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City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

RE: *Letter of Justification for the El Corazon Aquatic Center*

The El Corazon Aquatic Center provides the City of Oceanside and its residents an exciting opportunity through the creation of a local a world-class aquatic facility to meet the community's ever growing aquatic needs. The aquatic center is a component of the El Corazon Specific Plan which is planned to provide the Oceanside community a mixture of land uses and activities: parks and recreation, habitat, civic services, commercial, and hotel amenities.

The proposed El Corazon Aquatic Center is located west of the existing El Corazon Senior Center at 3306 Senior Center Drive. The preliminary engineering of the El Corazon Aquatic Center has been guided by the following principals:

- Develop a world-class facility to serve Oceanside's residents.
- Enhance the City's aquatic programming and facility profile.
- Provide an iconic recreational destination while fitting into the framework of the El Corazon Specific Plan.
- Provide a multi-generational community center facility.
- Create a facility that is environmentally sustainable, that reduces maintenance and operational costs, and supports revenue generation.

Project Location

The project site is located within the El Corazon Specific Plan area which is in the central portion of the City of Oceanside. The project site is approximately one mile south of the San Luis Rey Mission Expressway (State Route 76) and approximately two miles north of the Ronald Packard Parkway (State Route 78). Locally, the project site is located west of the intersection of Rancho Del Oro Drive and Senior Center Drive. The project site is more specifically situated directly to the west of the El Corazon Senior Center.

Project Setting

Surrounding Uses

The project site is bounded by the following uses:

- East: The El Corazon Senior Center and vacant land in the El Corazon Specific Plan designated for Village Commercial uses.
- North: Vacant land in the El Corazon Specific Plan designated for Village Commercial, Hotel, and Parks and Recreation uses.
- South: Vacant land in the El Corazon Specific Plan designated for Park and Recreation and Ocean Boulevard Commercial uses.
- West: Vacant and developed land in the El Corazon Specific Plan designated for Parks and Recreation uses. Developed uses include the SoCal Sports Complex, a 97+ acre outdoor tournament recreational facility with 20 multi-use athletic fields at the present time.

On-Site Uses

The approximately 2.2-acre project site, which is part of the El Corazon Specific Plan 7.5-acre Civic Services site (Civic 1), is currently vacant and undeveloped. The remaining 5.3 acres are occupied by the El Corazon Senior Center.

General Plan and Zoning Designations

General Plan designation: El Corazon Specific Plan SP-1-09

Zoning designation: Civic Services (CS), El Corazon Specific Plan (SP-1-09).

Project Background

In June 2009, the City of Oceanside City Council approved the El Corazon Specific Plan (Specific Plan) to implement the community's vision for developing the 465-acre parcel. El Corazon is a City-owned property, measuring 465 contiguous acres in size and is bounded by Rancho del Oro Drive on the east, Oceanside Boulevard on the south, El Camino Real on the west, and Mesa Drive on the north. An ongoing planning process that begun in 2003, at buildout, will include the following mixture of land uses: parks and recreation (212 acres), habitat (164 acres), civic services (34 acres), Oceanside Boulevard Commercial (25 acres), Village Commercial (19 acres), and Hotel (11 acres).

Specific Plan Section 2.3.D, Civic Services District

Specific Plan Section 2.3.D describes the Plan's land use and design intent for the Civic Services District.

"The Civic Services area totals 34 acres and is comprised of the following four sites: 1)

Senior Center, 2) Community/ Cultural Center, 3) Recreation Center, and 4) Future Expansion Area. Each site may have customized development standards, depending on the expected use of the site."

Civic Services Site	Specific Plan Use	Acres
Civic 1	Senior Center	7.5
Civic 2	Community/Cultural Center	5.5
Civic 3	Recreation Center (Aquatic Center, Skate/BMX Park)	6.0
Civic 4	Future Expansion Area (Greenwaste Facility, Park Expansion, and/or Public Safety Facility)	15.0

Specific Plan Section 2.3.D.1, Civic Services Programming

The following descriptions identify potential programming elements for Civic 1 and Civic 3 sites within the Civic Services District, while Specific Plan Figure 2-7 illustrates each site's location within the Specific Plan Area.

Civic Services Site 1 - Senior Center (Civic 1)

The approximately 7.5-acre Senior Center site is immediately adjacent to the Community/Cultural Center land use area and the Village Commercial District and is also located near the major intersections of the El Corazon project site. The Senior Center is considered a preexisting condition to the Specific Plan, as plans for the Senior Center were approved by the City prior to adoption of this Specific Plan.

Civic Services Site 3 – Recreation Center (Civic 3)

Contained within the six acres of the Recreation Center land use area are an aquatic center and a skate/BMX park.

The aquatic center area shall have a regulation size competition pool, suitable for holding both Olympic and world record setting meets and interscholastic and intercollegiate meets. The pool should measure 50 meters by 25 yards. These distances will allow for world championship meets to be held in the longer 50-meter length while shorter distance meets can be held across the pool with the 25-yard distance. At the time of pool design, the current standards for pool depth must also be met. The aquatic center will also have a smaller recreation play pool, which will feature water slides and other play features. ADA standards should also be considered in the design of the Recreation Center. This land use area also

provides ample parking, recreation offices and a Recreation Center building, and ancillary structures for restrooms and pool maintenance and storage. The land use area is immediately adjacent to active and passive park areas, trails, and C Street, a major park entry road.

Project Description

The City of Oceanside will construct a new aquatic center adjacent to the existing El Corazon Senior Center located at 3306 Senior Center Drive. The 2.2-acre project site is located within Specific Plan Civic Services Site 1, which has a total acreage of 7.5 acres.

The El Corazon Aquatic Center project (Aquatic Center) consists of an application for a Development Plan and a Specific Plan Amendment which includes:

- Construction of the Aquatic Center and recreational amenities
- Specific Plan Amendment
 - Text amendments to relocate the Aquatic Center use from Civic Services Site 3 to Civic Services Site 1. All other programming for Civic Services Sites 1 and 3 remain as stated in the Specific Plan.

No amendments to Figure 2-1, District Map or Figure 2-7 Conceptual Location of Civic Services Sites are needed.

The Aquatic Center will generally include:

- A 56-meter by 25-yard competition pool which will incorporate a movable bulkhead, providing additional flexibility to the available pool programming uses. Diving boards are also planned to be installed.
- An 82-feet by 75-feet-1-inch instructional pool.
- A Splash pad.
- A bleacher structure orientated along the southern portion of the pool deck. This covered bleacher structure is currently planned for a 600-person capacity.
- A New West Building which will contain locker and aquatic use facilities.
- A New East Building which will be comprised of administrative facilities, a new shared hall, and meeting rooms.
- A covered outdoor storage area.
- New site landscaping and irrigation.
- Hardscape and planting improvements within the existing Senior Center courtyard.
- New perimeter fencing around the aquatic center.
- Removal and replacement of the existing on-site trash dumpster.
- Removal and replacement of the existing on-site electrical transformer and communication facilities.
- A new mounded turf area.
- A biofiltration basin for stormwater quality treatment (approximately 3,000 sf).
- Reconstruction and hydroseeding of the existing westerly berm.

- Installation of shaded canopy and trellis areas.
- A new scoreboard.
- Installation of a sports lighting (Musco Green LED or approved equal) system. It is anticipated the lighting system will incorporate 40'-60' pole heights with full cut-off shielding.
- Installation of pedestrian and security lighting. It is anticipated these lighting systems will include LED fixtures and 10'-20' pole heights.

Architecture

Pre-dating the El Corazon Specific Plan Irving Gill's design philosophy was the root of the Senior Center's design. The aquatic center's project architectural guidelines will reflect the design ideas of Irving Gill and the project will follow the existing Senior Center's aesthetic character. Creative ideas to integrate the two facilities include:

- Create a new larger outdoor space that will have multiple functions including expansion areas, pool activities, staging for Hall events, and shared activities between the two facilities.
- Provide east/west access points connected to the existing Senior Center courtyard to join the uses.
- Provide a strong north/south entry axis that will serve the aquatic center and also delineate the two facilities.
- Provide a new Hall component located between the existing and proposed buildings which will be shared by both facilities.

New West Building

A new 5,654-square foot, one-story building will be constructed. This building will include 1,759 square feet of space for the pool mechanical area, including chemicals. In addition, the building will include a concession stand, separate women's and men's lockers, showers, and restrooms, and four family changing rooms totaling 2,657 square feet.

New East Building

A new 8,587-square foot, one-story building will be constructed. This building will include a 5,255-square foot hall and a 477-square foot meeting room. In addition, the building will include a reception and lobby area, first aid, staff offices, staff restrooms, and storage.

Covered Outdoor Storage

A total of 2,123 square feet of covered outdoor storage will be provided immediately on the western side of the New West Building. This area will provide storage for the pool cover reels, as well as other storage capacity.

Building Summary

In total, 16,364 square feet of building space will be provided in the New West Building, Covered Outdoor Storage, and New East Building.

It is anticipated that the facility will operate daily from 6am to 10pm and be staffed by 6 full time employees.

Planting

Planting shall be mainly California Native plants and trees, supplemented with drought tolerant perennials and succulents on the interior of the pool and courtyard areas. All planting areas will receive organic mulch to reduce soil moisture loss and minimize soil erosion. Multiple types of mulches will be used: bark mulch for the perimeter areas, large cobble or rip rap for the biofiltration areas, and small round rock for the interior planters. A small natural lawn is incorporated into the project adjacent to the large competition pool. The lawn area is for recreational use and anticipates shared use as an event overflow area, a safe place for competitors and families to sit nearby to watch pool events. An adjacent decomposed granite area is designated specifically for family picnics and use for both the Senior Center & Aquatic Center facilities. All planting will be irrigated and designed to be 'reclaimed ready'. The irrigation will utilize the existing irrigation meter south of the main parking lot.

Proposed renovations to the existing interior courtyard of the Senior Center courtyard are designed to both reduce noise and visual impacts from the Aquatic Center as well as create a more functional exterior shared use space adjacent to the new shared hall. A large synthetic turf area is centrally located and sized to accommodate outdoor fitness classes, weddings/parties and community events while maintaining existing trees and structures within the existing space. Visual screening and noise mitigation are planned to be provided through the incorporation of screen walls, planting, and the enhanced courtyard arrangement.

Hardscape Materials

The pool deck is comprised of both natural grey and integral color concrete in two finishes – sand and exposed aggregate to provide interest and contrast on the expansive pool deck. Cast in place concrete seat walls provide informal, durable seating and low physical barriers between the children's play and competition pool area. Taller cast in place walls provide hooks and ledges for swimmers to hang their towels and backpacks to keep dry. A large canopy covers the long cast in place seat-steps provide area for parents, teams or classes to gather near the instructional pool. For the Senior Center courtyard refresh, a linear paver is proposed at the expanded outdoor seating area as an extension of the architectural hall space.

Parking

The existing 194-space senior center parking lot will be shared with the aquatic center use. In addition, the project proposes to add 67 additional spaces to parking areas along the perimeter of Streets AA and BB. The project will remove 3 existing off-street parking stalls associated with the installation of a new trash enclosure. Including the on-street parking the total shared parking for the Senior Center and Aquatic Center will be 258 parking spaces plus 2 bus parking stalls. The on-street parking areas are intended to be pervious gravel in material and will be considered temporary until other parts of the El Corazon Specific Plan area, and their shared parking components, are developed in the surrounding area.

Site Grading

The site has previously been mass-graded, but will require remedial grading, both on- and off-site to accommodate the proposed development. It is anticipated that in addition to the 2.2 on-site acres, an additional 1.4 off-site acres will be disturbed during construction activities.

The remedial grading is needed to remove existing unsuitable soil, which results in 88,000 cubic yards. Most of the remedial grading soil will be exported off-site; however, some of the soil will be used to rebuild the westerly berm. A total of 90,000 cubic yards of new soil will be imported to the site. This soil will be used to replace the previously excavated soil underlying the proposed buildings, pools, and deck areas. In addition, soil excavation will be required for the pools and building foundations during final onsite construction. These soils will be re-used on-site. Fine grading and preparation of the subgrade for the building slabs, pools, and decking will also occur during final on-site construction.

Phasing/Construction

The Aquatics Center project will be constructed in two phases. Site preparation and remedial grading will last for approximately six months and construction-related activities will last for approximately 18 months for a total of 24 months.

Justification:*Consistency with the El Corazon Specific Plan:*

The proposed improvements are consistent with the El Corazon Specific Plan and have been designed to integrate with the existing Senior Center.

Consistency with the General Plan:

The proposed improvements are consistent with the existing General Plan designation of SP-1-09.

Consistency with the Zoning Code:

The proposed improvements are consistent with the existing Zoning Code designation of CS.

Thank you for your consideration.

Sincerely,

Ross P Duenas

Ross Duenas, PE