

## Perkins Elementary Joint Use Park Proposal

### Project Overview

The Perkins Elementary Joint Use Park (Park) would be a partnership between the San Diego Unified School District, the San Diego Unified Port District, and the City of San Diego to acquire, build, and maintain a joint use park adjacent to Port tidelands in Barrio Logan.

The vision of the park includes a playground fenced off from open space. The playground would be exclusive to the school during school hours, and available to the public outside of school hours and during the summer and all school vacations. The proposal could include a vacation of Main Street between Sigsbee and Beardsley to provide for better community and school access, and to prevent current inappropriate truck traffic on Main Street through the community.

The park would be located on the block west of Perkins Elementary School (1770 Main Street) bounded by Sigsbee Street to the north, Beardsley Street to the south, and Harbor Boulevard to the west.

The Park would be a joint effort between all three entities to provide much-needed recreation space to the community, and to directly mitigate for marine terminal impacts from Port tidelands, located immediately adjacent to the property (see picture below).



## Project Elements

The Park would require acquisition of the property, site preparation and construction of the playground and other structures, and maintenance and operations once the park opens. The CIP funding proposal covers only funding for the Port's portion of construction, however, all costs are estimated to provide a holistic view of the project.

### *Acquisition*

Depending on whether a street vacation is part of the project, the total park area would be between 2.23 acres and 3.70 acres. The property has been for sale in the past, but currently is not listed. Prior estimates put the purchase price at \$12,500,000.00.

### *Construction*

The construction costs to build a typical joint use field (natural grass turf and a walking track) have been estimated at \$700,000 per acre. The grading, draining, irrigation, fencing, walkways, drinking fountains, etc are included in these costs. This includes hard and soft costs, contingency, bond and mobilization, CEQA and field change orders.

The park could also include a play area, at a cost of approximately \$850,000. This includes all the hard and soft costs, contingency, bond and mobilization, CEQA and field change orders.

### *Maintenance*

The City of San Diego is in discussions with the Unified School District to maintain and operate the park once built. Typical costs for this type of maintenance are \$50,000/year; however, a site-specific maintenance analysis of this park has not been done.

## Project Relation to Port Priorities

As noted in the CIP application, the Park proposal is a strong fit with current Port priorities and objectives. The project allows mitigation for marine terminal impacts in an area directly affected by those impacts, and would qualify for MTIF funding. By joining with two other entities, the project cost for the Port is extremely reasonable to achieve a much-needed amenity for the community. The joint use approach is tried and tested, with the City and School District having completed 76 such projects to date.