



PARK EQUIVALENCIES

COMMUNITY PLANNERS COMMITTEE
INFORMATION ITEM
JUNE 24, 2014

Presented by: Park Planning Section/Planning,
Neighborhoods and Economic Development Department

Park Equivalency Overview

- Park Equivalencies Background
- Park Equivalencies Tools
- General and Specific Criteria
- Implementation
- Benefits
- Questions



Park Equivalency Background

□ **2008 General Plan/ Recreation Element Goal:**

- While the City's primary goal is to obtain land for park and recreation facilities,
- the use of "Park Equivalencies" is intended to be part of a realistic strategy for the equitable provision of park and recreation facilities citywide,
- with built-in safeguards designed to protect the public interest.

▪ **General Plan Recreation Policies:**

- RE-A.1.e: Develop criteria for the use of "Equivalencies".
- RE-A.1.f: Identify opportunities for Equivalencies in communities where standard park land is not feasible.
- RE-A.9: Consider Equivalencies through a Park's Master Plan, community plan update/amendment process.
- RE-A.9.b: Document the use of Equivalencies that meet population-based park needs in the park inventory database.
- Table RE-4: Eligible Park Equivalencies Categories and Typical Components

Park Equivalency Tools

❖ **Park Equivalency Criteria**

- ❑ Background
- ❑ Purpose
- ❑ Definitions
- ❑ General Criteria
- ❑ Specific Criteria
- ❑ Implementation

❖ **Park Equivalency Toolbox**

- ❑ General Criteria
- ❑ Menu of Park Amenities
- ❑ Eligible Park Equivalencies Categories

Park Equivalencies General Criteria

- Consider only after the ability to provide typical park acreage has been determined to be unrealistic due to land constraints or communities priorities
- Evaluation of use and function
- Provides for recreation amenities
- Accessible to the public
- Consistent with other policy documents
 - ▣ General Plan, Park Master Plans, Specific Plans, etc.
- Designed with community input
- Land on which the equivalency is located shall be:
 - ▣ Deeded to the City in fee title;
 - ▣ Secured by a long term agreement; and/or
 - ▣ Secured by an easement for public use



Menu of Park Amenities:

Determined through Public Workshops and vary at each site
(General Plan - Table RE-4)

- Picnic areas
- Children's play areas
- Multi-purpose turf areas
- Multi-purpose courts
- Sports fields
- Comfort Station
- Site Furniture
- Security Lighting
- Walkways
- Landscaping
- Parking areas
- Scenic overlooks
- Staging areas
- Other unique amenities based on the site conditions and community input

Six Categories of Park Equivalencies:

Joint Use Facilities

Trails

Portion of Resource-based Park

Privately-owned Park Sites

Non-Traditional Park Sites

Facility or Building Expansion or Upgrade



Criteria for Joint Use

- **DESCRIPTION:**

- Requires an executed long-term agreement (lease, easement, MOU, etc.)
- Property owner could be City or partner agency/entity (school districts, other public agencies, not-for-profit private entities)

- **POTENTIAL PARK AMENITIES:**

- Children's play areas
- Multi-purpose turf areas
- Multi-purpose courts
- Sports fields
- Gymnasiums
- Swimming Pools
- Parking

- **EXAMPLE:**

- **HOURLASS 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



Criteria for Trails

- **DESCRIPTION:**

- Single- or Multi-Use Trails for pedestrian, bicycle and/or equestrian uses outside the public right-of-way
- Provides linkage between parks, open space or other public facilities
- Categories include loop trails, destination trails to scenic areas, connector trails or journey trails that provide a unique trail experience

- **POTENTIAL PARK AMENITIES:**

- Scenic overlooks or viewpoints with seating
- Staging areas
- Fitness Stations
- Picnic areas/Drinking Fountains
- Interpretive Program/Mileage Markers
- Shade structures

- **EXAMPLE:**

- **FAMOSA SLOUGH OPEN SPACE TRAIL**
- Potential equivalency for Ocean Beach.
- Provide accessible multi-use trail



Criteria for Portion of Resource-Based Park

- **DESCRIPTION:**

- Consistent with applicable Resource-Based park master plans (e.g. Balboa Park Master Plan, Mission Bay Park Master Plan) and community plans
- Within, directly contiguous, adjacent to or in close proximity to the community served
- Site must be able to provide typical population-based park amenities.

- **POTENTIAL PARK AMENITIES:**

- Provides Community and Neighborhood Park amenities (See General Plan - Table RE-4)

- **EXAMPLE:**

- **BIRD PARK IN BALBOA PARK**

- Potential equivalency for North Park Community
 - Approximately 4.86 acres
 - Provides children's play area, seating, passive turf areas, walkways and picnic areas



Criteria for Privately-owned Park Site

- **DESCRIPTION:**

- Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity
- Private open space required for the private development shall not be considered an equivalency
- Open and accessible to the public

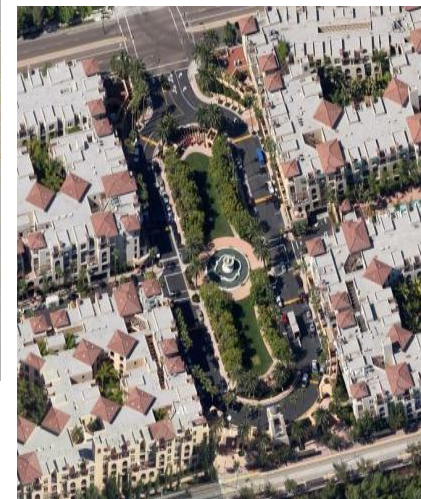
- **POTENTIAL PARK AMENITIES:**

- Provides Community and Neighborhood Park amenities (See General Plan - Table RE-4)
- Park sign provided to acknowledge that it is open to the public

- **EXAMPLE:**

- **RIO VISTA MINI PARK**

- Potential equivalency for Mission Valley Community
- Approximately 1.37 acre mini park within transit-oriented, mixed-use development
- Provides passive recreation amenities



Criteria for Non-Traditional Park Sites:

- Categories:
 - ▣ Rooftops
 - ▣ Interior Space of Non-park buildings
 - ▣ Linear Parks
 - ▣ Storm Water Facilities

Criteria for Non-Traditional Park Sites: Rooftops or Interior Space of Non-park Buildings

- **DESCRIPTION:**

- Includes atypical sites such as rooftops, interior space of non-park buildings

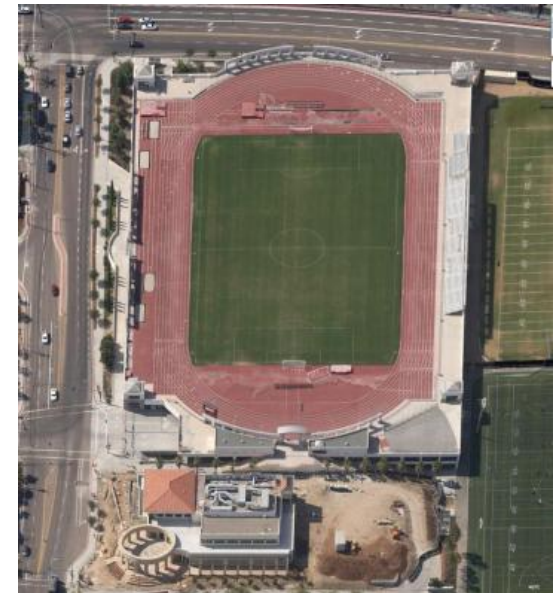
- **POTENTIAL PARK AMENITIES:**

- Park signage identifiable at the street level directing the public to the park facility
- Fitness Stations
- Amphitheater for performances
- Team sports arena
- Multi-purpose courts
- Skateboard area
- Community gardens
- Dog off-leash area

- **EXAMPLE:**

- **ROOFTOP SPORTS FIELD IN COLLEGE AREA**

- 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.



Criteria for Non-Traditional Park Sites: Linear Parks

- **DESCRIPTION:**

- Parks that are longer than their width, can exist adjacent to street rights-of-way, waterways, highways, shorelines, or within utility easements
- Should link schools, libraries, other parks, public facilities and residential areas through non-motorized means of travel

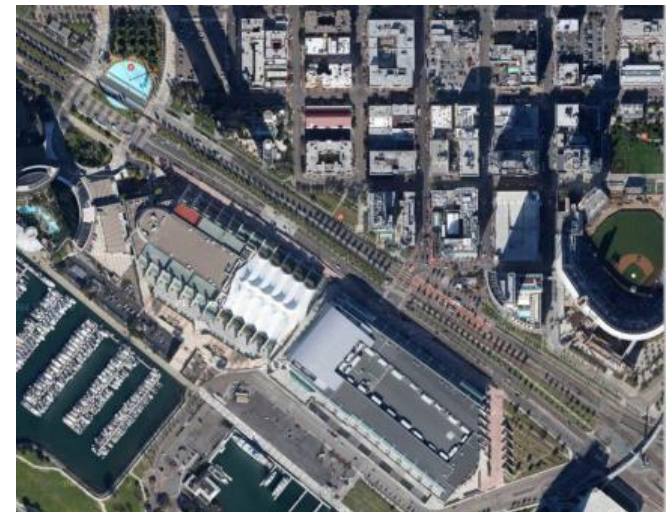
- **POTENTIAL PARK AMENITIES:**

- Fitness Stations
- Scenic overlooks
- Multi-purpose courts
- Seating areas for board games
- Conversational seating areas

- **EXAMPLE:**

- **MLK PROMENADE**

- 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.



Criteria for Facility or Building Expansion or Upgrade

- **DESCRIPTION:**

- Physical improvements that expand or increase the uses available at an existing City-owned or -operated park or recreation facility
- This equivalency does not add or increase physical park acreage
- Cost of improvement converted into acreage for inventory purposes

- **POTENTIAL PARK AMENITIES:**

- Recreation Center expanded beyond General Plan standard
- Expansion of Aquatic Complex with specialty-use pools
- Addition of sports field lighting to expand hours of use.
- Replacement with synthetic turf to expand use during the year

- **EXAMPLE:**

- **PARADISE SENIOR CENTER**

- Park equivalency for Barrio Logan Community
- Will include a building expansion to provide for an accessible kitchen, restroom, and multi-purpose room and parking lot.



Implementation

General Plan Policy RE-A-9: Consider the use of Equivalencies through a Park's Master Plan, Community Plan Update and/or Community Plan Amendment

➤ **Community Plan Update Process**

Encanto Neighborhoods
Golden Hill
Midway-Pacific Highway
North Park
Old Town
Ocean Beach
San Ysidro
Southeastern
Uptown



➤ **Community Plan Amendment Process**

Community Plan Updates

Implementation Process

- **Community members and Park Planning staff identify park equivalencies.**
- Park equivalencies within Resource-based parks are taken to the Resource-based Park Advisory body for recommendation.
- **Park & Recreation Board and Planning Commission recommendations of approval.**
- City Council adoption
- **Park Planning staff includes the park equivalency into the population-based park inventory.**

Examples: Community Plan Update

□ Barrio Logan Community Plan Update Park Equivalencies:

□ Chollas Creek (<i>Trail</i>)	2.0 acres
□ Chicano Park (<i>Portion of Resource-based park</i>)	10.0 acres
□ Boston Avenue Linear Park (<i>Non-Traditional Park Site</i>)	3.0 acres
□ Cesar Chavez Center (<i>Facility Expansion</i>)	<u>4.3 acres</u>
■ TOTAL	19.3 acres

□ Ocean Beach Community Plan Update Park Equivalencies:

□ Barnes Tennis Center (<i>Joint Use</i>)	1.2 acres
□ Famosa Slough (<i>Trail</i>)	0.5 acres
□ Veterans Plaza Park (<i>Portion of Resource-based Park</i>)	0.4 acres
□ Saratoga Beach Park (<i>Portion of Resource-based Park</i>)	0.9 acres
□ Dusty Rhodes Park (<i>Portion of Resource-based Park</i>)	<u>5.0 acres</u>
■ TOTAL	8.0 acres

Community Plan Amendment

- Applicant submits Discretionary Project with proposed park equivalency to Park Planning staff
- **Community Planning Group provides recommendation on proposed park equivalency**
- **Park & Recreation Board and Planning Commission recommendation of approval**
- City Council adoption
- **Park Planning staff adds the park equivalency to the Population-based park inventory.**

Examples: Community Plan Amendment Implementation Process

- **Shawnee Master Plan/Community Plan Amendment**
 - ▣ Future Neighborhood Park (Privately Owned)
 - ▣ 5.5 acres in the Navajo Community
 - ▣ Provides neighborhood park amenities including the SD River Pathway
- **Union Tribune Mixed Use/Site Development Permit**
 - ▣ Future Pocket Park and the SD River Park (Privately Owned)
 - ▣ 0.81 acres in the Mission Valley Community
 - ▣ Provides passive park amenities including the SD River Pathway
- **Torrey Hills Mini Park/PDP**
 - ▣ Future Mini Park (Privately Owned)
 - ▣ 1.05 acres in the Torrey Hills Community
 - ▣ Provides neighborhood park amenities including children's play area and turf areas

Park Equivalency Benefits

- ❖ Six new categories of what a public park is.
- ❖ **Realistic strategy to address land constraints.**
- ❖ Flexibility in park locations.
- ❖ **Private land owners can provide population-based parks on privately owned land.**
- ❖ Use of city-owned open space/trails to count towards population-based parks.
- ❖ **Additional opportunities for joint use on other Federal, State and local agency land.**
- ❖ **Contributes to providing park facilities in a timely manner.**
- ❖ Use of Developer Fees for Equivalencies.
- ❖ **Reduction in the cost of future parks when located on city-owned land.**
- ❖ Conversion of facility and building expansion costs into park acreage.
- ❖ **Alternative method to achieving citywide equity in meeting General Plan park standards.**

Questions/ Recommendations



- Are there additional recommendations for the draft Criteria?
- Are there additional suggestions for the draft tool box?
- Are there additional park equivalencies to be considered?
- Should staff consider the value of park amenities when calculating equivalencies?