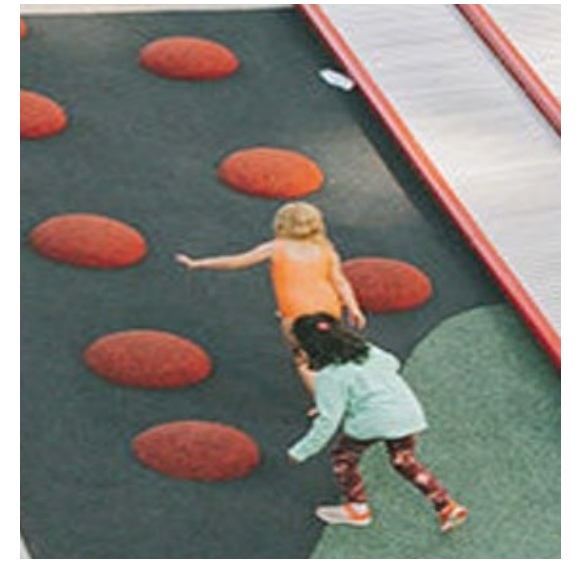
There will be a children's play area for 5-12 year olds as well as a tot playground for younger children. A giant rope and log swing for group play, leaf shaped wooden wobble boards, wood steppers, rope netting and natural wood timber climbing logs all contribute to the nature-based design of the play area. Earthscape is the playground manufacturer behind many of the play structures selected for the site. They specialize in designing and constructing inclusive, innovative, unique and challenging wooden structures.

Shade is provided in the area by shade sails over the tot playground and the wooden timber climbing logs. A walking path encircles the playground with bench seating. The playground design is rigorously evaluated to ensure compliance to safety standards; ASTM F1487 in the United States and accessibility compliance requirements.



# Nature-Themed Playground

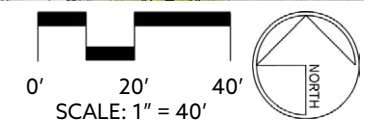
Precedent imagery depicts design intent: focus on exploration and organic materials



# Dog Run

A dog run sits at the northern end of the park, graded above the playground and lawn to the south. A popular feature for urban areas, dog runs provide an outdoor space for throwing a ball as well as community interaction for pet owners. Based off feedback from the workshops, the community strongly preferred decomposed granite rather than synthetic turf in the dog run. Decomposed granite is easy to repair and maintain, as well as requiring no regular watering.

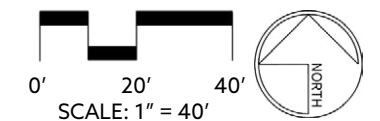
The dog run acts almost like an elevated plateau - allowing a separation of space between park goers and additionally ensures there will be consistent "eyes on the park" from an elevated vantage point. Dog owners tend to be a reliable demographic who take ownership and act as stewards of the spaces they frequent.



# Lawn

In the southwest corner of the site lies an open lawn for neighbors to gather. Wide open grass areas are proven to be some of the most flexible public spaces- they can be used for a wide range of activities such as group gatherings, kicking a ball around, group workouts, or setting up a "bounce house" for a birthday party. Many options for play, relaxation, and activity are presented to park goers. Electrical outlets will be nearby for community events such as movie nights where a small projector will be used.

The centralized, easily accessible location next to the shade structure, fitness, parking and playground makes this a connecting feature of the design. The walking path of the park extends around the lawn. Additionally, this space is easily seen from the road and does not offer any hiding spaces.





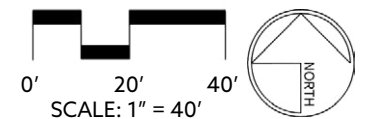
## Fitness Zone

The fitness zone of the park is located next to the playground and turf grass area so that parents can work out and still be within eyesight of children playing. The fitness area will contain multiple pieces of exercise equipment designed in a natural aesthetic. The fitness area will have resilient surfacing in multiple natural colors and a shade structure overhead. This zone is critical for providing programming to older age groups



## Half-Court Basketball

An additional exercise feature of the park is the half-court basketball located near the playground on the east side of the park. Half-court basketball was specifically selected as it promotes family-friendly play and casual games. The fun shape of this space and the colored striping add to the natural aesthetic of the park.



## Group Shade Structure

The shade structure is centrally located, in close proximity to the playground, lawn, parking lot, and restroom. Having the shade structure as the “meeting point” between the features of the park allows for easy transition from one activity to the next and makes it easy to see the entire park from this area. Additionally, the proximity to the parking lot makes unloading items easy for events such as birthday parties.

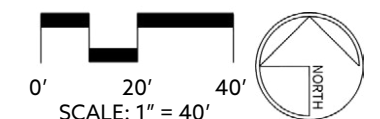
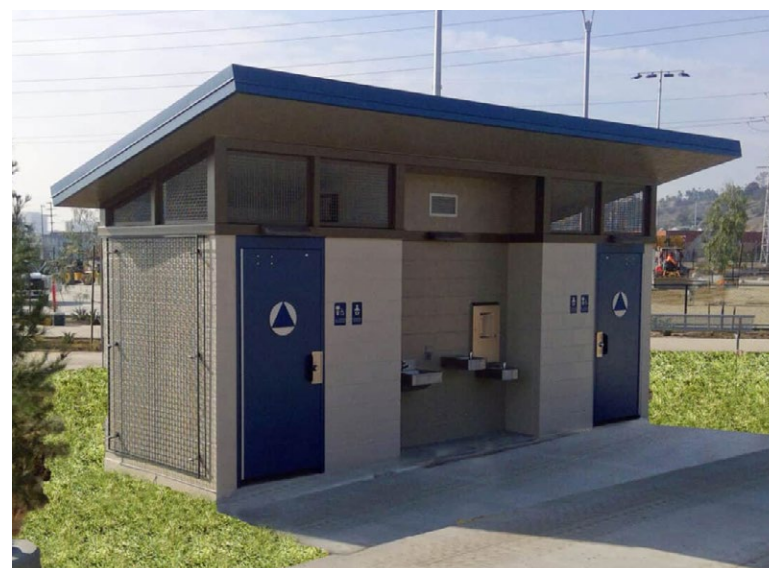
The shade structure has an organic custom shape with latticed timber beams adding to the natural aesthetic of the park. Its geometry opens to the site with wide sweeping arcs forming the roof structure. The latticed trellis can be substituted with an opaque roof to provide more shade coverage. Ample space for three picnic tables is provided beneath the shade structure.

A second, scaled down shade structure with similar characteristics will be provided at the dog run. Space for two picnic tables will be provided underneath.



## Restroom & Garage Building

Restrooms provide irreplaceable function to a public space and works to serve all its users. The restroom features two family-style units with an accessible outdoor sink and water station. It is located near the parking lot, making it highly accessible for users, maintenance, and security. The building also features one-car garage and storage for park staff to store maintenance tools. Along the west face of the building is where bike racks are located for users who choose to cycle to the site.

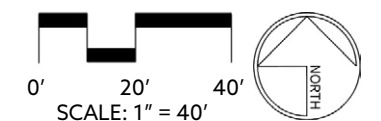


## Elevated Wooden Ramp Connection to Murray Hill Rd.

An elevated wooden ramp provides a vital connection to the park for users coming down Murray Hill Road. Without it, they would have to walk all the way down to Waite Dr. This connection makes the park more accessible and entry to the park safer. The steep incline of the east slope of the site would call for extensive retaining walls if a standard ramp was constructed. An elevated wooden ramp is a more elegant solution with a much smaller footprint.

Along with the central wood tower, the wooden ramp is another iconic structure unique to this park design. The experience walking on the ramp offers users access to one of the site's best natural features—its views. The wooden design ties in with the rest of the site and works with the existing topography. With the ramp raised above grade, the natural slope is preserved. Concrete stairs are also provided as a more direct connection.

This connection was a key desired element repeated in the community workshops. People wanted better access to the park from the north for park-goers, students going to Helix High School, or those simply on a neighborhood walk. The ramp connects to the east edge of the walking loop, allowing dog owners direct access to the dog run without going through the entire park.



## Landscape Buffer and Bio-Basins

The west side of the park borders residential properties. One of the top priorities with the park design is to maintain or increase the existing home owners' level of privacy and security. The plan calls to replace the existing, irregular, and dilapidated fence with a uniform wooden fence that increases from 6' height to 8' height. The fence will follow proposed topography changes and increases in height to provide adequate screening for the homes.

The park site naturally drops in grade towards the west which creates an opportunity for a bio-retention basin. A bio-retention basin that extends the entire length of the western edge is proposed to provide stormwater storage for the entire site. Currently, the site drains into some of the adjacent properties. This makes regrading this edge even more important. The bio-retention basin will be planted with native plants and trees to provide shade for the park, give a natural creek bed look, and increase screening for the homes.



## Site-wide Walking Loop

A site wide walking loop provides an added fitness opportunity to the park as well as a fun option to ride bikes or tricycles without turning around. The elevation changes are gradual but add a bit of a challenge if using the loop for exercise. The vantage points along the loop continually change and give different perspectives of the park. Seating nooks and benches are placed throughout the loop as interesting places to rest. Interpretive panels along the loop provide education opportunities to learn about the site history, local flora, and stormwater management.



## Plant List

The plant palette is largely plants and trees that are native to this region along with Mediterranean plants and trees that are well adapted to the Southern California climate. A variety of sizes, textures, and colors make up the palette to add variety throughout the seasons. Plant qualities such as resiliency, low-water use, pollinator friendly, and drought-tolerance are prioritized.

### Botanical Name

*Abutilon palmeri*  
*Artemisia californica* 'Canyon Grey'  
*Baccharis* spp.  
*Calliandra californica*  
*Carpenteria californica*  
*Dendromecon harfordii*  
*Dudleya brittonii*  
*Eriophyllum confertiflorum*  
*Galvezia speciosa*  
*Heteromeles arbutifolia*  
*Iris douglasiana*  
*Iva hayesiana*  
*Juncus textilis*  
*Leymus triticoides*  
*Lomandra longifolia* 'Breeze'  
*Mahonia* spp.  
*Malosma laurina*  
*Muhlenbergia rigens*  
*Ribes viburnifolium*  
*Rhamnus californica* 'Eve Case'  
*Rhus integrifolia*  
*Rosa californica*  
*Salvia melifera*  
*Simmondsia chinensis*  
*Verbena lilacina* 'De La Mina'  
*Viguiera laciniata*

### Common Name

Indian Mallow  
 California Sagebrush  
 Baccharis  
 Baja Fairy Duster  
 Bush Anemone  
 Island Bush Poppy  
 Giant Chalk Dudleya  
 Golden Yarrow  
 Island Bush Snapdragon  
 Toyon  
 Douglas Iris  
 San Diego Marsh Elder  
 Basket Rush  
 Wild Rye  
 Lomandra Breeze  
 Grape Holly  
 Laurel Sumac  
 California Deer Grass  
 Catalina Currant  
 Coffee Berry  
 Lemonade Berry  
 California Wildrose  
 Black Sage  
 Jojoba  
 Lilac Verbena  
 San Diego County Viguiera



Marina Strawberry Tree  
*Arbutus 'Marina'*



Western Redbud  
*Cercis occidentalis*



California Sycamore  
*Platanus racemosa*



Coast Live Oak  
*Quercus agrifolia*



*Chilopsis linearis*  
Desert Willow



Aloe spp.



Small Cape Rush  
*Chondropetalum tectorum*



Mauritus Hemp  
*Furcraea foetida*



*Muhlenbergia rigida*  
Deergrass



*Grevillea* spp.



*Encelia californica*



California Aster  
*Aster chilensis* 'Point St. George'



*Erigeron karvinskianus*  
Santa Barbara Daisy



Autumn Sage  
*Salvia greggii*



California fuchsia  
*Epilobium canum*



Island Bush Poppy  
*Dendromecon harfordii*



Island Bush Snapdragon  
*Galvezia speciosa*



Cleveland Sage  
*Salvia clevelandii*



Black Sage  
*Salvia melifera*



Lilac Verbena  
*Verbena lilacina* 'De La Mina'

## Preliminary Grading and Drainage Plan

The site slopes generally from the northwest, along Murray Hill Road, down to the southwest, along Waite Drive. There is about 45' of elevation difference from the northwest corner of the site to the southwest. It is immediate and intense at first, then follows a steadier grade moving west.

The grading strategy is to work with the existing topography as much as possible. The natural slope is highlighted in the design. Regrading will be done to create two distinct levels of accessible activity zones. The dog run is the upper level in the north and the playground, lawn, and parking lot form the bottom level to the south.

The proposed drainage design will mimic the existing drainage pattern from the northeast to the southwest. The proposed improvements will result in an increase in runoff, which will be mitigated in the proposed basin along the western edge of the site. The entire site is designed to drain to the bio-retention basin on the west and Waite Dr to the south. Onsite drainage systems will convey flow from the site to the proposed basin. Underdrains will be provided for the playground and workout areas and will also convey runoff to the basins. Since there is no existing storm drain in Waite Drive along the project frontage, new storm drain is proposed to convey discharge from the basin to the existing storm drain system approximately 150' west of the site in Harris Street.

## Preliminary Water Quality

The project will be subject to City stormwater quality requirements for Priority Development Projects (PDP). This will require low impact development (LID) site design, source control, pollutant control (treatment), and flow control (hydromodification management). The sizing and selection of Best Management Practices (BMPs) will be documented in a Water Quality Technical Report (WQTR) that will be prepared during final design. The proposed site improvements include the biofiltration basin located along the western edge of the site. This basin will service both water quality and flood control purposes. The project will also require a Stormwater Pollution Prevention Plan (SWPPP) prior to the start of construction. The project will likely be subject to the newly approved state requirements in the Construction General Permit.

### LEGEND

PROPOSED CONTOUR	— 450 —
STORM DRAIN	— SD —
UNDERDRAIN	- - - - -

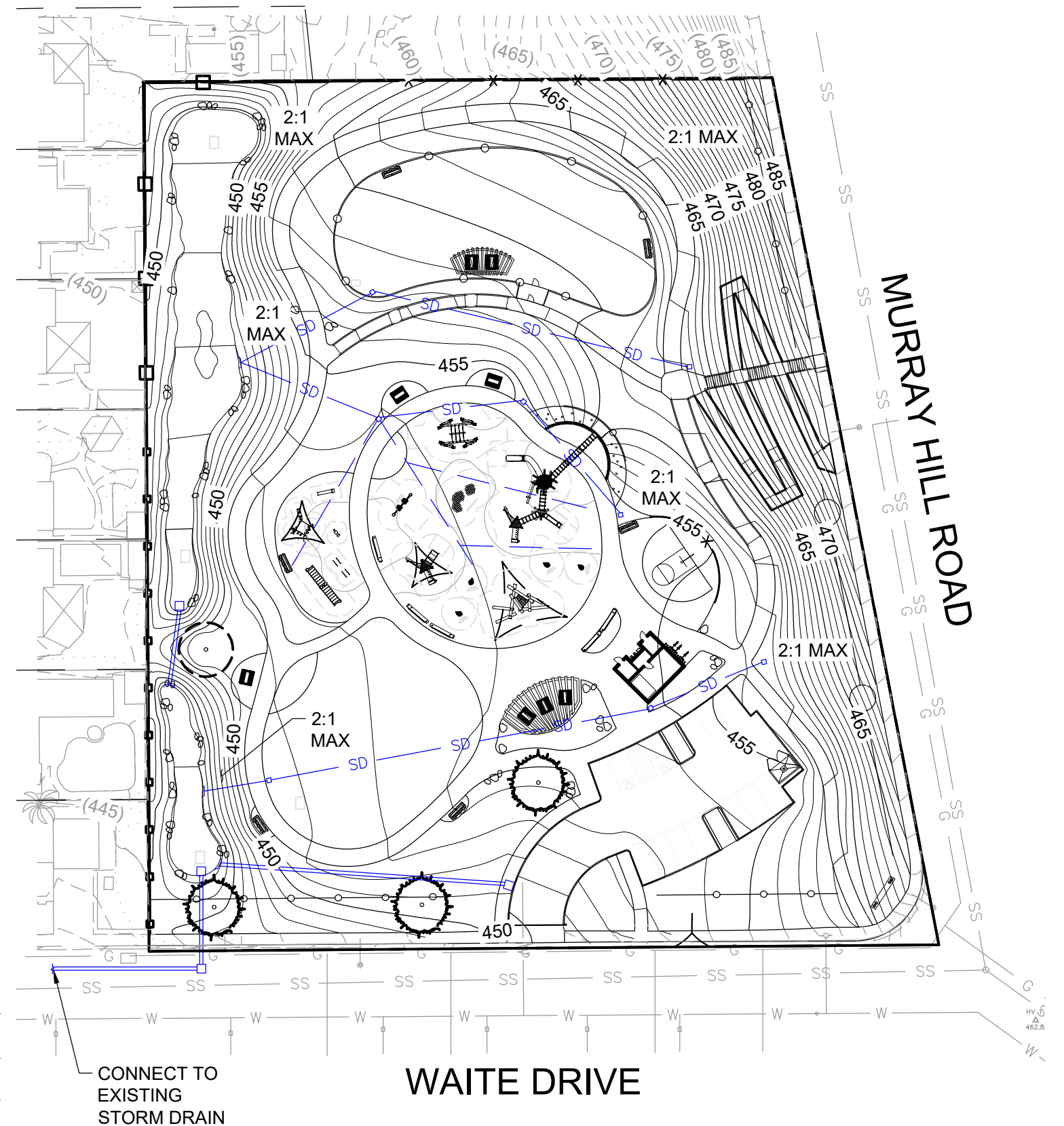


Figure 3.5: Preliminary Grading and Drainage Plan

# Preliminary Drainage Study

A preliminary drainage study for the project site was prepared as a stand alone document companion to the master plan report. The proposed improvements result in an increase in peak flow rate. Preliminary sizing calculations are provided for 100-year peak flow attenuation. The Drainage Study also includes sizing calculations for onsite drainage systems.

The study addresses the following objectives:

- Quantify and compare the 100-year peak flow rate in the existing and proposed conditions to assess the project's impact on existing drainage facilities.
- Perform sizing calculations for onsite drainage systems.
- Perform preliminary sizing calculations for the multi-purpose basin.

The following figures are excerpts from the preliminary drainage study:

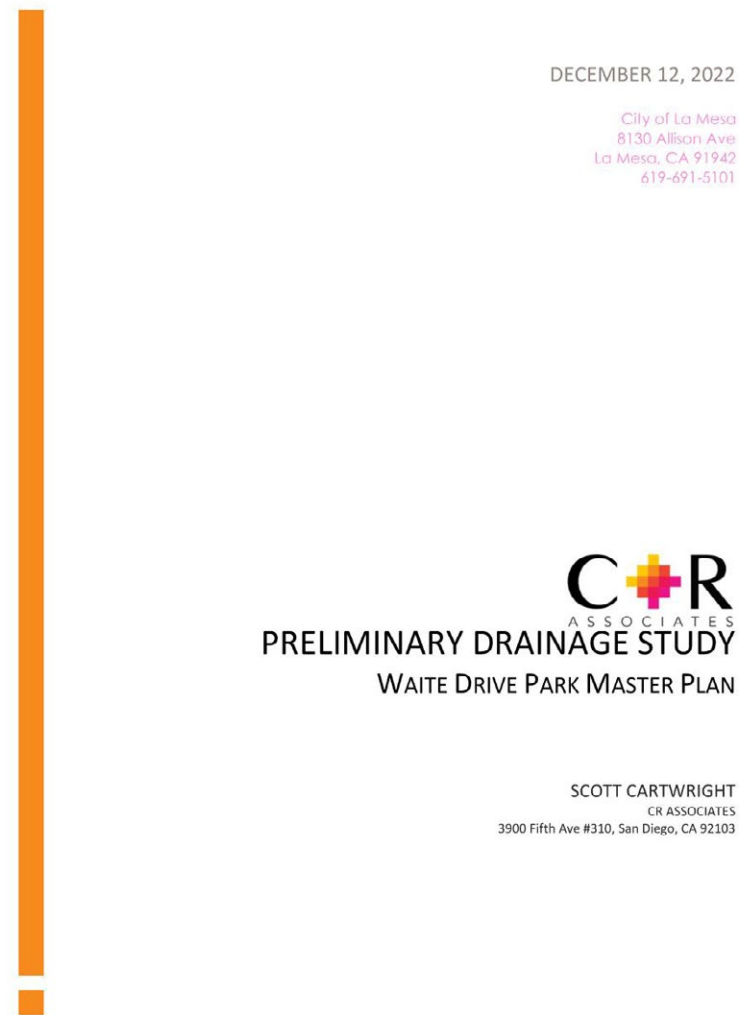


Figure 3.6: Preliminary drainage study cover

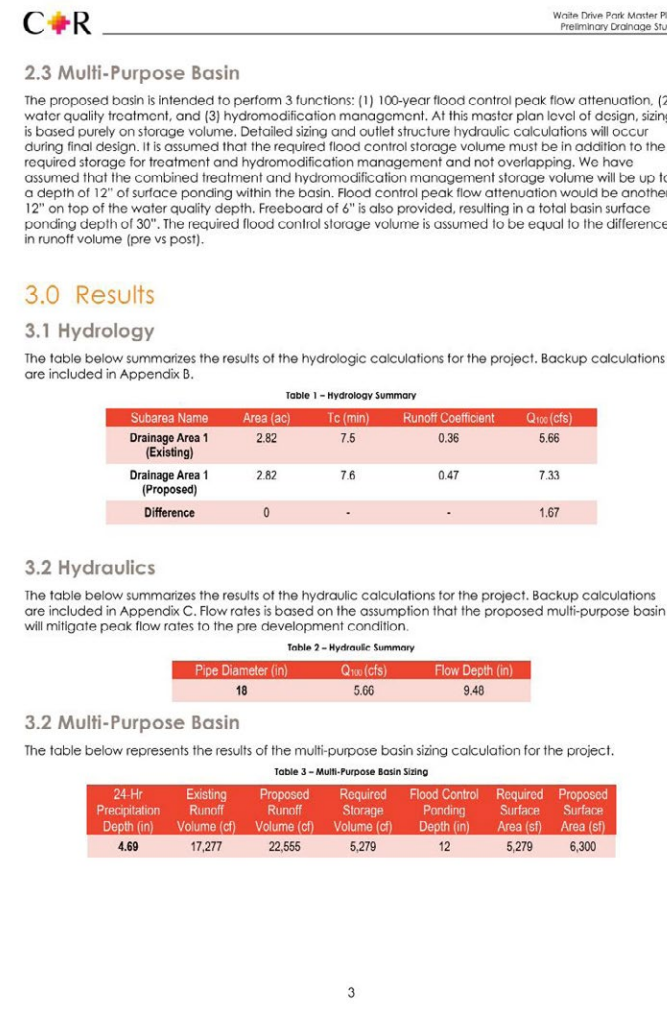


Figure 3.7: Hydrology calculation results

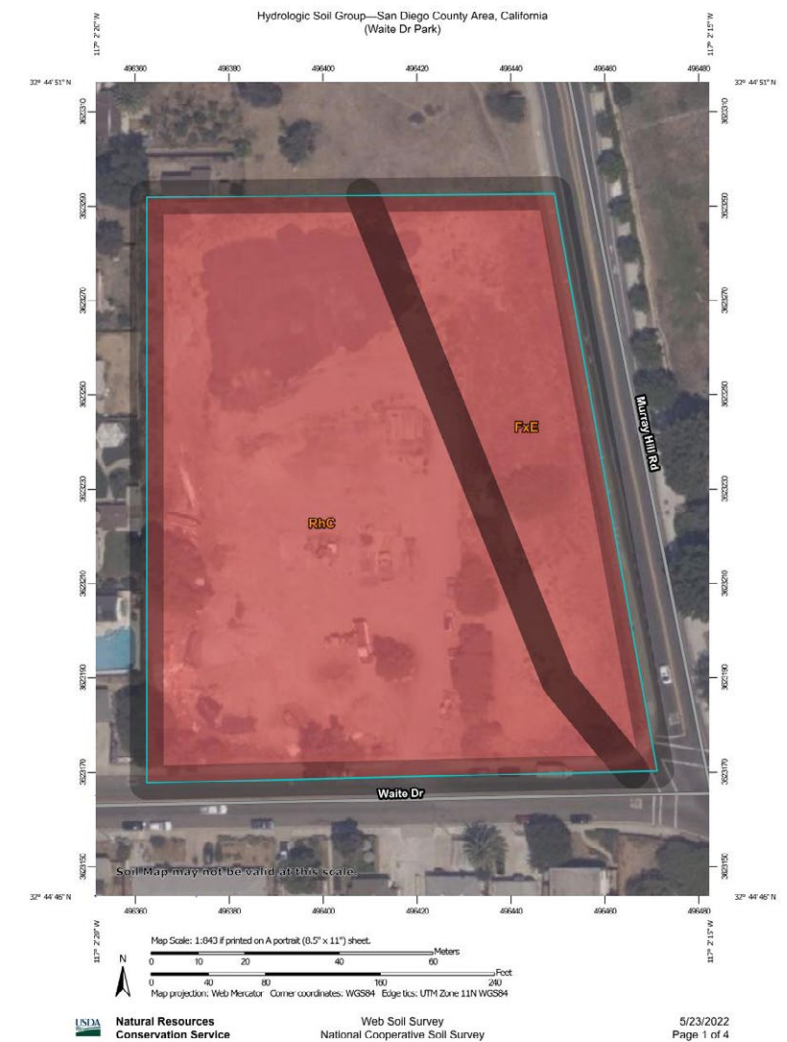


Figure 3.8: Web soil survey



# Preliminary Drainage Study

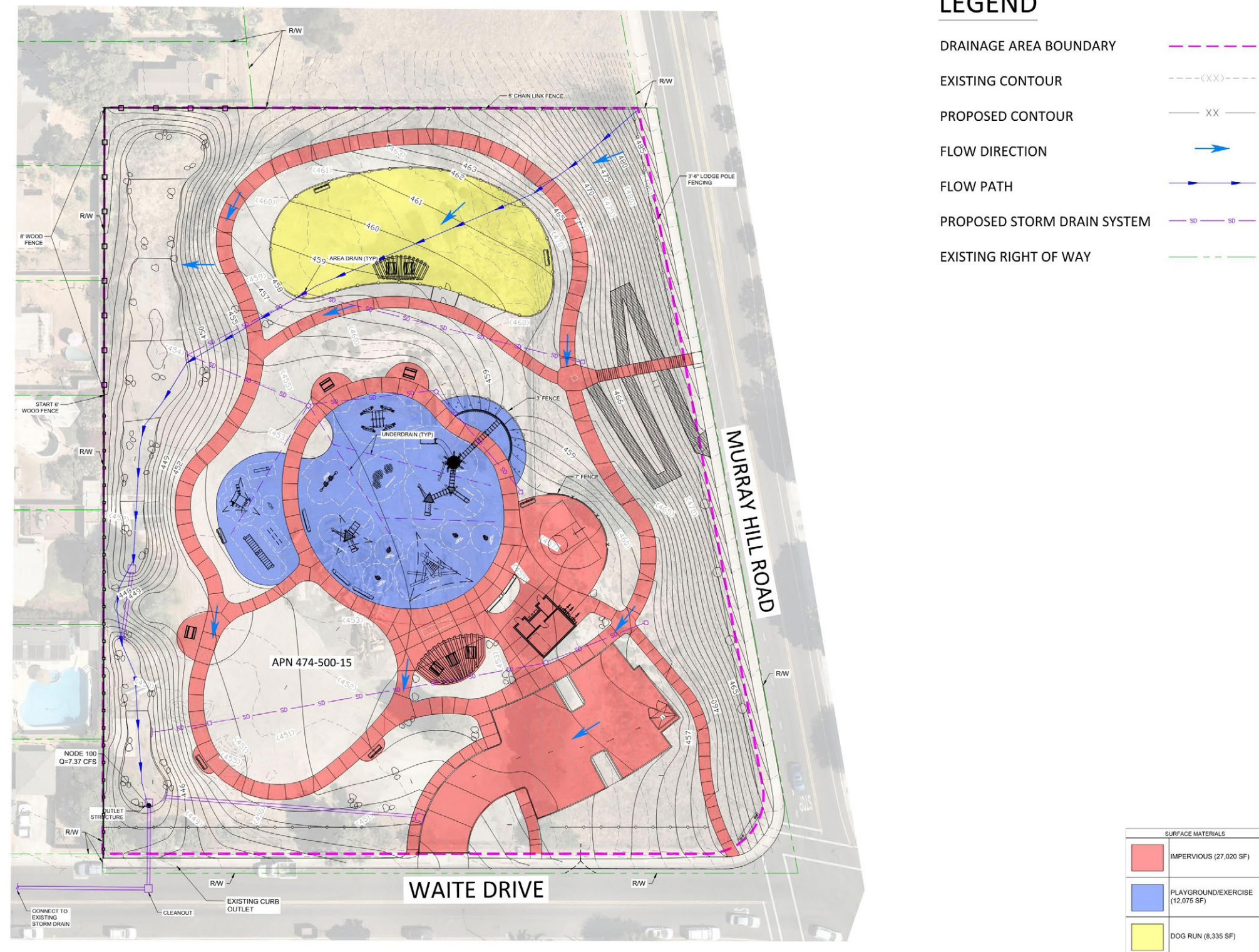


Figure 3.9: Hydrology map

# Preliminary Electrical and Lighting Plan

The electrical services available for Waite Park from SDG&E, is a single phase 1 20/240 V system with the maximum amperage of 200 Amps. The existing transformer at Waite Dr will be reused with a new 200 Amp meter pedestal installed. This amperage will be sufficient to power the park along with the planned comfort station building. The planned electrical pedestal will be stainless steel in construction.

Pedestrian and Parking lot scale lighting solar powered will be provided throughout the walkways and lots on the site enhanced by down lighting at Trellis and some building lighting. The solar powered lights used will be provided with a 10 year warranty on their batteries. All lights will be diecast aluminum for long life and low corrosion. Concrete sonotube footings will be provided for the pedestrian and parking lot lights. Trellis lights will be wired in a way to conceal all wiring as much as possible.

Solar lights are prioritized to align with the sustainability goals of the site. Fixtures with a wooden aesthetic are an alternative finish available with certain manufacturers. Recommended manufacturers and models are specified in the appendix.

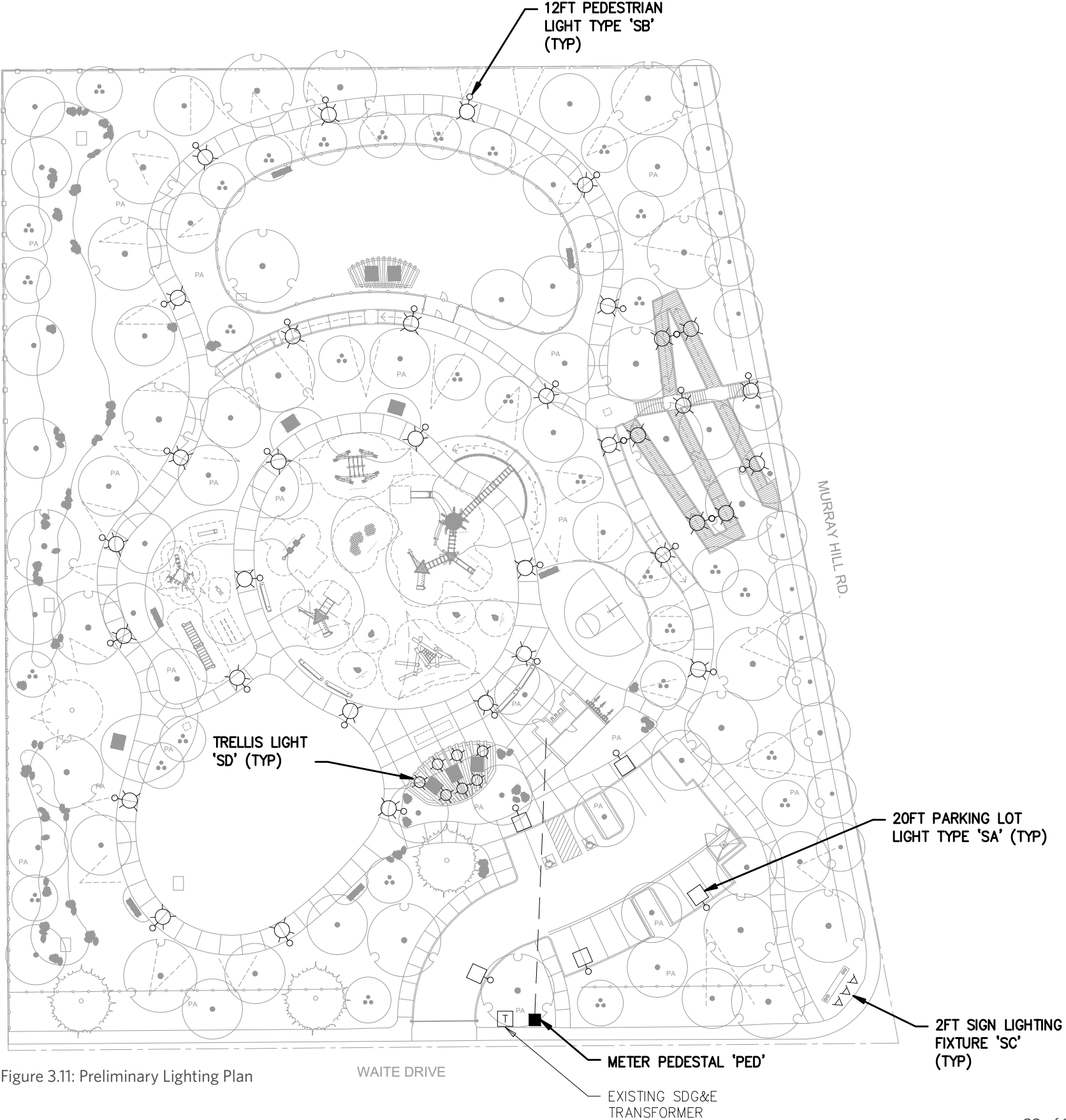
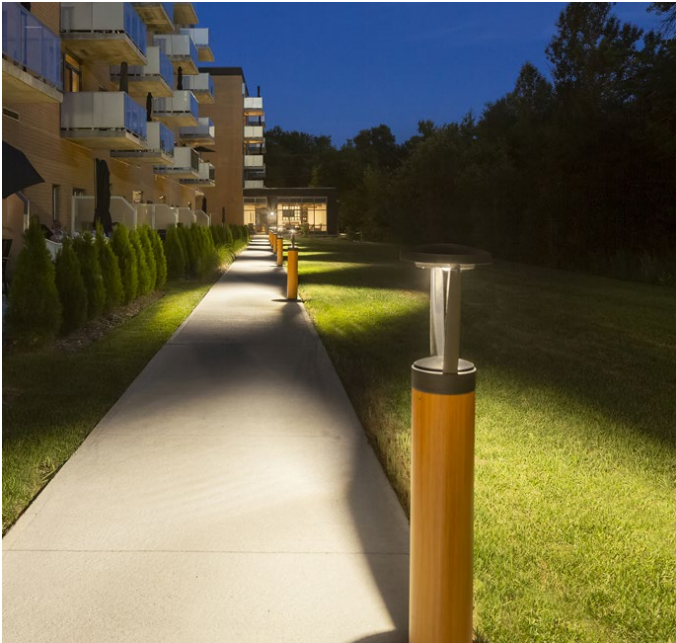


Figure 3.11: Preliminary Lighting Plan

# 4 Construction & Operations

This section provides information and guidance relevant to funding, construction, and operations.

## Rough Order of Magnitude Probable Costs of Construction

A preliminary rough order magnitude (ROM) of probable costs for construction was created for Design Alternative #1, Design Alternative #2, the Draft Master Plan, and the Final Master Plan Design. The site improvements were analyzed and quantified. Using current market factor/supply chain/inflation impacts, an opinion of probable costs was created. It is important to note that construction costs fluctuate with time and large swings in costs were common in the last couple years. Per recent input from one of our cost estimating partners, we have been told prices have increased over 22% in the past year Jan 2021 through December 2021 with a forecasted 7.9% increase from Jan 2022 through March 2022. We recommend keeping this inflation/escalation pricing in mind as we get closer to bidding the project.

The (ROM) estimate of anticipated construction costs for Design Alternative #1 is \$5.9 million to \$6.4 million.  
 The (ROM) estimate of anticipated construction costs for Design Alternative #2 is \$5.6 million to \$6.1 million.  
 The (ROM) estimate of anticipated construction costs for the Draft Master Plan is \$6.2 million to \$6.7 million.  
 The (ROM) estimate of anticipated construction costs for the Final Master Plan Design is \$7.7 million to \$8.2 million.

As the design and program of the park became more defined, so did the associated costs. The increase seen over time shows site elements added and the cost estimates becoming more accurate.

1. The costs below are based on current market factor/supply chain/inflation impacts. We recommend keeping inflation/escalation pricing in mind as we get closer to bidding the project.
2. SDG has been evaluating prevailing wage as a factor of the overall cost of the project as a quick method to forecast the additional labor costs required to fund a project utilizing prevailing wages vs. standard wages.

BASE BID SUMMARY		Extension
Drainage, & Utilities (Not including Building)		\$543,400.00
Stormwater Treatment Basins		\$503,600.00
Construction		\$2,868,475.00
Site Furnishings/Shade Structures		\$79,191.75
Playground & Fitness Equipment		\$1,652,252.50
Lighting and Electrical		\$119,100.00
Irrigation		\$255,105.00
Planting		\$298,450.00
Maintenance		\$29,690.64
	<b>SUBTOTAL HARD COSTS</b>	<b>\$6,349,264.89</b>
Prevailing Wage Factor	10% of Subtotal Hard Costs	\$634,926.49
	<b>SUBTOTAL</b>	<b>\$6,984,191.38</b>
Design	5% of Subtotal Hard Costs	\$317,463.24
Construction Contingency Costs	10% of Subtotal Hard Costs	\$634,926.49
	<b>Grand Total</b>	<b>\$7,936,581.11</b>

Figure 4.1: Summary of ROM from Final Master Plan Design cost analysis

## Potential Funding Sources

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There are a variety of potential grant funding sources that the City may consider. There are programs that operate on a Federal, State, or local level. Each program has unique criteria, application requirements, implementation requirements, and funding limits. Some require a certain minimum percentage of local funding match in order to qualify. Programs that the City may consider for this project include those administered by the Office of Grants and Local Services (OGALS), California Department of Parks and Recreation, California Natural Resources Agency (CNRA) Bonds and Grants, and the Clean California Local Grant Program (Caltrans). Potential funding sources are also available for specific elements of the project, such as the proposed water quality features. Funding from multiple sources can be acquired, but can also present additional challenges and complications for the project if there are conflicting requirements or schedule constraints.

## Maintenance & Operations

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The park at Waite Drive is a typical passive 2.8 acre neighborhood park with amenities to serve the local community like other neighborhood parks in La Mesa. These amenities will require maintenance including landscape maintenance and equipment maintenance costs, cleaning and janitorial services, supplies, trash collection and utility costs.

Maintenance costs for the park at Waite Drive are projected to be \$13,440 annually. The city of Mission Viejo who contracts for all park maintenance services was contacted. They receive specific bids on each of their parks from contractors and has established a cost of \$400 per acre per month for passive neighborhood parks such as this.

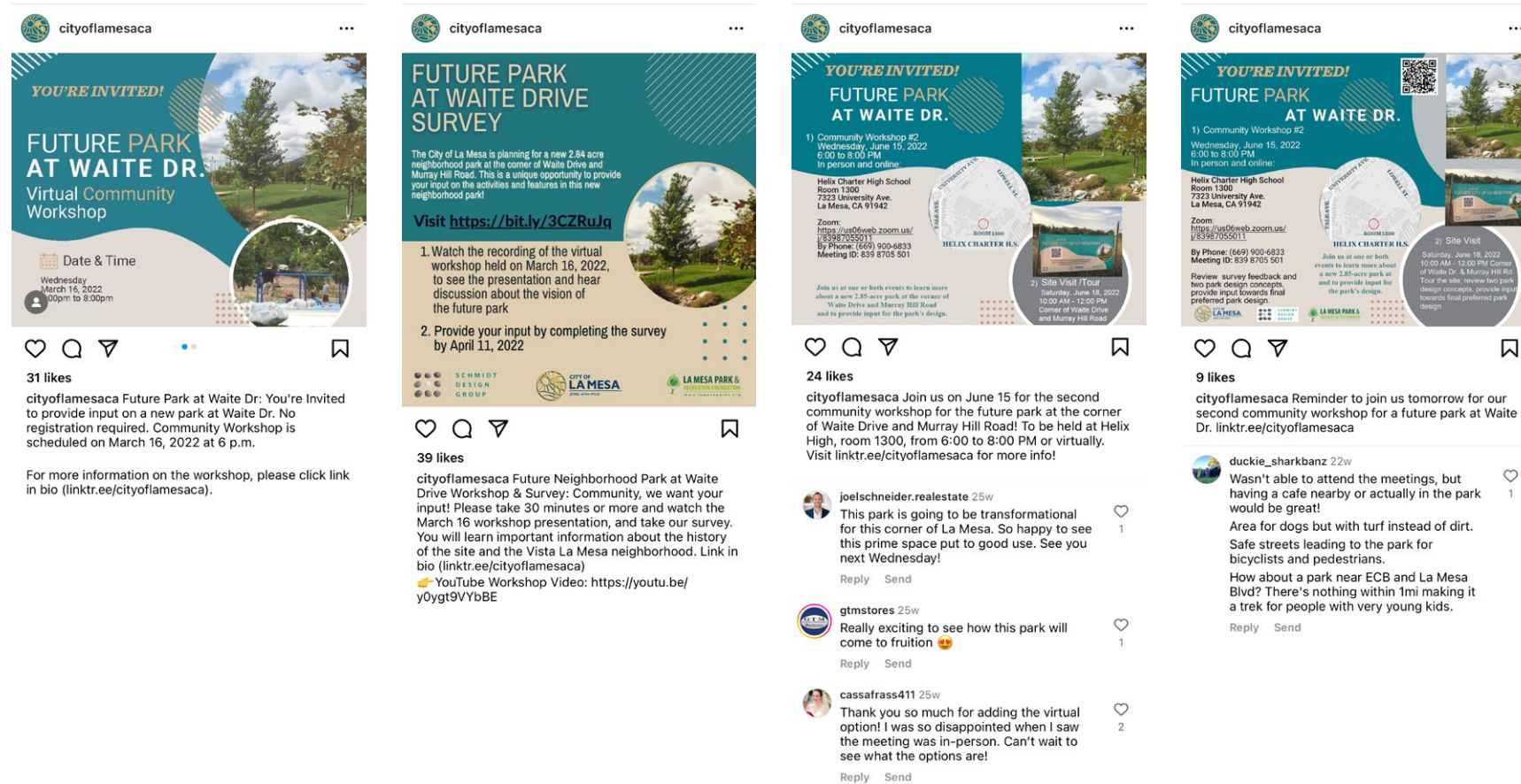
The park at Waite Drive has a number of elements available to serve the community. There is an opportunity for a revenue stream for use of some of the amenities. Day Use/Reservable Site permits can be issued for up to 50 guests at a cost of \$40 for residents and \$50 for non-residents. Based on averages at similar parks in La Mesa there could be approximately 32 permits issued generating \$1,280 - \$1,600 annually. There may also be an opportunity for commercial use for fitness or small operators which have been conducted in similar parks. Eight permits could be issued for a total of \$1,040. Further they may be an opportunity to host contracted youth programs in the grassy area generating \$2,000 a year. These details have been generated by the City of La Mesa based on similar use in the city.

# 5 Appendices

This section is dedicated to the resources used over the course of this process and the documents produced from community research.

## Social Media

The following are Instagram posts to notify the community of park updates.



## Mailers

The following images are the postcards distributed to inform the public of the community workshops.



**Online Survey: March 16th - April 11th, 2022**

The following images of the questions from the public survey conducted online.

Neighborhood Park at Waite Dr. Community and Amenities Survey - Saved

Questions Responses 295

1. What Zip Code do you live in? \*

Enter your answer

2. How frequently do you or other members of your household typically visit the parks or open space areas in the City of La Mesa?

- More than once a week
- Once a week
- Once a month
- 2-3 times a month
- Less than once a month
- Not sure (Don't visit parks in the City of La Mesa)

Neighborhood Park at Waite Dr. Community and Amenities Survey - Saved

Questions Responses 295

3. Do you live within a 15 minute walking distance to the property at Waite Drive and Murray Hill Road?

- Yes
- No

4. Do you have a child under the age of 18 in your household?

- Yes
- No
- Prefer not to answer

Questions Responses 295

6. Describe your vision for the character of the park in word or phrase

- Native and natural
- Formal and contemporary
- Peaceful and quiet
- Full of activities
- Inspired by local history
- Inclusive and multi-cultural
- Other

7. What are the most important considerations for you for this park design?

Enter your answer

8. Please provide any additional thoughts and considerations.

Questions Responses 295

8. Please provide any additional thoughts and considerations.

Enter your answer

9. Last question, if you were to name this park, what would you name it?

Enter your answer

10. If you would like to keep updated with the latest news regarding the park, please add your email below:

Enter your answer

+ Add new

Questions Responses 295

5. Which activities and features would you like to see at the proposed park at Waite Drive?

	High Priority	Medium Priority	Low Priority	Should NOT be included	No Opinion
Turf Area for Active Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gathering Area for Neighborhood Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-leash dog run	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community garden	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Restroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Off-street parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Full or half court basketball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volleyball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tennis	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pickleball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bocce ball court or other games	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lights on sports courts so they can be used at night	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Children's playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor fitness stations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunities for public art displays	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paths for walking and jogging	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tree grove for shade	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Group picnic structure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Security lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
BBO facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The following images are notes that were taken on large post-it boards in front of the meeting to document comments from the public.

VISIBILITY FROM STREET  
GRAFFITI ON FENCE  
DOG RUN - SIZE, ALTERNATIVES  
- DOG LOOP? PICKLEBALL?  
- LEASH ONLY?  
SEATING THROUGHOUT  
LOOP AROUND DOG RUN  
DOG RUN PREFERRED ✓  
CONNECTION TO MHR ✓  
UNIQUE PLAY ✓  
↳ POSSIBLE NUISANCE

- PERIMETER CANVAS WALL
- TURF - HIGH WATER USE
- LOW WATER USE PLANTING
- WATER FEATURE
- NW CORNER TO BE TREATED SENSITIVELY
- DOG QTY AND NOISE
- ADDITIONAL POLICE PATROLS + SECURITY CAMERAS
- SYNTHETIC TURF AREA - MULTIPURPOSE
- RUNOFF FROM MHR - CISTERNS
- ICONIC TREES

- SAFETY AND SECURITY
- EXPLORATORY PLAY COULD BE DANGEROUS
- PREFER ONE ENTRANCE ON WAITE
- WOW FACTOR
  - LOCAL ART
  - CONNECTION TO LAMESA
  - ALT 2 PLAY

- SUSTAINABILITY
  - SOLAR
  - WATER CAPTURE + REUSE
  - COLLABORATE WITH LOCAL ORGANIZATIONS + COMMUNITY

**Community Input Period on Design Alternatives: June 15-30, 2022**

Some of the emails received to our project email account.

**Park Feedback**

**Park:**

Thank you so much for putting the detailed park plans on line and asking for feedback!

- I am so happy to see the inclusion of a dog park, dogparks for both dogs, walkers, and people. This is exactly what we need!
- Planning a pedestrian entrance off Murray Hill Rd. would be great. I was unclear if Plan 2 or an enclosed walking entrance, but it's nice to see that up too. I hope there will be the parking alternatives? We do think about light to a couple of hours outdoors is a huge benefit to the park!
- I think I would prefer regular grass for the dog run, and to be nice to dogs and really the entire neighborhood park, get the decorative gravel would probably be better. We have without that at home and it does get hot in and dog poop is harder to clean up.
- I don't like the big ball on some events. I'm concerned about the fence section, was there, but I guess some materials that come with the service station. I never see them used at service area. Both those are like what? In a matter of money I also don't like the ball issue in research. But maybe some of the other ball could use it.
- I love the water and natural water for the park.
- I love the open turf area for play and shaded table structures. I guess that means I like Plan 1 better, taking the corner of the park better option in Plan 2.
- As a mother of two young of boys, I think I like the play area closer to Plan 2 more. But as long as there are two open playgrounds and paths, there is no need. It is really too bad there are 7 swings at Reynolds Park.
- Check out the Murray Hill Park area great names.

Thank you very much for your work on the project! We can't wait for our family to use the park!

Hello,  
I'm a resident from La Mesa and wanted to provide a small list of park ideas and opinions. Please see below.  
**Park Suggestions:**  
The Vegas Outlet Center had these really wonderful animal statues with a forest theme for their shopping mall. Probably one of the most realistic places I've ever been if you want to go to google maps street view and check it out.



I noticed someone wanted art with a bit of character. As a kid I was quite fond of old folk tale or fable artwork, especially fabled characters in a kind of fantasy setting like the pictures below. Not any artwork by the way, just some sat people. Might be tough to do, but it was the first thing I thought of when I heard that.



**FW: Park use on Waite Dr**

I hope this finds you well.

It has been brought to my attention that the park on Waite Drive is open to ideas for public use. As a 44 year resident in San Diego, I chose La Mesa as my forever home 7 years ago after living in downtown San Diego for ages I love La Mesa so much. However, there's something missing. La Mesa is lacking safe places for people to enjoy roller skating. I've been skating regularly since 1976 and I have to travel to places like the beach boardwalk, Liberty Station and Balboa Park 2-3 times a week to skate somewhere open and safe enough to skate. With the gas prices becoming so outrageous, it's becoming harder to justify driving on teacher's pay to go skate so far away from home. La Mesa would really benefit from this kind of open space which could act as a multipurpose space for so many wonderful activities.

Thank you for your time in considering this for what could be a dream come true!

**An additional idea**

Looking at this area, I think there could be a roller rink as well! A great community sport and a place for children to meet, have birthday parties, church and school fundraisers, skating classes as well as an Artistic Skating Club. I've been involved in roller skating as a session skater, artistic competitive skater, employee, manager and head of promotions for a good part of my life. If you'd like any further information please feel free to contact me.

I would love to see a roller rink in this area. I had the best time skating in my park when I was a kid. I would love to see a roller rink in this area. I had the best time skating in my park when I was a kid. I would love to see a roller rink in this area. I had the best time skating in my park when I was a kid.



I believe the idea of a roller rink is really great. I have seen people like to go to roller rinks and have a good time. I would love to see a roller rink in this area. I had the best time skating in my park when I was a kid. I would love to see a roller rink in this area. I had the best time skating in my park when I was a kid.

Thank you for bringing it of thought into the development of the park. Park is looking great so far!

**List of Park Ideas at Waite Drive**

Please see the attached list for park ideas. Sorry it's a bit late minute!

Thank you!

Sent from My In Windows

[Park Idea List.docx](#)  
147KB

**Waite Drive park feedback**

Hi team -

Thanks for sharing your work with us. I've lived in the area since 1971 and am excited to see this property being developed into something for the community.

I live north of the property and would be visiting by walking there so I really like the access from Murray Hill Rd in the first design.

I do NOT like synthetic turf. We don't need more plastic-like substances in our lives, we need more nature and natural products.

I like pretty much everything about design number two. If you could add access from Murray Hill Road and extend the design to include the property that belongs to the HCA behind the property, it would be pretty perfect.

I look forward to seeing it come to life and enjoying it in the years to come.

Thanks!

Don't worry, be happy!

**Comment about the future park's design**

Hello! I am Tatiana Popescu and I attended the last zoom presentation and came for a short visit to the site on June 18.

I have the following comments:

- A. I like option 2 because it has more trails and a very special playground. My grandkids would love it.
- B. I hope we are not using anywhere in the park artificial grass.
- C. I would like to see the dog park within the park eliminated or if that's too much to ask, reduced to a minimum in terms of size. People with dogs can go to places entirely dedicated to that aspect.
- D. Can we look into lighting the park at night so we keep it nice and clean?
- E. I would like to see water features incorporated in the design and I will send some examples.
- F. I would like to see sculptures incorporated in the design. I do not have an example to send.
- G. I've seen a different trash can in Balboa park close to Mingel complex. It looked elegant and would be nice to implement a variety of ideas.
- H. Can we install a nice kiosk where people can buy good quality refreshments and maybe gelato?

Thank you so much!



- I hope you'll consider to include...
- What about the online park becoming pollinator friendly? Incorporate Mediterranean plants as well as native ones. Especially trees.
- Perhaps you can consider to include a paved path. Then a red one. Arranging one. Etc.





**Community Meeting #4: Community Services Commission - September 14, 2022**

The following images are notes that were taken on large post-it boards in front of the meeting to document comments from the public.

- Shrubs in front of fence
- Police cameras
- Planning cameras throughout park
- Benches - multiple benches along walking route
- Shade structure - could this be a solid covered structure
- Dry creek bed / Bio-retention basin will collect water for about 24 hrs after rain
- Fence along north extends past homes

- Bio-retention basin percolates water based on geo-technical report
- Proposing street trees to shade MHR sidewalk
- Rollerskating - have concrete be smooth (smoother joints)
- Basketball court be used for rollerskating activities
- Fuel tanks on property - 2012 site went through "Brownfield" cleanup
- Ground water issues on Waite Dr / Harris St. - allowing water to percolate might create problems. This will be cleared by geo-technical report. If there is concern a liner will be added to swale.

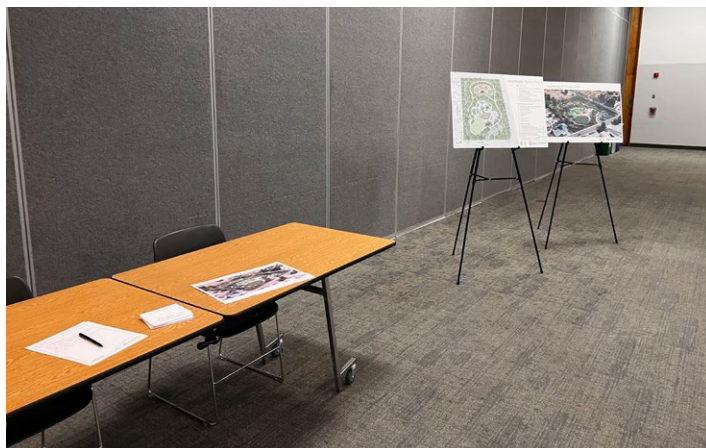
- Security concerns / Response of police to security issues - without being locked concerned about drug problems / inappropriate activity
  - ↳ providing plenty of activity in the park - "eyes on the park"
  - ↳ possible gate access
- How much money is secured for design / construction - currently funding for design only. Possible sources of funding are raising developer impact fees, grant funding, possible bond
- Appropriate channels for emails about the park relating to operations, security. parkatwaitedrive@gmail.com

- Site Resident Supervisor - looked into this but found not appropriate for this area. Possible for community-oriented supervising.
- Natural grass was preferred over synthetic turf
- Asking for additional shade where possible
- There will be drinking fountain and hydration station. Water also at dog run.
- Existing timbers onsite will mostly be used at Collier Park.
- Self-cleaning bathrooms
- Security cameras focused on park

- Self-cleaning bathrooms failed downtown
- Outlets for plugging in projector (near lawn)
- Extending walkway for exercise
- Playground and elevated ramp most expensive features of park
- Expected lifespan of wood elements - depends on type of wood used - plenty of options for longer lasting woods / composite materials
- Maintenance schedule for (at least 25 years) taking care of the park long-term.
- Water feature / water play - possible misters - anything more will be very expensive due to DEH regulations
- Resilient surfacing and Fibar used below playground
- Parking - 2 ADA spots along with 11 additional spots.

**Community Services Commission Meeting: September 14, 2022**

The following are pictures taken at the Community Services Commission public meeting presentation of the Master Plan



Sign-in sheet and welcome materials.



Introduction and presentation.



Post presentation discussions.



Q & A from in-person and online attendees.

## **Referenced Websites**

- **City of La Mesa - [cityoflamesa.us](http://cityoflamesa.us)**
- **City of La Mesa, New Park at Waite Drive - [cityoflamesa.us/1693/New-Park-at-Waite Drive](http://cityoflamesa.us/1693/New-Park-at-Waite-Drive)**
- **Earthscape - [earthscape.com](http://earthscape.com)**
- **CRA - [cramobility.com](http://cramobility.com)**
- **ExoFit - [exo.fit](http://exo.fit)**

## **Earthscape Play Equipment**

The following are equipment pieces that are part of the Children's Playground and the Adult Fitness Area

### **Playground**

- **2-5 Nature Play Structures**
- **Log Tower 3**
- **30' Play Bridge**
- **Small Bridge to Log Tangle**
- **Presidio Wood Wall**
- **Retaining Wall for Climbing Structure**
- **Giant Rope Swing**
- **Single Bay Swing**
- **Log Pile 8.2 with Shade Sail**
- **Slide Platform 900 with Shade Sail**
- **Stepper Cluster L3**

### **Fitness Area**

- **Fabric Shade Sail Structure - Fitness**
- **ExoFit ExoPod**
- **ExoFit 5113 Sit-Up Apparatus & Sign**
- **ExoFit 5114 Push-Up Apparatus & Sign**
- **ExoFit 5118 Beam Walk Apparatus & Sign**

## Lighting Fixtures

The following are recommended manufacturers and models. See Figure 3.11: Preliminary Lighting Plan for layout and location of fixtures.

**KIM LIGHTING**

Type: \_\_\_\_\_  
Job: \_\_\_\_\_  
Fixture Catalog number: \_\_\_\_\_

### 25" Sign / Wall Lighter 4324 LED Series

Extruded Aluminum, PicoPrism™ LED  
revision 9/9/15 • kl\_4324led\_series\_spec.pdf

**Fixture Options:**  
Ordered Separately from Fixture  
See page 2

**Mounting Options:**  
Ordered Separately from Fixture  
See pages 3-5

**Approvals:**

**Date:** \_\_\_\_\_  
**Page: 1 of 5**

**Specifications**

**ORDERING INFORMATION**

Fixture	Light Engine	Length
<input type="checkbox"/> 4324P70 / 16L3KUV	37W, 16 LED's, 3000K	25"
<input type="checkbox"/> 4324P70 / 16L4KUV	37W, 16 LED's, 4200K	25"
<input type="checkbox"/> 4324P70 / 16L5KUV	37W, 16 LED's, 5100K	25"

UV = Universal Voltage from 120 to 277V with a ±10% tolerance.

**Finish**

BL - Black  
 DB - Dark Bronze  
 GR - Verde Green

FRONT

SIDE

**Housing:** One piece extruded aluminum with die cast aluminum ends.

**Swivels:** Two, die-cast aluminum, with locking teeth and 1/2" solid brass NPT mount. Swivel locked by 7/16-20 stainless set screw. Clear anodized prior to powder coating for added corrosion resistance.

**Lens:** Semi-diffused flat acrylic, fully gasketed, retained by a concealed extruded aluminum rail with recessed captive hex socket head fasteners.

**Wiring:** Factory prewired with No. 18AWM rated 105°C, leads extended from swivel base.

**Electronic Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired. Electrical and optical modules attaches to housing with stainless steel hardware, accessible by removing the rail and lens. Driver is rated for -40°F starting and has a 0-10V dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva DDTV, Lutron Nova NDTV and NTFTV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming leads.

**Optical Module:** Each precision, replaceable PicoPrism is positioned to aim directly out the lens toward the task. The entire optical system fastens to the housing as a one-piece module.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powder coat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (GR) Verde Green.

**Listed To:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2 250.0 Luminaires.

**Warranty:** Kim Lighting warrants 4300 Sign Lighter LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finishes, (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

**Caution:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

<sup>1</sup>Suitable for wet locations.

HUBBELL  
UL LISTED  
© 2015 KIM LIGHTING INC. • 16565 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716  
KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

2' Sign lighting fixture 'SC'

## SCL2 Series

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Project: \_\_\_\_\_

Type: \_\_\_\_\_ Quantity: \_\_\_\_\_

The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction and unequalled performance, the SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Using solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

### TECHNICAL SPECIFICATIONS

<p><b>Solar Module:</b></p> <ul style="list-style-type: none"> <li>• High-efficiency monocrystalline cells</li> <li>• Inconspicuously integrated into the top of luminaire</li> <li>• Used for day/night detection (no photocell required)</li> </ul> <p><b>Solar Lighting Controller (SLC):</b></p> <ul style="list-style-type: none"> <li>• Microcontroller-based technology</li> <li>• High-efficiency, Maximum Power Point Tracking (MPPT) battery charger</li> <li>• Built-in high-efficiency LED driver</li> <li>• Multiyear data logging</li> <li>• Automatically manages lighting performance based on environmental conditions and lighting requirements</li> <li>• Integrated into luminaire housing</li> </ul> <p><b>Battery:</b></p> <ul style="list-style-type: none"> <li>• High performance lithium (LiFePO<sub>4</sub>)</li> <li>• Exceptional 10+ year lifecycle</li> <li>• High temperature tolerance</li> <li>• Contained within luminaire housing</li> <li>• Designed for easy battery changes when required</li> </ul>	<p><b>LEDs and Optics:</b></p> <ul style="list-style-type: none"> <li>• 100,000 hour L70 lifetime LED</li> <li>• Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available</li> <li>• High-efficiency type 2, 3, 4, 4f, and 5, full cutoff optics</li> <li>• Typical lumen output from 3000 to 3250 lumens</li> <li>• Optional backlight shield</li> <li>• Wildlife-friendly amber option available</li> </ul> <p><b>Mechanical Construction:</b></p> <ul style="list-style-type: none"> <li>• Extruded and formed, low copper aluminum enclosure and mounting arm</li> <li>• Stainless fasteners with security fastener option</li> <li>• Architectural grade, super durable, TGIC powder coat</li> <li>• Four standard colors with custom colors available</li> </ul> <p><b>Factory Set Lighting Profiles:</b></p> <ul style="list-style-type: none"> <li>• 11 standard duration profiles available</li> <li>• Real time lighting profile options available</li> <li>• See lighting profile sheet for all options</li> <li>• Lighting profiles and motion sensing options are field configurable with app</li> <li>• Motion sensing capabilities optimize performance based on usage</li> </ul> <p><b>Wireless Controls:</b></p> <ul style="list-style-type: none"> <li>• Easy-to-use interface via iOS smartphone app</li> <li>• Configure and control lighting profiles</li> <li>• Adjust dusk and dawn thresholds</li> <li>• Motion sensing capabilities optimize performance based on usage</li> </ul>
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First Light Technologies Ltd. | www.firstlighttechnologies.com | info@firstlighttechnologies.com | 1.844.279.8754  
SCL2: 70-0038 07 June 2021 | © Copyright First Light Technologies Ltd.

20' Parking lot light type 'SA'

## IPL Series

SOLAR LED INTEGRATED ARCHITECTURAL AREA LIGHT

Project: \_\_\_\_\_

Type: \_\_\_\_\_ Quantity: \_\_\_\_\_

The IPL series solar LED luminaire is an ideal choice for architectural, commercial, recreational pathway and public space lighting applications. The self-contained, contemporary, rectilinear design smartly embraces modern solar power, adaptive control and LED technologies. With robust construction and unequalled performance, the IPL series is an excellent fit wherever high-quality, full-cutoff lighting and minimal visual clutter is required.

Using solar power and LEDs, the IPL is completely self-contained and offers significant benefits over grid-based lights including:

- Cost-effective design that ships fully assembled and installs in minutes
- Wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

### TECHNICAL SPECIFICATIONS

<p><b>Solar Module:</b></p> <ul style="list-style-type: none"> <li>• High-efficiency monocrystalline cells</li> <li>• Inconspicuously integrated into the top of luminaire</li> <li>• Used for day/night detection (no photocell required)</li> </ul> <p><b>Solar Lighting Controller (SLC):</b></p> <ul style="list-style-type: none"> <li>• High-efficiency Maximum Power Point Tracking (MPPT)</li> <li>• Micro-controller based technology</li> <li>• Includes high-efficiency LED driver</li> <li>• Multiyear data logging</li> <li>• Integrated into luminaire housing</li> <li>• Designed to automatically manage lighting performance based on environmental conditions and lighting requirements</li> <li>• Potted weatherproof construction</li> </ul> <p><b>Battery:</b></p> <ul style="list-style-type: none"> <li>• High performance lithium (LiFePO<sub>4</sub>)</li> <li>• Exceptional 10+ year lifecycle</li> <li>• High-temperature tolerance</li> <li>• Contained within luminaire housing</li> <li>• Designed for easy battery changes when required</li> </ul>	<p><b>LEDs and Optics:</b></p> <ul style="list-style-type: none"> <li>• 100,000 hour L70 lifetime</li> <li>• Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available</li> <li>• High-efficiency type 2, 3, 4, 4f, and 5, full cut-off optics</li> <li>• Typical lumen output from 800 to 1250 lumens</li> <li>• Optional backlight shield</li> <li>• Wildlife-friendly amber option available</li> </ul> <p><b>Mechanical Construction:</b></p> <ul style="list-style-type: none"> <li>• Cast, low copper aluminum design</li> <li>• Stainless fasteners with security fastener option</li> <li>• Architectural grade, super-durable, TGIC powder coat</li> <li>• Four standard colors with custom colors available</li> </ul> <p><b>Lighting Profiles:</b></p> <ul style="list-style-type: none"> <li>• 11 standard profiles options</li> <li>• Real-time based lighting profiles available</li> <li>• See lighting profile sheet for all options</li> <li>• Motion sensing capabilities optimize performance based on usage</li> <li>• Lighting profiles and motion sensing options are field configurable with app</li> </ul> <p><b>Wireless Controls:</b></p> <ul style="list-style-type: none"> <li>• Bluetooth low energy interface with iOS app</li> <li>• Provide configuration and control of lighting profiles</li> <li>• Adjustment over dusk and dawn thresholds</li> <li>• Motion sensing capabilities optimize performance based on usage</li> </ul>
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First Light Technologies Ltd. | www.firstlighttechnologies.com | info@firstlighttechnologies.com | 1.844.279.8754  
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12' Pedestrian light type 'SB'

### Lighting Fixtures

The following are recommended manufacturers and models. See Figure 3.11: Preliminary Lighting Plan for layout and location of fixtures.

**UOD-50001**  
Odessa 1 Small Floodlight



Diameter - 5.1" | Height - 8.6" | Weight 3.7 lbs  
IP66+ Suitable For Wet Locations  
IK07+ Impact Resistant (Vandal Resistant)



**Construction**  
Aluminum Casting  
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.  
Pre-paint  
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.  
Memory Retentive - Silicon Gasket  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.  
Thermal management  
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.  
Surge Suppression  
Standard 10kv surge suppressor provided with all fixtures.  
BVG Rating  
B2 - U0 - G0

**Stylish adjustable projector range.**  
**Naturally beautiful and unique contemporary family.** Odessa packs a punch with an abundance of options and accessories.

The Odessa family of floodlights have a modern aesthetic design and are a perfect lighting solution for most small to medium size spotlight and floodlight requirements. The floodlights can be aimed and locked in place to highlight specific features or elements in the environment, as well as provide security when illuminating dark areas on campuses and parks.

This small and medium range of high performance LED floodlight luminaires provides a robust design for demanding applications such as recreational areas, public spaces and architectural structures.

The luminaire has integrated heat sinks to facilitate LED cooling, as well as an integral driver. The Odessa is available in Narrow, Medium, Wide and Very Wide light distributions. Color temperature 2700K, 3000K, 3500K and 4000K. Luminaire has optional accessories, such as a ground spike, visors, louvers, and linear spread lenses.

For non standard fixture variations, as well as specific reflector requirements and dichroic filters, please contact the factory. Two mounting options are available, namely yoke mount and 1/2" serrated locking system with a fully rotatable with locking screw option for after installation aiming.

**Additional Options (Consult Factory For Pricing)**



**Paint**  
UV Stabilized 4.9mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seize Screw Holes**  
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connectors, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

**Optics & LED**  
Precision optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**  
180 /B 10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

7144 NE Progress Ct | 7503.645.0500  
Hillsboro, Oregon 97124 | P-503.645.0100  
www.ligmanlightingusa.com

**LIGMAN**  
LIGHTING USA

**Odessa Product Family**



UOD-50001 (Ø4.1") | UOD-50012 (Ø5.1") | UOD-50011 (Ø5.1")  
UOD-50004 (Ø4.1") | UOD-50011 (Ø5.1") | UOD-21021 (Ø4.1")  
UOD-20011 (Ø5.1") | UOD-21002 (Ø4.1") | UOD-21012 (Ø5.1")  
UOD-20021 (Ø4.1") | UOD-210312 (Ø5.1")



Trellis light 'SD'


### Borrowed earth

The plan below shows the new grading after soil is taken from the site to construct another City project.



### Preliminary storm water quality assessment checklist

Below is an excerpt from the checklist form.



**"APPENDIX A" STORM WATER APPLICABILITY CHECKLIST**

PUBLIC WORKS DEPARTMENT / ENGINEERING DIVISION  
8130 Allison Avenue, La Mesa, CA 91942  
Phone: 619.667.1166 • Fax: 619.667.1380

**PROJECT DATA:**

Owner's Name & Phone No: City of La Mesa

Address: 8130 Allison Ave, La Mesa, CA 91942 Permit No: \_\_\_\_\_

Project: Waite Drive Park Date Applied: \_\_\_\_\_

**PROJECT SITE DATA:**

- Area of the lot/parcel = 122,790 sf
- Existing impervious area = 1308 sf
- Impervious area after development = 27,020 sf
- Total area to be disturbed = 122,790 sf

a. Total disturbed area includes impervious area, construction material storage, staging area, graded slopes, new slopes and landscape areas.

**Notes:**

- The applicant may be required to submit WQTR or Standard LID Plan depending on the "Priority" as stated below.
- A Hydrology report may be required.

**STORM WATER REQUIREMENTS APPLICABILITY CHECKLIST**

Complete the checklist to determine which permanent best management practices (BMPs) and which construction BMPs are required for your project for storm water. *This form must be completed and submitted with your permit application.*

**PROJECT DETERMINATION CHECKLIST**

	Yes	No
1. Is the project a new development that creates 10,000 square feet or more of impervious surface (collectively over the entire project site).	X	
2. Is the project a redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site which has 10,000 square feet or more impervious surface).		X

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