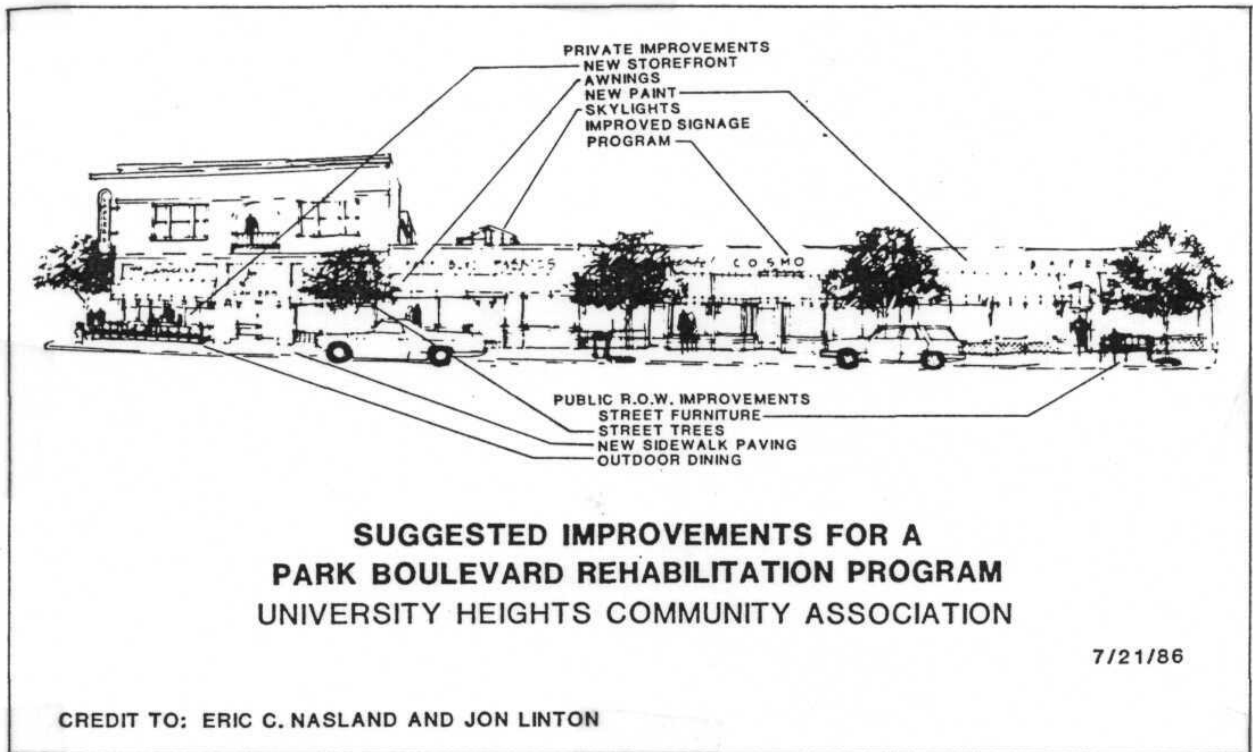


B. Streetscape:

1. Maintain an open space character with vegetated courtyards and setbacks.
2. Conform landscaped areas and street trees, within the development site to the typical vegetation and tree species in the adjacent park area.



POPULATION-BASED PARKS AND CENTERS

The Uptown community is deficient in neighborhood and community parks. Neighborhood facilities should serve a residential population of between 3,500 to 5,000 persons who live within a one-half mile radius. They should have a minimum useable area of five acres when located adjacent to an elementary school or 10 acres when not so located. Community parks should serve a residential population of 18,000 to 25,000 residents within approximately one and one-half miles. Community parks should have at least 13 useable acres if adjacent to a junior high school or 20 acres if not so located.

The Uptown community has a population of approximately 37,000. This population is projected to increase to 38,700 (SANDAG 1984). By the General Plan standards this population would require 1.5, 13- to 20-acre community parks and six neighborhood parks of five to ten acres each.

Parks

Although Balboa and Presidio Parks are resource-based parks, they also serve to meet the population-based park requirements. Presidio Park (49.71 acres, resource-based) and Presidio Park and Recreation Center (12.71 acres, population-based) share common property lines and are perceived to be one large park. The Park and Recreation Center is 7.3 acres smaller than the 20-acre General Plan standards requirement for a community park, but with the inclusion of Presidio Park's land area, the General Plan standards requirement is satisfied.

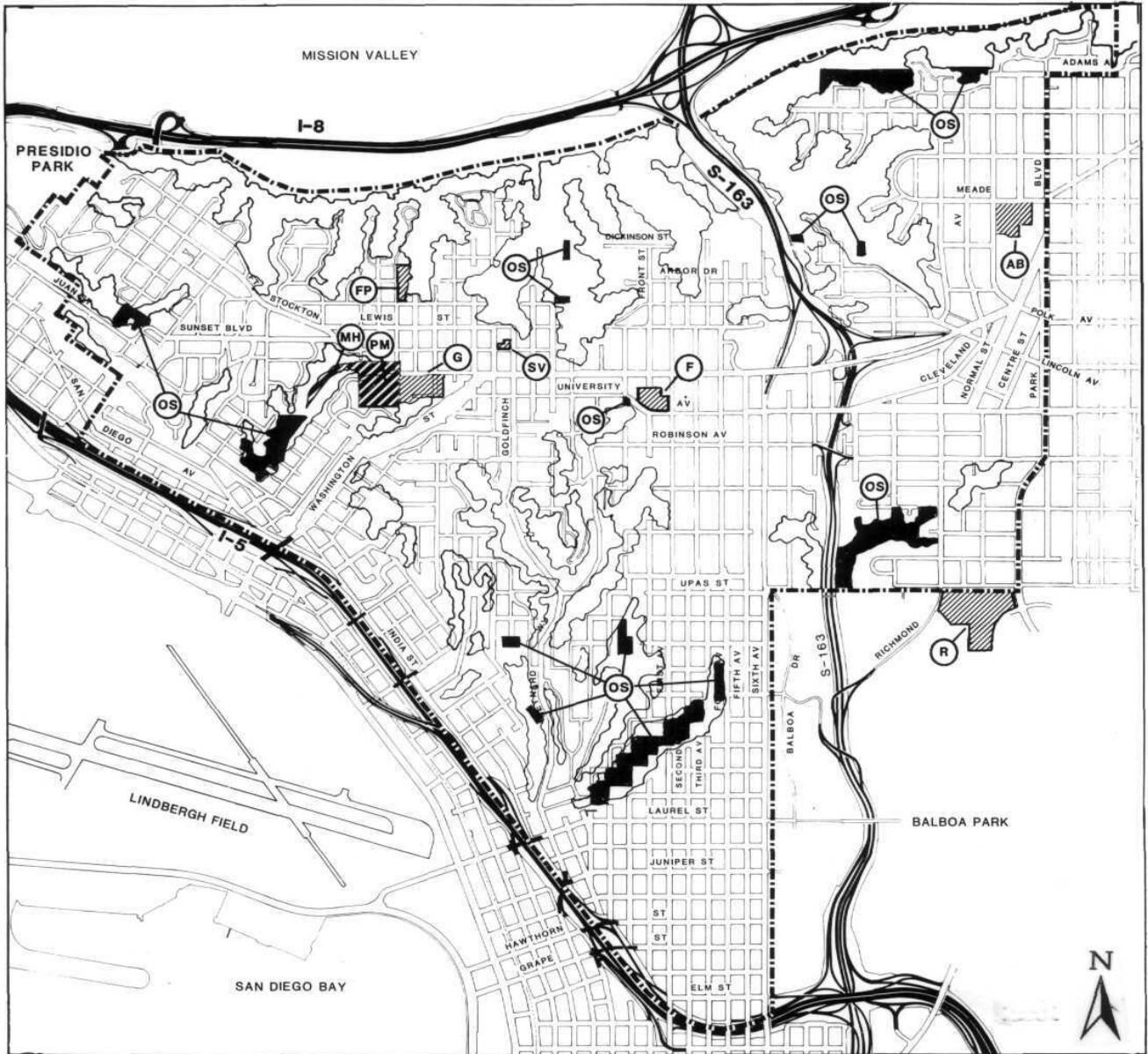
The area along Sixth Avenue in Balboa Park also serves to meet the population-based parks requirements. There are 6,000 linear feet of park along Sixth Avenue and over 100 acres of park area immediately adjacent to Sixth Avenue.

Mission Hills/Pioneer Memorial is the sole neighborhood park in Uptown. This 11-acre park is located in the northwestern portion of Uptown. Pedestrian trails cover six acres and the remainder has been developed for both passive and active recreation (Figure 40).

Other Recreational Areas

Park/recreational activities area also provided by school playgrounds leased by the City of San Diego Parks and Recreation Department. Grant School is leased for community recreational facilities, as well as the athletic field at Alice Birney Elementary School.

Other school playgrounds used by the community for recreational activity but not managed by the City Parks and Recreation Department include the Florence Elementary School playgrounds and Roosevelt Junior High School's open fields and play areas (Figure 40).



PARK, SCHOOL--PARK AND OPEN SPACE INVENTORY - JUNE 30, 1984

-  **NEIGHBORHOOD PARK**
-  MISSION HILLS PARK
-  PIONEER MEMORIAL PARK
-  **OPEN SPACE**
-  OPEN SPACE AREAS/CITY OWNED

-  **SCHOOLS**
-  FRANCIS PARKER ELEMENTARY (Private)
-  GRANT ELEMENTARY
-  ST. VINCENT'S ELEMENTARY (Private)
-  FLORENCE ELEMENTARY
-  ALICE BIRNEY ELEMENTARY
-  ROOSEVELT JR. HIGH



EXISTING PARKS, SCHOOLS & CITY OWNED OPEN SPACE
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
 40

OBJECTIVES

- **MAINTAIN AND UPGRADE EXISTING NEIGHBORHOOD PARKS.**
- **DEVELOP NEW PARK SITES IN CONJUNCTION WITH THE PRESERVATION OF THE NATURAL OPEN SPACE SYSTEM (FIGURE 41).**

Six new park sites are recommended to provide half-mile radius access to all residents. The development of these sites can be achieved through the multiple use of school site playgrounds and the purchase of additional sites adjacent to and in canyon areas. It will not be possible to provide neighborhood park site acreages, according to General Plan standards, due to the developed nature of this community and its associated high land values. The development of smaller sites adjacent to natural open space preservation areas should accomplish this objective. Park development should be small scale, pocket parks. The pocket parks would include park benches and/or picnic tables plus tot lots and small play areas for younger children. Partial or total street closings adjacent to the six sites could provide additional area for a playground, parking or other park and recreation support facilities.

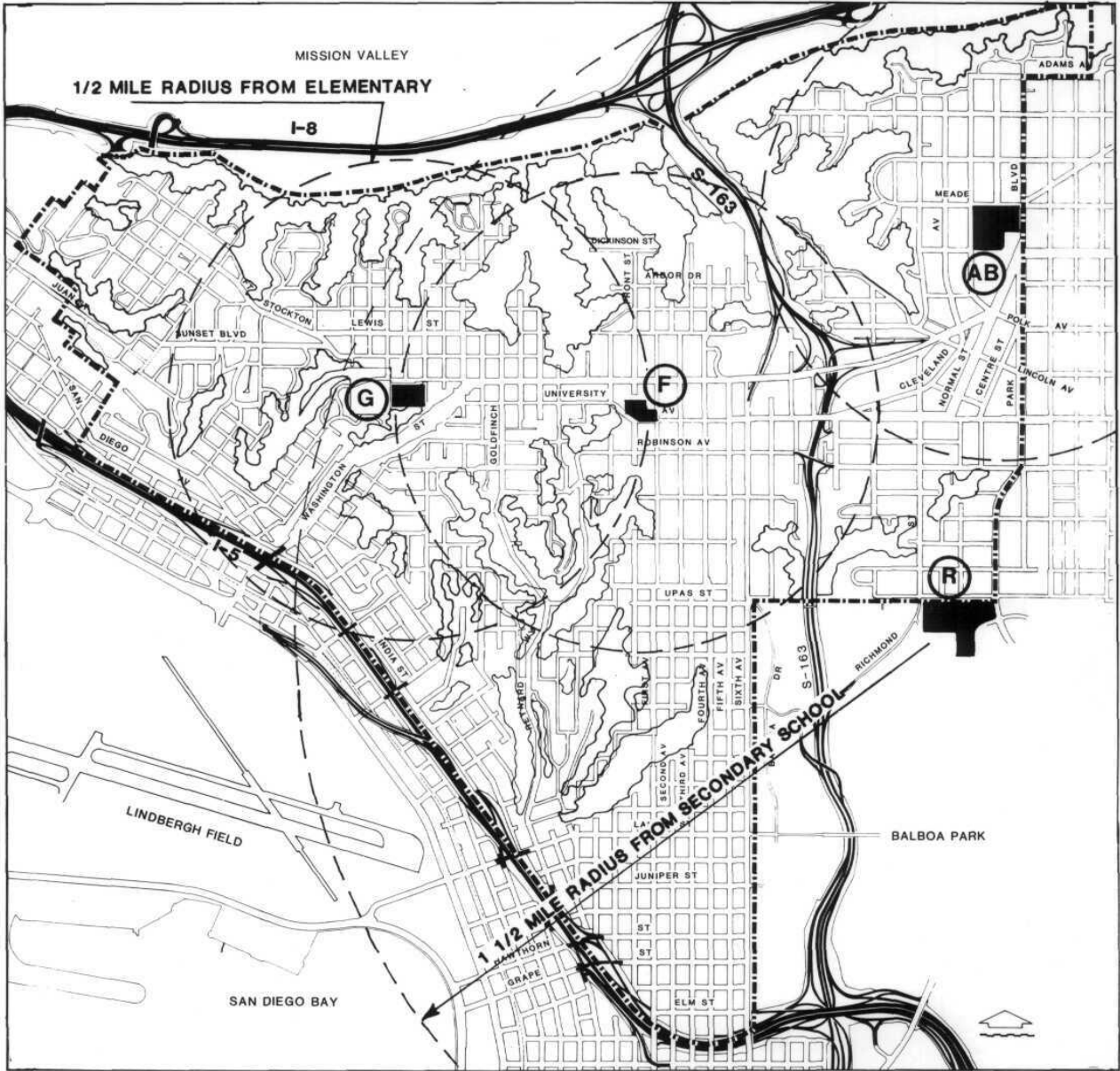
- **DESIGN SCHOOL RECREATIONAL FACILITIES TO PROVIDE MULTIPLE SCHOOL/COMMUNITY SERVICES TO RESIDENTS AFTER SCHOOL HOURS (FIGURE 42).**
- **PROVIDE RECREATIONAL ACTIVITIES FOR ALL AGE GROUPS, ESPECIALLY SENIOR CITIZENS.**

Surplus school district sites should be re-used for recreational park facilities. If these sites are found to be undesirable for park uses, based on detailed studies by the City, the community, and the school district, their re-use shall be consistent with adjacent zoning and land use designations.



PROPOSED PARK SITES & SERVICE AREAS
UPTOWN Community Plan
 CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
41



- G - GRANT ELEMENTARY**
- F - FLORENCE ELEMENTARY**
- AB - ALICE BIRNEY ELEMENTARY**
- R - ROOSEVELT JR. HIGH**



**SCHOOLS - ELEMENTARY & SECONDARY
AS ADDITIONAL MULTI - PURPOSE RECREATION FACILITIES**

UPTOWN Community Plan
CITY OF SAN DIEGO PLANNING DEPARTMENT

FIGURE
42

URBAN PARKS

Special streetscape design and urban plaza areas developed in conjunction with commercial and high-density residential development make these areas more attractive, especially for pedestrians.

- **REQUIRE STREETSCAPE DESIGNS THAT ENHANCE THE**

Residential sidewalks should be a minimum of eight-feet-wide. Street trees should be located at the curb, in tree grates or five-foot parkway area. Trees should be of the same species that is dominant on the street, and new trees should have a minimum size of 24-inch box or 15-gallon, eight-feet-high when planted.

- **PROVIDE URBAN PLAZAS IN COMMERCIAL AND HIGH DENSITY MULTIFAMILY PROJECTS MORE THAN TWO ACRES.**

Urban plazas should be landscaped, and readily accessible to users.

Urban Plazas

