



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** August 7, 2013 REPORT NO. PC-13-084

**ATTENTION:** Planning Commission  
Agenda of August 15, 2013

**SUBJECT:** **Uptown-North Park-Greater Golden Hill Community Plan Update Workshop**

### SUMMARY:

THIS IS A WORKSHOP TO UPDATE THE PLANNING COMMISSION ON THE UPTOWN-NORTH PARK-GREATER GOLDEN HILL COMMUNITY PLAN UPDATE (CPU) CLUSTER AND OBTAIN THEIR COMMENT ON SEVERAL ISSUES PERTAINING TO THE CPU. NO ACTION IS REQUIRED ON THE PART OF THE PLANNING COMMISSION AT THIS TIME.

### BACKGROUND

In the fall of 2009, the effort to simultaneously update the community plans for Uptown, Greater North Park, and Greater Golden Hill as one cluster was begun. The approach to cluster the update of these plans was made to take advantage of efficiencies of scale given that these communities share similar issues such as the preservation of historic resources, their shared adjacency to Balboa Park, and their shared transportation networks. Consultants contracted to work on the update cluster were hired as extensions of staff with one transportation consultant firm to analyze the overall cluster network, a public outreach firm to assist staff on gathering input and meeting facilitation, a single historic consultant to conduct reconnaissance surveys for North Park and Greater Golden Hill (Uptown was done previously under a separate effort), and one environmental consultant to work with staff on the Environmental Impact Report (EIR) that will be prepared for all three communities. Separate design firms were hired, one for each community to focus on design issues and work together to create shared design policies and solutions.

Separate Community Plan Update Advisory Committees (CPUAC) were established in each of the communities consisting of the community planning groups and various stakeholders



representing diverse interests in the community, to convene the public discussion on the plan update. An extensive outreach effort was conducted for each of the planning areas consisting of multiple CPUAC meetings on various land use topics, historic resources and mobility open house events, and a cluster workshop involving participants from each of the three communities to discuss urban design. Multi-day workshops or “charrettes” focusing on land use, areas of change and stability, urban design, mobility, historic resources, and recreation were conducted for each of the planning areas culminating in an urban design framework that would set the foundation for developing land use policies and recommendations. Additionally, “Open Mic Night” events were hosted by the City in an effort for community members to consider various perspectives from stakeholder organizations such as those representing local business districts, neighborhood-level organizations, historic preservation societies, planning and architectural organizations, and hospitals, as well as walkability, open space, and housing advocates. These stakeholder organizations were invited to discuss their goals, share their ideas, and discuss their efforts with the cluster communities.

During the past year, each respective planning group within the cluster has been working with City staff to review and make recommendations on the proposed community land use maps for the plan update. Last month, all recommendations from the planning groups were received and are reflected in the Proposed Land Use Maps for each community (ATTACHMENT 1 – *Draft Proposed Community Alternative Land Use Maps*). These maps currently represent the community-recommended land use alternatives and are being analyzed by staff with the discussion of zoning taking place this month. Calibration of the traffic model has been completed and modeling of the adopted community plan is in process. Staff is also in the process of preparing the plan elements for the update. The first complete public draft of all three plan updates will be available in January 2014. The remainder of year will be devoted to preparing the EIR which both the consultant and staff will jointly prepare. Staff anticipates completion of a final draft in the late fall of 2014 with public hearing and plan adoption in the spring of 2015.

## **DISCUSSION**

Throughout the course of the community plan update process, multiple issues have arisen such as identifying acceptable building heights, preservation of community and historic character, commercial-residential adjacency issues, emphasizing sustainability, and others. At this time staff is requesting input from the Planning Commission on the following plan update issues:

- Proposed reductions in planned residential densities
- Changing the community plan boundary between Uptown and North Park
- How to address the provision of public space to implement the City of Villages strategy

Discussion and feedback on these issues will assist City staff in refining each community’s land use maps and further developing each land use plan. Staff anticipates that subsequent workshops with the Planning Commission will be held to discuss other plan update issues.

### *Proposed Reductions in Planned Residential Density*

The initial process for updating the community plan land use maps involved the conversion of land use designations in each adopted community plan to that of the land use designations recommended in the General Plan (2008) for future plan updates. During the process to update the General Plan, 160 different land use designations were identified from the various existing community plans and distilled down to 30 recommended land use designations in order to create consistency in land use nomenclature as community plans are updated following the adoption of the City's General Plan. These recommended land use designations were applied to the Uptown, North Park and Greater Golden Hill community plans as a direct conversion with the exception of those land use designations that allowed High to Very High Residential as a density bonus, which were curtailed to non-density bonus ranges pending further discussion with the community about their applicability. In addition to the application of these land use designations, new or planned public facilities – such as those constructed since the plans' adoption and those identified in the list of Capital Improvement Projects (CIP) list were reflected in the staff revised maps. After this initial revision, the draft proposed land use maps were provided to each community via each respective community planning group (CPG) in the cluster for review and recommendation.

Each community's recommendation on the land use maps involve some level of reduction in residential density below that of what's planned in the current adopted community plans. Community character and the lack of public facilities were expressed as the main reasons for the community-recommended reductions. The communities of Uptown, North Park, and Greater Golden Hill are some of the City's oldest and historic urban neighborhoods and many of the participants in the update process believe that the residential density capacity in the adopted community plans, if fully realized, would be detrimental to preserving the valued historic character of these communities. Questions from the community have also been raised about the need to maintain certain residential densities given that planned residential densities have not been fully realized. However, some projects have fully utilized the maximum densities, such as those that have provided affordable housing and those that were developed in areas that take advantage of views to the bay and proximity to Balboa Park.

#### *Uptown*

Within Uptown, reductions in residential density capacity have been proposed primarily along several of the community's commercial corridors including Washington Street, University Avenue, and 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Avenues where the non-density bonus residential density ranges are reflected; within the multi-family designated properties along Washington Street and Reynard Way in Mission Hills, along Park Boulevard in University Heights and Hillcrest; the southern end of Bankers Hill/Park West neighborhood; and in the Hillcrest core where lower residential densities are proposed to coincide with the lower existing development scale. Among the three communities in the plan update cluster, Uptown has the most proposed reduction in residential density capacity of roughly 6,000 dwelling units based on a comparison between the 1988 adopted plan's potential dwelling unit capacity and the proposed land use plan's dwelling unit capacity

### *Greater Golden Hill*

Residential density reductions in the Greater Golden Hill Community are proposed within a portion of the proposed historic district in South Park, which include several blocks along 30<sup>th</sup> Street south of Elm Street and along Fern Street south of Date Street; and along C Street east of 32<sup>nd</sup> Street extending to Delevan Drive. Within Greater Golden Hill the potential loss of dwelling units between the 1988 adopted plan and the proposed land use plan is roughly 1,500 dwelling units.

### *North Park*

In North Park, the proposed changes consist mainly of the following: along El Cajon Boulevard and the eastern portion of University Avenue where the non-density bonus residential density ranges are reflected; reductions in residential density capacity in the block along 30<sup>th</sup> Street north of Meade to reflect a character similar to Adams Avenue than of El Cajon Boulevard; and reductions along the east-west residential streets in order to create consistent land use designations on both sides of the residential streets similar to Madison Avenue, Meade Avenue, and Monroe Avenue in the northern end of the community, and create a more pedestrian scale along those streets. Among all three communities within the cluster, North Park has the least reduction in residential density capacity. The potential loss of dwelling units between the adopted 1986 community plan and the proposed plan is approximately 118 dwelling units. It is typically not supportive of the General Plan's City of Village strategy to reduce residential density along transit corridors. In addition, Policy LU-C.3 in the Land Use and Community Planning Element of the General Plan recommends that communities "Maintaining or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended." However, there are other General Plan policies that support the need to address deficiencies in public facilities, and policies that value the preservation of existing neighborhoods, historic resources, and community character. There is also language in the General Plan that allows for a "shift in densities within or between planning areas..." It may be possible to maintain overall housing capacity in the City, even with the proposed density reductions, by increasing density in other communities currently undergoing plan updates and amendments where additional growth and revitalization appears to be supported. Despite the proposed reductions in density in the commercial transit corridors, the residential densities still remain transit-supportive at around 44 to 74 dwelling units per acre, and the community remains open to the idea of discussing opportunities for density bonuses, or the creation of land value recapture programs for building height or Floor Area Ratio, in exchange for public amenities.

Currently, staff is reviewing and analyzing these community recommendations as part of the Community Alternative Land Use Map and will refine these maps to create the Project Land Use Maps that will be analyzed as part of the Environmental Impact Report (EIR) process.

### Question:

1. To what extent should the City accommodate a loss residential density capacity in the Uptown, North Park, and Greater Golden Hill communities?

### *Changing the Planning Boundaries between the Uptown and North Park Communities*

There has been an ongoing debate prior to the start of the plan update process about whether the University Heights neighborhood should fall under a single planning area or remain split between the Uptown and North Park communities. Currently, the University Heights neighborhood is located within both Uptown and North Park communities. The boundaries for the University Heights neighborhood are roughly State Route 163 to the west; Mission Valley to the north; Texas Street to the east; and Washington Street, Normal Street, and Lincoln Avenue to the south (See ATTACHMENT 2 – *Community Plan Boundaries Map*). Currently, Park Boulevard divides the planning boundaries for both North Park and Uptown. This boundary line extends from Balboa Park in the south to Adams Avenue in the north including properties north of Adams Avenue and west of the Old Trolley Barn Neighborhood Park. Concerns have been raised primarily from members of the University Heights Community Association (UHCA), a local neighborhood-level organization, about desiring to be completely within the Uptown community planning boundaries for reasons such as desiring to voice their concerns on land use matters to a single planning group and identifying more with the Uptown Community Plan's emphasis on individual neighborhood identity.

The City acknowledges that the idea of changing planning area boundaries is appropriate during a comprehensive community plan update process, and the fact that both the North Park and Uptown Community Plans are being updated simultaneously makes the consideration of a boundary change issue appropriate in this process. However, there are currently no specific analysis required, or criteria to evaluate to address the changing of planning boundaries between two communities.

Both community planning groups for Uptown and North Park have already made initial recommendations regarding this subject with the Uptown Planners supporting the boundary change and reaffirming that decision, whereas the North Park Planning Committee has been opposed to any boundary change not only because they feel it does not serve their interests, but that there needs to be a transparent Citywide process in place that openly involves all affected planning areas as well as property owners, and includes a level of demographic and land use analyses.

In May of this year, the Office of the Mayor directed Planning Division staff to incorporate the entire University Heights neighborhood within the Uptown community and reflect this change in the plan update drafts for Uptown and North Park. As a Planning Commission workshop issue, it is staff's intent to provide an opportunity for an open public discussion.

### *Provision of public space to implement City of Villages Strategy*

The Land Use Element of the General Plan recommends identifying villages sites as part of the community plan update process as a means of implementing the City of Villages Strategy, which calls for focusing future growth in mixed-use activity areas that are pedestrian-oriented and connected to regional transit. The General Plan states that each village will be unique, but that all villages will be pedestrian friendly; characterized by inviting, accessible, and attractive

streets; offer a variety of housing types; a mix of public facilities, transit; and public space. Based on their “village propensity,” the communities of Uptown, North Park, and Greater Golden Hill have been exhibiting village-like characteristics and over time have developed their own villages even before the idea of implementing mixed-use villages became an adopted growth strategy. Areas centered around 30<sup>th</sup> Street and University Avenue in North Park, the western core of Hillcrest in Uptown, and 30<sup>th</sup> Street between Juniper and Grape Streets in Greater Golden Hill are all existing centers of community activity (See ATTACHMENT 3 – *Village Propensity Maps*). Further, the Urban Design Element of the General Plan also encourages the provision of ten percent of a village project’s net site acreage for public space, with adjustments for smaller (less than 10 acres) or constrained sites. The Urban Design Element also states that public space may be provided in the form of plazas, greens, gardens, pocket parks, amphitheaters, community meetings rooms, public facilities and services and social services. Although each of the three communities in the update cluster have activity areas that exhibit village characteristics, their built out nature and the cost and limited availability of developable land makes the provision of public space within these areas, and in the community overall, a challenge to achieve.

During the multi-day charrettes within each of the cluster communities, City staff worked with the community to identify potential park and public space opportunities within each respective community.. These ideas consist of opportunistic land purchases of private property for mini/pocket parks, improved trail heads, linear parks related to excess rights-of-way, joint use proposals, improvements to existing open space trails, and others. (See ATTACHMENT 4 – *Park Existing Conditions and Future Park & Recreation Ideas Maps*). Staff has also discussed with the communities the possibility of considering alternative methods for providing recreation facilities or equivalencies to satisfy specific community park needs (See ATTACHMENT 5 – *Equivalencies Tool Box*) and is currently in the process of working with each respective community to prioritize potential equivalencies and include them in each of the community plans.

Questions:

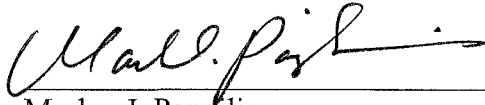
- 1) Should there be a minimally accepted form, size, and /or number of public space opportunities within the potential village sites with the cluster communities given existing constraints?
- 2) Given that several potential park and public space opportunities are on private property, should these opportunities be pursued as a part of private development projects, or should the community plans undertake a broader effort to designate and acquire sites including private property?

## **CONCLUSION**

In order to assist staff in the development of comprehensive land use plans for the communities of Uptown, North Park, and Greater Golden Hill, Planning Commission input is requested related to several issues concerning proposed reductions in residential density, changes to

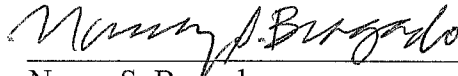
community plan boundaries, and how plans address the provision of public space to further implement the City of Villages strategy.

Respectfully submitted,



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Marlon I. Pangilinan  
Senior Planner  
Planning and Neighborhood  
Restoration Department

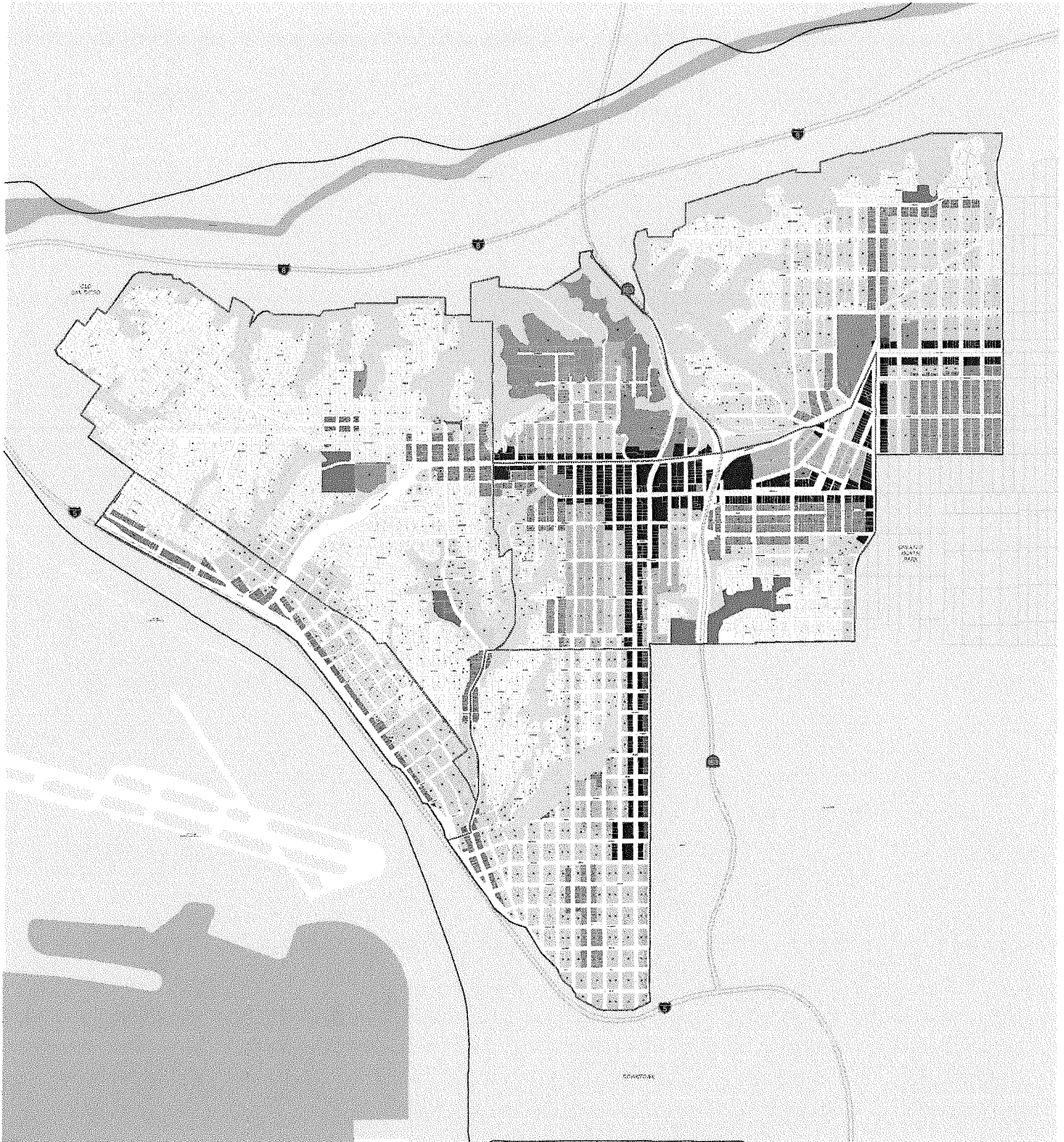


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Nancy S. Bragado  
Interim Deputy Director  
Planning and Neighborhood  
Restoration Department

MIP/mip

- Attachments:
1. Draft Community Alternative Proposed Land Use Maps
  2. Community Planning Group Boundary Map
  3. Village Propensity Maps
  4. Existing Conditions and Future Park & Recreation Ideas Maps
  5. Equivalencies Tool Box



**LEGEND**

<ul style="list-style-type: none"> <li>◇ Residential - Low (5-9 du/ac)</li> <li>◇ Residential - Low Medium (10-14 du/ac)</li> <li>◇ Residential - Medium (15-29 du/ac)</li> <li>◇ Residential - Medium High (30-44 du/ac)</li> <li>◇ Residential - High(B) (45-55 du/ac)</li> <li>◇ Residential - High (45-74 du/ac)</li> <li>◇ Residential - Very High</li> </ul>	<ul style="list-style-type: none"> <li>◆ Office Commercial (Res. Prohibited)</li> <li>◆ Office Commercial (0-29 du/ac)</li> <li>◆ Office Commercial (0-44 du/ac)</li> <li>◆ Neighborhood Commercial (Res. Prohibited)</li> <li>◆ Neighborhood Commercial (0-29 du/ac)</li> <li>◆ Neighborhood Commercial (0-44 du/ac)</li> <li>◆ Community Commercial (Res. Prohibited)</li> </ul>	<ul style="list-style-type: none"> <li>◆ Community Commercial (0-44 du/ac)</li> <li>◆ Community Commercial (0-55)</li> <li>◆ Community Commercial (0-74 du/ac)</li> <li>◆ Community Commercial (0-110 du/ac)</li> <li>◆ Institutional</li> <li>◆ Park</li> <li>◆ Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Fire Station</li> <li>• Hospital</li> <li>• Library</li> <li>• Post Office</li> <li>• School</li> </ul>	<ul style="list-style-type: none"> <li>• Trolley Stop</li> <li>— Light Rail</li> <li>◇ Community Plan Boundary</li> <li>◇ Uptown Neighborhoods Revised</li> <li>— Parcel Boundary</li> </ul>
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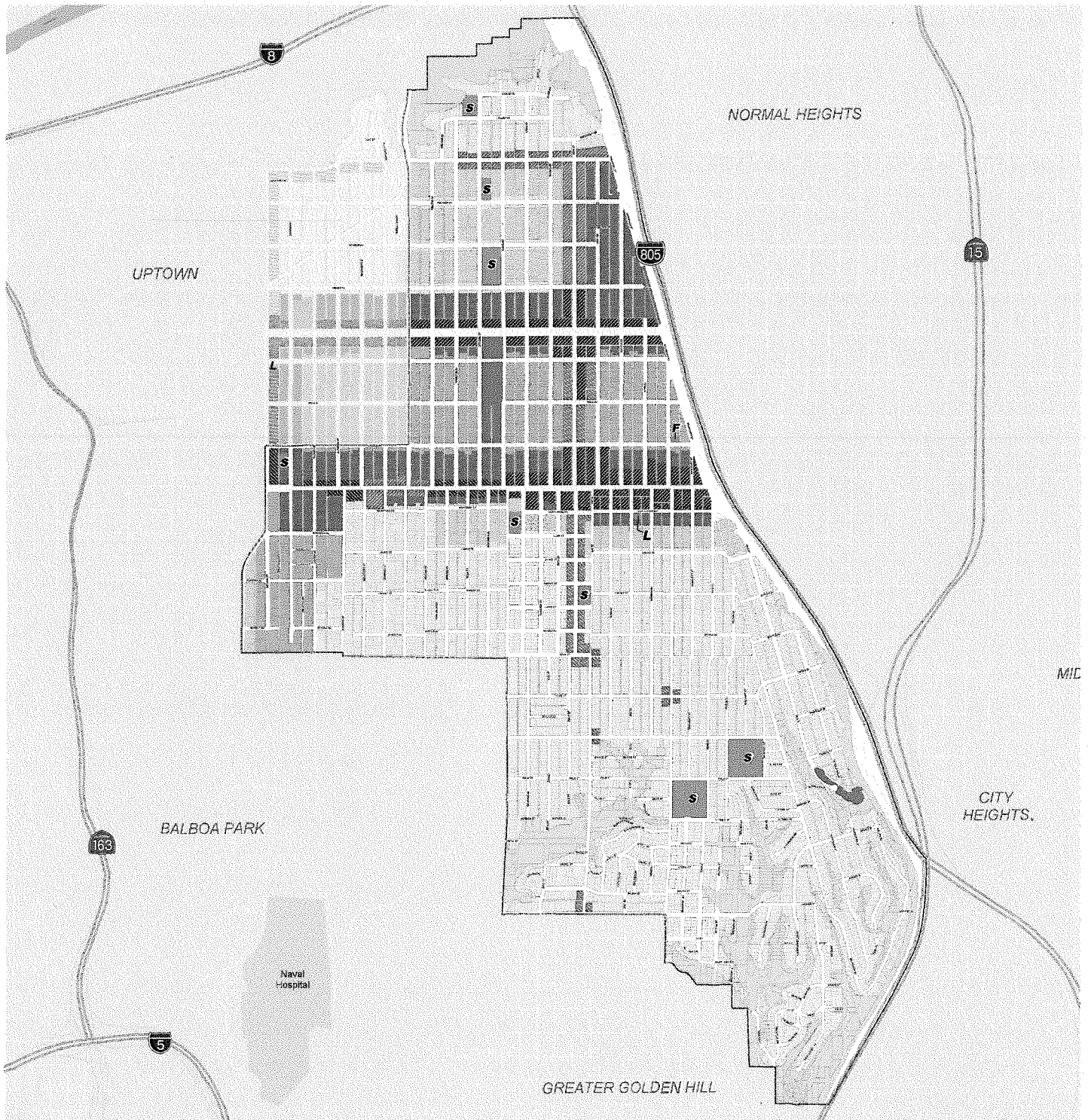
55 Highest Allowable Density

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DRAFT Proposed Land Use Map





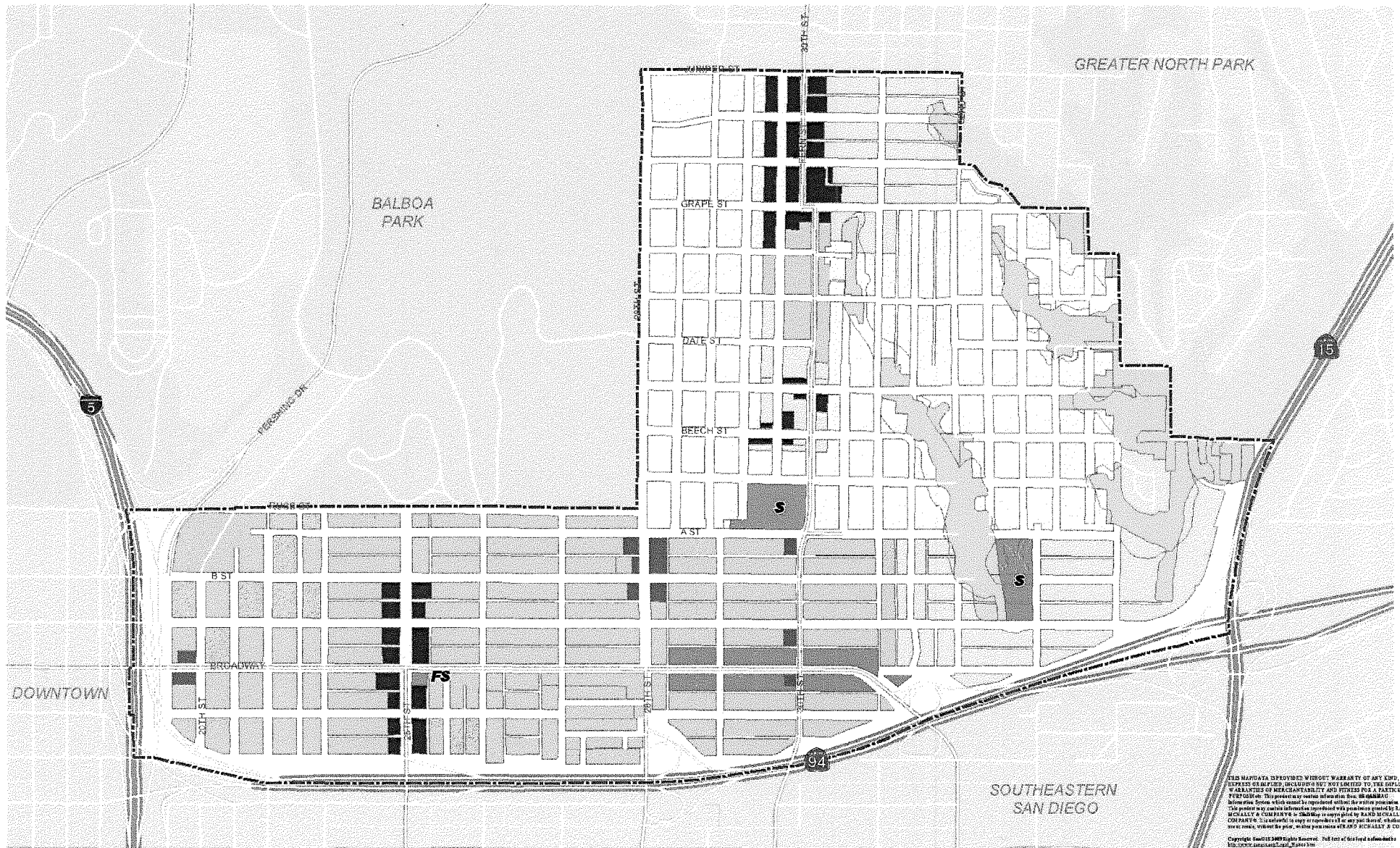


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**LEGEND**

- ◊ Residential Low (5-9 du/ac)
- ◊ Residential Low Medium (10-14 du/ac)
- ◊ Residential Medium (15-29 du/ac)
- ◊ Residential Medium High (30-44 du/ac)
- ◊ Residential High (45-55 du/ac)
- ◊ Neighborhood Commercial (1) (Residential 0-29 du/ac)
- ◊ Neighborhood Commercial (2) (Residential 0-44 du/ac)
- ◊ Community Commercial (1) (Residential 0-55 du/ac)
- ◊ Community Commercial (2) (Residential 0-74 du/ac)
- ◆ Institutional (F) Fire Station
- ◆ Institutional (H) Hospital
- ◆ Institutional (L) Library
- ◆ Institutional (S) School
- ◆ Open Space
- ◆ Park (P)
- ◊ Community Plan Boundary
- ◊ Parcel Boundary

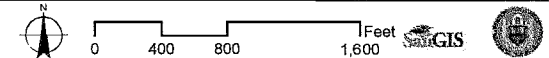
**Proposed Planned Land Use Map**



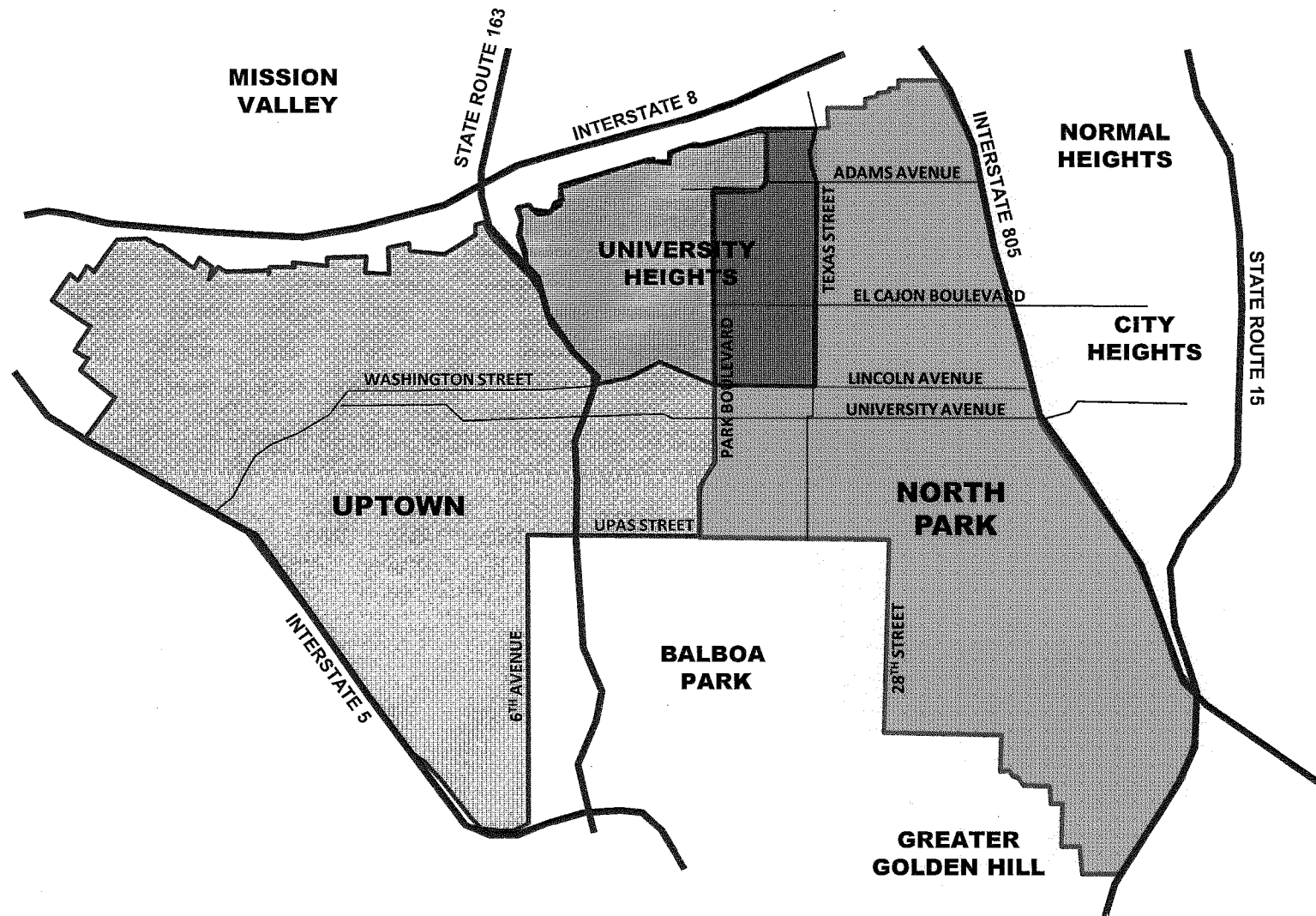
**LEGEND**

- |   |   |  |
|---|---|--|
| ◇ Residential - Low (5-9 du/ac)         | ◆ Residential - Medium High (30-44 du/ac) | ◆ Institutional S- School FS- Fire Station |
| ◇ Residential - Low Medium (10-14du/ac) | ◆ Neighborhood Commercial                 | ◇ Open Space                               |
| ◇ Residential - Medium (15-29 du/ac)    | ◆ Community Commercial                    | ◇ Community Plan Boundary                  |

**Proposed Planned Land Use Map**



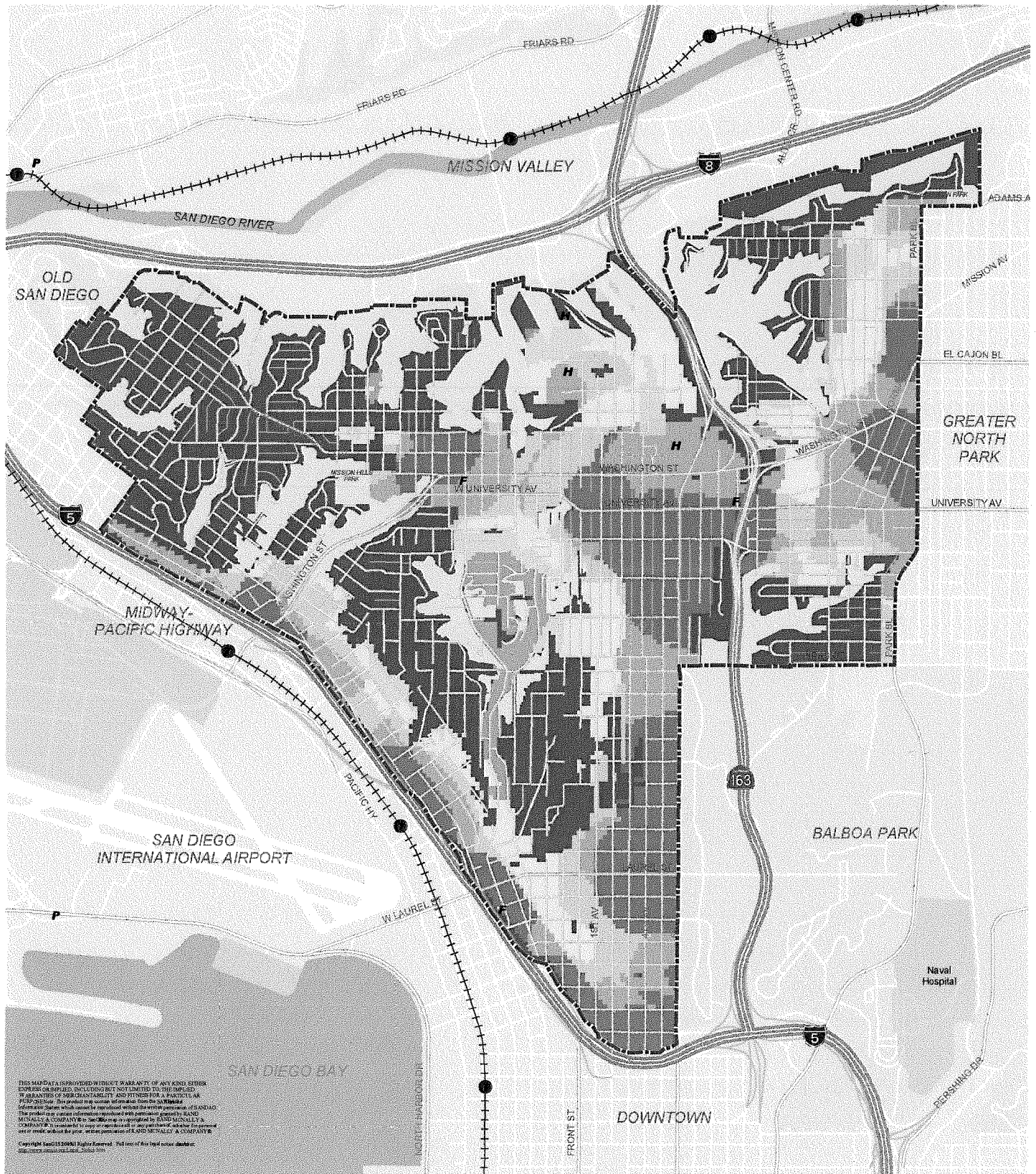
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**COMMUNITY PLAN AREA BOUNDARIES**

UNIVERSITY HEIGHTS NEIGHBORHOOD IN RELATION TO THE ADOPTED UPTOWN AND NORTH PARK PLAN BOUNDARIES





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**LEGEND**

- Community Plan Boundary
- Park
- Open Space
- Military Use

- P** Police Facility
- F** Fire Station

**VILLAGE PROPENSITY**

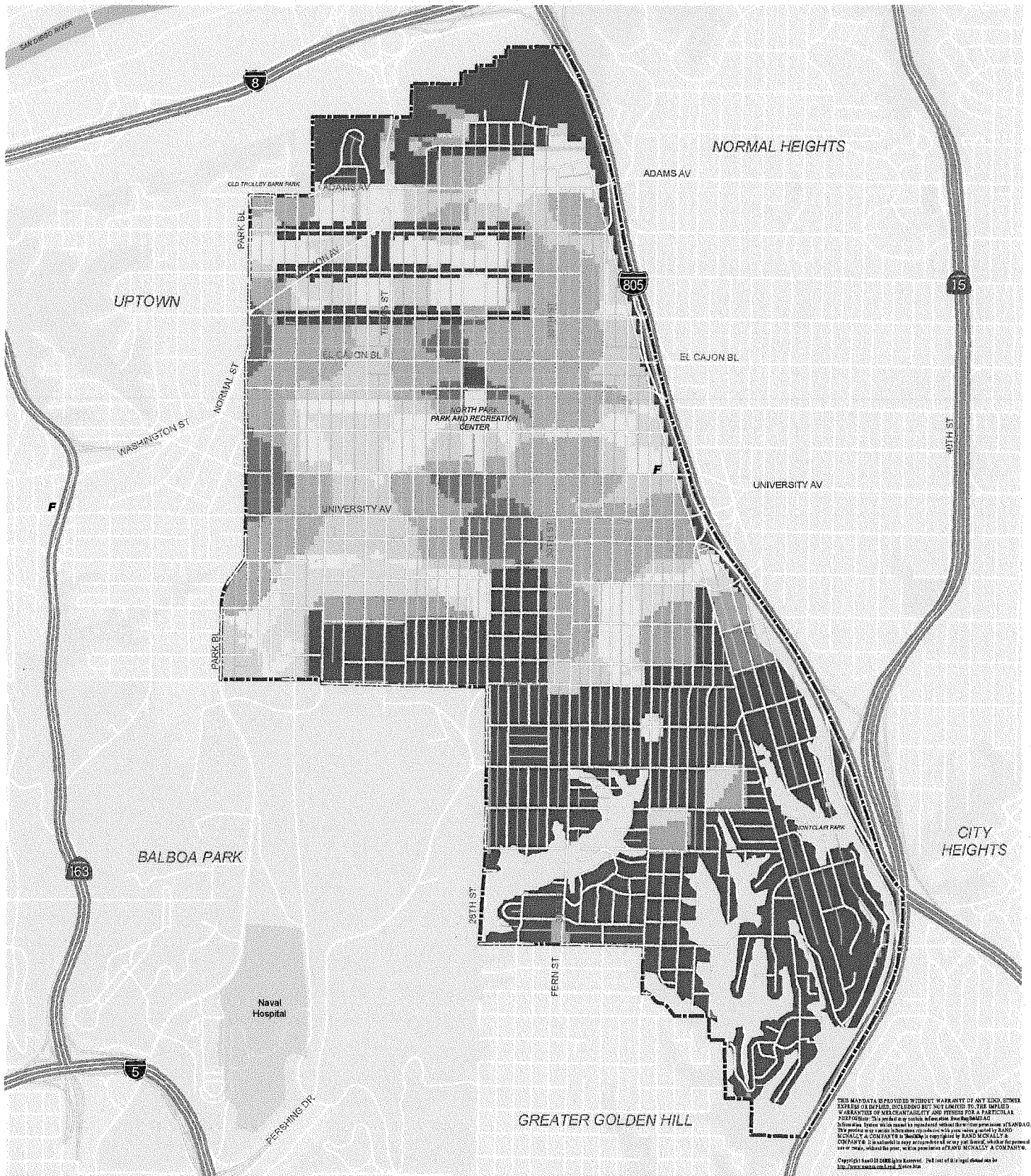
**Value**

- High
- Low

UPTOWN Village Propensity Map





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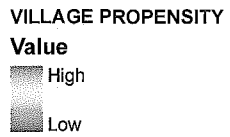
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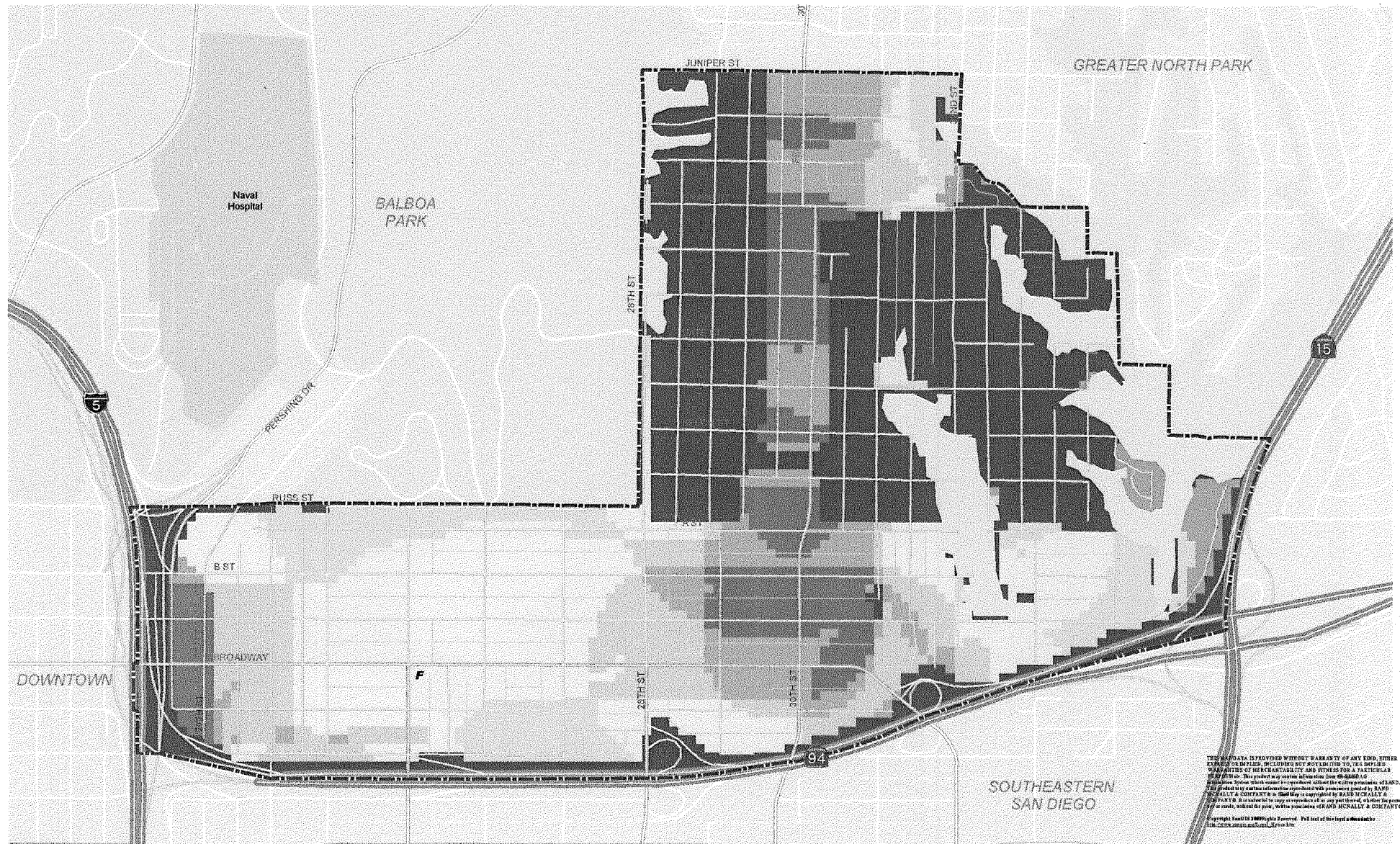
**LEGEND**

-  Community Plan Boundary
-  Military Use
-  Police Facility
-  Fire Station









NORTH PARK Village Propensity Map







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**LEGEND**

-  Park
-  Military Use
-  Community Plan Boundary
-  **P** Police Facility
-  **H** Hospital
-  **F** Fire Station

**VILLAGE PROPENSITY Value**

 High

 Low

GREATER GOLDEN HILL Village Propensity Map

Existing Conditions & Future Park & Recreation Ideas

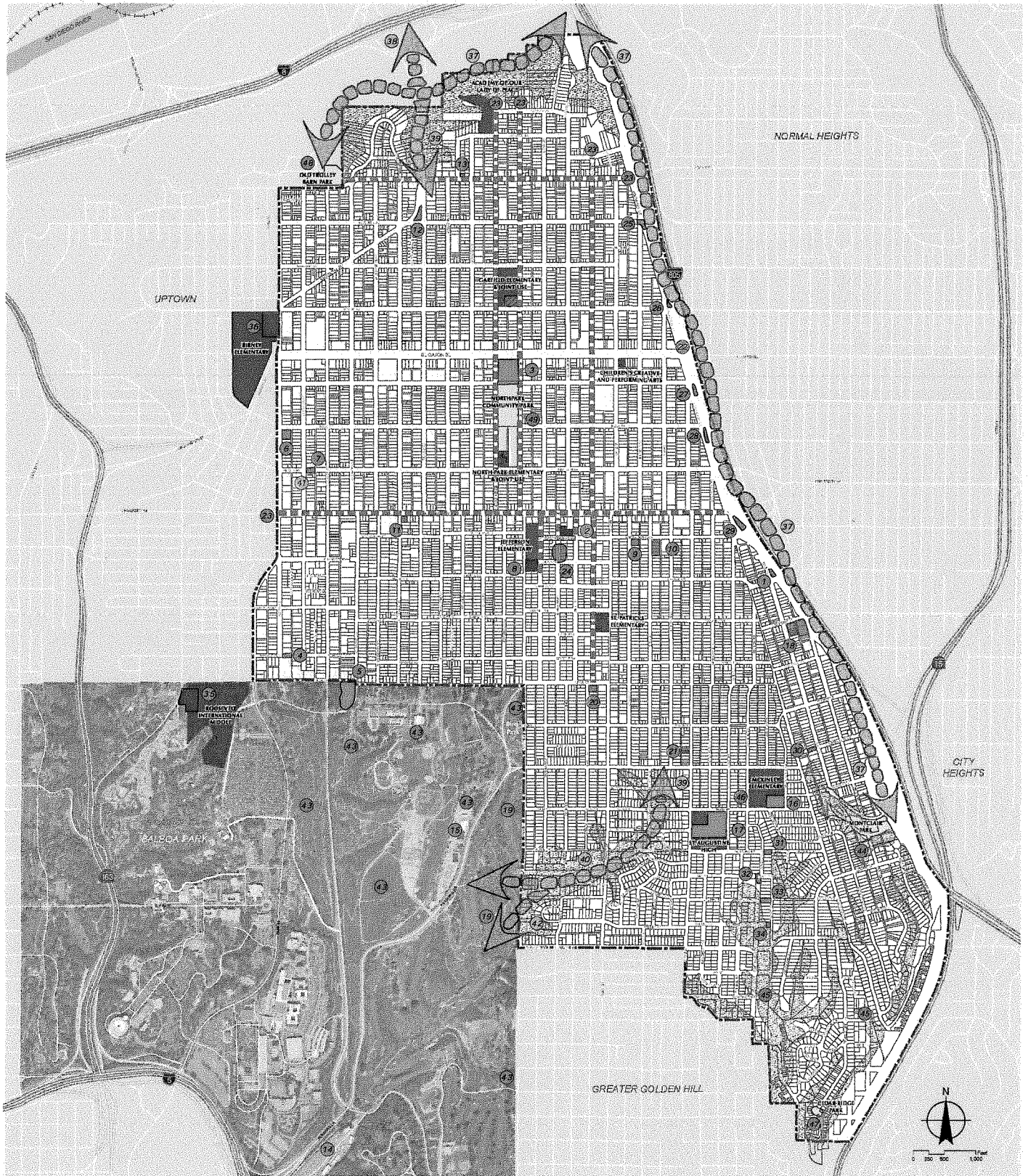


- LEGEND**
- Community Plan Boundary
  - Existing Open Space
  - Community - Proposed Trail/Open Space Ideas
  - Existing Community Park
  - Existing Schools
  - Community - Proposed Park Ideas
  - Existing Neighbourhood Park
  - Parcels
  - Parks in Process
  - Current Community - Identified Recreational Areas



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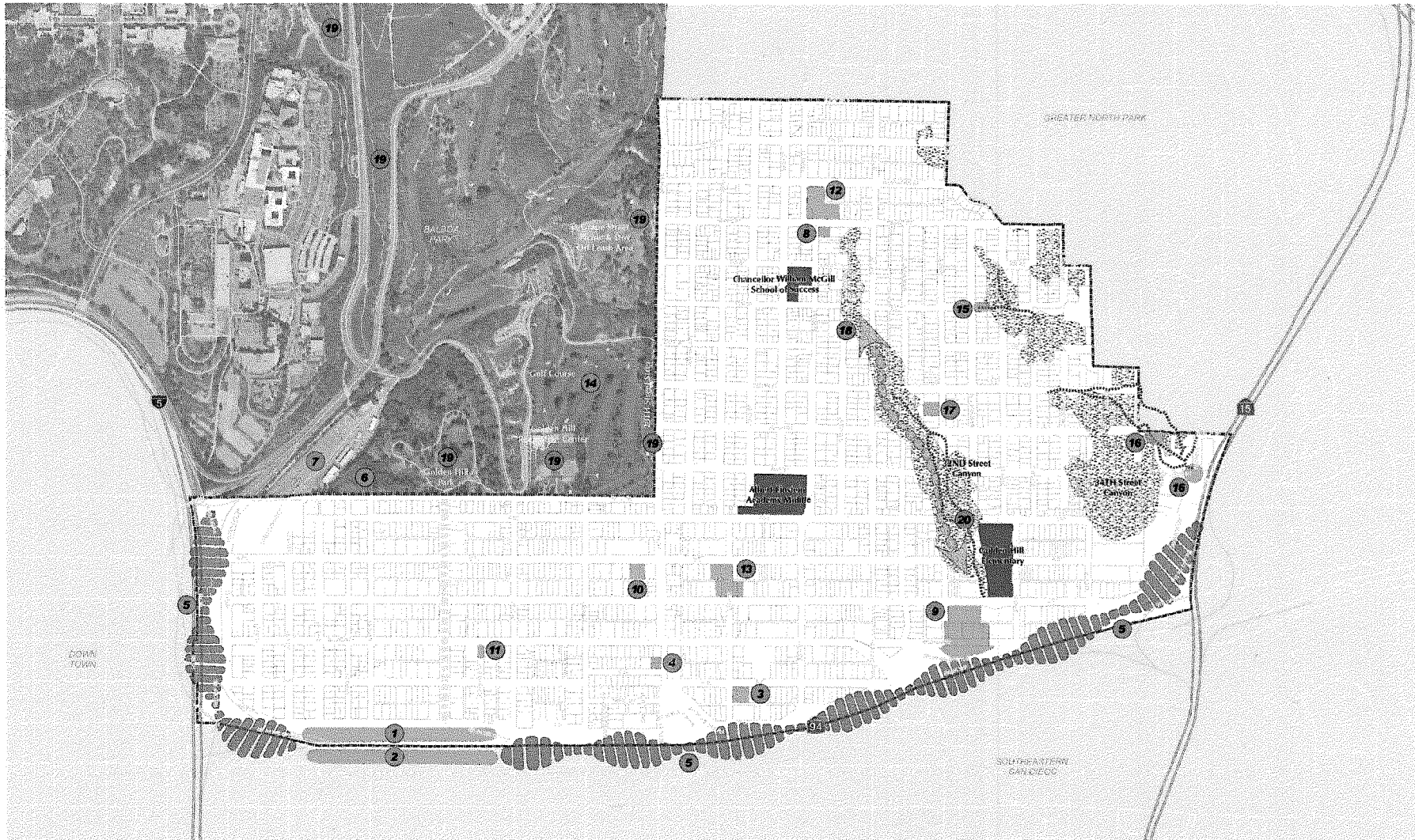














<b>LEGEND</b>	Community Plan Boundary	Existing Schools	Community - Proposed Trail/Open Space Ideas
	Existing Community Park	Existing Joint Use	Community - Proposed Park Ideas
	Existing Neighborhood Park	Community- Proposed Green Corridor	Parks in Progress
	Existing Open Space	Parcels	Current Community - Identified Recreational Areas

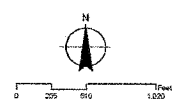
City of San Diego Planning and Community Development Department  
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 1500 La Jolla Village Drive, Suite 200, San Diego, CA 92161  
 Phone: (619) 594-6000  
 Website: www.sandiego.gov/planning  
 Date: 10/2014  
 Project: Greater North Park Community Plan  
 Map: Existing Conditions & Future Park & Recreation Ideas  
 Scale: 1" = 300'





**LEGEND**

-  Community Plan Boundary
-  Community - Proposed Park Ideas
-  Parcels
-  Current Community - Identified Recreational Areas
-  Existing Open Space
-  Community - Proposed Green Corridor
-  Community - Proposed Trail/Open Space Ideas
-  Existing Schools
-  Existing Trails
-  Community - Proposed "Ring of Green" Opportunity



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# DRAFT PARK EQUIVALENCIES TOOLBOX

July 11, 2013

## Introduction to Park Equivalencies

The following guidelines apply to all categories:

- Determined on case-by- case evaluation of use and function
- Permanent facilities/buildings secured by deed, dedication or restricted easement
- Easily accessed by the public
- Consistent with the General Plan, Parks Master Plan, applicable park master plans, community plans and other land use plans
- Includes typical population-based park components and facilities as appropriate
- Designed with community input
- Acreage credit limited to one category of park equivalency

### Park Equivalency Types


- Joint Use
- Trails
- Portions of Resource-based Parks and Open Space Areas
- Privately-owned Parks
- Non-Traditional Parks
  - Rooftop Parks/Interior Space of non-Park Buildings
  - Linear Parks
  - Storm Water Facilities
- Facility or Building Expansion or Upgrade

### Typical components

Picnic areas  
Children's play areas  
Multi-purpose turf areas  
Multi-purpose courts  
Sports fields  
Comfort station  
Security lighting  
Walkways  
Landscaping  
Parking areas  
Trash & recycling containers  
Site furniture


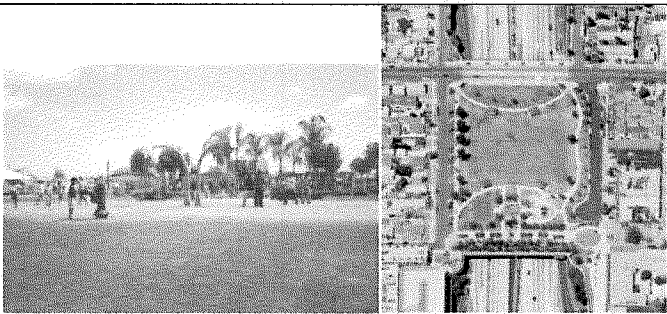
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Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
<b>Joint Use</b>	<ul style="list-style-type: none"> <li>• Requires an executed long-term agreement (lease, easement, MOU, etc.)</li> <li>• Property owner could be City or partner agency/entity (school districts, other public agencies, not-for-profit private entities)</li> </ul>	<ul style="list-style-type: none"> <li>• Children's play areas</li> <li>• Multi-purpose turf areas</li> <li>• Multi-purpose courts</li> <li>• Sports fields</li> <li>• Gymnasiums</li> <li>• Swimming Pools</li> <li>• Parking</li> </ul>
Hourglass Field/ Miramar Community College	Existing equivalency for Mira Mesa Community; approximately 31 acre Joint Use Facility on Community College land, provides lighted sports fields, field house, community swimming pool and parking lot.	

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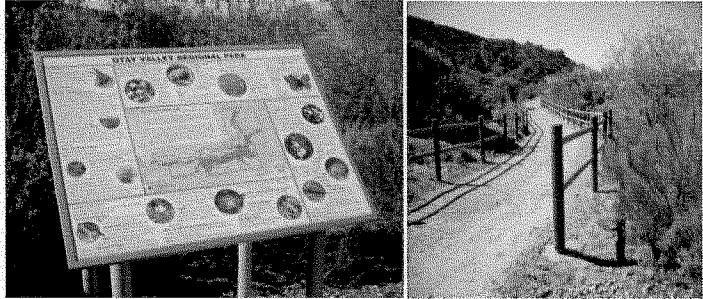
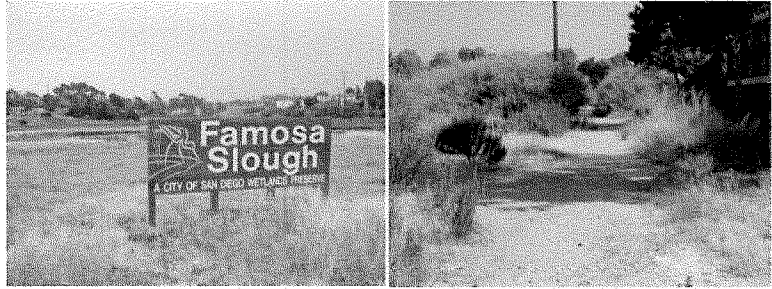
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<p>Pacific Beach Elementary/San Diego Unified School District</p>	<p>Existing equivalency for Pacific Beach Community; approximately 1.20 acre Joint Use Facility on SDUSD land, provides lighted sports fields.</p>	
<p>Teralta Park/Caltrans</p>	<p>Existing equivalency for Mid-City Community; approximately 4.41 acre neighborhood park sited atop a Caltrans-owned deck structure spanning I-15 in City Heights.</p>	
<p>Facility Type</p>	<p>Equivalencies Description</p>	<p>Typical Components and Illustrative Examples</p>
<p><b>Trails</b></p>	<ul style="list-style-type: none"> <li>• Single- or Multi-Use Trails for pedestrian, bicycle and/or equestrian uses outside the public right-of-way</li> <li>• Trails to provide a high quality walking experience through unique environmental setting</li> <li>• Consistent with a future Trails Master Plan and/or trail policies within community plans and other land use documents</li> </ul>	<ul style="list-style-type: none"> <li>• Scenic overlooks or viewpoints with seating</li> <li>• Staging areas</li> <li>• Fitness Stations</li> <li>• Picnic areas</li> <li>• Interpretive Program</li> <li>• Shade structures</li> <li>• Drinking Fountains</li> <li>• Distance markers</li> </ul>




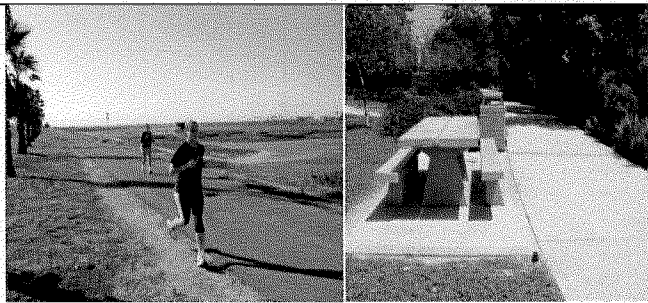
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	<ul style="list-style-type: none"> <li>• Provides linkage between parks, open space or other public facilities</li> <li>• Categories include loop trails, destination trails to scenic areas, connector trails or journey trails that provide a unique trail experience</li> </ul>	
<p>Otay Valley Regional Park</p>	<p>Potential equivalency for Otay Mesa- Nestor and Otay Mesa Communities. Accessible multi-use trail includes picnic areas, interpretive program, trail markers, benches, and scenic overlooks. This trail links to secondary trails that lead to residential areas.</p>	
<p>Famosa Slough</p>	<p>Proposed equivalency for Ocean Beach Community; approximately 0.55-acre multi-use accessible trail that includes an interpretive program, benches, scenic overlooks and native landscaping.</p>	

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<p>Mission Trails Regional Park</p>	<p>Potential equivalency for Navajo and Tierrasanta Communities. Multi-use trails that include picnic areas, interpretive program, trail markers, benches.</p>	
<p>San Diego River Park Pathway</p>	<p>Potential equivalency for Mission Valley, Navajo and East Elliott Communities. 17.5 mile multi-use trail that includes picnic areas, interpretive program, trail markers, benches and linkage to local parks.</p>	
<p>Facility Type</p>	<p>Equivalencies Description</p>	<p>Typical Components and Illustrative Examples</p>
<p><b>Portions of Resource-Based Parks and Open Space Areas</b></p>	<ul style="list-style-type: none"> <li>• Consistent with applicable Resource-Based park master plans (e.g. Balboa Park Master Plan, Mission Bay Park Master Plan) and community plans</li> <li>• Within, directly contiguous, adjacent to or in close proximity to the community served</li> <li>• Site must be able to provide typical population-based park amenities.</li> </ul>	<ul style="list-style-type: none"> <li>• Provides Community and Neighborhood Park amenities (See General Plan - Table RE-2)</li> </ul>

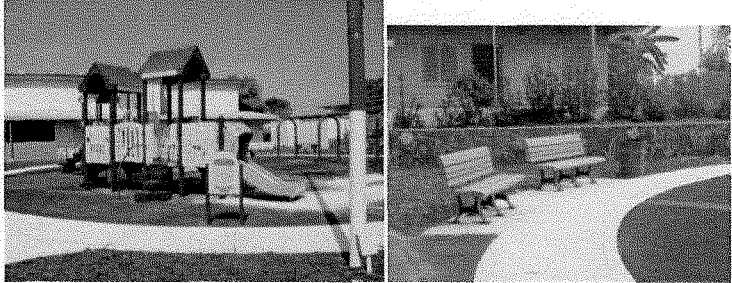
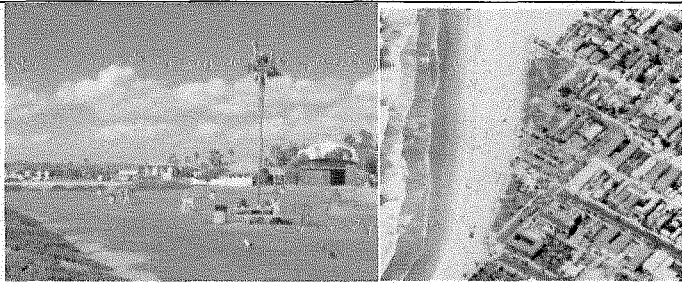
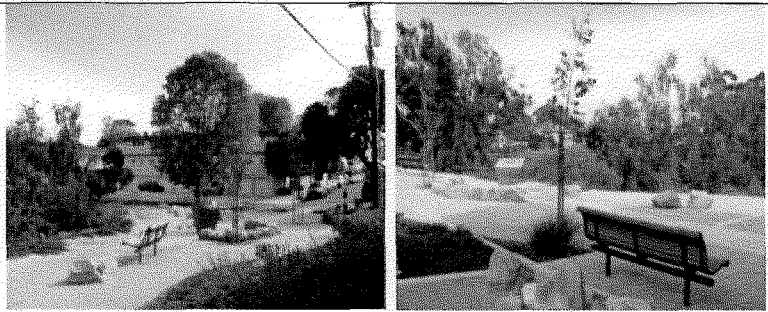
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<p>Bird Park in Balboa Park</p>	<p>Potential equivalency for North Park Community; approximately 4.86 acres; provides children's play area, seating, passive turf areas, walkways and picnic areas.</p>	
<p>Dog Beach in Mission Bay Park</p>	<p>Proposed equivalency for Ocean Beach Community; approximately 5.0 acres within 52-acre designated off-leash area; provides accessible ramp, retaining wall to protect access from migrating sand, benches, interpretive program, landscaping, plaza with scenic overlook.</p>	
<p>Community Gardens in Balboa Park</p>	<p>Potential equivalency for Golden Hill Community; approximately 5,000 square feet along Russ Boulevard within the Neighborhood Edge of Balboa Park; provides passive recreation for Golden Hill residents; operated and maintained by not-for-profit organization.</p>	

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<p>Golden Hill Community Park in Balboa Park</p>	<p>Potential equivalency for Golden Hill Community, approximately <input type="text"/> acres; provides recreation center, multi-purpose sports field, multi-purpose courts, children's play area within the Neighborhood Edge of Balboa Park.</p>	
<p>Saratoga Beach Park in Ocean Beach Park</p>	<p>Proposed equivalency for Ocean Beach Community; approximately 0.9 acre provides passive recreation with park amenities that include picnic shelters, children's play area, par course and an accessible pathway.</p>	
<p>West Lewis Street Mini Park</p>	<p>Although not an equivalency, this is a good example of the type of development that could occur on open space lands adjacent to canyon rims. Located in the Uptown Community, this .35 acre overlook and pocket park provides views into an urban canyon. Amenities include landscaping, small boulders, walkway, benches, and interpretive panel.</p>	





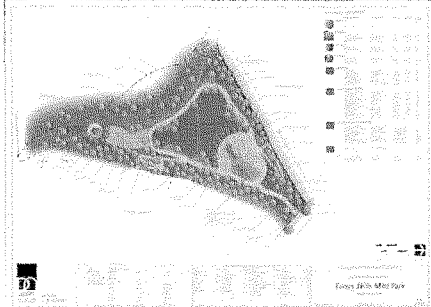
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<p>North Mountain View Mini Park</p>	<p>Although not an equivalency, this is a good example of the type of development that could occur on open space lands adjacent to canyon rims. Located in the Mid-City Community of Normal Heights, this 0.21 net useable acre (0.42 gross acre) overlook and pocket park provides views to Mission Valley. Amenities include landscaping, planters, small boulders for informal seating, and a trash receptacle.</p>	
Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
<p><b>Privately-owned Park Site</b></p>	<ul style="list-style-type: none"> <li>• Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity</li> <li>• Yards, setbacks, open space required for the private development shall not be considered an equivalency</li> <li>• Open and accessible to the public consistent with public parks</li> </ul>	<ul style="list-style-type: none"> <li>• Sites within residential, commercial/industrial, or mixed-use developments</li> <li>• Provides Community and Neighborhood Park amenities (See General Plan - Table RE-2)</li> <li>• Park sign provided to acknowledge that it is open to the public</li> </ul>

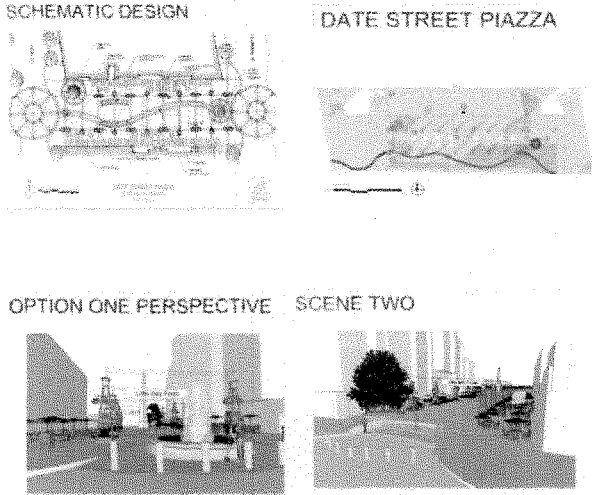
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<p>Rio Vista Mini Park</p>	<p>Potential equivalency for Mission Valley Community; approximately 1.37 acre mini park within transit-oriented, mixed-use development provides passive recreation amenities.</p>	
<p>Shawnee Park</p>	<p>Proposed equivalency for Navajo Community; approximately 5.5 acre neighborhood park which incorporates the San Diego River Park Pathway and provides picnic areas, small children's play area, passive lawn areas, benches, scenic overlooks and landscaping.</p>	
<p>Coast View Park (formerly known as Torrey Hills Mini Park)</p>	<p>Proposed equivalency in Torrey Hills Community; approximately 1.05 acre mini park will provide passive recreation amenities including children's play area, a scenic viewpoint and shade structure, fitness stations, and a multi-use turf area.</p>	

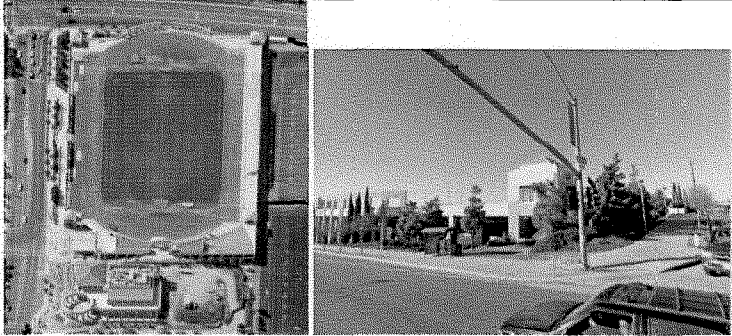
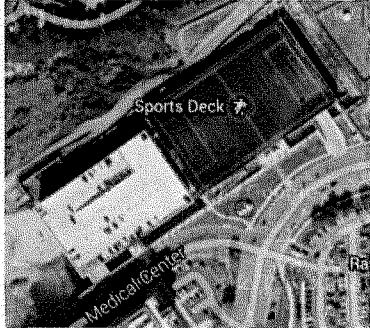
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<p>Date Street Piazza in Little Italy</p>	<p>Potential equivalency for Downtown Community; one block long, urban plaza within to-be-vacated right-of-way; provides seating with umbrellas, water features, sculptural elements, and moveable planters to create a flexible space for many uses (farmers market, art shows, performance space, etc.)</p>	 <p>The image block contains four sub-images: 'SCHEMATIC DESIGN' showing a site plan with various zones and features; 'DATE STREET PIAZZA' showing a map of the location; 'OPTION ONE PERSPECTIVE' showing a 3D architectural rendering of the plaza with seating and planters; and 'SCENE TWO' showing another perspective view of the plaza area.</p>
Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
<p><b>Non-Traditional Park Sites</b></p>	<ul style="list-style-type: none"> <li>Includes atypical sites such as rooftops, interior space of non-park buildings, linear parks, storm water facilities</li> </ul>	<ul style="list-style-type: none"> <li>Provides Community and Neighborhood Park amenities (See General Plan - Table RE-2)</li> <li>Park sign provided to acknowledge that it is a public park</li> </ul>
<p><b>Rooftops/Interior space of non park buildings</b></p>	<ul style="list-style-type: none"> <li>Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity if located on/in non-city owned</li> </ul>	<ul style="list-style-type: none"> <li>Park signage identifiable at the street level directing the public to the park facility</li> <li>Fitness Stations</li> <li>Group and individual Picnic Areas</li> </ul>

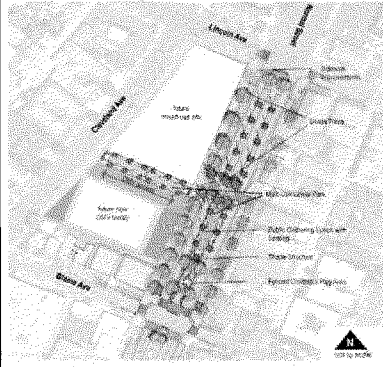
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	<p>buildings</p> <ul style="list-style-type: none"> <li>• Open and accessible to the public consistent with public parks</li> </ul>	<ul style="list-style-type: none"> <li>• Amphitheater for performances</li> <li>• Team sports arena</li> <li>• Multi-purpose courts</li> <li>• Passive garden areas</li> <li>• Children's Play Areas</li> <li>• Skateboard area</li> <li>• Community gardens</li> <li>• Dog off-leash area</li> </ul>
<p>Rooftop Sports Field in College Area</p>	<p>Although not an equivalency, this is a good example of the type of development that could occur on a rooftop. This multi-purpose sports deck is located on the roof of a parking structure located on the SD State University campus.</p>	
<p>Rooftop Sports Deck in University</p>	<p>Although not an equivalency, this is a good example of the type of development that could occur on a rooftop. This multi-purpose sports deck is located on the roof of a parking structure located on the UCSD Medical Center campus.</p>	

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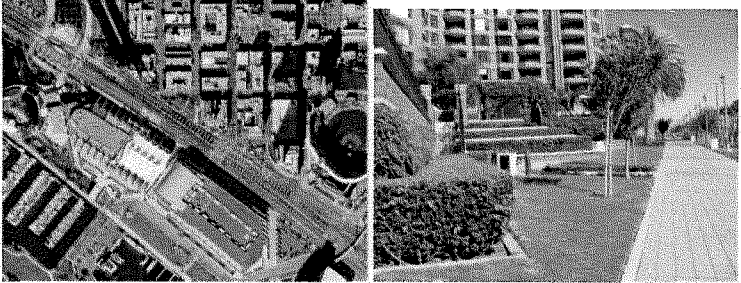

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<p><b>Linear Parks</b></p>	<ul style="list-style-type: none"> <li>• Parks that are longer than their width, can exist adjacent to street rights-of-way, rivers, highways, shorelines, or within utility easements</li> <li>• Should link schools, libraries, other parks, public facilities and residential areas through non-motorized means of travel</li> <li>• When located in excess public right-of-way, linear park must be outside the area required for street classification to accommodate future road expansion</li> </ul>	<ul style="list-style-type: none"> <li>• Fitness Stations</li> <li>• Scenic overlooks</li> <li>• Picnic Areas</li> <li>• Multi-purpose courts</li> <li>• Turf areas</li> <li>• Children's Play Areas</li> <li>• Seating areas for board games</li> <li>• Conversational seating areas</li> <li>• Shade structures</li> <li>• Dog off-leash park</li> </ul>
<p>Normal Street Linear Park</p>	<p>Future equivalency for Uptown Community; approximately 1.60-acre portion of Normal Street from Harvey Milk Street to Polk Avenue would convert excess street right-of-way to accommodate a linear park, landscaping, plazas, staging space for the weekend Hillcrest Farmers Market, and bike lanes in conjunction with proposed DMV redevelopment.</p>	




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<p>MLK Promenade</p>	<p>Potential equivalency in Downtown Community is a good example of the type of development that could occur within a linear park. This linear park links Petco Park to Seaport Village. Park amenities include benches, dog park, picnic areas, public art, scenic overlooks, accessible pathway and interpretive program.</p>	
<p>Spanish Landing Park along Harbor Drive on Port District Property</p>	<p>Potential equivalency, this is a good example of the type of development that could occur on a linear park. This linear park links Downtown to NTC Park at Liberty Station; provides picnic areas, benches, public art, children's play areas, comfort stations, scenic overlooks and an accessible pathway.</p>	
<p><b>Storm Water Facilities</b></p>	<ul style="list-style-type: none"> <li>• Storm water facilities are designed as low impact facilities and integrated into the park to provide useable park acres</li> </ul>	<ul style="list-style-type: none"> <li>• Group Picnic Areas</li> <li>• Amphitheater for performances</li> <li>• Team sports arena</li> <li>• Multi-purpose courts</li> <li>• Passive turf areas</li> <li>• Children's Play Areas</li> <li>• Sportsfields</li> </ul>
<p>Find examples</p>		

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Facility Type	Equivalencies Description	Typical Components and Illustrative Examples
<b>Facility or Building Expansion or Upgrade</b>	<ul style="list-style-type: none"> <li>Includes physical improvements that expand or increase the intensity of use or range of uses available at an existing City-owned or -controlled park or recreation facility</li> <li>This equivalency does not add or increase physical park acreage</li> <li>Cost of improvement converted into acreage for inventory purposes</li> </ul>	<ul style="list-style-type: none"> <li>Building expansion to existing Recreation Centers</li> <li>Aquatics complex expansion of specialty-use pools</li> <li>Expansion of existing children's play areas</li> <li>Upgrade of Recreation Facility to include specialty-use room improvements (dance, weight/fitness, arts &amp; crafts, commercial-grade kitchen)</li> <li>Addition of sports field lighting to expand hours of use</li> <li>Replacement with synthetic turf to expand use during the year</li> </ul>
Pershing Middle School/ San Diego Unified School District	Existing equivalency for Navajo Community; approximately 10-acre joint use facility on SDUSD property provides synthetic turf sports fields and running track to expand the hours of use of the sports field throughout the year.	
Rancho Bernardo Community Park	Potential equivalency for Rancho Bernardo Community; addition of sports field lighting to increase the hours of use of the sports field throughout the year.	