
PARKS AND RECREATION

EXISTING CONDITIONS

The majority of the College Area community was developed prior to the establishment of the General Plan population-based park standards. A comparison of existing park facilities with those standards shows a major deficiency. Given a population of approximately 16,000 people, this community should be served by 48 acres of parkland. At present, there is a single, one-acre park, Montezuma Park, located within the boundaries of the community. A portion of the Hardy Elementary School site (1.4 acres) is presently leased by the Park and Recreation Department and developed with a turfing playing field area. The present lease will expire in January 2003. Colina del Sol Community Park and Clay Neighborhood Park, both located south of the community in the Mid-City community, provide some College Area community residents with recreational facilities, but there is still a significant deficiency of park facilities for community residents.

Because the community is urbanized and already developed, the opportunities for acquiring new parklands are very limited. Land availability and land costs inhibit the development of new park sites or the expansion of old ones. As a result, alternative recreational facilities must be identified and developed to increase both active and passive recreational facilities opportunities.

The community is concerned that the existing park site and future park sites, as well as all other public facility sites, remain in use as community serving facilities. The discontinuance of a public use on a public facilities site, and the reuse of the site for either public or private use should be reviewed by the community prior to any change in use. The Open Space Zone helps to ensure that publicly owned parks and open space lands are preserved for communitywide use.

RECOMMENDATIONS

1. The Hardy Elementary School, the Montezuma Elementary School, and the Muir Elementary School sites should be utilized to provide recreational facilities to the community.

The San Diego Unified School District makes public school recreational facilities, both indoor and outdoor, and meeting rooms available for use by the community. The Hardy School facilities should continue to be used in this manner and the Montezuma and Muir School sites should also be used in this way if they are returned to use as public school facilities.

2. A portion of the Hardy School site should continue to be used for public recreational use. The present lease should be extended and recreational facilities on the site expanded.

3. A portion of the Montezuma School site could be utilized for expansion of Montezuma Park. This would allow the development of a larger park site adjacent to the existing small park.
4. Apply the Open Space-Park (OS-P) Zone to the Montezuma Park site. The OS-P Zone will preserve this site as a public park.
5. The use by the community of recreational and educational facilities at San Diego State University should be permitted and continued.

The community should work with the university to assure that athletic fields, gymnasium facilities, the library, and assembly or meeting rooms will continue to be made available to members of the non-university community. To the extent such facilities have been in the past open to the community, increased use of those facilities may require regulation by the university at a higher level than now exists.

6. As a supplement to public park and recreation facilities, require the provision of private recreational facilities when approving residential discretionary permits.

Such facilities would include, but should not be limited to: swimming pools, spas, tennis or other game courts, picnic areas, meeting rooms, plaza areas or areas provided with benches and landscaping for possible recreation.

7. As part of commercial discretionary permits, require the provision of passive recreational facilities which may be used by the general public. Such facilities would include plazas and areas provided with seating and landscaping.
8. Identify sites which may be appropriate as park sites, and monitor the availability of these sites for future purchase by the City.
9. Continue to require park fees as part of new residential development projects in order to offset the public costs of new park acquisition and development.
10. Apply the R1-40000 Zone to the site where Parking Structure No. 2 is located, between Hardy Avenue and Lindo Paseo, east of 55th Street. The R1-40000 Zone preserves this open use area for recreational uses in the event the parking structure is removed.